

Sheffield and Rotherham Strategic Housing Land Availability Assessment

PART 1: Methodology & Assessment of Potential Housing Land Supply in Sheffield

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1. Introduction

- 1.1 This update of the Sheffield and Rotherham Strategic Housing Land Availability Assessment (SHLAA) refreshes the first SHLAA which was published as two separate reports (one for each district). The **Sheffield** part of the initial study was published as an 'Interim Report' in July 2008 and the first **Rotherham** element in May 2009. Rotherham's latest refresh was published September 2015.

Purpose of the SHLAA

- 1.2 A SHLAA is a process that identifies land with *potential* for future housing development. All local planning authorities are expected to undertake a SHLAA in order to identify an adequate supply of land for housing. This is an important function of the planning system and an evidence-based policy approach is a key principle of the National Planning Policy Framework (NPPF)¹.
- 1.3 The SHLAA provides essential evidence to support the Sheffield and Rotherham Local Plans (the statutory development plan). A Local Plan is required to identify broad locations and specific sites for new housing that will enable continuous delivery of housing over a period of at least 15 years from the date that the Local Plan is adopted.
- 1.4 **It is important to emphasise the status of the SHLAA. It does not allocate land for housing development and does not make policy decisions on which sites should be developed.** The role of a SHLAA is to identify a pool of *potential* housing sites against which other policy considerations have to be balanced. It will be used to support decision-making and does not pre-judge the strategic approach that the Sheffield and Rotherham Local Plans will eventually take. In Sheffield's case, however, the City Council considers that account needs to be taken of the adopted Sheffield Local Plan (formally the Sheffield Development Framework) Core Strategy², although this is not a view shared by the Home Builders Federation (see paragraph 2.13 below).
- 1.5 The SHLAA role within the wider evidence base should be used in conjunction and alongside other evidence, for example, employment land reviews, strategic flood risk assessments and sequential tests, strategic housing market assessments, area specific regeneration objectives and spatial priorities set out in the Sustainable Community Strategies. At the planning application stage, any evidence from the SHLAA should be considered alongside all these other factors and information gathered during pre-application discussions.

¹National Planning Policy Framework, Department of Communities and Local Government, March 2012.

² Adopted March 2009

- 1.6 The results from the SHLAA update will be used to revise the housing trajectory³ which is reported in each Authority Monitoring Report⁴. The consideration of delivery rates on sites identified in the SHLAA and likely levels of windfalls allows a more accurate housing trajectory for the period up to 2026. However, **it should be emphasised that not all the sites identified in the SHLAA as being ‘developable’ for housing will actually be allocated for housing in the Local Plan. Some will be needed for other types of development and others will be safeguarded as open space, countryside or Green Belt.**

Background

- 1.7 The NPPF⁵ promotes collaborative working and indicates that where two or more local planning authorities form a housing market area, they should work together, either by preparing joint Strategic Housing Market Assessments and Strategic Land Availability Assessments or by ensuring consistency of methodology.
- 1.8 Although the functional housing market area extends beyond the boundaries of Sheffield and Rotherham, for practical reasons it was agreed by the Working Group that oversaw the first SHLAA that it was reasonable for the study to focus solely on the two districts⁶.
- 1.9 In the first joint SHLAA, the original intention had been to bring data for the two local authorities together in a single report for the Sheffield and Rotherham Strategic Housing Market Area. However, resource constraints meant that this was not possible and so data was only ever published for the individual districts. This version of the Sheffield and Rotherham SHLAA has been produced as two separate documents following the same methodology.

Scope of the Update

- 1.10 This update of the SHLAA revises and expands upon the assessments of housing land supply made in the last assessment. An update is needed to:
- (a) bring information on dwelling completions and existing housing commitments (sites with planning permission for housing) up to date;

³ The housing trajectory compares annual housing delivery to the annual housing targets. It shows how many new homes have been built since the plan base date (2004) and estimates future annual rates of housing delivery up to 2026.

⁴ In 2011 the Government withdrew guidance on Local Plan Monitoring, Section 113 of the Localism Act 2011 proposed the removal of the requirement for local planning authorities to produce an Annual Monitoring Report for Government, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the Authority Monitoring Report as long as they are in line with the relevant UK and EU legislation

⁵ National Planning Policy Framework, Department of Communities and Local Government, March 2012, paragraph 159 & 179.

⁶ See Sheffield and Rotherham SHLAA Interim Report, July 2008, paragraphs 2.12 to 2.14

(b) assess whether there is 5-year supply of deliverable sites (2016/17 to 2020/21), especially significant given recent changes in market conditions.

(c) inform the emerging Rotherham Sites and Policies and the emerging Sheffield Local Plan

1.11 In determining the areas of search for housing land in each of the districts, account has been taken of the stages reached by the two Local Plans.

Sheffield

1.12 The Sheffield Local Plan (formally Sheffield Development Framework) Core Strategy was adopted in March 2009 and this sets out future housing requirements to 2026. The first SHLAA report (July 2008) formed the main evidence on housing land supply for the SDF Core Strategy Public Examination (including the public hearings held in September 2008). The Core Strategy Inspection report from February 2009 concluded that there was enough land to meet the housing requirement without the need for strategic or local review of the Green Belt. The report concluded that the supply was tight, and therefore recommended reallocation of surplus employment land for housing.

1.13 Work has now commenced on a new Local Plan for Sheffield (this has been called the ***Sheffield Plan***). The new Plan will look to 2033/34 and aims to identify additional land for new housing. This could include land currently designated as Green Belt depending on the agreed preferred strategic approach for accommodating future growth. Consultation on Citywide (strategic) Options for Growth⁷ is taking place from 1 November to 23 December 2015. The new Plan is expected to be adopted summer 2018.

Rotherham

1.14 Rotherham Local Development Framework Core Strategy was adopted in September 2014, and sets a requirement of 850 net additions per annum plus the backlog of completions against this target since 2008/09 of 1,621, giving a total requirement of 14,371. Rotherham Sites and Policies Document was published in September 2015 and sets out the allocations and policies which will ensure that the Core Strategy requirement is met.

1.15 The SHLAA update is being published in two parts. Both Assessments use the same overall **methodology** and provide the final updated **assessment of housing land supply for either Sheffield (part 1) or Rotherham (part 2)**. The report is structured as follows:

- **Chapter 2** describes the **methodology** that was used in the assessment and indicates how it complies with, or diverges from national practice guidance;

⁷ City Wide Options for Growth 2034, Sheffield City Council, 2015

- **Chapter 3** reports on dwellings **completions** since the Local Plan Core Strategy base date (1 April 2004);
- **Chapter 4** summarises the **potential housing land supply** in Sheffield, including the potential for windfalls on small sites;
- **Chapter 5** sets out the **plans for keeping the SHLAA up-to-date**;
- **Chapter 6** sets out the revised **housing trajectory** and the assessment of the **5-year supply of deliverable sites**.

1.16 **Part 1** of the Assessment is accompanied by the **Sheffield Site Schedule**. This is presented via an online map, available on the Council website, which includes all sites that were considered as part of the assessment for Sheffield, as well as information on likely timescales for delivery on sites that are considered to have housing potential.

1.17 **Part 2** provides the **assessment of supply for Rotherham**. This includes site location maps for all the sites that were considered as part of the assessment for Rotherham, as well as information on likely timescales for delivery on sites that are considered to have housing potential.

Role of the Working Group

1.18 National practice guidance on SHLAAs advocates a ‘partnership approach’ when undertaking a SHLAA.

1.19 As with the previous SHLAAs, this one has been overseen by a Working Group comprising representatives from a number of key organisations who are involved in housing delivery or provision of associated infrastructure. The main role of the Working Group was to:

- Develop an agreed methodology that was consistent with national practice guidance;
- Provide feedback on the provisional local authority assessments relating to the deliverability and developability of potential housing sites;

1.20 Since the last update, there have been some changes to the membership of the SHLAA Working Group. Previously the group was expanded to include a representative from each local authority’s Housing Service, but the Government Office, Local Government Yorkshire & Humber (prior to abolition), the Environment Agency and Yorkshire Forward decided they no longer needed to attend the Working Group meetings. These organisations have maintained a ‘watching brief’ providing written feedback on the draft methodology as necessary.

1.21 Since the last update there has been one additional member to the SHLAA Working Group; the Sheffield branch of planning consultancy Spawforths (nominated by the HBF).

1.22 Planning officers from adjoining local authorities within the wider functional housing market area (see paragraph 1.7-1.9 above) were sent copies of the draft brief for the update as well as notes of the Working Group meetings. This has helped to ensure a consistent approach is maintained with the SHLAA covering the wider Sheffield City Region.

1.23 The core Working Group therefore consisted of representatives from:

- Forward & Area Planning, Development Services, Sheffield City Council
- Forward Planning, Rotherham Metropolitan Borough Council (involved in the assessment of sites in Rotherham)
- Neighbourhood Investment Team, Housing Service, Rotherham Metropolitan Borough Council (involved in the assessment of sites in Rotherham)
- Chesterfield Borough Council (representing the Northern Sub-Area of the East Midlands Region)
- Campaign to Protect Rural England (CPRE)
- Ackroyd and Abbott (representing the Home Builders Federation)
- Hallam Land Management (representing the Home Builders Federation)
- Jones Homes (representing the Home Builders Federation)
- DLP Planning Limited (representing the Home Builders Federation)
- Spawforths (representing the Home Builders Federation)

1.24 The HBF representatives provide a market view on all sites with capacity for 10 or more units. Their advice focussed particularly on the *developability* and *deliverability* of the sites that had been identified by the local authorities as part of the study. They also provided a market view on appropriate site densities and capacities. The report makes clear where there were any differences of opinion between the HBF and the local authorities.

2. Methodology

Overview

2.1 The National Planning Policy Framework (NPPF⁸), states that Local planning authorities should prepare a Strategic Housing Land Availability Assessment to '*establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*'.

National Planning Practice Guidance⁹ states that the SHLAA should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.

2.2 An important role of the SHLAA is to enable the assessment of whether there is a 5-year supply of **deliverable** sites. The NPPF requires a continuous 5-year supply of sites to be maintained which means that the assessment needs to be updated on an annual basis. The assessment is required to be *forward looking*, so it covers the year in which the study is published (the 'current year' and the following 5 years). This means that at any point during the current year an assessment of the 5-year supply will always be available.

2.3 To be considered **deliverable**, the NPPF states¹⁰ that sites should, at the point of adoption of the relevant Local Plan Document, be:

- **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;
- **Available** – the site is available now and free of ownership constraints;
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within 5 years, and in particular that development of the site will be viable.

⁸ NPPF, department of Communities and Local Government, March 2012, paragraph 159

⁹ National Planning Practice Guidance, Housing and Economic Land Availability Assessment, March 2013, section 1.

¹⁰ NPPF, paragraph 47, footnote 11.

- 2.4 A further supply of **developable** sites should also be identified for years 6-10 and, where possible, years 11-15 from the date of adopting the Local Plan. To be considered *developable*, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site will be available for, and could be developed at the point envisaged¹¹.
- 2.5 National Planning Practice Guidance, Housing and Economic Land Availability Assessment, was published by Government in March 2015. The aim has been to follow the national guidance wherever possible, but the sections below highlight where there has been any divergence from the guidance.
- 2.6 As part of the update, revisions have also been made to some of the assumptions used in the study to reflect the significant changes to the economy and housing market since the first SHLAA was undertaken. For many of the sites previously identified, this has meant revisions to assumptions about likely house types, housing density and, therefore, site capacities.
- 2.7 For the update, the initial SHLAA and previous updates have been used as the starting point and sites have been added and deleted from the database as appropriate.
- 2.8 The **key tasks for this update** were to:
- (a) **Identify new potential sites** that have come to light in the period to 31 March 2015 (including those that have been granted planning permission and those arising from other avenues);
 - (b) **identify sufficient other potential sites within the defined areas of search** that would be sufficient to accommodate:
 - (i) the housing requirement in the adopted **Sheffield** Local Plan Core Strategy and
 - (ii) the housing requirement in the adopted **Rotherham** Core Strategy
 - (c) Assess the **suitability** of any new sites for housing;
 - (d) Assess the **availability** of new sites and review the availability of existing sites (identified in previous versions of the SHLAA);
 - (e) Assess the **achievability** of new sites and review the achievability of existing sites identified in previous versions of the SHLAA. This included updating information on planning permissions and assessing delivery timescales on large sites;

¹¹ NPPF, paragraph 47, footnote 12.

- (f) **Assess the dwelling capacity** of new sites that are judged suitable for housing and review the capacity of existing large SHLAA sites (10 or more dwellings);
- (g) Review the **assumptions about delivery on small sites** (capacity for less than 10 dwellings) which already have planning permission;
- (h) Review the potential future **supply from windfalls on small sites** (to inform updates of the housing trajectory in Authority Monitoring Reports), taking into account recent trends.

Defining Areas of Search for Potential Housing Land

- 2.9 A literal interpretation of the Government's SHLAA Practice Guidance from 2007¹², under which previous versions of the SHLAA were produced, would have been that the assessment should consider all land within the districts, including that outside existing settlements. However, the local authorities' view was that such an approach would be wasteful of staff resources and would potentially lead to more land being identified than is actually needed to meet the housing requirement (even after allowing for an additional margin of supply to provide flexibility). The local authorities therefore considered that a more focussed approach was appropriate.
- 2.10 It was agreed by the Working Group that the areas of search should be focussed in and around the main **urban areas** and **larger Local Service Centres**. The different settlements within Rotherham and Sheffield are set out in Table 1 below. The table reflects the settlement hierarchy in the former Regional Spatial Strategy (RSS)¹³.
- 2.11 In both districts, the existing Green Belt boundary was generally used to define the edge of settlements. However, undeveloped UDP greenfield allocations on the edge of settlements were regarded as being *outside the* existing urban area, unless already largely surrounded by built development. Development of these sites would therefore be regarded as extensions to the existing built-up areas.
- 2.12 The Working Group agreed that it was not appropriate to consider extensions around **small villages**. In both districts, these villages are washed over by the Green Belt and it was agreed that such settlements were unlikely to be regarded as sustainable (i.e. *suitable*) locations for **significant** new housing development. This does not mean that **small-scale** windfall housing development cannot take place in and around those villages in the future (subject to compliance with the adopted Local Plan) but merely that the settlements were not considered as part of this study.

¹² *Strategic Housing Land Availability Assessments – Practice Guidance*, Communities and Local Government, July 2007. Available online from: <http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

¹³ An order to formally revoke the Regional Spatial Strategy for Yorkshire and Humber came into force on 22 February 2013.

Sheffield

- 2.13 For Sheffield, the area of search has focussed on the existing urban areas and three Local Service Centres (see Table 1). The HBF consider that Sheffield may need to accommodate more of its own household growth if the Rotherham LDF sets a lower housing requirement than the, now revoked, Regional Spatial Strategy, and should include the Green Belt in the area of search. Rotherham Core Strategy was adopted in 2014 setting a housing requirement lower than that of the RSS. Consequently, the HBF consider that it would be premature to rule out Green Belt options for accommodating housing growth.
- 2.14 The overall requirement in the Local Plan Core Strategy is to deliver 29,750 additional dwellings for the period 2004/05 to 2025/26. Monitoring shows that 13,437 additional dwellings were completed over the period 2004/05 to 2014/15, leaving 16,313 additional dwellings still to be provided.
- 2.15 Chapter 6 *Housing Trajectory and Current 5 year supply of deliverable sites*, calculates the residual gross and net housing requirement.

Rotherham

- 2.16 For **Rotherham**, a wide range of options was considered because the Core Strategy had not been adopted and the housing requirement had not yet been agreed. The Working Group agreed that the aim of the SHLAA should be to identify sufficient land to accommodate the residual RSS requirement, at the time that SHLAA was first produced (2009) plus an additional 25% margin to provide flexibility in deciding which sites to allocate. At this time the residual RSS figure amounted to 21,171 dwellings. Adding a 25% margin increases the requirement that needs to be accommodated to around 26,465 dwellings. Rotherham's Core Strategy, adopted in the summer of 2014, set a housing requirement of 12,750 for the period 2013 to 2028, or 850 net additions per annum. Added to this is the shortfall in the delivery against that annual target from April 2008 to March 2013. This shortfall of 1,621 gives a total requirement of 14,371 or 958 per net additions per annum.
- 2.17 The area of search outside existing settlements focussed on the edge of the existing urban areas (the main urban area of Rotherham, the Principal Towns) and the edge of the Local Service Centres. It was agreed that the approach should be to gradually expand the area of search around existing settlements until sufficient land had been identified to accommodate the level of housing growth referred to in paragraph 2.16 above.
- 2.18 In defining the area of search on the edge of settlements, the Working Group agreed that the focus should, in the first instance, be on the most sustainable

locations in terms of access to the Core Public Transport Network¹⁴. Work undertaken by Steer Davies Gleave as part of the evidence for the Regional Spatial Strategy made recommendations on appropriate walking distances to public transport. Their report concluded that acceptable walking distances are:

- 400 metres (5 minute walk) to a bus stop
- 800 metres (10 minute walk) to reach a light rail station or railway station

2.19 For practical reasons, it was easier to define the ‘areas of search’ using straight line (‘as the crow flies’) distances rather than actual walking distances. As a ‘rule of thumb’, straight line distances were assumed to equate to 75% of actual walking distances (e.g. 300m straight line distance would, on average be equivalent to 400m actual walking distance).

2.20 Taking the above accessibility considerations into account, the **first priority** areas of search **outside existing settlements** were:

- those within 900m of a District Centres in the main urban area of Rotherham;
- at the edge of the main urban (built-up) areas of Rotherham, within 300m of a bus route with at least a *15 minute* frequency to a major public transport interchange;
- for Principal Towns, those within 300m of a bus route with at least a *30 minute* frequency to a major public transport interchange.

2.21 The **second priority** areas of search outside existing settlements were all other areas within 300m of the edge of the built-up area of the Urban Areas and Local Service Centres.

Table 1: Settlement Hierarchy in Sheffield and Rotherham

Settlement Category	Settlement
<i>Regional City</i>	Main urban area of Sheffield (including the suburban areas around the old village cores of Dore; Stannington; Grenoside; Ecclesfield; Woodhouse; Beighton; Mosborough)
<i>Sub-Regional Town</i>	Main urban area of Rotherham (including Aldewarke, Blackburn; Brinsworth; Broom; Canklow; Dalton; East Dene; East Herringthorpe; Greasbrough; Herringthorpe; Hesley Grange; Kimberworth; Kimberworth Park; Masbrough; Moorgate; Northfield; Orgreave; Parkgate; Rawmarsh; St Ann’s; Templeborough; Thornhill; Thrybergh; Whiston; Wingfield; Rotherham Town Centre)

¹⁴ The Core Public Transport Network was defined by the South Yorkshire Passenger Transport Executive and includes high frequency routes (at least 10 services per hour) and medium frequency routes (6-9 services per hour)

Settlement Category	Settlement
<i>Principal Towns</i>	<p>Sheffield Stocksbridge/ Deepcar; Chapelton/ High Green.</p> <p>Rotherham Dinnington; North Anston; Laughton Common; Wath-upon-Dearne</p>
<i>Local Service Centres</i>	<p>Sheffield Oughtibridge; Wharnccliffe Side; Worrall</p> <p>Rotherham Aston; Aughton; Bramley; Brampton Bierlow ; Catcliffe; Hellaby; Harthill; Kilnhurst; Kiveton Park; Maltby; South Anston; Swallownest; Swinton; Thorpe Hesley; Thurcroft; Todwick; Treeton; Wales; West Melton; Wickersley; Woodsetts</p>
<i>Smaller Villages (washed over by Green Belt)</i>	<p>Sheffield Bolsterstone; Bightholmlee; Dungworth; Ewden Village; Midhopestones; Ringinglow; Whitley</p> <p>Rotherham Barrow; Brampton Common; Brampton en le Morthen; Brookhouse; Carr; Dalton Magna; Firbeck; Gildingwells; Guilthwaite; Hardwick; Harley; Hooper; Hood Hill; Hooten Levitt; Hooten Roberts; Laughton en le Morthen; Letwell; Morthen; Nether Haugh; Ravenfield; Scholes; Slade Hooton; Spittal Houses; Springvale; Stone; Thorpe Salvin; Todwick; Ulley; Upper Whiston; Wentworth</p>

Excluded Areas and Other Environmentally Sensitive or Constrained Areas

Excluded Areas

2.22 The Government Practice Guidance suggests that it may be helpful to identify particular types of land or areas within the areas of search that should be excluded from the assessment. A nil housing potential would then be ascribed to these areas. The Working Group agreed that the following categories of land would be mapped and **excluded** from the assessment:

- Internationally important nature conservation sites (RAMSAR sites, Special Areas for Conservation, Special Protection Areas)
- Sites of Special Scientific Interest (SSSIs and National Nature Reserves (NNRs))
- Local Nature Reserves (LNRs)
- Cemeteries, graveyards and crematoria
- Active flood plains (Flood Risk Zone 3b)
- Land associated with a Scheduled Ancient Monument
- Waterways, reservoirs, lakes, ponds and dams (though waterways will not be used to constrain the consideration of adjoining land if the waterway could reasonably be bridged)

Other Environmentally Sensitive or Constrained Areas

2.23 The Working Group also agreed that, *as a general rule*, it would be undesirable to build housing on other land that is either environmentally sensitive, important for outdoor recreation or in areas where the living environment would be unsatisfactory. Such sites would be likely to be regarded as *unsuitable* for housing when assessed through the development plan process because there would be more suitable alternatives available. It was therefore agreed that, in *most* instances, the following areas would be mapped and excluded from the assessment:

- **Locally important nature conservation sites**, as identified in the adopted UDP or emerging Local Plan documents. For Sheffield, this means *Sites of Scientific Interest (SSIs)* and *Local Nature Sites (LNSs)* identified on the UDP Proposals Map and *Local Nature Sites* identified on the Draft Local Plan (formally the Sheffield Development Framework) Proposals Map (June 2013). For Rotherham it means *Known Interests outside Protected Sites* identified on the UDP Proposals Map.
- **Mature woodland** not covered by nature conservation designations;
- **Land in active recreational use** – parks, playing fields, sports grounds, golf courses, allotments and public open space identified by local authority Open Space Audits. [*Vacant, derelict* or *disused* recreational land was, however, considered];

- **Land within 200m metres of the M1 motorway.** This was based on advice from Sheffield Environmental Protection Service that it is fairly well established¹⁵ that the impact of road traffic emissions assumes background levels at 200m from source, i.e. a road. Whilst this would be influenced by whether there are obstructions, such as other structures (buildings, trees, etc which also restrict dispersion of the pollutants), they recommended that the 'precautionary principle' should be adopted and it is desirable to restrict housing within 200m of the M1.
- Land outside the existing urban areas and Local Service Centres which has a **high probability of flooding** (Flood Risk Zone 3a). [Previously developed land in Zone 3a within the existing built-up areas was, however, assessed].
- Land within 60 metres of existing 275kV and 400kV **high-voltage overhead power lines** and within 30m of 132kV, 110kV and 66kV overhead power lines¹⁶ was also mapped. This enabled the identification of areas where overhead power lines would be a potential constraint to development.

2.24 Although the areas referred to above were generally excluded from the assessment, an exception was made where they covered sites that are the subject of a current objection from a respondent on the draft Local Plans or where it related to sites that were proposed as suitable for housing by a respondent in the SHLAA 'call-for-sites' (see paragraphs 2.31 to 2.34 below and Appendix 7). In such cases, a more detailed assessment of *suitability* has been undertaken.

2.25 '**Potentially sensitive landscape areas**' in **Rotherham** were also mapped as a possible constraint. These areas were based on the *Areas of High Landscape Value* (AHLV) identified on the adopted Rotherham UDP Proposals Map. Land within these areas has, however, not been excluded from consideration because local designations such as these are now held in lower regard under Government guidance. However, they provide a useful indicator of areas where development would be likely to have a significant adverse impact on the landscape. Further *Landscape Character Assessments* will be necessary to fully assess the potential impact of housing development outside the existing urban areas.

2.26 The Peak District National Park Authority asked to be consulted about any potentially suitable sites in Sheffield that are **within 3 km of the Peak District National Park boundary**. This 3km zone was therefore also mapped to enable the National Park Authority to identify sites where development for housing **may** have a harmful impact on the National Park.

¹⁵ DMRB - Design Manual for Roads and Bridges, LAQM TG(08) - Local Air Quality Management TG(08))

¹⁶ Based on recommendations of the Cross Party Inquiry into Childhood Leukaemia and Extremely Low Frequency Electric and Magnetic Fields, July 2007.

This distance was suggested by the National Park Authority because it is the same as that applied in the joint Peak District National Park/ High Peak/ Derbyshire Dales SHLAA for sites near to the National Park. The Peak District National Park Authority was notified about sites falling within this area to enable it to assess the potential impact and advise accordingly.

2.27 In **Rotherham**, a potential constraint was recorded where areas of **Green Belt** may be needed to prevent the merging of settlements/ suburbs. Such areas were defined as being where the gap between settlements or suburbs is currently less than 500m. Land in these areas *has* been considered as part of the assessment but it was recognised by the Working Group that housing development in these locations could have a significant impact on the character and identity of individual settlements/ suburbs. It applies to land between:

- Swinton and Wath
- Wath and Brampton Bierlow
- Greasbrough and Kimberworth Park
- Whinney Hill and Dalton
- Thurcroft and Brampton en le Morthen

2.28 The issue also applies to land in the Sheffield and Rotherham Green Belts between:

- Beighton/ Woodhouse and Swallownest/Aston
- Chapeltown and Thorpe Hesley

2.29 Once the Areas of Search and *Excluded Areas* or *Potentially Environmentally Sensitive or Constrained Areas* had been defined, individual sites outside the existing urban areas of Rotherham were then identified. Any piece of land lying within the areas of search that was not within one of the *Excluded Areas* or *Potentially Environmentally Sensitive or Constrained Areas* has been assessed as part of the SHLAA update.

2.30 Individual 'sites' requiring assessment were defined using hedges, fences, walls, roads, railways, rivers or other physical features. Wherever appropriate, individual fields/ areas of land were parcelled together to create a single site for assessment purposes. Land that was physically separated from the existing built-up area by an *Excluded Area* or *Potentially Environmentally Sensitive or Constrained Area* was generally not assessed. However, the Working Group reviewed the initial mapping work to assess whether any potential site options had been unreasonably ruled out by the preliminary mapping of possible sites.

Identification of Other Potential Sites

Call-for-Potential-Sites and broad locations for development

2.31 The first SHLAA relied primarily on existing information on sites held by the local authorities, although this included sites suggested by respondents as part of consultation on the emerging Local Plans (formerly LDFs).

2.32 The Government National Planning Practice Guidance for SHLAAs¹⁷, states that local authorities should issue a call for potential sites and board locations, to be aimed at a as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute. This should include parish councils and neighbourhood forums, landowners, developers, businesses and relevant local interest groups, and local notification/publicity.

2.33 Since the publication of the first SHLAA, a number of call for potential sites and broad locations for development have been issued, alongside consultation on draft Plans. These are summarised below:

- Sites suggested to the Council – this ‘call for sites’ took place between 7 January and 20 February 2009, and generated 31 responses and suggestions for 54 sites for the Council to consider, covering around 295 hectares of land.
- Proposed Local Plan allocations – consultation with land owners of proposed site allocations took place during September and October 2009.
- Draft City Policies and Sites – consultation between June and August 2010.
- Additional Site Allocation Options for the City Policies and Sites - consultation between January and February 2012.

A list of the sites submitted to the Council during these periods (2009 to 2012) is in Appendix 6.

- Sites suggested to the Council – this ‘call for sites’ took place between 14 July to 22 August 2014, generating suggestions for 205 sites for the Council to consider. The sites suggested as part of this are explained in Appendix 7.

A list of the sites submitted to the Council during this period (2014) is in Appendix 7.

2.34 Sites suggested to the Council by respondents to the call for potential sites in 2009 and 2014, included sites in the Green Belt, listed in Appendix 6 (2009) and Appendix 7 (2014). Development of these sites for housing would conflict with the current Core Strategy policy and, in some cases, national planning policy. These sites therefore, have not been assessed for

¹⁷ Housing and economic land availability assessment, DCLG, March 2015

development, due to the current policy constraint as part of this study (an approach the SHLAA working group disagree with). These sites will be assessed through work on a new Sheffield Plan, as part a comprehensive Green Belt review. The new Sheffield Plan will look to 2034 and aims to identify additional land for new housing. This could include land currently designated as Green Belt depending on the agreed preferred strategic approach for accommodating future growth. Consultation on Citywide (strategic) Options for Growth is taking place from 1 November to 23 December 2015¹⁸.

2.35 In **Rotherham**, the 'call-for-sites' had already been carried out as part of the settlement survey work undertaken in 2008. Further site suggestions have been received as a result of several rounds of consultation. Sites that have been put forward in response to this have been included in the SHLAA, along with any other sites identified as part of that process. Consultation on the Sites and Policies Publication Version will take place in September 2015.

Other Identified Sites

2.36 As well as the 'call-for-sites', a number of other sites have also been identified as part of the update. These are mainly the result of:

- sites coming forward through the local authority development programmes (e.g. as a result of the Sheffield Housing Company proposals in Sheffield);
- sites identified through pre-application developer enquiries;
- sites where an application for housing development has been granted planning permission. This update includes sites that gained planning permission in the period to 31st March 2015.

Assessment of the 'Suitability' for Housing Development

2.37 The National Planning Practice Guidance¹⁹, states that the assessment should be guided by the development plan, emerging plan policy and national policy. When assessing sites against the adopted development plan, the assessment will need to take account of how up to date the plan policies are, and consider the appropriateness of identified constraints, and if these can be overcome. It is also the local authorities' view that *suitability* can only be properly tested through the development plan process, when the pros and cons of development for housing can be thoroughly examined. Where an up-to-date development plan has been adopted (as is the case with Sheffield's Local Plan Core Strategy), the local authorities consider that this needs to be reflected in the assessment. If development of a site for housing is currently prevented by an adopted development plan policy, it potentially

¹⁸ City Wide Options for Growth 2034, Sheffield City Council, 2015

¹⁹ National Planning Practice Guidance, Housing and Economic Land Availability Assessment, March 2015, section 5.

affects whether or when the sites can be *delivered* (even if the site is potentially suitable for housing). Consequently, the results are presented to show:

- (a) the supply of suitable sites which do not have *current policy constraints*; and
- (b) the additional supply of suitable sites which *currently* have policy constraints (but which act as a reservoir of deliverable or developable sites that could help support an alternative development plan strategy, if one becomes necessary).

2.38 Without some recognition of existing or future potential policy constraints, the SHLAA can give a potentially misleading picture of housing land supply. This is because the database includes *suitable* sites that are likely to be allocated for other non-residential uses, as well as sites that are protected from development in forthcoming Local Plan. Consequently, the summary tables in Chapter 4 below make clear how much of the identified supply is '*suitable but with policy constraints*'. The benefit of this approach is that it enables figures to be aggregated or disaggregated in whatever way is considered appropriate and would allow the Local Plan Government Inspectors to consider both 'policy on' and 'policy off' scenarios when reaching conclusions on whether there is an adequate supply of housing land.

2.39 Table 2 below sets out the definitions of *suitability* and related assumptions that have been used in the assessment.

Table 2: 'Suitability' – Definitions and Assumptions Used

Database Classification	Definitions and Assumptions Used
'Yes'	<p>Suitable for housing (consistent with current national and regional planning policies on creating sustainable, mixed communities). Sites that could provide a suitable living environment for prospective residents, are sustainably located (in terms of access to public transport and local services) and located where housing development would not have an unacceptable impact on the environment. No local policy constraints.</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>availability</i> and <i>achievability</i> tests).</p> <p>All sites with a current planning permission for housing fall in this category.</p>
'Yes but with policy constraints'	<p>Suitable for housing (as above) BUT sites have <u><i>existing local policy constraints</i></u> that could prevent delivery in the next 5 years. This may include:</p> <ul style="list-style-type: none"> (a) Sites protected as open space; (b) Sites currently allocated for non-residential uses;

Database Classification	Definitions and Assumptions Used
	<p>(c) Sites in the Rotherham Green Belt</p> <p>Sites in this category have <u>not</u> been included in the 5-year supply of <i>deliverable</i> sites.</p>
'Suitable within plan period'	<p>Not currently suitable for housing but likely to become suitable (and therefore be <i>developable</i>) before 2026. This includes:</p> <ul style="list-style-type: none"> - Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) but where there is a reasonable prospect that the problems could be overcome at some point in the next 15 years; or - Sites where the environmental conditions for prospective residents would currently be unacceptable but where there is a reasonable prospect that conditions could become acceptable at some point in the next 15 years. <p>Includes sites which are of marginal suitability in relation to current national and regional planning policies on <u>locations</u> for new housing development.</p> <p>Sites have been included as part of the <i>developable</i> supply <u>after 2020/21</u>.</p>
'No'	<p>Where development for housing would be inconsistent with national and regional planning policies on creating sustainable mixed communities.</p> <p>This includes:</p> <ul style="list-style-type: none"> - Sites in <i>Excluded Areas</i> (see paragraphs 2.22 to 2.23 above) - Sites in unsustainable locations (those that are remote from the existing Urban Areas or Local Service Centres and which have poor access to public transport and which are not within easy walking distance of a reasonable range of local services and facilities); or - Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) and which are unlikely to be developable in the foreseeable future; or - Sites where the environmental conditions for prospective residents are unlikely to be acceptable in the foreseeable future <p>Sites in this category have been assigned a nil housing potential.</p>

- 2.40 In **Rotherham**, all sites identified within the areas of search *outside* existing settlements were visited by Council planning officers. **Preliminary assessments** of the *suitability* of the sites for housing were made on the basis of these visits. Large sites were also visited by a HBF representative.
- 2.41 In **Sheffield**, a number of the sites classified as either '**suitable but with policy constraints**', or '**unsuitable for housing**' are being promoted for housing by respondents to the 'calls-for-sites' or by objectors to the emerging Local Plan documents. Furthermore, a small number of the remaining greenfield UDP Allocated Housing Sites have also been assessed as 'unsuitable for housing' and the City Council has previously stated²⁰ its intention to de-allocate them in the new Sheffield Plan due to the unacceptable environmental impact. Whether all these sites are included as *developable* housing sites in future updates of the SHLAA will depend on the outcome of the Public Examination on the relevant new Sheffield Plan documents.
- 2.42 The category '**not currently suitable**' includes sites within the urban areas that are wholly or partially in an area with a high probability of flooding (Flood Risk Zones 2 or 3a). In Sheffield, the Local Plan Core Strategy prevents development of these sites for housing before 2016 whilst there is an adequate supply of alternative sites available in areas where the risk of flooding is low.

Assessment of 'Availability' for Housing Development

- 2.43 The NPPG²¹ states that a site is considered available for development, when on the best information available, there is confidence that there are no legal or ownership problems. The *availability* of a site depends on whether the site is owned by a developer/ builder, and whether the landowner has indicated their intention to sell the site. This information is generally available for sites with planning permission and a significant number of the other identified sites are known to be owned by the local authorities. The NPPG warns that the existence of planning permission does not mean the site is available, because persons do not need to have an interest in the land to make planning applications. For privately-owned sites, information can be confirmed by the call for sites and from land owners/agents. In addition, information can be obtained from the Land Registry for those sites which the local authorities are proposing to allocate for development in their Local Plan documents. However, obtaining the information for all the sites identified in the SHLAA would have proved prohibitively expensive and, consequently, ownership information for some sites is unknown and has been recorded as 'available after year 6'. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background shows a history of unimplemented permissions.

²⁰ SDF City Sites Preferred Options, June 2007 and Draft City Policies and Sites Document, May 2010.

²¹ National Planning Practice Guidance, Housing and Economic Land Availability Assessment, March 2015, section 5.

2.44 Local authority site disposal programmes have been used to inform the assessment of the availability of sites in local authority ownership. The HBF's view is that local authority sites should not be classed as 'available' unless there is a formal Council resolution to dispose of the site. Consequently, as a general rule, local authority sites have not been included in the 5-year supply unless there is a resolution to dispose of them before 31 March 2015 (this allows a further 2 years for obtaining planning permission and delivery of at least some dwellings on site). The only exception to this rule has been made in relation to Council-owned sites which are to be developed through the Sheffield Housing Company (SHC). These will be developed in partnership between Sheffield City Council as landowner and the private sector partner as developer. A small number of them are programmed to deliver completions during the current 5-year period.

Table 3: 'Availability' – Definitions and Assumptions Used

Database Classification	Definitions and Assumptions Used
Available now	<p>No legal or ownership problems (e.g. tenancies; multiple ownerships, etc). Builder intends to build or owner intends to sell (e.g. site advertised for sale). Includes all sites that are under construction.</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>suitability</i> and <i>achievability</i> tests).</p>
Available within the next 6 years (by 31 March 2021)	<p>Not currently available but builder/developer has indicated that they are likely to secure ownership of site within years 1-6 or the landowner has indicated they would be prepared to sell within that period if approached by a builder/ developer (meaning there is a reasonable prospect of delivery).</p> <p>Can be included in the 5-year supply of <i>deliverable</i> sites (subject to <i>suitability</i> and <i>achievability</i> tests).</p>
Available after year 6 (after 1 April 2021)	<p>Not currently available and builder/developer has indicated that ownership of site unlikely to be secured until after 31 March 2021 or land owner has indicated they are not prepared to sell until after that date.</p> <p>Also applies where there is uncertainty about ownership or about when site might become available.</p> <p><u>Not</u> included in the 5-year supply but may be included as part of the <i>developable</i> supply at any point from 2021/22 onwards, depending on level of constraints and market conditions within area in which site lies.</p>

Assessment of 'Achievability' of Housing Development

- 2.45 This test depends primarily on the economics of development. To be included in the 5-year supply, the site must be commercially and physically viable. It involves weighing up the value of the new dwellings that would be built and the costs/ constraints involved in developing the site. Consequently, changes in economic conditions can have a significant effect on the deliverability of sites identified by the SHLAA.
- 2.46 The Regional Practice Guidance produced by Arup on behalf of the former Yorkshire and Humber Assembly (May 2008)²², acknowledges that the assessment of whether a site is *achievable* in the longer term may be highly complex, particularly given fluctuations in the housing market. Assessing the *achievable* of identified sites has been one of the most challenging elements of the SHLAA. The 'credit crunch' and lack of **effective demand**²³ for new housing has meant that many of the sites with planning permission that were deemed deliverable in the first SHLAA are now unlikely to be achievable within the next five years or are likely to be developed more slowly. Our assessment has therefore been more cautious about the deliverability of dwellings on sites with full planning permission where construction has not yet started.
- 2.47 Relatively few of the sites with planning permission have major physical or ownership constraints preventing their delivery. It is primarily a lack of effective market demand which is currently holding back delivery, rather than a lack of *suitable, available* sites. When the overall housing market does improve, it is possible that some schemes discounted from the 5-year supply could be delivered sooner than has been assumed. This will continue to be monitored in future updates of the SHLAA.
- 2.48 In Sheffield, as in other major cities, the difficulties in demonstrating *achievable* of schemes with planning permission have been compounded by the fact that a high proportion (around 50%²⁴) of the approved dwellings are apartments. Apartments have seen some of the steepest falls in house prices and the HBF advice is that they are generally proving particularly difficult to sell, unless aimed specifically at the student market. It is difficult to predict if, or when, the market for apartments might recover and consequently, apartment schemes where construction has not started have, as a rule, been omitted from the 6-year supply. An exception to this rule is if schemes are for purpose built student accommodation, or recent permissions (not older schemes from the recession period) for apartment schemes that are aimed at students (e.g. studio schemes with a desk space), it has been assumed these will be delivered within the 6 year period.

²² Understanding Yorkshire and Humber's Strategic Housing Land Availability, Arup on behalf of the Yorkshire and Humber Assembly, April 2008.

²³ The 'effective demand' reflects the number of people who can actually afford to buy in the current market, taking into household incomes, house prices and the availability of mortgage finance.

²⁴ 50% of units on all sites with planning permission (including outline permission) are apartments. This includes some units which will have already been built, on sites which are not yet fully completed. This excludes windfall allowance on small sites.

2.49 The SHLAA database identifies a range of potential constraints which could affect achievability:

- risk of flooding
- topography
- possible contamination
- bad neighbours
- high voltage power lines
- utility infrastructure
- occupiers to relocate
- retention of existing buildings/built features
- landfill gas consultation zone
- pipeline
- hazardous installation buffer zone
- access
- land ownership
- market
- other

2.50 The database also includes a written description of the severity of any identified constraints and recommendations on how the constraints could be overcome.

2.51 In **Sheffield**, all sites with planning permission for housing are visited by Council planning officers annually in the summer. Attempts were also made to contact the developers of all larger schemes (10 or more dwellings) that have planning permission. Developers were asked to provide estimates of annual completion rates and, for schemes where construction had not yet started, were asked to indicate a likely date for starting construction and any constraints to development.

2.52 The Council's Housing and Neighbourhood Regeneration Service provided estimates of phasing and annual rates of delivery on sites being supported by public subsidy. This includes sites being delivered through the National Affordable Housing Programme, the Sheffield Housing Company, and the Government's New Homes Bonus.

2.53 In **Rotherham** desk top studies were used to gain information on constraints for sites with existing planning permission. Information on these sites is available from planning application records and the 2004 Rotherham Urban Potential Study. The status of sites with planning permission, in terms of completions and dwellings under construction, was carried out using building control and Council Tax records. Constraints, including flood risk, were assessed from existing records. In the original version of the SHLAA, all known holders of extant planning permissions were contacted in writing in to ask whether permissions would be implemented, when they would be implemented and if not, what was preventing development from taking place. For larger sites, where a response to these letters was not received, land

owners/permission owners were also contacted by telephone in some cases. In this version new permissions have been assumed to be achievable unless specific issues have been identified which would make development unachievable.

2.54 The HBF representatives provided a market view on all large sites of 10 or more units and advised on which sites might be constrained due to market or other factors.

2.55 Table 4 below sets out how achievability has been classified;

Table 4: ‘Achievability’ – Definitions and Assumptions Used

Database Classification	Definitions and Assumptions Used
‘Highly likely’	<p>Completion of all or some of the potential units highly likely within current year (2015/16) or the next 5 years (i.e. 1 April 2016 to 31 March 2021).</p> <p>No major constraints identified which would be likely to prevent development in the next 6 years.</p> <p>Can be included in the 5-year supply of deliverable sites (subject to <i>suitability</i> and <i>availability</i> tests).</p>
‘Possible’	<p>Completion of all or some of the potential units possible within the next 6 years but achievability is uncertain.</p> <p>Constraints identified which could prevent development in the next 6 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>
‘Not achievable’	<p>Highly unlikely that completion of all or some of the potential units will be achievable within the next 6 years.</p> <p>Constraints identified which would be highly likely to prevent development in the next 6 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>

2.56 National guidance states that sites which are not *deliverable* in the first 5 years should still be considered *developable* if there is a reasonable prospect that the site is available for housing and could be developed at the point envisaged. Longer term *developable* sites, which at present are undeliverable in the period 2016/17 to 2020/21, have therefore been included within later phases.

2.57 In **Sheffield**, as part of consultation on the City Sites Preferred Options in 2007, infrastructure providers were asked to identify future infrastructure improvements that would be needed if proposed allocated sites were to be

developed for housing. No specific infrastructure assessment has been undertaken as part of this SHLAA update but a number of infrastructure studies have been carried out (for example Sheffield Energy and Water Infrastructure Study) or are underway and will be used to inform future updates of the SHLAA. Work is ongoing on the Infrastructure Delivery Plan, tied to work on the Community Infrastructure Levy, which will set out priorities for new infrastructure. However, given that most of the identified supply is in the existing urban areas and will utilise existing infrastructure, it is not envisaged that infrastructure delivery will be a constraint on most sites identified in the SHLAA.

2.58 In **Rotherham**, Infrastructure providers were contacted as part of the consultation on the Core Strategy Revised Options in the summer of 2009, although little was received in response to this. Further consultation will take place in relation to preferred allocation sites in 2013 and it is hoped that this will elicit a fuller response. No specific infrastructure assessment has been carried out as part of the 2015 SHLAA update but no specific problems have been identified from earlier consultations relating to areas of growth.

Assumptions Used for Estimating Site Capacities

2.59 For sites with full planning permission for housing, the assessment has used the approved dwelling²⁵ numbers. The inclusion of purpose-built student accommodation in the overall housing supply is an approach not supported by the views of the HBF representatives on the Working Group, who consider that student housing should be counted separately and not contribute to the general housing supply.

2.60 Where more than one approved scheme exists on a site and development has not yet started, the most recent permission has been assumed to be the one that is most likely to be implemented. For sites with outline planning permission, indicative site layouts were used where these were available, though in some cases they have been revised to reflect the views of the HBF representatives on the Working Group.

2.61 Site capacities specified in approved masterplans (particularly in the former Housing Market Renewal Pathfinder area, now called '*Housing Renewal Area*') were used to provide estimates of potential for a number of the sites without planning permission in Sheffield. But, in some cases, the masterplan figures were adjusted to reflect more recent market information or the views of the HBF. Sites within the Sheffield Housing Company programme have been included with capacities reflecting the programme.

²⁵ The definition of a 'dwelling' that has been used is that set out in the National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions. It therefore includes purpose-built student accommodation because a dwelling is any self-contained unit of accommodation (self-containment is where all the rooms in a household are behind a door, which only that household can use). This would therefore apply to a group of students living together in a 'cluster flat' or to a single student living on their own in a studio flat.

2.62 For other sites without planning permission (or outline permissions without indicative layouts), density multipliers were used. The national practice guidance advises that the estimation of development potential for sites should be guided by existing or emerging plan policy including locally determined policies on density. For Sheffield, the density assumptions used in the update are consistent with the density ranges for different locations set out in policy CS26 in the adopted Sheffield Local Plan Core Strategy. These were adapted for locations in Rotherham to take account of the Borough's different settlement characteristics. For most locations, the assumed densities are slightly lower than those used in the first SHLAA and are based on the *bottom end* of the density ranges usually required by the Sheffield Local Plan Core Strategy. This adjustment has been made to reflect what is expected to be a shift in market preference towards building houses rather than apartments, at least in the short-term. Density assumptions are set out in Appendix 1.

2.63 At the last Sheffield SHLAA working group, it was proposed to change the density assumptions set out in Appendix 1, based on house types instead of location. The proposed suggestions are set out below:

- City Centre Apartments (5+ stories) remain as 300 dwellings/ha
- Other Apartments – 140 dwellings/ha
- Town Houses/ Terrace Houses – 40 dwellings/ha
- Standard Family Housing – 30 dwellings/ha

The Council in this publication of the SHLAA, will not be adopting the proposed density changes, as the NPPG advises that the estimation of development potential for sites should be guided by existing or emerging policy (see paragraph 2.62 above). Any changes to the density assumptions would need to be reflected in emerging new Local Plan policy, and be based on evidence from monitoring.

2.64 Rules of thumb for calculating net developable areas, are based on assumptions from analysis undertaken by Bolsover Council and are the same as those being used by the districts in the East Midlands Northern Sub-Region²⁶. The 'rules of thumb' used for calculating net site areas are also set out in Appendix 1.

2.65 Adjustments were made to net developable areas and net densities for a number of the sites visited by the HBF representatives to reflect their comments. The HBF representatives also felt that the Sheffield Local Plan adopted minimum density figures might now be unachievable in some locations but it was agreed that this would need to be kept under review in future updates of the SHLAA. Adjustments may need to be made to the density assumptions in future updates if monitoring shows that actual densities being achieved on approved schemes are lower than had previously been estimated.

²⁶ East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw).

Assumptions about Build Rates

- 2.66 Where it has been possible to contact the developer of a site, the developer's estimates of build rates have been used. For all other sites, advice issued by the HBF nationally on build rates on large sites has generally been used²⁷. However, build rates for the current year 2015/16 have been reduced to take account of the depressed housing market conditions with a gradual increase in the 5 year period (2016/17 to 2020/21) before returning to 'normal' rates from 2021/22 onwards. These rates were agreed with the HBF representatives on the Working Group, and are reviewed annually. The assumptions used are set out in Table 5 below.
- 2.67 HBF advice on lead times for commencing development has also been used to estimate when development is likely to start once it has planning permission. Slightly different assumptions have been used for Council owned sites that are part of the housing development programme. This takes into account additional time needed to obtain Council approval and select a preferred developer. Table 6 below shows the assumed lead-in times that have been used to estimate when dwellings are likely to be delivered.

Table 5: Build Rate Assumptions on Large Sites

Type of site	Assumed Dwellings per year 2015/16	Assumed Dwellings per year 2016/17 to 2020/21	Assumed Dwellings per year 2021/22 onwards
At least 90% houses, single builder	25	30	35
At least 90% houses, two or more builders	35	50	70
Houses and more than 10% flats, single builder	20	25	50
Houses and more than 10% flats, two or more builders	35	50	100
Apartment schemes	Whole blocks usually assumed to be completed in a single year		

Note: these assumptions have only been used where specific figures have not been provided by the builder/ developer.

²⁷ Letter to local authorities to from HBF, 7 April 2008.

Table 6: Assumed Lead Times for Developing Large Sites

Process	Assumed Lead Time			
	Council Sites ²⁸		Private Sites	
	10-50 units	Over 50 units	10-50 units	Over 50 units
1) Advertising site to securing Cabinet Approval for Preferred Developer	1 year	1 year	N/A	N/A
2) Obtaining planning permission, provision of statutory services and ground preparation work	2 years	2 years	1 year	2 years
Total	3 years	3 years	1 Year	2 years

2.68 In a change from the first SHLAA, this update has attempted to estimate annual completions from the current year (2015/16) through to 2025/26 (instead of just the next 5 years). However, it remains extremely difficult to predict annual completions with any certainty more than five years ahead and the estimates that have been made must be treated with considerable caution. The SHLAA working group agreed that for sites with full planning permission for apartments but where construction has not yet started (see paragraph 2.48 above) it has been assumed that these sites will be implemented from 2021/22 onwards (i.e. immediately after the current 5-year supply period). An exception to this rule is if schemes are for purpose built student accommodation, or recent permissions (not older schemes from the recession period) for apartment schemes that are aimed at students (e.g. studio schemes with a desk space), it has been assumed these will be delivered within the 6 year period.

2.69 In presenting the results in the SHLAA update, we have therefore shown estimated annual completions for the 'current year' (2015/16) but have then aggregated the estimated completions for individual years into a total supply for specific periods:

- 2016/17 to 2020/21 (the current '5-year supply')
- 2021/22 to 2025/26 (5 years to the end of the 'plan period')
- After 2025/26 (after the 'plan period')

Housing Trajectory

2.70 The total supply figures for each of the periods referred to in paragraph 2.69 above will be used to produce a revised housing trajectory in Chapter 6 of this report and in the Authority Monitoring Report. Given the difficulties in estimating completions beyond the next five years, it was agreed that it would be sensible to assume that the supply for the periods outside the 5 year supply, come forward at an even rate.

²⁸ Only applies to sites that are part of the Council's housing programme. Lead times for developing other surplus Council sites have been assumed to be the same as for privately owned sites.

2.71 Each annual update of the SHLAA will, of course, allow the 5-year annual estimates of future completions to be rolled forward by an additional year.

Assumptions about Delivery on Small Sites

2.72 National Planning Practice Guidance (NPPG) states that a range of different site sizes should be assessed. The Sheffield/Rotherham SHLAA *does* include **small sites which already have planning permission** (as at 31 March 2015) on the grounds that they are readily identifiable sites and, in total, are likely to make an important contribution to overall supply. This is not inconsistent with the national practice guidance and no attempt has been made in the study to identify potential on other small sites.

2.73 The NPPG states that assessments should consider all sites capable of delivering 5 or more dwellings, however where appropriate, alternative site size thresholds can be considered. The Sheffield/Rotherham SHLAA threshold for defining *large sites* is now 10 or more units. This was altered in previous updates to bring it in line with definitions used for Development Management purposes²⁹ and for monitoring performance against *Building for Life* targets³⁰. This approach was agreed with the SHLAA working group and consequently, *small sites* are now defined as those with capacity for fewer than 10 units.

2.74 In the first SHLAA, it was assumed that *all* small sites with planning permission would be delivered in year 1 and all sites with outline permission in year 2. However, this approach led to an over-estimate of completions on small sites, particularly in year 1. Since the 2010 update, the Working Group agreed it was reasonable to assume that 70% of the total dwellings on small sites with planning permission would come forward over the 6-year period 2015/16 to 2020/21 (i.e. the 'current year' and the 5-year supply period).

2.75 For **Sheffield**, the estimate for the 'current year' reflects the number of units that were actively under construction when the site visits were undertaken in summer 2015. For the 5-year supply, the remaining deliverable supply has been assumed to come forward at an even rate. The assumption for Sheffield is set out in paragraph 4.6 below).

2.76 It is, of course, the case that other small sites will continue to obtain planning permission each year and these can be added to the housing land supply in future reviews of the SHLAA. In both **Sheffield** and **Rotherham**, housing developments on small sites have historically made up a significant proportion of annual dwelling completions. Chapter 4 below considers this issue in more detail and highlights the potential *flexibility* that windfalls on small sites could provide in meeting future housing requirements and in

²⁹ The Town & Country Planning (Development Management Procedure) (England) Order 2015, Part 1, defines major developments as (c) the provision of dwelling houses where (i) the number of dwellinghouses to be provided is 10 or more.

³⁰ See the Sheffield Local Plan Core Strategy, Appendix 2, policy CS74 target and indicator, page 179.

providing a choice of sites. **In a change from the last SHLAA, reflecting new guidance from the NPPF³¹, the assessment of supply in Sheffield (Chapter 4 below) does now include an allowance from windfall sites.**

³¹ National Planning Policy Framework, Department for Communities and Local Government, March 2012, paragraph 48.

3. Dwelling Completions in 2014/15

- 3.1 This section provides information on dwellings completions in Sheffield in the period (2014/15) since the last Sheffield Housing Requirement and Land Supply Monitoring Report (February 2015) was published. A full list of sites that delivered completions in 2014/15 is attached at Appendix 2.

Gross Completions in 2014/15

- 3.2 Table 7 below shows that 1,812 dwellings were completed in Sheffield in 2014/15. This represented a 46% increase on the previous year. 1,458 of the dwellings completed in 2014/15 (80%) were on large sites (10 or more units) and 354 dwellings (20%) were on small sites.
- 3.3 30.5% of dwelling completions were in the City Centre, 16.6% in the North East, and 13.3% in the City Centre West Housing Market Area.
- 3.4 House types and sizes of dwellings completed are shown in Table 8 below. Total completions comprised 951 houses or bungalows (52%), 745 apartments (41%) and 116 student flats (6%).
- 3.5 Compared to the previous year, there has been a significant increase in the number of 1 bed/studio apartment schemes completed, which matches the increase development in the city centre. A number of these schemes have been marketed at the student market in the City Centre (with desk space, wash facilities), but are not categorised as the traditional student cluster flats.

Gross and Net Housing Delivery since the Core Strategy Base Date

- 3.6 Paragraphs 2.14 and Table 27 above set out the overall net and gross housing requirements specified in the Sheffield Local Plan Core Strategy. The requirement is set from a base date of 1 April 2004 and Table 9 below shows gross and net housing completions since that date. It shows that 13,437³² dwellings have been added to the housing stock over the last 11 years, which is 4.54% below the net requirement for that period.

³² This figure includes an adjustment to reflect 884 dwelling losses at Park Hill.

Table 7: Sheffield: Gross Dwelling Completions in 2014/15 by Sheffield Housing Market Areas

Sheffield Housing Market Area	Completions on Large Sites	Completions on Small Sites	Total Completions	% of Total Completions
	2014/15	2014/16	2014/15	2014/15
Chapelton/Ecclesfield	4	23	27	1.5%
City Centre	504	48	552	30.5%
City Centre West	146	95	241	13.3%
East	162	11	173	9.5%
Manor/Arbournthorne/Gleadless	120	11	131	7.2%
North East	293	8	301	16.6%
North West	51	34	85	4.7%
Peak District National Park	11	21	32	1.8%
Rural Upper Don Valley	0	5	5	0.3%
South	3	23	26	1.4%
South East	71	18	89	4.9%
South West	38	48	86	4.7%
Stocksbridge & Deepcar	55	9	64	3.5%
Total	1,458	354	1,812	

Table 8: Sheffield: Gross Dwelling Completions in 2014/15 – Size and Type

Category of Site	Total Dwellings	Apartments & Maisonettes					Houses & Bungalows					Student Cluster Flats	Student Bedspaces
		1 bed/ Studio	2 bed	3 bed	4+ bed	Total	1 bed	2 bed	3 bed	4+ bed	Total		
Large sites	1458	357	216	1	0	574	11	275	333	151	770	114	488
Small sites *	354	89	65	12	5	171	5	18	79	79	181	2	0
Total	1812	446	281	13	5	745	16	293	412	230	951	116	488
% of Total Completions		25%	16%	1%	0%	41%	1%	16%	23%	13%	52%	6%	

*Less than 10 dwellings

Table 9: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2014/15

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total 2004/05 to 2014/15	Average/ Year 2004/05 to 2014/15
Dwellings - greenfield	171	152	80	13	199	84	23	30	39	56	130	977	89
Dwellings – previously developed land	1,167	1,674	1,455	2,407	1,864	1,642	881	594	714	876	1,566	14,840	1,349
Gross Dwelling Completions (excl student flats)	1,338	1,826	1,535	2,420	2,063	1,726	904	624	753	932	1,696	15,817	1,438
Student cluster flats (all previously developed land)	5	298	468	462	630	347	38	14	180	42	116	2,600	236
Gross Dwelling Completions (incl. student flats)	1,343	2,124	2,003	2,882	2,693	2,073	942	638	933	974	1,812	18,417	1,674
% Dwellings (including student flats) on Previously Developed Land	87.27%	92.84%	96.01%	99.55%	92.61%	95.95%	97.56%	95.30%	95.82%	94.29%	92.83%	94.70%	
Minus losses through demolitions	1,475	638	380	356	162	242	294	184	118	19	29	3,897	354
Minus losses through conversion	0	16	19	40	24	27	18	7	13	17	18	199	18
Minus losses at Park Hill due to conversion *	0	0	0	295	295	294	0	0	0	0	0	884	80
Net Completions	-132	1,470	1,604	2,191	2,212	1,510	630	447	802	938	1,765	13,437	1,222
SDF Core Strategy net requirement	1,025	1,025	1,025	1,025	1,425	1,425	1,425	1,425	1,425	1,425	1,425	14,075	
Number of dwellings above/ below requirement	-1,157	445	579	1,166	787	85	-795	-978	-664	-487	340	-638	
%Performance relative to requirement	-112.88%	143.41%	156.49%	213.76%	155.23%	105.96%	44.21%	31.37%	56.28%	65.79%	123.86%	95.46%	

* This figure includes a loss of 884 dwellings at Park Hill which were not previously accounted for in the annual net completions figures

4. Housing Land Supply in Sheffield District

- 4.1 This chapter summarises the supply of deliverable and developable sites as at 1 April 2015, including sites granted planning permission to 31 March 2015. It includes details of estimated completions in the 'current year' (2015/16) and the next 5 years (2016/17 to 2020/21). Details of specific sites are included in Appendices 3 and 4.
- 4.2 The Assessment has identified 332 large sites (10 or more dwellings) and 339 small sites in Sheffield which are suitable for housing and which are developable in the period to 2025/26.
- 4.3 The update of the SHLAA shows that as at 31 March 2015, there were 7,840³³ dwellings with full or outline planning permission for housing and which have not yet been completed. 7,248 dwellings on small and large sites had full permission (including where construction had been suspended) and, of these, 391 (5% of those with full permission) were actively under construction when site visits were undertaken in summer 2015. An additional 592 dwellings had outline planning permission. Comparing large sites from last year, the total number of sites under construction has decreased by 67%; and the total number of sites where construction is suspended has increased large sites.
- 4.4 The update of the SHLAA has distinguished those sites which have been proposed as allocations as part of the 2013 Pre-Submission City Policies and Sites document. Where sites have been proposed to be allocated for housing, the status of the sites has been altered (e.g. identified opportunity site is now a proposed Local Plan allocation). Many of the sites have planning permission, and to avoid double counting, these sites have been separated out. These changes are outlined below:

Previous SHLAA Site Status

- Construction suspended
- Full planning permission
- Outline planning permission
- Identified opportunity site

Proposed Local Plan Allocation Status

- Proposed Local Plan Allocation - construction suspended
- Proposed Local Plan Allocation - full permission
- Proposed Local Plan Allocation – outline permission
- Proposed Local Plan Allocation

6-Year Potential Supply of Deliverable Sites (1 April 2015 to 31 March 2021)

- 4.5 As already noted (paragraph 2.68 above), a cautious view has been taken on the deliverability of sites with planning permission where construction has not yet started. Over 70% of the dwellings with planning permission on large sites

³³ This figure includes 693 units on small sites in addition to the following distribution on large sites: 3,805 units under construction or construction suspended, 2,750 units with full planning permission which are not started (includes Office to Residential Prior Notification), and 592 units with outline planning permission.

have been included in the 6-year supply of deliverable sites but more dwellings could be completed during that period if economic conditions improve.

- 4.6 Of the remaining dwellings with planning permission, 693 dwellings (10%) are on **small sites**. 608 of these dwellings have full planning permission and, of those, 189 were actively under construction in summer 2015. 85 dwellings are on small sites which have outline permission. As already noted in paragraph 2.74 above, it has been assumed that 70% of the small sites with planning permission will come forward in the 6-year period 2015/16 to 2020/21. This means 485 dwellings on small sites have been included in the 6-year supply. Annual delivery on identified small sites over the 6 years has been assumed to be as follows:

2015/16	= 189 dwellings
2016/17	= 60 dwellings
2017/18	= 60 dwellings
2018/19	= 60 dwellings
2019/20	= 60 dwellings
2020/21	= 60 dwellings
Total	= 485 dwellings

- 4.7 It should be noted here that *actual* annual delivery on small sites over the 5 years 2016/17 to 2020/21 is likely to be higher than has been estimated here because other small windfall sites will gain planning permission and will enter the supply (see paragraph 4.13 – 4.23 below).
- 4.8 2,977 dwellings (1%³⁴) in the 6-year supply are on sites which do not yet have planning permission, 80% of which are proposed Local Plan allocations. This covers sites that are *suitable, available and achievable* during the 6-year period.
- 4.9 Table 11 shows that all sites which are proposed Local Plan allocations (see section 4.4 for categories), make up 46% (4,455 dwellings) of the total 6-year supply. 93% of the allocations are located at the edge of the main urban area of Sheffield.
- 4.10 Table 12 shows that, within the 6-year supply, just over 9,055 dwellings (94%) are in, or at the edge of, the main urban area of Sheffield. 32% of the total supply of deliverable sites is in the City Centre³⁵.
- 4.11 Tables 13 and 14 show that, on larger sites, the Principal Towns of Stocksbridge and Chapeltown have potential to accommodate around 360 dwellings (3% of the total supply) over the next 6 years. Just 25 dwellings on larger sites in the 5-year supply has been identified on sites outside the urban areas, in villages or in the wider countryside (Table 10). Around 1% of the total supply is on small sites in the rural areas.

³⁴ 2,977 dwellings on identified opportunity sites and proposed local plan allocations (without permission), out of a total 9,549 dwellings estimated to be delivered in the 6-year period (including 485 on small sites, and 702 on small windfall sites)

³⁵ Based on the Sheffield Local Plan sub-area

4.12 Table 16 shows that The Sheffield Housing Company³⁶ is also programmed to start to deliver 1,015 dwellings during the next 6 years as part of a 15 year programme, representing 10% of the total 6-year supply.

Estimated Windfalls on Small Sites

4.13 National Planning Policy Framework, defines windfall sites as³⁷:

“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

4.14 National planning policy now allows local planning authorities to make an allowance for windfall sites in the 5-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to:

- the SHLAA, and
- historic windfall delivery rates and expected future trends (not including garden land)

4.15 The NPPF requires that local planning authorities should identify a further supply of **developable** sites for years 6-10 and, where possible, years 11-15 from the date of adopting the Local Plan. NPPF does not specifically state that a windfall allowance can, or cannot, be included in the supply of land for years 6-10 or 11-15. However, it must follow that if a windfall allowance can be used in the rolling 5 year supply calculation, then it should be included in the overall supply. An assessment to include an allowance for small windfall sites, have been included in the 6-year supply figures set out in the tables below, as well as part of the potential supply of developable sites (2021/22 to 2025/26) (see section 4.25).

4.16 An allowance for large windfall sites (10 or more dwellings) has not been made; this is because a number of large sites with permission will have been accounted for in the SHLAA or as part of the proposed Local Plan allocations. If any large windfall sites were to obtain planning permission in the ‘current year’, these can be added to the housing land supply in future reviews of the SHLAA. Furthermore, it can be assumed that not all the ‘identified opportunity sites’ in the SHLAA will be developed, which allows for some flexibility if any large windfall sites do come forward.

It should be noted that, in the first SHLAA, small sites were defined as those of less than 15 dwellings, so, in examining past trends, an adjustment has been made for sites of 10-14 dwellings. Consequently, the annual estimate of completions on small sites is lower than in the first study.

³⁶ Sheffield Housing Company is a partnership between the City Council and a private house builder which aims to deliver around 2,500 new homes on 60 hectares of Council-owned land over the next 15 years.

³⁷ National Planning Policy Framework, DCLG, March 2012, page 57

4.17 Table 10 (a) below shows the trend in permissions on small sites (capacity for less than 10 dwellings) over the last 10 years. On average 362 dwellings have been granted permission.

4.18 The NPPF states that an allowance of windfall sites in the five- year supply should **not** include residential gardens³⁸. Previous versions of the SHLAA have included residential gardens in the small site completions figures, and therefore the evidence to inform the windfall assumptions. It was agreed with the SHLAA working group to monitor small site completions annually to ‘includes residential gardens’ and ‘excludes residential gardens’. See table 10 (b) below.

4.19 Small site completions data is available from 2008/09³⁹. On average **250 dwellings** have been completed each year, on sites which *include* residential gardens, and **240 dwellings** completed each year, on sites which *exclude* residential gardens. This equates to a **4%** difference in average dwelling completions per year. See table 10 (b) *Actual small site completions – average calculated from 2008/09 to 2014/15*.

4.20 Applying the 4% difference, modelling shows that since the 2004 Local Plan Core Strategy base date, on average **251** dwelling have been completed each year, on sites which *include* residential gardens, and **241** dwellings have been completed each year, on sites which *exclude* residential gardens. See table 10(b) *Modelled small site completions – average calculated from 2004/05 to 2014/15*.

4.21 Since 2004 annual completions (modelled and actual) have never been lower than 204 dwellings. It was agreed with the SHLAA working group that the 200 dwellings per year assumption is kept for the 2015 SHLAA report, to take account of the NPPF requirement for calculations for small windfall allowances.

Table 10: Sheffield: Recent Trends in Permissions and Completions on Small Sites

(a) Permissions⁴⁰

2005	2006	2007	2008	2009	2010	2011	2012	2013	2014/15	Average
363	367	394	532	315	279	151	394	517	309	362

³⁸ National Planning policy Framework, DCLG, March 2012, paragraph 48

³⁹ Monitoring on sites within residential gardens is not available prior to 2008/09. Completions data is available for this period, however this was before the SHLAA database of sites was established, and data is not held to the level of detail required.

⁴⁰ 2014/15 monitoring moved to financial years, the figure takes account of small site permissions from 1st January 2014 to 31st March 2014 and then 1st April 2014 to 31st March 2015 permissions.

(b) Small site completions

Actual small site completions – average calculated from 2008/09 to 2014/15:

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Average
Includes residential gardens	213	250	228	320	237	249	218	217	228	248	354	250
Excludes residential gardens					237	247	214	211	215	227	331	240

Modelled small site completions – average calculated from 2004/05 to 2014/15:

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Average (11 years)
Includes residential gardens	213	250	228	320	237	249	218	217	228	248	354	251
Modelled 4% reduction to Excludes residential gardens	204	240	219	307	237	247	214	211	215	227	331	241

4.22 Whilst future trends in small site windfalls may, of course, be different to those in the past, there is no evidence to suggest that they will necessarily decrease. In a major urban area, such as Sheffield, there are a very large number of potential sources of supply, including conversion or redevelopment of non-residential buildings, sub-division of large houses, conversion of vacant floor space above shops and infill on small areas of unused land (with the exclusion of residential gardens). The continued emphasis in the Sheffield Plan on efficient use of land and on concentrating housing development in the urban areas should help to sustain the number of small windfall sites coming forward. It is therefore felt appropriate to include windfall allowance within the 5-year housing supply.

4.23 It was agreed by the Working Group that it was reasonable to assume that 200 dwellings per year would be built on small sites in the 5 years 2016/17 to 2020/21⁴¹. The assumptions imply that a total of 1,187 dwellings would be delivered on small sites over the 6-year period. It means that, in addition to the 485 dwellings on small sites which have planning permission⁴², at least 700 additional dwellings will need to come forward on small windfall sites (see table 18). This figure is conservative in comparison to recent trends (see Table 10(a) above).

Estimated Housing Mix

4.24 The estimated housing mix in the 6-year supply is shown in Table 17 below. This takes into account the approved mix on sites with full planning permission but, for other sites, has been estimated using the assumptions set out in Appendix 1. It is estimated that the 6-year supply is made up of about 44% houses, 46% apartments and 10% purpose-built student flats. However, there is some flexibility in these figures because some variation in house types is possible using the density assumptions set out in Appendix 1.

⁴¹ This methodology has been rolled forward from the 2012 SHLAA Update. 200 dwellings includes an allowance for sites with planning permission. See Table 18.

⁴² 485 dwellings represents 70% of 693 dwellings which have planning permission on small sites – see paragraph 4.6 above.

Table 11: Sheffield District: Supply of Deliverable Sites – Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites under construction or construction suspended – PDL	1,164	785	196	158	96	113	1,348
Large sites under construction or construction suspended – greenfield	5	10	12	0	0	0	22
Total Large sites Under Construction or Construction Suspended	1,169	795	208	158	96	113	1,370
Large sites with full planning permission but not started – PDL	29	293	144	163	100	26	726
Large sites with full planning permission but not started – greenfield	0	1	0	0	0	0	1
Total Large sites with Full Planning Permission but Not Started	29	294	144	163	100	26	727
Large sites with outline planning permission – PDL	0	18	5	0	0	14	37
Large sites with outline planning permission – greenfield	0	0	5	0	0	0	5
Total Large sites with Outline Planning Permission	0	18	10	0	0	14	42
Large Proposed Local Plan Allocation – PDL	18	159	548	515	449	410	2,081
Large Proposed Local Plan Allocation - greenfield	0	42	17	107	90	96	352
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	226	225	176	35	35	14	485
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	0	108	445	70	39	0	662
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	0	48	42	0	0	0	90
Large Proposed Local Plan Allocation – outline planning permission - PDL	0	60	150	121	60	60	451
Large Proposed Local Plan Allocation – outline planning permission - greenfield	0	0	0	30	30	30	90
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0	0	0	0

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Total Large Proposed Local Plan Allocations	244	642	1,378	878	703	610	4,211
Large sites with Office to Residential Prior Notification approval - PDL	12	32	0	0	0	0	32
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	12	32	0	0	0	0	32
Other large identified suitable sites – PDL	0	0	0	68	131	153	352
Other large identified suitable sites – greenfield	0	0	30	50	84	10	174
Total Large Identified Suitable Sites	0	0	30	118	215	163	526
Small sites with full or outline permission – PDL**	152	0	0	0	0	0	229
Small sites with full or outline permission – greenfield**	35	0	0	0	0	0	69
Total Small Sites with Full or Outline Permission	187	0	0	0	0	0	298
Windfalls on Small Sites - PDL**	0	0	0	0	0	0	539
Windfalls on Small Sites - greenfield**	0	0	0	0	0	0	163
Total Windfalls on Small Sites	0	0	0	0	0	0	702
Overall Total Supply	1,641	1,781	1,770	1,317	1,114	926	7,908
Total on Previously Developed Land (PDL)	1,601	1,680	1,664	1,130	910	790	6,942
Total on Greenfield Land	40	101	106	187	204	136	966
% on Previously Developed Land	98%	94%	94%	86%	82%	85%	88%

* Excludes those areas of Sheffield that are in the Peak District National Park

** Based on the greenfield/ previously developed land split for all small sites with planning permission

Table 12: Sheffield: Main Urban Area: Supply of Deliverable Sites – Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites under construction or construction suspended – PDL	1102	785	196	158	96	113	1,348
Large sites under construction or construction suspended – greenfield	5	10	12	0	0	0	22
Total Large sites Under Construction or Construction Suspended	1107	795	208	158	96	113	1,370
Large sites with full planning permission but not started – PDL	29	293	144	163	100	26	726
Large sites with full planning permission but not started – greenfield	0	1	0	0	0	0	1
Total Large sites with Full Planning Permission but Not Started	29	294	144	163	100	26	727
Large sites with outline planning permission – PDL	0	18	5	0	0	14	37
Large sites with outline planning permission – greenfield	0	0	5	0	0	0	5
Total Large sites with Outline Planning Permission	0	18	10	0	0	14	42
Large Proposed Local Plan Allocation – PDL	18	159	548	515	449	410	2,081
Large Proposed Local Plan Allocation - greenfield	0	17	17	107	90	96	327
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	226	225	176	35	35	14	485
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	0	108	445	70	39	0	662
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	0	48	42	0	0	0	90
Large Proposed Local Plan Allocation – outline planning permission - PDL	0	30	90	61	0	0	181
Large Proposed Local Plan Allocation – outline planning permission - greenfield	0	0	0	30	30	30	90

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0	0	0	0
Total Large Proposed Local Plan Allocations	244	587	1318	818	643	550	3,916
Large sites with Office to Residential Prior Notification approval - PDL	12	32	0	0	0	0	32
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	12	32	0	0	0	0	32
Other large identified suitable sites – PDL	0	0	0	68	131	153	352
Other large identified suitable sites – greenfield	0	0	30	50	84	10	174
Total Large Identified Suitable Sites	0	0	30	118	215	163	526
Small sites with full or outline permission – PDL*	134	0	0	0	0	0	200
Small sites with full or outline permission – greenfield*	40	0	0	0	0	0	61
Total Small Sites with Full or Outline Permission	174	0	0	0	0	0	261
Windfalls on Small Sites - PDL*	0	0	0	0	0	0	472
Windfalls on Small Sites - greenfield*	0	0	0	0	0	0	143
Total Windfalls on Small Sites	0	0	0	0	0	0	615
Overall Total Supply	1,566	1,726	1,710	1,257	1,054	866	7,489
Total on Previously Developed Land (PDL)	1,521	1,650	1,604	1,070	850	730	6,576
Total on Greenfield Land	45	76	106	187	204	136	913
% on Previously Developed Land	97%	96%	94%	85%	81%	84%	88%

*Based on the greenfield/ previously developed land split for all small sites with planning permission

Table 13: Stocksbridge: Supply of Deliverable Sites – Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites under construction or construction suspended – PDL	0	0	0	0	0	0	0
Large sites under construction or construction suspended – greenfield	0	0	0	0	0	0	0
Total Large sites Under Construction or Construction Suspended	0	0	0	0	0	0	0
Large sites with full planning permission but not started – PDL	0	0	0	0	0	0	0
Large sites with full planning permission but not started – greenfield	0	0	0	0	0	0	0
Total Large sites with Full Planning Permission but Not Started	0	0	0	0	0	0	0
Large sites with outline planning permission – PDL	0	0	0	0	0	0	0
Large sites with outline planning permission – greenfield	0	0	0	0	0	0	0
Total Large sites with Outline Planning Permission	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - PDL	0	30	60	60	60	60	270
Large Proposed Local Plan Allocation – outline planning permission - greenfield	0	0	0	0	0	0	0

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0	0	0	0
Total Large Proposed Local Plan Allocations	0	30	60	60	60	60	270
Large sites with Office to Residential Prior Notification approval - PDL	0	0	0	0	0	0	0
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	0	0	0	0	0	0	0
Other large identified suitable sites – PDL	0	0	0	0	0	0	0
Other large identified suitable sites – greenfield	0	0	0	0	0	0	0
Total Large Identified Suitable Sites	0	0	0	0	0	0	0
Small sites with full or outline permission – PDL*	2	0	0	0	0	0	8
Small sites with full or outline permission – greenfield*	0	0	0	0	0	0	2
Total Small Sites with Full or Outline Permission	2	0	0	0	0	0	10
Windfalls on Small Sites - PDL*	0	0	0	0	0	0	19
Windfalls on Small Sites - greenfield*	0	0	0	0	0	0	6
Total Windfalls on Small Sites	0	0	0	0	0	0	25
Overall Total Supply	2	30	60	60	60	60	305
Total on Previously Developed Land (PDL)	2	30	60	60	60	60	297
Total on Greenfield Land	0	0	0	0	0	0	8
% on Previously Developed Land	0%	100%	100%	100%	100%	100%	97%

*Based on the greenfield/ previously developed land split for all small sites with planning permission

Table 14: Chapeltown/ High Green: Supply of Deliverable Sites – Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites under construction or construction suspended – PDL	0	0	0	0	0	0	0
Large sites under construction or construction suspended – greenfield	0	0	0	0	0	0	0
Total Large sites Under Construction or Construction Suspended	0	0	0	0	0	0	0
Large sites with full planning permission but not started – PDL	0	0	0	0	0	0	0
Large sites with full planning permission but not started – greenfield	0	0	0	0	0	0	0
Total Large sites with Full Planning Permission but Not Started	0	0	0	0	0	0	0
Large sites with outline planning permission – PDL	0	0	0	0	0	0	0
Large sites with outline planning permission – greenfield	0	0	0	0	0	0	0
Total Large sites with Outline Planning Permission	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - greenfield	0	0	0	0	0	0	0

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0	0	0	0
Total Large Proposed Local Plan Allocations	0	0	0	0	0	0	0
Large sites with Office to Residential Prior Notification approval - PDL	0	0	0	0	0	0	0
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	0	0	0	0	0	0	0
Other large identified suitable sites – PDL	0	0	0	0	0	0	0
Other large identified suitable sites – greenfield	0	0	0	0	0	0	0
Total Large Identified Suitable Sites	0	0	0	0	0	0	0
Small sites with full or outline permission – PDL*	2	0	0	0	0	0	12
Small sites with full or outline permission – greenfield*	1	0	0	0	0	0	3
Total Small Sites with Full or Outline Permission	3	0	0	0	0	0	15
Windfalls on Small Sites - PDL*	0	0	0	0	0	0	27
Windfalls on Small Sites - greenfield*	0	0	0	0	0	0	8
Total Windfalls on Small Sites	0	0	0	0	0	0	35
Overall Total Supply	3	0	0	0	0	0	50
Total on Previously Developed Land (PDL)	2	0	0	0	0	0	39
Total on Greenfield Land	1	0	0	0	0	0	11
% on Previously Developed Land	0%	0%	0%	0%	0%	0%	78%

*Based on the greenfield/ previously developed land split for all small sites with planning permission

Table 15: Rural Areas: Supply of Deliverable Sites – Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)**

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites under construction or construction suspended – PDL	62	0	0	0	0	0	0
Large sites under construction or construction suspended – greenfield	0	0	0	0	0	0	0
Total Large sites Under Construction or Construction Suspended	62	0	0	0	0	0	0
Large sites with full planning permission but not started – PDL	0	0	0	0	0	0	0
Large sites with full planning permission but not started – greenfield	0	0	0	0	0	0	0
Total Large sites with Full Planning Permission but Not Started	0	0	0	0	0	0	0
Large sites with outline planning permission – PDL	0	0	0	0	0	0	0
Large sites with outline planning permission – greenfield	0	0	0	0	0	0	0
Total Large sites with Outline Planning Permission	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - greenfield	0	25	0	0	0	0	25
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0	0	0	0

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0	0	0	0
Total Large Proposed Local Plan Allocations	0	25	0	0	0	0	25
Large sites with Office to Residential Prior Notification approval - PDL	0	0	0	0	0	0	0
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	0	0	0	0	0	0	0
Other large identified suitable sites – PDL	0	0	0	0	0	0	0
Other large identified suitable sites – greenfield	0	0	0	0	0	0	0
Total Large Identified Suitable Sites	0	0	0	0	0	0	0
Small sites with full or outline permission – PDL*	6	0	0	0	0	0	9
Small sites with full or outline permission – greenfield*	2	0	0	0	0	0	3
Total Small Sites with Full or Outline Permission	8	0	0	0	0	0	12
Windfalls on Small Sites - PDL*	0	0	0	0	0	0	21
Windfalls on Small Sites - greenfield*	0	0	0	0	0	0	6
Total Windfalls on Small Sites	0	0	0	0	0	0	27
Overall Total Supply	70	25	0	0	0	0	64
Total on Previously Developed Land (PDL)	68	0	0	0	0	0	30
Total on Greenfield Land	2	25	0	0	0	0	34
% on Previously Developed Land	0%	0%	0%	0%	0%	0%	47%

*Based on the greenfield/ previously developed land split for all small sites with planning permission

**Rural Areas are defined as land in the Green Belt (including the smaller villages of Bolsterstone, Brightholmlee, Dungworth, Ewden, Midhopestones and Ringinglow) and the Local Service Centres of Oughtibridge, Worrall and Wharnccliffe Side (which are inset within the Green Belt)

Table 16: Sheffield Housing Company Supply of Deliverable Sites – Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites under construction or construction suspended – PDL	0	0	0	0	0	0	0
Large sites under construction or construction suspended – greenfield	0	0	0	0	0	0	0
Total Large sites Under Construction or Construction Suspended	0	0	0	0	0	0	0
Large sites with full planning permission but not started – PDL	0	0	0	0	0	0	0
Large sites with full planning permission but not started – greenfield	0	0	0	0	0	0	0
Total Large sites with Full Planning Permission but Not Started	0	0	0	0	0	0	0
Large sites with outline planning permission – PDL	0	0	0	0	0	0	0
Large sites with outline planning permission – greenfield	0	0	0	0	0	0	0
Total Large sites with Outline Planning Permission	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – PDL	18	130	235	177	221	162	925
Large Proposed Local Plan Allocation - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	44	28	0	0	0	0	28
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – outline planning permission - greenfield	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0	0	0	0
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0	0	0	0
Total Large Proposed Local Plan Allocations	62	158	235	177	221	162	953

Status of Deliverable Sites	Expected Year of Delivery (Dwellings)						Total 5-Year Supply
	Current Year Supply	5-Year Supply					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Large sites with Office to Residential Prior Notification approval - PDL	0	0	0	0	0	0	0
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	0	0	0	0	0	0	0
Other large identified suitable sites – PDL	0	0	0	0	0	0	0
Other large identified suitable sites – greenfield	0	0	0	0	0	0	0
Total Large Identified Suitable Sites	0	0	0	0	0	0	0
Overall Total Supply	62	158	235	177	221	162	953
Total on Previously Developed Land (PDL)	62	158	235	177	221	162	953
Total on Greenfield Land	0	0	0	0	0	0	0
% on Previously Developed Land	100%	100%	100%	100%	100%	100%	100%

Table 17: Sheffield: Estimated Housing Mix on Deliverable Sites - Current Year (2015/16) and next 5 Years (2016/17 to 2020/21)

Status of Deliverable Sites	Houses	Apartments	Purpose Built Student Flats	Total 6-year Supply
Large sites under construction or construction suspended – PDL	217	1,808	486	2,511
Large sites under construction or construction suspended – greenfield	4	24	0	28
Total Large sites Under Construction or Construction Suspended	221	1,832	486	2,539
Large sites with full planning permission but not started – PDL	98	608	49	755
Large sites with full planning permission but not started – greenfield	1	0	0	1
Total Large sites with Full Planning Permission but Not Started	99	608	49	756
Large sites with outline planning permission – PDL	19	18	0	37
Large sites with outline planning permission – greenfield	5	0	0	5
Total Large sites with Outline Planning Permission	24	18	0	42
Large Proposed Local Plan Allocation – PDL	1,527	571	0	2,098
Large Proposed Local Plan Allocation - greenfield	290	62	0	352
Large Proposed Local Plan Allocation - under construction or construction suspended - PDL	561	150	0	711
Large Proposed Local Plan Allocation - under construction or construction suspended - greenfield	0	0	0	0
Large Proposed Local Plan Allocation - full planning permission but not started - PDL	217	14	431	662
Large Proposed Local Plan Allocation - full planning permission but not started - greenfield	33	57	0	90
Large Proposed Local Plan Allocation – outline planning permission - PDL	445	6	0	451
Large Proposed Local Plan Allocation – outline planning permission - greenfield	90	0	0	90
Large Proposed Local Plan Allocation – non housing - PDL	0	0	0	0
Large Proposed Local Plan Allocation – non housing - greenfield	0	0	0	0
Total Large Proposed Local Plan Allocations	3,163	860	431	4,454
Large sites with Office to Residential Prior Notification approval - PDL	0	44	0	44
Large sites with Office to Residential Prior Notification approval - greenfield	0	0	0	0
Total Large sites with Office to Residential Prior Notification approval	0	44	0	44

Status of Deliverable Sites	Houses	Apartments	Purpose Built Student Flats	Total 6-year Supply
Other large identified suitable sites – PDL	0	353	0	353
Other large identified suitable sites – greenfield	110	64	0	174
Total Large Identified Suitable Sites	110	417	0	527
Small sites with full or outline permission – PDL*	161	195	16	372
Small sites with full or outline permission – greenfield*	49	59	5	113
Total Small Sites with Full or Outline Permission	209	254	21	485
Windfalls on Small Sites - PDL*	253	274	12	539
Windfalls on Small Sites - greenfield*	77	83	4	163
Total Windfalls on Small Sites	330	357	15	702
Overall Total Supply	4,156	4,390	1,003	9,549
Total on Previously Developed Land (PDL)	3,498	4,041	994	8,533
Total on Greenfield Land	658	349	9	1,016
% on Previously Developed Land	84%	92%	99%	89%

*Based on the greenfield/ previously developed land split for all small sites with planning permission

Potential Supply of Developable Sites (2021/22 to 2025/26)

- 4.25 Table 19 shows that the total developable supply for the period 2021/22 to 2025/26 is 13,811 dwellings⁴³. A further 2,968 dwellings are considered to be developable after 2025/26 (of which 55% are proposed as non-housing use allocations). 84% of the supply on developable sites in the period to 2025/26 is on previously developed land.
- 4.26 2,158 dwellings (16%) in the developable supply for the period 2021/22 to 2025/26 are on sites which already have full or outline planning permission. As already noted, this reflects the fact that a cautious view has been taken to delivery within the next 5 years, given the current difficult economic conditions. It is possible that some of the dwellings with permission could come forward sooner than shown and this will be monitored in future annual updates of the SHLAA.
- 4.27 Around, 11,653 dwellings which are developable in the period 2021/22 to 2025/26 are on sites which do not yet have planning permission ('identified sites').
- 4.28 All sites which are proposed Local Plan allocations (see section 4.4 for categories), make up 42% (5,829 dwellings) of the supply for 2021/22 to 2025/26. 88% of the allocations are located at the edge of the main urban area of Sheffield.
- 4.29 In practice, it is unlikely that all the potential supply for 2021/22 to 2025/26 will come forward in that period because significant numbers of sites are concentrated within three relatively small areas - City Centre, the South Housing Renewal Area (Wybourn/Manor/ Arbourthorne) and the South East (Mosborough Townships, Scowerdons and Woodhouse/Beighton). The Home Builders Federation's view is that the high concentration in these areas, and the wider Former Housing Renewal Area, will mean that a proportion of the identified supply up to 2025/26 will not be delivered until after that date. This is due to limits on what the market will deliver annually in any one area. See Chapter 6 for the further analysis on the potential impact of concentrations of available land in these three areas.
- 4.30 Around 24% of the potential supply (3,276 dwellings) for the period 2020/21 to 2025/26 are on sites that currently have policy constraints or on sites which are not currently suitable for housing (but which are expected to become suitable before 2025/26). Around half (1,531 dwellings) of these sites are proposed as allocated Housing Sites in the Pre-Submission City Policies and Sites document. Where proposed allocations have policy constraints, these are sites allocated for 'flexible use', but where housing is acceptable.

⁴³ This does not include 208 dwellings on small sites with planning permission (30% of the total number of dwellings on small sites) which were not included in the deliverable 6-year supply for the period 2015/16 to 2020/21 (see paragraph 4.6). It has been assumed that planning permission on these sites would lapse or, alternatively, permission would be renewed and they would be included in the supply in a future update of the SHLAA.

4.31 Table 20 shows that 90% of the supply of developable sites (12,516 dwellings⁴⁴) are in, or at the edge of, of the main urban area of Sheffield.

4.32 Tables 21 and 22 summarises, on larger sites, the developable supply in the Principal Town of Stocksbridge has potential to accommodate around 689 dwellings (5% of the total), and 100 dwellings in Chapeltown over the period 2021/22 to 2025/26.

4.33 Table 23 shows that, in the period 2021/22 to 2025/26, a further 506 dwellings could be accommodated in Rural areas, primarily in the Local Service Centres of Oughtibridge, Wharncliffe Side and Worrall. Over half of the sites that are developable in these areas are identified greenfield sites, the remainder are proposed Local Plan allocations (without permission) and small windfall sites.

Estimate of future Windfalls on small sites (2021/22 to 2025/26)

4.34 A windfall allowance had not been made in previous versions of the SHLAA, because guidance in the former Planning Policy Statement 3 for Housing made it clear that local authorities, in planning for housing land, should not plan for a set level of windfalls. In a change, the NPPF does make provision for Local Authorities to include windfall allowance within their five year housing supply where there is 'compelling evidence that such sites have consistently become available'.⁴⁵ If a windfall allowance can be used in the rolling 5-year supply calculation, then it should be included in the overall supply to the end of the plan period. (see paragraph 4.13 to 4.23).

4.35 The Regional Practice Guidance notes that the housing land supply 'conveyor belt' will include windfall sites and small sites, which have not been planned for as part of the supply, but are nonetheless forming part of the supply. In effect, they have 'dropped-in' to the supply identified in the Strategic Housing Land Availability Assessment, pushing everything else back. Windfalls do, therefore, have **an impact on the trajectory of housing completions** and, in future updates of the SHLAA, will, at some point in time, become commitments capable of being counted specifically.

4.36 The Working Group agreed that a significant number of windfalls are likely to come forward in Sheffield and Rotherham over the next 15- 20 years. This is because:

- Sheffield and Rotherham districts include extensive urban areas which are undergoing regeneration and renewal; and
- it is not practical to identify all small sites that are suitable for housing; and

⁴⁴ Excluding potential supply after 2025/26

⁴⁵ National Planning Policy Framework, Department for Communities and Local Government, March 2012, paragraph 48.

- Analysis of past trends shows a significant number of dwellings are built on small sites each year and they have historically made a significant contribution to supply; and
- such sites are too small to be allocated in Local Plans

4.37 Table 20 above showed the past trend in permissions and completions on small sites (capacity for less than 10 dwellings) since 2004/05. It was agreed by the Working Group that it was reasonable to assume that 200 dwellings per year would be built on small sites in the 5-year supply period from 2016/17 to 2020/21⁴⁶. From 2021/22 onwards, it was agreed that the total delivery on small sites should be assumed to rise to 252 dwellings per year (the previous 6-year average). The assumptions imply that a total of 1,262 dwellings would be delivered on small sites over the remaining 5 year period up to 2025/26.

4.38 Overall delivery on small sites over the period to 2025/26 is summarised in Table 18 below.

Table 18: Assumed Delivery on Small Sites (2015/16 to 2025/26)

Year	Estimated Delivery on Small Sites (Dwellings)		
	Identified Sites with Planning Permission	Assumed Windfalls	Total
2015/16	187	0	187
2016/17	60	140	200
2017/18	60	140	200
2018/19	60	140	200
2019/20	60	140	200
2020/21	60	140	200
Sub-Total 6-year supply	485	702	1,187
2021/22	0	252	252
2022/23	0	252	252
2023/24	0	252	252
2024/25	0	252	252
2025/26	0	252	252
Sub-Total 5-year supply	0	1,262	1,262
Total	485	1,964	2,449

4.39 It should be stressed that the figure put forward by the Working Group is a judgement and is not based on any particular model or formula. Trends will be monitored annually as part of the SHLAA update and adjustments will be made to assumptions about future delivery, as appropriate.

⁴⁶ This methodology has been rolled forward from the 2012 SHLAA Update.

Table 19: Sheffield District: Supply of Developable Sites (2021/22 to after 2025/26)

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites under construction or construction suspended (not proposed allocation) – PDL	555	0	555
Sites under construction or construction suspended (not proposed allocation) – greenfield	0	0	0
Total Sites Under Construction or Construction Suspended (not proposed allocation)	555	0	555
Sites with full planning permission but not started – PDL	793	0	793
Sites with full planning permission but not started – greenfield	0	0	0
Total Sites with Full Planning Permission but Not Started (not proposed allocation)	793	0	793
Sites with outline planning permission (not proposed allocation) – PDL	19	0	19
Sites with outline planning permission (not proposed allocation) – greenfield	0	0	0
Total Sites with Outline Planning Permission (not proposed allocation)	19	0	19
Proposed Allocated Housing Site* - under construction or construction suspended - PDL	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - greenfield	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - PDL	183	0	183
Proposed Allocated Housing Site* - full planning permission but not started - greenfield	0	0	0
Proposed Allocated Housing Site* – outline planning permission - PDL	276	0	276
Proposed Allocated Housing Site* – outline planning permission - greenfield	110	0	110
Proposed Allocated Housing Site* – PDL	4,467	902	5,369
Proposed Allocated Housing Site* – greenfield	793	45	838
Proposed Allocated Housing Site (non-housing) - PDL	0	1,626	1,626
Proposed Allocated Housing Site (non-housing) - greenfield	0	0	0
Total Proposed Allocated Sites	5,829	2,573	8,402
Sites with Office to Residential Prior Notification approval - PDL	222	0	222

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites with Office to Residential Prior Notification approval - greenfield	0	0	0
Total Sites with Office to Residential Prior Notification approval	222	0	222
Other Suitable Sites (not proposed as allocations)** – PDL	4,134	337	4,471
Other Suitable Sites (not proposed as allocations)** – greenfield	997	58	1,055
Total Other Suitable Sites (not proposed as allocations)	5,131	395	5,526
Windfalls on Small Sites - PDL**	969	0	969
Windfalls on Small Sites - greenfield**	293	0	293
Total Windfalls on Small Sites	1,262	0	1,262
Overall Total Supply	13,811	2,968	16,779
Total on Previously Developed Land (PDL)	11,618	2,865	14,483
Total on Greenfield Land	2,193	103	2,296
% on Previously Developed Land	84%	97%	86%

* Includes allocated sites in Flexible Use Areas (housing acceptable)

** But expected to become suitable before 2025/26.

Table 20: Sheffield Main Urban Area: Summary of the Supply of Developable Sites (2021/22 to after 2025/26)

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites under construction or construction suspended (not proposed allocation) – PDL	555	0	555
Sites under construction or construction suspended (not proposed allocation) – greenfield	0	0	0
Total Sites Under Construction or Construction Suspended (not proposed allocation)	555	0	555
Sites with full planning permission but not started – PDL	793	0	793
Sites with full planning permission but not started – greenfield	0	0	0
Total Sites with Full Planning Permission but Not Started (not proposed allocation)	793	0	793
Sites with outline planning permission (not proposed allocation) – PDL	19	0	19
Sites with outline planning permission (not proposed allocation) – greenfield	0	0	0
Total Sites with Outline Planning Permission (not proposed allocation)	19	0	19
Proposed Allocated Housing Site* - under construction or construction suspended - PDL	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - greenfield	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - PDL	183	0	183
Proposed Allocated Housing Site* - full planning permission but not started - greenfield	0	0	0
Proposed Allocated Housing Site* – outline planning permission - PDL	150	0	150
Proposed Allocated Housing Site* – outline planning permission - greenfield	110	0	110
Proposed Allocated Housing Site* – PDL	4,004	800	4,804
Proposed Allocated Housing Site* – greenfield	662	45	707
Proposed Allocated Housing Site (non-housing) - PDL	0	1,397	1,397
Proposed Allocated Housing Site (non-housing) - greenfield	0	0	0
Total Proposed Allocated Sites	5,109	2,242	7,351
Sites with Office to Residential Prior Notification approval - PDL	222	0	222

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites with Office to Residential Prior Notification approval - greenfield	0	0	0
Total Sites with Office to Residential Prior Notification approval	222	0	222
Other Suitable Sites (not proposed as allocations)** – PDL	4,092	337	4,429
Other Suitable Sites (not proposed as allocations)** – greenfield	621	58	679
Total Other Suitable Sites (not proposed as allocations)	4,713	395	5,108
Windfalls on Small Sites - PDL**	848	0	848
Windfalls on Small Sites - greenfield**	257	0	257
Total Windfalls on Small Sites	1,105	0	1,105
Overall Total Supply	12,516	2,637	15,153
Total on Previously Developed Land (PDL)	10,866	2,534	13,400
Total on Greenfield Land	1,650	103	1,753
% on Previously Developed Land	87%	96%	88%

* Includes allocated sites in Flexible Use Areas (housing acceptable)

** But expected to become suitable before 2025/26.

Table 21: Stocksbridge: Summary of the Supply of Developable Sites (2021/22 to after 2025/26)

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites under construction or construction suspended (not proposed allocation) – PDL	0	0	0
Sites under construction or construction suspended (not proposed allocation) – greenfield	0	0	0
Total Sites Under Construction or Construction Suspended (not proposed allocation)	0	0	0
Sites with full planning permission but not started – PDL	0	0	0
Sites with full planning permission but not started – greenfield	0	0	0
Total Sites with Full Planning Permission but Not Started (not proposed allocation)	0	0	0
Sites with outline planning permission (not proposed allocation) – PDL	0	0	0
Sites with outline planning permission (not proposed allocation) – greenfield	0	0	0
Total Sites with Outline Planning Permission (not proposed allocation)	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - PDL	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - greenfield	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - PDL	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - greenfield	0	0	0
Proposed Allocated Housing Site* – outline planning permission - PDL	126	0	126
Proposed Allocated Housing Site* – outline planning permission - greenfield	0	0	0
Proposed Allocated Housing Site* – PDL	329	102	431
Proposed Allocated Housing Site* – greenfield	52	0	52
Proposed Allocated Housing Site (non-housing) - PDL	0	171	171
Proposed Allocated Housing Site (non-housing) - greenfield	0	0	0
Total Proposed Allocated Sites	507	273	780
Sites with Office to Residential Prior Notification approval - PDL	0	0	0

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites with Office to Residential Prior Notification approval - greenfield	0	0	0
Total Sites with Office to Residential Prior Notification approval	0	0	0
Other Suitable Sites (not proposed as allocations)** – PDL	42	0	42
Other Suitable Sites (not proposed as allocations)** – greenfield	96	0	96
Total Other Suitable Sites (not proposed as allocations)	138	0	138
Windfalls on Small Sites - PDL**	34	0	34
Windfalls on Small Sites - greenfield**	10	0	10
Total Windfalls on Small Sites	44	0	44
Overall Total Supply	689	273	962
Total on Previously Developed Land (PDL)	531	273	804
Total on Greenfield Land	158	0	158
% on Previously Developed Land	77%	100%	84%

* Includes allocated sites in Flexible Use Areas (housing acceptable)

** But expected to become suitable before 2025/26.

Table 22: Chapeltown/ High Green: Summary of the Supply of Developable Sites (2021/22 to after 2025/26)

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites under construction or construction suspended (not proposed allocation) – PDL	0	0	0
Sites under construction or construction suspended (not proposed allocation) – greenfield	0	0	0
Total Sites Under Construction or Construction Suspended (not proposed allocation)	0	0	0
Sites with full planning permission but not started – PDL	0	0	0
Sites with full planning permission but not started – greenfield	0	0	0
Total Sites with Full Planning Permission but Not Started (not proposed allocation)	0	0	0
Sites with outline planning permission (not proposed allocation) – PDL	0	0	0
Sites with outline planning permission (not proposed allocation) – greenfield	0	0	0
Total Sites with Outline Planning Permission (not proposed allocation)	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - PDL	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - greenfield	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - PDL	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - greenfield	0	0	0
Proposed Allocated Housing Site* – outline planning permission - PDL	0	0	0
Proposed Allocated Housing Site* – outline planning permission - greenfield	0	0	0
Proposed Allocated Housing Site* – PDL	36	0	36
Proposed Allocated Housing Site* – greenfield	0	0	0
Proposed Allocated Housing Site (non-housing) - PDL	0	0	0
Proposed Allocated Housing Site (non-housing) - greenfield	0	0	0
Total Proposed Allocated Sites	36	0	36
Sites with Office to Residential Prior Notification approval - PDL	0	0	0

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites with Office to Residential Prior Notification approval - greenfield	0	0	0
Total Sites with Office to Residential Prior Notification approval	0	0	0
Other Suitable Sites (not proposed as allocations)** – PDL	0	0	0
Other Suitable Sites (not proposed as allocations)** – greenfield	0	0	0
Total Other Suitable Sites (not proposed as allocations)	0	0	0
Windfalls on Small Sites - PDL**	49	0	49
Windfalls on Small Sites - greenfield**	15	0	15
Total Windfalls on Small Sites	64	0	64
Overall Total Supply	100	0	100
Total on Previously Developed Land (PDL)	85	0	85
Total on Greenfield Land	15	0	15
% on Previously Developed Land	85%	0%	85%

* Includes allocated sites in Flexible Use Areas (housing acceptable)

** But expected to become suitable before 2025/26.

Table 23: Rural Areas*: Summary of the Supply of Developable Sites (2021/22 to after 2025/26)**

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites under construction or construction suspended (not proposed allocation) – PDL	0	0	0
Sites under construction or construction suspended (not proposed allocation) – greenfield	0	0	0
Total Sites Under Construction or Construction Suspended (not proposed allocation)	0	0	0
Sites with full planning permission but not started – PDL	0	0	0
Sites with full planning permission but not started – greenfield	0	0	0
Total Sites with Full Planning Permission but Not Started (not proposed allocation)	0	0	0
Sites with outline planning permission (not proposed allocation) – PDL	0	0	0
Sites with outline planning permission (not proposed allocation) – greenfield	0	0	0
Total Sites with Outline Planning Permission (not proposed allocation)	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - PDL	0	0	0
Proposed Allocated Housing Site* - under construction or construction suspended - greenfield	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - PDL	0	0	0
Proposed Allocated Housing Site* - full planning permission but not started - greenfield	0	0	0
Proposed Allocated Housing Site* – outline planning permission - PDL	0	0	0
Proposed Allocated Housing Site* – outline planning permission - greenfield	0	0	0
Proposed Allocated Housing Site* – PDL	98	0	98
Proposed Allocated Housing Site* – greenfield	79	0	79
Proposed Allocated Housing Site (non-housing) - PDL	0	0	0
Proposed Allocated Housing Site (non-housing) - greenfield	0	0	0
Total Proposed Allocated Sites	177	0	177
Sites with Office to Residential Prior Notification approval - PDL	0	0	0

Status of Deliverable Sites	Likely Delivery Period (Dwellings)		
	2021/22 to 2025/26	After 2025/26	Overall Total
Sites with Office to Residential Prior Notification approval - greenfield	0	0	0
Total Sites with Office to Residential Prior Notification approval	0	0	0
Other Suitable Sites (not proposed as allocations)** – PDL	0	0	0
Other Suitable Sites (not proposed as allocations)** – greenfield	280	0	280
Total Other Suitable Sites (not proposed as allocations)	280	0	280
Windfalls on Small Sites - PDL**	38	0	38
Windfalls on Small Sites - greenfield**	11	0	11
Total Windfalls on Small Sites	49	0	49
Overall Total Supply	506	0	506
Total on Previously Developed Land (PDL)	136	0	136
Total on Greenfield Land	370	0	370
% on Previously Developed Land	27%	0%	27%

* Includes allocated sites in Flexible Use Areas (housing acceptable)

**But expected to become suitable before 2025/26.

***Rural Areas are defined as land in the Green Belt (including the smaller villages of Bolsterstone, Brightholmlee, Dungworth, Ewden, Midhopestones and Ringinglow) and the Local Service Centres of Oughtibridge, Worrall and Wharnccliffe Side (which are inset within the Green Belt)

Summary of Overall Potential Supply (2012/13 to 2025/26)

- 4.40 Table 24 below summarises the overall housing land supply in Sheffield District and by settlement. It shows that the total supply for the current Sheffield Plan period (up to 2025/26) is 23,360 dwellings. 86% of the supply is on previously developed land. Nearly 14% of the potential supply (3,276 dwellings) is on sites that currently have policy constraints or sites which are not currently suitable for housing (but which are expected to become suitable before 2025/26). This means that total supply of suitable sites that are free of *current* policy constraints is 20,084 dwellings.
- 4.41 Just over 92% of the potential supply in the period 2015/16 to 2025/26 is concentrated in, or at the edge of, the main urban area of Sheffield. 4% of the potential supply is in Stocksbridge and 1% in Chapeltown. Almost 3% of the supply is in rural parts of the district, including the Local Service Centres of Oughtibridge, Wharncliffe Side and Worrall.
- 4.42 The figures for Sheffield Plan Sub-Areas are shown in Table 25. Over a third of the supply is in the City Centre and almost a fifth is in the South East Urban Area.
- 4.43 An assessment of the 5-year housing land supply from 2016/17 to 2020/21 for Sheffield is outlined in Chapter 5 of the report.

Assessment of Potential Housing Mix

- 4.44 Table 26 below shows that the overall supply is made up of 45% houses, 50% apartments and 5% purpose built student flats. Again, it is important to emphasise that some variation in house types is possible whilst still achieving the densities assumed in the study.
- 4.45 The inclusion of purpose-built student flats in the overall housing supply is an approach not supported by the HBF representatives on the Working Group, who consider that student accommodation should be counted separately and not contribute to the general housing supply (see paragraph 2.59)

Assessment of Proposed Local Plan Allocations

- 4.46 As part of the 2013 City Policies and Sites process, some site designations have changed from the UDP designation. The overall supply from 2015/16 to 2025/26 is made up of 10,284 dwellings as proposed allocated sites in which housing would be an acceptable use. 25% of the proposed allocations have permission (including outline) or construction has already started. The proposed allocations are 44% of the gross total supply from 2015/16 to 2025/26.
- 4.47 After the end of the current plan period 2025/26, over 1,300 dwelling are estimated to be delivered. Around 70% (947) of these dwellings are proposed Local Plan allocations.

Other Land not included in the Potential Supply

- 4.48 It has already been noted (see paragraph 2.31 to 2.34 above) that some land put forward to the Council by respondents to the call-for potential sites and broad locations, or by respondents to the Sheffield Local Plan City Policies and Sites consultation has not been included in the potential supply. This applies to land in the Sheffield Green Belt and land that is to be protected as countryside in the Sheffield Plan. The City Council considers that, in light of policies in the Core Strategy, it is unnecessary to consider this land now as part of this SHLAA update. The HBF representatives on the Working Group do not support this view and consider that these sites (and other Green Belt options) should be considered as options for meeting future housing requirements.
- 4.49 The suitability of some of these sites for housing will be established through the review of the new Sheffield Plan, and any sites deemed suitable by the Inspector will be included in subsequent annual updates of the SHLAA. A full list of the Green Belt sites suggested to the Council by respondents to the 2009 and 2014 'Call for Sites' are set out in Appendix 6 and Appendix 7.

Table 24: Sheffield District: Summary of Overall Potential Supply* 2015/16 to 2025/26

Settlement	Dwellings			
	Current Year (2015/16)	5-Year Supply (2016/17 to 2020/21)	Supply for Period 2021/22 to 2025/26	TOTAL SUPPLY 2015/16 to 2025/26
Sheffield Main Urban Area				
Previously Developed Land	1,521	6,576	10,866	18,963
Greenfield	45	913	1,650	2,608
Sub-total	1,566	7,489	12,516	21,571
Stocksbridge				
Previously Developed Land	2	297	531	830
Greenfield	0	8	158	166
Sub-total	2	305	689	996
Chapelton				
Previously Developed Land	2	39	85	126
Greenfield	1	11	15	27
Sub-total	3	50	100	153
Rural Areas**				
Previously Developed Land	68	30	136	234
Greenfield	2	34	370	406
Sub-total	70	64	506	640
Total for Sheffield District				
Previously Developed Land	1,593	6,942	11,618	20,153
Greenfield	48	966	2,193	3,207
Overall Total	1,641	7,908	13,811	23,360
% Previously Developed Land	97%	88%	84%	86%

*The total supply includes sites assessed as 'not currently suitable for housing' and sites which are considered suitable but which have current policy constraints. Includes windfall on small sites.

**Rural Areas are defined as land in the Green Belt (including the smaller villages of Bolsterstone, Brightholmlee, Dungworth, Ewden, Midhapestones and Ringinglow) and the Local Service Centres of Oughtibridge, Worrall and Wharnccliffe Side (which are inset within the Green Belt)

Table 25: Summary of Overall Potential Supply by Sheffield Plan Sub-Area* 2015/16 to 2025/26

Sheffield local Plan Sub- Areas	Dwellings				
	Current Year (2015/16)	5-Year Supply (2016/17 to 2020/21)	Supply for Period 2021/22 to 2025/26	TOTAL SUPPLY 2015/16 to 2025/26	% Share
City Centre	860	2,237	4,807	7,903	34%
Lower Don Valley	3	66	1,461	1,526	7%
Upper Don Valley	45	45	98	188	1%
Sheaf Valley	34	535	405	975	4%
North East Urban Area	192	1,164	965	2,323	10%
South East Urban Area	259	1,491	2,493	4,243	18%
South and West Urban Area	184	902	1,400	2,487	11%
Mosborough/ Woodhouse	48	862	906	1,817	8%
Chapelton/ Ecclesfield	6	71	182	258	1%
Stocksbridge/ Deepcar	6	487	877	1,370	6%
Rural Settlements**	4	48	218	269	1%
Overall Total	1,641	7,908	13,811	23,360	100%

*The total supply includes sites assessed as 'not currently suitable for housing' and sites which are considered suitable but which have current policy constraints. Includes windfall on small sites.

**Includes the Local Service Centres of Oughtibridge, Worrall and Wharnccliffe Side and the countryside surrounding those settlements.

Table 26: Sheffield District: Overall Potential Supply (2015/16 to 2025/26) – Assessment of Potential Dwelling Mix*

Period	Houses	Apartments	Student Flats	Total Dwellings
Current Year and 5-Year Supply (2016/17 to 2020/21)	4,156	4,390	1,003	9,549
Developable Supply (2021/22 to 2025/26)	6,354	7,295	162	13,811
Total	10,510	11,685	1,165	23,360
% of Total Supply	45%	50%	5%	100%

*The total supply includes sites assessed as 'not currently suitable for housing' and sites which are considered suitable but which have current policy constraints. Includes windfall on small sites.

5. Monitoring and Future Reviews

- 5.1 National Planning Policy Framework sets out that local planning authorities should identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of housing⁴⁷. Furthermore, in line with National Practice Guidance the SHLAA will be kept up-to-date (at least annually).
- 5.2 Our intention is to update the SHLAA on an annual basis. The next update will be undertaken based on planning permissions and housing completions up to and including 31 March 2016. The 5-year supply will be rolled forward an additional year, so the next period will be 2017/18 to 2021/22.
- 5.3 The methodology for the SHLAA has been reviewed with Rotherham, to ensure consistency, and it is intended that the joint Sheffield and Rotherham elements of the SHLAA will be reviewed annually for future updates.

⁴⁷ National Planning Policy Framework, Department for Communities and Local Government, March 2012, paragraph 47.

6. Housing Trajectory and Current 5-year Supply of Deliverable Sites (2016/17 to 2020/21)

Residual Housing Requirement

- 6.1. The overall requirement in the Sheffield Local Plan Core Strategy is to deliver 29,750 additional dwellings for the period 2004/05 to 2025/26.
- 6.2. The Core Strategy indicates that a further 4,800 dwellings also need to be provided over the period 2004/05 to 2015/16 to replace dwellings that are demolished. Monitoring shows that total losses through demolition and conversion over the plan period is now likely to be around 5,600 dwellings (i.e. 800 dwellings higher than assumed in the Core Strategy). Much of the expected demolition has already taken place (4,900 dwellings), and only around 600 dwellings⁴⁸ are expected to be lost over the period 2015/16 to 2025/26 (an average of 58 dwellings per year).
- 6.3. The former Regional Spatial Strategy made no allowance for a reduction in the number of vacant dwellings when the housing requirement was calculated⁴⁹. However, the latest monitoring suggests that the number of long-term empty properties is expected to fall by 1,488 dwellings⁵⁰ during the period covered by the Plan.
- 6.4. For the period 2015/16 to 2025/26, the residual gross requirement, after taking account of replacement allowance and replacement in the number of vacant dwellings is 15,462 dwellings. The HBF's view is that the residual gross requirement figure may need to be increased to compensate for lower planned growth in Rotherham and that more land also needs to be identified to provide flexibility.

Table 27: Calculation of the Residual Requirement (2015/16 – 2025/26)

Requirement	Dwellings
Core Strategy net requirement (2004 – 2026)	29,750
Plus Core Strategy replacement allowance	4,800
Plus additional replacement allowance due to monitoring	817
Minus allowance for reduction in vacant dwellings	-1,488
Total	33,879
Minus new homes already built 2004/05 to 2014/15	-18,417
Remaining gross requirement (2015/16 to 2025/26)	15,462
Minus estimated losses due to demolition/ conversion (2015/16-2025/26)	-637
Remaining net requirement (2015/16 to 2025/26)	14,825

⁴⁸ Demolition and conversion is expected to take place over the period 2015/16 to 2025/26 for a total of 417 dwellings, continuing programmes at Scowerdons/ Weaklands/ Newstead (SWaN), Arbourthorne and Park Hill. It is estimated that a further 220 dwellings will be lost over the same period as a result of demolition or conversion on small sites. Total dwelling losses are therefore estimated to be around 600 dwellings.

⁴⁹ See Yorkshire and Humber Plan (Regional Spatial Strategy to 2026) (2008), Table 12.3.

⁵⁰ Figures reported in the CBT1 Submission to government: October 2011 to October 2014 a reduction of 1,143 dwellings, and a target of 345 dwellings until October 2017.

- 6.5. The residual gross requirement of 15,462 dwellings means that an average of **1,405 dwellings per year** need to be built by 2026 if the current Plan target is to be met. The adjusted average **net requirement is 1,347 per year**.

Gross Housing Trajectory

- 6.6. Table 28 below models the gross housing trajectory, showing the level of delivery that would be required for all the Plan supply to be delivered by the end of the plan period. Given the difficulties in estimating completions beyond the next five years, it was agreed that it would be sensible to assume that the supply for the periods outside the 5 year supply, come forward at an even rate.
- 6.7. It is unrealistic to assume that all the delivery required will happen exactly as shown, as this would require a very significant step up in delivery from 2020/21 onwards. In practice, the current difficult economic conditions, combined with constraints imposed by the type and location of the identified land supply, mean that delivery after 2020/21 is likely to be lower than shown in Table 28. This means a proportion of the identified capacity will only be deliverable after 2025/26.
- 6.8. A key factor is the concentrated nature of the land supply. In particular a significant number of sites are concentrated within three relatively small areas – the City Centre, the South Housing Renewal Area (Wybourn, Manor, Arbourthorne) and the South East (Mosborough townships, Scowerdons and Woodhouse/Beighton). The impact of remodelling would alter the figures in Table 28, and will be published in the updated Local Authority Monitoring Report.

Table 28: Gross Housing Trajectory 2004/05 – 2025/26

Please note all figures include windfalls on small sites

Year	Cumulative Net Requirement	Actual/ Estimated Gross Completions (assuming full delivery of Local Plan supply)	Actual/ Estimated Cumulative Gross Completions (assuming full delivery of Local Plan supply)
2004/05	2,433	1,343	1,343
2005/06	4,045	2,124	3,467
2006/07	5,402	2,003	5,470
2007/08	7,051	2,882	8,352
2008/09	8,890	2,693	11,045
2009/10	10,811	2,073	13,118
2010/11	12,481	942	14,060
2011/12	14,030	638	14,698
2012/13	15,518	933	15,631
2013/14	16,911	974	16,605
2014/15	18,315	1,812	18,417
2015/16	19,914	1,641	20,058
2016/17	21,341	1,981	22,039
2017/18	22,750	1,970	24,009
2018/19	24,127	1,517	25,526
2019/20	25,504	1,314	26,840
2020/21	26,881	1,126	27,966
2021/22	28,371	2,762	30,728
2022/23	29,748	2,762	33,490
2023/24	31,125	2,762	36,252
2024/25	32,502	2,762	39,014
2025/26	33,879	2,762	41,776

Current 5-year Supply of Deliverable Sites (2016/17 to 2020/21)

6.9. The Core Strategy (policy CS22) says that a 5-year supply of deliverable housing sites will be maintained at all times. This is consistent with the approach required under the NPPF.

6.10. The calculation of the **5-year requirement** for the period 2016/17 to 2020/21 is set out in Table 29 below. In order to comply with the NPPF, it assumes a 5% buffer due to past under delivery in 2010/11 to 2013/14. The residual annual average requirement for the 5-year period is based on the average annual rate of delivery needed to meet the Plan target for the period 2004-2026⁵¹.

⁵¹ This approach is consistent with the ‘managed delivery target’ previously used in Government national indicator NI159.

6.11. The Regional Spatial Strategy made no allowance for a reduction in the number of vacant dwellings when the housing requirement was calculated⁵². However, the latest monitoring suggests that the number of long-term empty properties is expected to fall by 1,488 dwellings⁵³ during the period covered by the Plan. The net requirement is therefore adjusted to deduct an average of 68 dwellings a year.

Table 29: Calculation of the Net 5-Year Housing Requirement (2016/17 – 2020/21) with 5% buffer

Requirement	Dwellings
Total net requirement 2004/05 to 2025/26	29,750
Minus net completions 2004/05 to 2014/15 ⁵⁴	-13,437
Minus estimated net completions in current year (2015/16) ⁵⁵	-1,399
Plus adjustment for reduction in number of vacant dwellings (2015/16 to 2020/21)	-408
Total residual requirement (2016/17 to 2025/26)	14,506
Adjusted annual average net requirement (2016/17 to 2025/26)	1,451
Adjusted 5-year net requirement 2016/17 to 2019/20⁵⁶	7,891
Adjusted 5-year net requirement 2016/17 to 2020/21 plus 5% buffer	8,286

6.12. The net 5-year requirement 2016/17 to 2020/21 is 8,534 dwellings (after taking into account past delivery and including a 5% buffer due to past under delivery). A 5%, rather than 20%, buffer is considered appropriate, on the grounds that there was no history of persistent under delivery prior to the recession in 2008.

6.13. The gross housing trajectory (see Table 28) shows that the **gross 5-year deliverable supply is 7,908 dwellings**. Table 30 below summarises the type and planning status of the sites contributing to the supply.

6.14. It is currently estimated that 182 dwellings will be lost through conversion or demolition between 2016/17 and 2020/21. This gives a **net 5-year supply of 7,726 dwellings**. The net supply is therefore **93% of the net requirement - a shortfall of 560 dwellings and a 4.7⁵⁷ year supply of sites**.

⁵² See Yorkshire and Humber Plan (Regional Spatial Strategy to 2026) (2008), Table 12.3.

⁵³ Figures reported in the CBT1 Submission to government: October 2011 to October 2014 a reduction of 1,143 dwellings, and a target of 345 dwellings until October 2017.

⁵⁴ See Table 9, Chapter 3 Dwelling Completions 2014/15 of SHLAA 2015

⁵⁵ See Gross Housing Trajectory 2004/05 to 2025/26, Table 28

⁵⁶ This figure is based on the 'Sedgefield approach' where adjustment for previous under-delivery is included within the 5-year period rather than spread across the plan period. The under-delivery is 638 dwellings (see Table 9)

⁵⁷ Calculated by dividing the Net 5 year supply (7,726 dwellings), by the adjusted annual average 5 year net requirement 2016/17 to 2020/21 plus 5% buffer (8,286 dwellings divided by 5 years = 1,657 dwellings). This is 7,726 divided by 1,657 = 4.7 year supply.

Table 30: The 5-Year Gross Supply (2016/17 – 2020/21)

Type of site and Planning Status	Estimated Dwellings
Large sites with planning permission – not allocated in Local Plan	2,171
Large sites with planning permission – allocated in Local Plan ⁵⁸	1,778
Large sites – allocated in Local Plan but no planning permission	2,433
Other identified large sites	526
Small sites with planning permission	298
Windfalls on small sites	702 ⁵⁹
Total	7,908

6.15. The Core Strategy, paragraph 8.4, states that:

‘No allowance has been made in the supply figures for development on small windfall sites but it is estimated that a further 4,200 dwellings could be provided on small sites over the period to 2025/26’

6.16. In line with the methodology used in the SHLAA, the gross housing trajectory set out in Table 28 includes an allowance for development on small windfall sites. The reasons for this have already been discussed in paragraph 4.13 to 4.23 above.

6.17. When assessing the amount of land that is needed, the NPPF makes **no reference to making an allowance for** the number of people who can afford to buy or rent housing on the open market (i.e. the **‘effective demand’** for new homes). This is the single biggest factor currently affecting the number of homes being built.

⁵⁸ Proposed Allocated Sites in the Pre-Submission Draft Local Plan (June 2013)

⁵⁹ See Table 18

Appendix 1: Density Assumptions and ‘Rules of Thumb’ Used for Calculating Net Developable Areas

Location	Assumed Density (where no approved scheme)	Assumed Dwelling Mix (where no approved scheme or masterplan)
Sheffield City Centre (Regional Centre)		
City Centre (in, or within 100m of, the Core Retail Area)	300 dwellings/ha	All apartments
Other sites within or at the edge (within 400m) of the City Centre	140 dwellings/ha or 70 dwellings per hectare depending on site characteristics	140 dph - All apartments 70 dph – 50% houses, 50% apartments
Town Centres		
Rotherham Town Centre (Sub-Regional Town) (in, or within 100m of, the Core Retail Area)	40 dwellings/ha	90% houses, 10% apartments
In, or within easy walking distance of, Stockbridge; Chapelton/High Green District Centres (Principal Towns)	50 dwellings/ha	70% houses, 30% apartments
Urban areas of Rotherham within easy walking distance of a Local or District Centre	40 dwellings/ha	90% houses, 10% apartments
Other Accessible Urban Locations		
In, or within easy walking distance of, Meadowhall or a District Shopping Centre	50 dwellings/ha	70% houses, 30% apartments
Within easy walking distance of a Supertram stop or a high frequency bus route	40 dwellings/ha	90% houses, 10% apartments
Less Accessible Urban Locations		
Remaining parts of the urban areas (Regional Centres; Sub-Regional Towns; Principal Towns)	35 dwellings/ha	All houses
Rural Locations		
Larger villages (Local Service Centres), smaller villages and rural areas	30 dwellings/ha	All houses

‘Easy walking distance’ - within 400 metres (or within 800 metres in the case of access to Supertram stops) but taking into account barriers such as railways or rivers.

‘High frequency bus route’ – at least 10 services per hour during the day (8.00am to 6.00pm) Monday to Saturday.

‘City Centre’ – the area bounded by the Inner Ring Road

Rules of Thumb for Calculating Net Developable Areas

Site Size	Assumed Net Ratio
Up to 0.64ha	100% of gross site area
>0.64 to 5.00 ha	90% of gross site area
>5.00 – 10.00 ha	80% of gross site area
Over 10.00 ha	70% of gross site area

Notes:

- Assumptions are based on analysis undertaken by Bolsover Council and are the same as those being used by the districts in the East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw)
- Lower net developable areas have been used where site surveys indicate a lower figure is appropriate (e.g. i.e. where there are constraints such as mature trees)
- In the City Centre, some sites are in areas where office development is a priority so, for these sites, it has been assumed that only 50% of the gross site area will be available for housing

Appendix 2

Sheffield: List of Sites Delivering Completions in 2014/15

Note: This list includes some sites which are only partially complete and which therefore also appear in Appendices 4 and 5 below.

Dwelling Completions 2014/15

(a) Large Sites (10 or more dwellings)

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00005	Former Bone Cravens, Staniforth Road, Sheffield	Sheffield	5.76	299	38	299	0	Brownfield
S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Sheffield	1.55	151	9	9	142	Brownfield
S00027	Land and Buildings at Upper Allen Street, Kenyon Alley, Brocco St, Marsden Lane and Edward Street	Sheffield	0.45	200	106	200	0	Brownfield
S00045	Site of 33-37 and Land at West Bar	Sheffield	0.30	89	89	89	0	Brownfield
S00048	70 Upper Allen Street, Sheffield, S3 7GW	Sheffield	0.23	81	14	81	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00091	Land Site of Former Council Offices At Salt Box Lane, Salt Box Lane, Grenoside, Sheffield S35 8QS (Numbered 1-12, 14-41 Grenoside Grange Close)	Sheffield	0.68	40	4	40	0	Brownfield
S00128	Land at Newcastle Street, Portobello Street and Rockingham Street	Sheffield	0.07	24	24	24	0	Brownfield
S00142	Former Daniel Hill Primary School, Daniel Hill Walk, Sheffield S6 3JG	Sheffield	0.21	27	27	27	0	Brownfield
S00157	Crookes Valley Methodist Church, Crookesmoor Road, Sheffield S6 3FQ	Sheffield	0.16	19	19	19	0	Brownfield
S00682	Falstaff Rd/ Symons Cres/ Murdoch Rd Parson Cross Masterplan Area (SHC Falstaff Phase 1)	Sheffield	4.19	142	66	127	15	Brownfield
S00684	Flower Estate (5 Roads)	Sheffield	5.33	204	17	166	38	Brownfield
S00709	Castle College North Site, Granville Road	Sheffield	2.64	84	41	41	43	Brownfield
S00713	Cricket Inn Road	Sheffield	2.25	88	88	88	0	Brownfield
S00723	Park Spring Drive B, Norfolk Park (part of Norfolk Park site 5)	Sheffield	4.57	116	28	59	57	Brownfield
S00726	Sheffield Hallam University Campus, Psalter Lane	Sheffield	2.07	62	62	62	0	Brownfield
S00728	Ballard Hall, Tupton Park Road	Sheffield	0.91	24	24	24	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00781	Parson Cross College (SW) - Remington Rd/ Monteney Rd New Parson Cross Masterplan Area	Sheffield	7.70	237	48	48	189	Brownfield
S00782	Park Hill Flats, Duke Street, Sheffield (PHASE 1)	Sheffield	3.12	263	26	112	151	Brownfield
S00793	Loxley Works, Loxley Road	Sheffield	0.68	11	11	11	0	Brownfield
S00797	Loxley College, Wood Lane, Stannington	Sheffield	8.89	69	37	69	0	Brownfield
S00837	24 Twentywell Lane, Sheffield, S17 4QD	Sheffield	0.60	12	12	12	0	Brownfield
S00849	20 Bedford Street, Sheffield S6 3BT	Sheffield	0.07	18	18	18	0	Brownfield
S01339	Site of Dun Street, Dun Lane and Dunfields, adjacent to the Old Bull's Head, Dun Street, Sheffield 3	Sheffield	0.16	18	18	18	0	Brownfield
S01440	Richmond Park View, Richmond Park Grove, Richmond Park Rise	Sheffield	1.20	48	36	48	0	Brownfield
S01444	Shirland/Chapelwood	Sheffield	0.61	22	22	22	0	Greenfield/ Brownfield
S01449	Errington Crescent/Errington Road (Arbourthorne Fields)	Sheffield	2.10	75	72	72	3	Brownfield
S01473	Newton Grange, Stocksbridge	Stocksbridge	0.60	55	55	55	0	Brownfield
S01592	Former Oakes Park School	Sheffield	2.16	52	3	3	49	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S01593	Parson Cross College (NE) - Remington Rd/ Montenev Rd New Parson Cross Masterplan Area	Sheffield	5.29	150	65	65	85	Brownfield
S01745	Land to the Rear of Abbeydale Park, Abbeydale Hall, Abbeydale Road South	Sheffield	0.60	12	12	12	0	Greenfield
S01746	Land At Hallamshire Drive And Adjoining 31 Canterbury Crescent Sheffield S10 3RW	Sheffield	0.70	14	14	14	0	Greenfield
S01784	Land To The Rear Of 165 To 177 Cross Hill	Sheffield	0.36	12	4	4	8	Brownfield
S01788	Land adjacent to 60 Richmond Park Drive, Sheffield	Sheffield	0.31	20	20	20	0	Brownfield
S01813	Land Off Langsett Road and Whitehouse Lane	Sheffield	0.32	14	14	14	0	Brownfield
S01877	Raeburn Road	Sheffield	1.00	20	20	20	0	Greenfield
S01938	Land between 2-12 Penrith Road etc (known as Shirecliffe 1)	Sheffield	1.40	47	36	36	11	Brownfield
S02106	233-263 Handsworth Road	Sheffield	0.39	15	15	15	0	Brownfield
S02116	Whichcraft, 55 And 57 John Street, Sheffield, S2 4QT	Sheffield	0.10	14	14	14	0	Brownfield
S02123	252 - 254 West Street, City Centre, Sheffield, S1 4EU	Sheffield	0.03	12	12	12	0	Brownfield
S02239	Alliance House 9 Leopold Street Sheffield S1 2GY	Ringinglow	0.03	10	10	10	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S02244	1 Kelham Island Sheffield S3 8RY	Sheffield	0.06	12	12	12	0	Brownfield
S02268	Land Between 41 And 87 Buchanan Crescent And Land Adjoining 58 Buchanan Crescent And 262 Buchanan Road Sheffield	Sheffield	0.69	34	34	34	0	Brownfield
S02308	Kelham House 3 Lancaster Street Sheffield S3 8AF	Sheffield	0.00	14	14	14	0	Brownfield
S02311	Huttons Buildings 146 West Street City Centre Sheffield S1 4ES	Sheffield	0.00	102	102	102	0	Brownfield
S02608	Part First Floor Huttons Buildings 146 West St 156 - 160 West Street And 2 Orange St Sheffield S1	Sheffield	0.26	13	13	13	0	Brownfield
S02611	Former Warriss And Co 104 Mary Street Sheffield S1 4RU (Now Numbered Apartments 1-10 Cutlers Yard 104 Mary Street S1 4RU)	Sheffield	0.02	10	10	10	0	Brownfield
S02730	Fox Hill Crescent, S6 1FT	Sheffield	0.57	23	23	23	0	Greenfield

(b) Small Sites (fewer than 10 dwellings) (2014/15)

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S00297	Old Parkhouse Farm Park Lane Deepcar Sheffield S36 2TB	Rural	0.63	3	1	1	2	Brownfield
S00354	Ellen Cliff House, Wortley Rd	Rural	0.40	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S00566	39 Perigree Road Sheffield S8 0NE	Sheffield	0.06	1	1	1	0	Brownfield
S00662	Within Curtilage Of 559 Walkley Bank Road Sheffield S6 5AS	Sheffield	0.02	1	1	1	0	Greenfield
S00667	Land Between 9 And 17 Orchard Street Oughtibridge Sheffield S35 0HL	Oughtibridge	0.03	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S00908	Land Between 37 And 43 Storrs Hall Road	Sheffield	0.04	1	1	1	0	Greenfield
S01010	Yews Farm, Worrall Road, Worrall, Sheffield, S35 0AU	Rural	0.78	8	8	6	2	Brownfield
S01326	79 Dore Road, Sheffield, S17 3ND	Sheffield	0.68	4	1	1	3	Greenfield
S01423	3 Turner's Lane, Sheffield, S10 1BP	Sheffield	0.03	1	1	1	0	Brownfield
S01462	Reservoir, Carsick Hill Road	Sheffield	0.36	5	5	5	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01507	447 Glossop Road Sheffield S10 2PR	Sheffield	0.02	1	1	1	0	Brownfield
S01527	Site Of Miners Arms Bracken Moor Lane Stocksbridge Sheffield S36 2AN	Stocksbridge	0.12	4	1	1	3	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01550	Land Between 8 And 16 Welbeck Road Sheffield (Numbered 10 And 12 Welbeck Road)	Sheffield	0.04	2	2	2	0	Brownfield
S01553	19 Shrewsbury Road Sheffield S2 2TN	Sheffield	0.06	1	1	1	0	Brownfield
S01613	Olive House Works Black Lane Sheffield S6 6SE	Rural	0.14	3	3	3	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01621	Site Of 4 Blacka Moor Crescent Sheffield S17 3GL	Sheffield	0.09	2	2	2	0	Brownfield
S01625	Curtilage Of 11 Bramwell Drive Sheffield S3 7PE	Sheffield	0.04	1	1	1	0	Greenfield
S01629	Rear Of 27A Dore Road Sheffield S17 3NA	Sheffield	0.22	1	1	1	0	Greenfield
S01634	232 - 236 Main Road Sheffield S9 4QB	Sheffield	0.02	3	3	3	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01653	Curtilage Of 12 Glover Road Totley Sheffield S17 4HN	Sheffield	0.04	1	1	1	0	Greenfield
S01674	Royal Hotel 114 Walkley Street Sheffield S6 2WT	Sheffield	0.03	2	2	2	0	Brownfield
S01677	6 St Peter's Close Sheffield S1 2EJ	Sheffield	0.03	7	7	7	0	Brownfield
S01681	Within Curtilage Of 16 Well Green Road Sheffield S6 6DF	Sheffield	0.04	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01716	Norton Church Hall Norton Lane Sheffield S8 8GZ	Sheffield	0.26	9	9	9	0	Brownfield
S01731	Site Of Greystones Community Centre Greystones Grange Road Sheffield S11 7JH	Sheffield	0.09	4	4	4	0	Brownfield
S01740	43 Camping Lane Sheffield S8 0GB	Sheffield	0.06	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01741	Land Adjacent 2 Oxclose Park View Sheffield	Sheffield	0.02	1	1	1	0	Greenfield
S01760	Site Of 7 Unsliven Road	Stocksbridge	0.08	1	1	1	0	Brownfield
S01762	Lea Bank Farm	Rural	0.49	3	3	3	0	Brownfield
S01770	Rear Of The Salutation Inn, 170 Wortley Road	Chapeltown	0.24	8	8	8	0	Brownfield
S01781	319 Glossop Road	Sheffield	0.02	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01804	Flat 245 Main Road Darnall Sheffield S9 4QD	Sheffield	0.04	3	3	3	0	Brownfield
S01811	Land Between Whirlow Croft And Whirlow Mews Site Of Whirlow Hay, Whirlow Lane Sheffield S11 9QF	Sheffield	0.32	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01836	Loxley Methodist Church	Sheffield	0.05	3	3	3	0	Brownfield
S01853	17 North Church Street	Sheffield	0.01	3	3	3	0	Brownfield
S01864	Land Adjacent To 31 Brickhouse Lane	Sheffield	0.35	4	4	4	0	Greenfield
S01868	33 Collegiate Crescent	Sheffield	0.07	1	1	1	0	Brownfield
S01888	1 Clarke Drive	Rural	0.18	6	6	6	0	Brownfield
S01890	Lound Hall, 104 Lound Side, Sheffield	Chapeltown	0.10	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01911	Land To The Rear Of 173 To 177 Cross Hill	Sheffield	0.07	2	2	2	0	Greenfield
S01925	54 Bank Street	Sheffield	0.01	3	3	3	0	Brownfield
S01961	Garage Site adjacent 22 Richmond Hill Road, Sheffield, S13 8LN	Sheffield	0.01	1	1	1	0	Brownfield
S01970	Land And Buildings Rear Of 621-639 London Road	Sheffield	0.04	4	4	4	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01974	Garage Site At Rear Of 47 To 55 Trap Lane	Sheffield	0.08	1	1	1	0	Brownfield
S01983	45 Marlborough Road	Sheffield	0.04	4	4	4	0	Brownfield
S01984	364 Sharrow Vale Road	Sheffield	0.01	1	1	1	0	Brownfield
S01985	Cross Walk Works	Sheffield	0.02	4	4	4	0	Brownfield
S01987	Land Between 46 And 64 Blackburn Drive	Sheffield	0.10	1	1	1	0	Greenfield
S01993	41 Bartle Road	Sheffield	0.03	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S01996	209 and 211 Burncross Road	Chapeltown	0.18	3	3	3	0	Brownfield
S02002	Land Adjacent 31 Carsick View Road, Sheffield S10 3LZ	Sheffield	0.05	1	1	1	0	Greenfield
S02018	Land To The Side Of 47 Bishop Hill, Sheffield S13 7EN	Sheffield	0.07	1	1	1	0	Brownfield
S02023	Outbuildings At 8 Osberton Place	Sheffield	0.01	1	1	1	0	Brownfield
S02034	Wadsley Paddock 50 Bland Lane	Sheffield	0.04	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02036	Basegreen Service Station Jaunty Way	Sheffield	0.06	2	1	1	1	Brownfield
S02065	393 Club Games Court, Hammerton Road, Sheffield	Sheffield	0.05	6	6	6	0	Brownfield
S02068	101 Albert Road, Heeley, Sheffield, S8 9QX	Sheffield	0.01	3	3	3	0	Brownfield
S02086	Site Of Phoenix House 67 To 73 Common Side	Sheffield	0.08	6	6	6	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02087	Land To Rear Of Rustlings Road Medical Centre, 58 Stainton Road	Sheffield	0.02	1	1	1	0	Brownfield
S02105	Georgian House, 19 North Church Street	Sheffield	0.02	1	1	1	0	Brownfield
S02119	Land At Junction With Haggstones Road, Walshaw Road, Sheffield, S35 0AS	Worral	0.07	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02121	Curtilage Of The Cottage, Beverleys Road, Sheffield, S8 9BR	Sheffield	0.02	1	1	1	0	Greenfield
S02125	Curtilage Of 2 Lees House Court, Sheffield, S8 9BP	Sheffield	0.06	1	1	1	0	Greenfield
S02131	Site Of 40 Newfield Crescent	Sheffield	0.11	1	1	1	0	Brownfield
S02132	The Clough Whitwell Lane	Rural	0.01	2	1	1	1	Brownfield
S02135	36 Manchester Road	Stocksbridge	0.01	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02137	27 The Oval	Sheffield	0.02	2	2	2	0	Brownfield
S02143	Land adjacent 4 Endcliffe Grove Avenue	Sheffield	0.07	1	1	1	0	Greenfield
S02144	Westbrook House, Sharrow Vale Road	Sheffield	0.33	8	4	4	4	Brownfield
S02146	Curtilage of Wadsley Lodge, 1 Laird Road	Sheffield	0.04	1	1	1	0	Greenfield
S02150	Townfield Head Farm, Long Lane	Dungworth	0.16	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02158	86 Burgoyne Road	Sheffield	0.04	5	5	5	0	Brownfield
S02162	South Yorkshire Police, 75 Chesterfield Road	Sheffield	0.03	1	1	1	0	Brownfield
S02165	Victoria House, 556-558 Langsett Road	Sheffield	0.01	2	2	2	0	Brownfield
S02167	First Floor Offices, 143 Bocking Lane	Sheffield	0.06	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02172	86-90 Queen Street, City Centre, Sheffield S1 2DW	Sheffield	0.01	2	2	2	0	Brownfield
S02177	69 Middlewood Road Sheffield S6 4GX	Sheffield	0.00	1	1	1	0	Brownfield
S02183	13 Rustlings Road Sheffield S11 7AA	Sheffield	0.01	1	1	1	0	Brownfield
S02186	24 South Street Mosborough Sheffield S20 5DF	Sheffield	0.13	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02192	Curtlilage Of 4 Prospect Place Sheffield S17 4HZ	Sheffield	0.06	1	1	1	0	Greenfield
S02193	45 Selborne Road Sheffield S10 5ND	Sheffield	0.04	1	1	1	0	Brownfield
S02201	Doric House 712 Worrall Road Worrall Sheffield S35 0AU	Worrall	0.15	1	1	1	0	Greenfield
S02204	11 Kenwood Park Road Sheffield S7 1NE	Stocksbridge	0.05	6	6	6	0	Brownfield

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S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02205	190 Brook Hill And Site Of 192 And 194 Brook Hill Sheffield S3 7HE	Sheffield	0.02	6	6	6	0	Brownfield
S02206	Land Adjacent 274A Worrall Road Worrall Sheffield (Numbered 270 Worrall Road, S6)	Worrall	0.08	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02213	The Courtyard 82 Sheldon Road Nether Edge Sheffield S7 1GX	Sheffield	0.03	5	5	5	0	Brownfield
S02216	Canton Orchard 377 Fulwood Road Sheffield S10 3GA	Sheffield	0.43	4	4	4	0	Brownfield
S02218	(Former South East Sheffield Citizens Advice Bureau) 77 Queen Street Mosborough Sheffield S20 5BP	Sheffield	0.02	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02220	15 - 17 Figtree Lane	Sheffield	0.01	7	7	7	0	Brownfield
S02221	8 Eastern Avenue Sheffield S2 2GJ	Sheffield	0.04	6	6	6	0	Brownfield
S02222	68 Ashland Road Sheffield S7 1RJ	Sheffield	0.06	2	2	2	0	Brownfield
S02232	Land Adjacent 39 Muskoka Drive Sheffield S11 7RH	Ringinglow	0.03	1	1	1	0	Greenfield
S02235	67 Hallam Grange Crescent Sheffield S10 4BB	Sheffield	0.03	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02240	Acorns Childrens Nursery 3A White Lane Chapeltown Sheffield S35 2YG	Chapeltown	0.21	3	1	1	2	Brownfield
S02241	95 Crabtree Close Sheffield S5 7AQ	Sheffield	0.07	3	3	3	0	Brownfield
S02243	79 Slayleigh Lane Sheffield S10 3RG	Ringinglow	0.11	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02247	1 Dunkeld Road Sheffield S11 9HN	Sheffield	0.06	1	1	1	0	Greenfield
S02251	238 Woodseats Road Sheffield S8 0PN	Sheffield	0.01	2	2	2	0	Brownfield
S02256	20 Stumperlowe Crescent Road S10 3PQ	Sheffield	0.09	1	1	1	0	Brownfield
S02257	Land Adjacent 103 Darwin Lane Sheffield S10 5RG	Sheffield	0.02	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02266	Site Of Handsworth Community Association, Fitzalan Road, Sheffield, S13 9AW	Sheffield	0.13	8	8	8	0	Brownfield
S02286	Land At Rear Of 4 To 24 Halesworth Road Quarry Road Handsworth Sheffield S13 9AB	Sheffield	0.10	5	3	3	2	Brownfield
S02291	276 Abbeydale Road South Sheffield S17 3LN	Sheffield	0.14	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02292	1 Longford Road Sheffield S17 4LP	Sheffield	0.03	1	1	1	0	Brownfield
S02293	Land Adjacent 2 Manor Oaks Close Sheffield S2 5EG	Sheffield	0.12	4	4	4	0	Greenfield
S02300	Land to the west of Raynard Lane, Stannington, Sheffield	Sheffield	0.14	1	1	1	0	Brownfield
S02305	Land Adjacent To 38 Orchard Close Sheffield S5 9GJ	Sheffield	0.00	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02312	36 Goddard Hall Road Sheffield S5 7AP	Sheffield	0.00	2	2	2	0	Brownfield
S02315	Carnaby Fisheries, 49 Carnaby Road, Sheffield, S6 2NH	Sheffield	0.01	2	2	2	0	Brownfield
S02320	Grace Tebbutt House 9 Thornsett Road Sheffield S7 1NB	Sheffield	0.06	6	6	6	0	Brownfield
S02321	12 - 14 Sidney Street Sheffield S1 4RH	Sheffield	0.00	8	8	8	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02323	100 Sharrow Street Sheffield S11 8BZ	Sheffield	0.02	3	3	3	0	Brownfield
S02325	Within The Curtilage Of 235 High Greave Sheffield S5 9GS	Sheffield	0.04	1	1	1	0	Greenfield
S02326	21A Greystones Road Sheffield S11 7BJ	Sheffield	0.00	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02329	Site Of 106 Kent Road Sheffield S8 9RL (Numbered 106-116 Kent Road)	Sheffield	0.13	6	6	6	0	Brownfield
S02336	Transform Medical Group, 502 Ecclesall Road, Sheffield, S11 8PY	Sheffield	0.02	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02338	Land between Broadfield Close and Little London Road, Broadfield Close, Sheffield	Sheffield	0.43	2	2	2	0	Brownfield
S02339	31 Brickhouse Lane, Sheffield, S17 3DQ	Sheffield	0.08	2	2	2	0	Brownfield
S02349	Curtilage Of 186 Millhouses Lane Sheffield S7 2HE	Sheffield	0.00	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02351	Hartshead House 8 Hartshead Sheffield S1 2EL	Sheffield	0.00	9	9	9	0	Brownfield
S02357	J D Jones (Plastering Contractors) Limited 44A Greenhill Road Sheffield S8 0BA	Sheffield	0.00	1	1	1	0	Brownfield
S02359	42 - 44 Infirmary Road Sheffield S6 3DD	Sheffield	0.00	6	6	6	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02360	Sheffield Teaching Hospitals 307 Western Bank Sheffield S10 2TJ	Sheffield	0.00	6	6	6	0	Brownfield
S02367	29 Bracken Hill, Burncross, Sheffield, S35 1RS	Chapeltown	0.11	1	1	1	0	Brownfield
S02538	E W Marketing Ltd 6 Terminus Road Sheffield S7 2LH	Sheffield	0.01	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02540	Flat Over Popeye's 183 West Street City Centre Sheffield S1 4EW	Sheffield	0.00	2	2	2	0	Brownfield
S02555	The Orchard Fox Hill Crescent	Sheffield	0.18	2	2	2	0	Greenfield
S02556	Land Between 18 And 22 Wheel Lane Grenoside	Sheffield	0.04	1	1	1	0	Greenfield
S02557	Land Adjacent 2 Perigree Road, S8 0NE	Sheffield	0.01	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02564	Rose Inn 250 Thompson Hill Sheffield S35 4JW	Sheffield	0.00	1	1	1	0	Brownfield
S02572	7 - 11 Cemetery Road Sheffield S11 8FJ	Sheffield	0.00	2	2	2	0	Brownfield
S02589	40 Priory Road Sharrow Sheffield S7 1LX	Sheffield	0.10	2	2	2	0	Brownfield
S02602	Wellhouse Farm Park Lane Stocksbridge Sheffield S36 2BS	Stocksbridge	0.11	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02620	Store Adjoining 72A Duncombe Street Sheffield S6 3RJ	Sheffield	0.01	1	1	1	0	Brownfield
S02633	38A Priory Road Sharrow Sheffield S7 1LX	Sheffield	0.06	2	2	2	0	Brownfield
S02645	29 Hill Top Rise Sheffield S35 8PD	Sheffield	0.07	1	1	1	0	Brownfield
S02649	UK News 311 Burncross Road Sheffield S35 1SA	Chapeltown	0.03	1	1	1	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area	Total Dwelling Capacity	Dwellings Completed in 2014/15	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00105	Land at Ranmoor Hall and Site of 67 Storth Lane and Belgrave Road	Sheffield	0.67	8	8	8	0	Greenfield/ Brownfield
S00197	Land adjoining 30 Haden Street and 51 Taplin Road	Sheffield	0.04	6	6	6	0	Greenfield
S00210	Site Of 52-54 Loundside, Chapeltown, Sheffield S30 4UP	Chapeltown	0.08	4	4	4	0	Brownfield
S00242	New Hall Farm, New Hall Lane, Stocksbridge, S36- 4GH	Rural	0.35	5	1	5	0	Brownfield
S00253	Bell Hagg Inn, Manchester Road, Fulwood	Rural	0.28	1	1	1	0	Brownfield
S00273	Land to the rear of 57-67 Ironstone Crescent, Chapeltown, Sheffield	Chapeltown	0.23	5	1	5	0	Brownfield
S00279	38 Wadsley Park Crescent Sheffield S6 4BX	Sheffield	0.12	4	2	4	0	Brownfield
S02669	Curtilage Of 2A Walshaw Road Sheffield S35 0AS	Stocksbridge	0.28	1	1	1	0	Greenfield

Appendix 3

Sheffield: Large Sites (10 or more Dwellings) – Deliverable in the ‘Current Year’ (2015/16) or the Next 5 Years (2016/17 to 2020/21)

(i) Sites Under Construction (as at April 2015)

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Sheffield	1.55	28	45	27	42	0	0	114
S00009	Land at Young Street and St Marys Gate, Sheffield	Sheffield	0.18	0	0	0	0	0	113	113
S00029	Site at 29 to 65 Garden Street, Sheffield	Sheffield	0.32	0	153	0	0	0	0	153
S00110	Land At Bamforth Street Junction Cuthbert Bank Road Sheffield S6 2HP	Sheffield	0.17	45	0	0	0	0	0	0
S00162	Birley Depot Thornbridge Lane Sheffield S12 3BJ	Sheffield	0.33	14	0	0	0	0	0	0
S00192	Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW	Sheffield	0.35	0	30	16	0	0	0	46
S00684	Flower Estate (5 Roads)	Sheffield	5.33	38	0	0	0	0	0	0
S00782	Park Hill Flats, Duke Street, Sheffield (PHASE 1)	Sheffield	3.12	159	0	0	0	0	0	0
S01608	Yorkshire Co Op Society Car Park Beeley Street Sheffield S2 4LP	Sheffield	0.05	10	0	0	0	0	0	0

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S01784	Land To The Rear Of 165 To 177 Cross Hill	Sheffield	0.36	4	4	0	0	0	0	4
S01972	Sovereign House, 110 Queen Street	Sheffield	0.19	250	0	0	0	0	0	0
S02005	Site Of Pearl Works, 17 - 21 Eyre Lane, Sheffield S1 2NP	Sheffield	0.03	53	0	0	0	0	0	0
S02062	W W Laycock Building 33 - 41 Suffolk Road Sheffield	Sheffield	0.20	0	0	138	0	0	0	138
S02120	Friends Meeting House, 12 Hartshead, Sheffield, S1 2EL	Sheffield	0.05	10	0	0	0	0	0	0
S02141	Portobello House 3 Portobello Street S1 4ND	Sheffield	0.08	0	128	0	0	0	0	128
S02170	St Mary's House, 11 London Road, Sheffield S2 4LA	Sheffield	0.09	12	0	0	0	0	0	0
S02180	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Sheffield	0.44	0	0	0	52	0	0	52
S02187	Garage Site At Rear Of 33 To 35 Daisy Walk, Adjoining 49 - 65 Lilac Road And Sevenairs Road Beighton Sheffield S20 1FT	Sheffield	0.23	20	0	0	0	0	0	0
S02202	Car Park At Site Of 117 Fitzwilliam Street Sheffield S1 4JP	Sheffield	0.06	26	0	0	0	0	0	0

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S02207	Site Of Barkers Furniture Centre, E Barker & Son (Hillsboro) Ltd Garage And 44 Trickett Road, Dodd Street Sheffield S6 2NR	Sheffield	0.11	12	0	0	0	0	0	0
S02225	Watsons Chambers Business Centre 5 - 15 Market Place City Centre Sheffield S1 2GH	Ringinglow	0.04	62	0	0	0	0	0	0
S02246	Land Between Phillips Road And Lee Road And Land Between 1 And 9 Lee Road Sheffield S6 6SF	Sheffield	0.36	11	0	0	0	0	0	0
S02254	Telephone House Charter Square Sheffield S1 4HS	Sheffield	0.46	336	0	0	0	0	0	0
S02259	RJ Stokes, 20 Egerton Street	Sheffield	0.14	39	0	0	0	0	0	0
S02269	Hazlehurst Residential Home, 1 Dyche Drive	Sheffield	0.62	0	42	0	0	0	0	42
S02278	Site of Former Gatecrasher, 112 Arundel Street, S1 4RE	Sheffield	0.23	0	128	0	0	0	0	128
S02316	Former Manor Lodge Primary School Manor Lane Sheffield S2 1TR	Sheffield	0.40	24	0	0	0	0	0	0
S02585	Wharnciffe House 44 Bank Street Sheffield S1 2DS	Sheffield	0.03	16	0	0	0	0	0	0
S02694	United Reformed Church Wadsley 83 Carlton Road Sheffield S6 1WR	Sheffield	0.07	0	10	0	0	0	0	10

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S02699	Redvers House Union Street Sheffield S1 2JQ	Sheffield	0.00	0	175	0	0	0	0	175

(ii) Sites where Construction has been Suspended

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00040	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Sheffield	0.26	0	0	0	0	96	0	96
S00059	Development at Industry Works, Site B, Sylvester Gardens, Sheffield S1 4RP	Sheffield	0.15	0	0	0	64	0	0	64
S00092	Site of Green Oak View Nursing Home, Green Oak Avenue, Lemont Road	Sheffield	0.51	0	15	15	0	0	0	30
S00108	Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT	Sheffield	0.47	0	33	0	0	0	0	33
S00842	Land Opposite 2 To 6 Portland Road Off Byron Road Beighton Sheffield (numbered Apts 1-12, 5 Portland Road)	Sheffield	0.27	0	0	12	0	0	0	12

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00990	High Street and Stone Street, Mosborough, Sheffield	Sheffield	0.10	0	10	0	0	0	0	10
S01916	Site of 45 Stalker Lees Road	Sheffield	0.06	0	12	0	0	0	0	12
S02061	Matilda Tavern 100 Matilda Street Sheffield S1 4QF	Sheffield	0.07	0	10	0	0	0	0	10

(iii) Sites with Full Planning Permission (Construction not Started)*

* Includes sites with Office to Residential Prior Notification approval

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00023	Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	Sheffield	0.84	0	0	50	48	0	0	98
S00079	137 West Bar, Sheffield S3 8PU	Sheffield	0.08	0	89	0	0	0	0	89
S00750	Former Eon Works Earl Street Sheffield S1 4PY	Sheffield	0.14	0	129	0	0	0	0	129
S00919	Site Of 152 - 158 Langsett Road Sheffield S6 2UB	Sheffield	0.03	0	11	0	0	0	0	11

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S01549	Curtilage Of 649-651 Gleadless Road Sheffield S2 2BT	Sheffield	0.22	0	29	0	0	0	0	29
S01837	Land And Buildings At Sidney Street, Matilda Street, Arundel Street And Sylvester Street, Sheffield, S1 3RA	Sheffield	0.79	0	0	0	57	59	0	116
S02046	The Tower, 2 Furnival Square, S1 2QL	Sheffield	0.06	0	0	17	0	0	0	17
S02100	Twiggs Bros 51 Toyne Street	Sheffield	0.15	0	3	3	3	3	0	12
S02242	Site Of Sevenfields Residential Home 239 Ben Lane Sheffield S6 4SB	Sheffield	0.40	29	0	0	0	0	0	0
S02309	Wynstay House 148 Bradfield Road Sheffield S6 2BQ	Sheffield	0.00	0	12	0	0	0	0	12
S02582	Knowle House 4 Norfolk Park Road Sheffield S2 3QE	Sheffield	0.36	0	0	14	0	0	0	14
S02586	287 - 289 Glossop Road Sheffield S10 2HB	Sheffield	0.10	0	10	0	0	0	0	10
S02587	Sportsman Inn 10 Denby Street Sheffield S2 4QH	Sheffield	0.03	0	11	0	0	0	0	11
S02606	Fleur De Lys Hotel Totley Hall Lane Sheffield S17 4AA	Sheffield	0.31	0	0	11	0	0	0	11

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S02610	Land At Junction With Finchwell Road Quarry Road Handsworth Sheffield S13 9AZ	Sheffield	0.35	0	0	14	0	0	0	14
S02621	Meade House 96 - 100 Middlewood Road Sheffield S6 4HA	Sheffield	0.12	0	0	12	0	0	0	12
S02639	162-170 Devonshire Street Sheffield S3 7SG	Sheffield	0.05	0	0	0	0	0	12	12
S02656	Land And Buildings At Junction With Dyson Place Gordon Road Sheffield S11 8XU	Sheffield	0.00	0	0	23	0	0	0	23
S02695	Provincial House, Solly Street And 90 Garden Street Sheffield	Sheffield	0.22	0	0	0	55	38	14	107
S02304	Bells Court Bells Square Sheffield S1 2FY	Sheffield	0.09	0	32	0	0	0	0	32
S02310	Phoenix And Davian Houses Centurian Office Park 2 Julian Way Sheffield S9 1GD	Sheffield	0.00	12	0	0	0	0	0	0

(iv) Sites with Outline Planning Permission

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00732	Former Jacobs Engineering, Troutbeck Road	Sheffield	1.25	0	18	0	0	0	0	18
S01969	Site Of 3 Ryecroft Glen Road, Sheffield, S17 3NG	Sheffield	0.20	0	0	10	0	0	0	10
S02153	Scattergood And Johnson Ltd, 91 Holywell Road	Sheffield	0.38	0	0	0	0	0	14	14

(v) Proposed Local Plan Allocation Site

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00014	Site of properties Birley Moor Ave, Newstead Ave, Newstead Grove, Newstead Pl, Newstead Rs, Newstead ay, Newstead Rd (remainder of Newstead development (excluding phase A))	Sheffield	5.17	0	0	0	30	30	30	90
S00051	Westfield School, Westfield Crescent, Mosborough Sheffield S20 5AQ	Sheffield	4.59	0	0	30	30	30	30	120
S00062	Hemsworth School and Constable Road, Blackstock Road, Sheffield	Sheffield	0.84	0	0	80	0	0	0	80

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00069	Land, Site of Handsworth First School, St. Josephs Road and Fitzalan Road Sheffield	Sheffield	0.49	0	0	0	0	0	20	20
S00672	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)	Sheffield	0.17	0	0	42	0	0	0	42
S00674	Lytton Rd / Buchanan Rd / Wordsworth Ave (B2) Parson Cross Masterplan Area (Lytton A and B)	Sheffield	0.93	0	0	0	0	35	0	35
S00675	Buchanan Cresc/ Adlington Rd (C1 & C2) Parson Cross Masterplan Area (Adlington)	Sheffield	2.47	0	0	60	60	0	0	120
S00677	Falstaff Sites CDEF OPQR Buchanan Road	Sheffield	3.50	18	35	35	34	0	0	104
S00679	Falstaff Rd/ Adrian Cresc (Falstaff GHIJKLMN)	Sheffield	1.48	0	0	0	0	35	35	70
S00690	Earl Marshall	Sheffield	1.92	0	30	29	0	0	0	59
S00699	Fretson Road/ Motehall Road, Manor (the Circle Lower) (Manor 12)	Sheffield	5.32	0	0	0	0	30	30	60
S00700	Harborough Ave/ Viking Lea Drive Manor (part of Fairfax) (Manor 14)	Sheffield	2.54	0	0	60	0	0	0	60
S00701	Manor Site 8	Sheffield	2.84	0	0	0	0	30	30	60
S00702	Phase D, Stonecliffe Rd, Manor (The Circle, Upper) Harborough Avenue (Manor 10 and 11)	Sheffield	5.70	0	35	35	35	35	35	175

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00712	Skye Edge Avenue A (Skye Edge)	Sheffield	2.30	0	15	30	30	8	0	83
S00717	Norfolk Park 4 and Bluestones (Land Between Park Grange Road And Beeches Drive Extending To Samuel Drive Park Grange Drive Sheffield S2 3SF)	Sheffield	4.23	0	30	30	32	0	0	92
S00718	Park Spring Drive, Norfolk Park site 5b	Sheffield	1.19	0	0	0	12	0	0	12
S00719	Kenninghall Drive, Norfolk Park (Norfolk Park Site 10)	Sheffield	3.42	0	0	0	0	32	32	64
S00736	Owlthorpe C	Sheffield	2.60	0	0	0	30	30	30	90
S00737	Owlthorpe E	Sheffield	3.35	0	0	0	30	30	30	90
S00783	Park Hill Flats, Duke Street, Sheffield (PHASES 2, 3 and 4)	Sheffield	4.64	0	0	0	100	100	100	300
S00785	Scrapyard and vacant land at Junction Road, Woodhouse (scrapyard)	Sheffield	2.89	0	0	25	25	10	0	60
S01046	Former 354-384 (Evens) Deerlands Avenue [Part 1 (of 2) of Deerland Avenue 1] (Deerlands A)	Sheffield	0.46	0	0	0	24	24	0	48
S01068	Land to the South of Beighton Road, Woodhouse	Sheffield	3.02	0	0	0	30	30	30	90
S01117	Distribution Depot, 33 Hemsworth Road, Norton, Cowmouth Farm, S8 8LJ	Sheffield	0.64	0	6	7	0	0	0	13
S01447	Claywood	Sheffield	1.32	0	0	40	40	0	0	80

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S01453	Mansel Crescent/Mansel Road (Malthouses)	Sheffield	1.10	0	0	0	0	30	30	60
S01459	St Paul's, Wordsworth Avenue	Sheffield	0.41	0	0	0	40	0	0	40
S01467	Site Of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c,2, 4,5, 6)	Sheffield	9.48	0	0	0	30	30	30	90
S01478	Weakland drive, Weakland Crescent	Sheffield	0.99	0	0	38	0	0	0	38
S01594	Site surrounding Worrall Hall Farm, Kirk Edge Road, Worrall	Worrall	0.79	0	25	0	0	0	0	25
S02063	Norfolk Park 5c, Land next to Park Grange Road/ Queens Gardens (SHC)	Sheffield	0.81	0	0	24	0	0	0	24

(vi) Proposed Local Plan Allocation - Construction Suspended

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00147	72 Russell Street Sheffield S3 8RW	Sheffield	0.05	0	0	52	0	0	0	52
S00703	Seaton Crescent (Phase 2)	Sheffield	0.68	0	0	28	0	0	0	28

(vii) Proposed Local Plan Allocation - full permission

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00090	adj. 45 Spring Close Mount, Gleadless Valley	Sheffield	0.40	0	15	42	0	0	0	57
S00695	Land At Junction With Ouse Road Ouseburn Road Sheffield S9 3AD	Sheffield	0.94	0	33	0	0	0	0	33
S00714	Land at Maltravers Way Sheffield S2 5DA	Sheffield	1.13	0	34	0	0	0	0	34
S01259	Land off Ford Lane, Stocksbridge (Land at former Outo Kumpu Steelworks, North of Manchester Road, Stocksbridge)(Stocksbridge Steelworks Trailer Park and Eastern End)	Sheffield	5.33	0	15	30	30	39	0	114
S01448	Site Of 2 To 54 And 75 To 91 Scotia Drive Sheffield S2 1HN	Sheffield	0.45	0	18	0	0	0	0	18
S01609	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street Sheffield	Sheffield	0.87	0	0	405	40	0	0	445
S01875	Paper Mill Road	Sheffield	0.40	0	0	10	0	0	0	10
S02270	Land between Maltravers Place and Whites Lane, Cricket Inn Road Sheffield S2 5AN	Sheffield	0.74	0	41	0	0	0	0	41

(viii) Proposed Local Plan Allocation - outline planning permission

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00002	Land at Station Road, Manchester Road, Deepcar	Stocksbridge	13.70	0	30	60	60	60	60	270
S00731	Site of King Ecberts Upper School, Furniss Avenue, Dore	Sheffield	2.87	0	30	30	5	0	0	65
S00821	Oxclose Farm, Halfway	Sheffield	7.99	0	0	0	30	30	30	90
S01747	Former Abbeydale Grange School, Abbeydale Road	Sheffield	3.04	0	0	30	29	0	0	59
S02057	Bannerdale Centre & Park Site, Cater Knowle Road	Sheffield	14.89	0	0	30	27	0	0	57

(ix) Other Suitable Identified Sites

Site Ref	Site Address	Settlement	Gross Site Area	Dwellings						5 Year Supply 2016/17 to 2020/21
				2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
S00101	Wharnccliffe Works and 86-88 Green Lane	Sheffield	0.13	0	0	0	0	0	18	18
S00747	Between Shoreham Street and Sidney Street	Sheffield	0.39	0	0	0	0	117	0	117
S00748	St Mary's Road / Suffolk Road / Fornham Street	Sheffield	0.45	0	0	0	0	0	135	135
S01136	Land between Pitsmoor Road and Woodside Lane, Woodside	Sheffield	4.24	0	0	30	30	30	10	100

S01241	Land to the south of Fife Street, Wincobank	Sheffield	0.85	0	0	0	10	0	0	10
S01338	Site of 55 Russell Street and Bowling Green Street, Sheffield, S3 8RW	Sheffield	0.09	0	0	0	48	0	0	48
S01750	Knutton Rise	Sheffield	0.85	0	0	0	0	40	0	40
S01898	Land Between 5 and 21 Holmhirst Road	Sheffield	0.28	0	0	0	10	0	0	10
S02267	Former Bole hill residential Home, Bole hill View, S10 1QL	Sheffield	0.38	0	0	0	20	0	0	20

Appendix 4

Sheffield: Large Sites - Developable after 2021/22 (not part of the 5-Year Supply)

(a) Sites Suitable for Housing *Not Proposed Allocations*

(i) Sites under construction, or construction suspended (not proposed allocation)

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00018	75 Milton Street, 83 Headford Street and Land at Milton Lane, Thomas Street and Hodgson Street, Sheffield, S3 7WG	Sheffield	0.29	191	191	0	Brownfield
S00056	Site of 85-95 Headford Street and Site of Beckett and Garner Works, Hodgson Street, Sheffield S3 7WQ	Sheffield	0.13	135	135	0	Brownfield
S00182	Land Adjacent to 130 Owler Lane	Sheffield	0.14	12	12	0	Brownfield
S00202	Scarsdale House, 136 Derbyshire Lane, Woodseats	Sheffield	0.19	22	12	0	Brownfield
S00215	Land adjoining 434-652 Grimesthorpe Road	Sheffield	1.05	19	19	0	Brownfield
S00729	Former Nursery School, Denby Street	Sheffield	0.54	186	186	0	Brownfield

(ii) Sites with full planning permission but not started (not proposed allocation)*

** Includes sites with Office to Residential Prior Notification*

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00017	Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	Sheffield	0.96	120	120	0	Brownfield
S00073	Royal Works, 60 Priestley Street, Sheffield, S2 4DD	Sheffield	0.23	26	26	0	Brownfield
S00107	Site of Cornish Steel Works Land Between Dun Street and Dunfields, Green Lane, Sheffield	Sheffield	0.08	33	33	0	Brownfield
S00180	Land Adjacent To 237a Main Road Wharnccliffe Side Sheffield	Sheffield	0.36	11	11	0	Brownfield
S00353	9-13 Ashgate Road, Sheffield S10	Sheffield	0.05	10	10	0	Brownfield
S00825	Sheffield United FC, Bramall Lane, Sheffield	Sheffield	0.18	52	52	0	Brownfield
S01353	800 Gleadless Road, Sheffield	Sheffield	0.20	12	12	0	Brownfield
S01381	Land Adjacent to 24 Bassledene Road, Sheffield	Sheffield	0.16	20	20	0	Brownfield
S01417	Lynthorpe House, 86 Charlotte Road, Sheffield, S1 4TL	Sheffield	0.09	16	16	0	Brownfield
S01521	2 Haymarket And 5-7 Commercial Street Sheffield S1 1PF	Sheffield	0.05	11	11	0	Brownfield
S01702	335 And 337 Ecclesall Road South Sheffield S11 9PW	Sheffield	0.11	10	10	0	Brownfield
S02156	Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	Sheffield	0.47	36	36	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S02199	Sheffield United Football Club Car Park Cherry Street And Shoreham Street Highfield Sheffield S2 4RD	Sheffield	0.15	39	39	0	Brownfield
S02217	Blenheim Reach 861 Ecclesall Road Sheffield S11 8TH	Sheffield	0.10	13	13	0	Brownfield
S02299	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	Sheffield	1.08	370	370	0	Brownfield
S02641	Site Of 252 Deer Park Road Sheffield S6 5NH	Sheffield	0.18	14	14	0	Brownfield
S00178	Weston House And Western Tower West Bar Green Sheffield S1 2DA	Sheffield	0.19	18	18	0	Brownfield
S02575	Peel House 1-3 West Bar Sheffield S3 8PQ	Sheffield	0.00	93	93	0	Brownfield
S02655	Deacon House 192 Eyre Street Sheffield S1 3GQ	Sheffield	0.00	68	68	0	Brownfield
S02688	Department For Work And Pensions Mayfield Court 56 West Street City Centre Sheffield S1 4EP	Sheffield	0.00	43	43	0	Brownfield

(iii) Sites with full planning permission but not started (not proposed allocation)

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S01361	Site Of TTS Car Sales Ltd, Archer Road, Sheffield	Sheffield	0.12	19	19	0	Brownfield

(iv) Other Suitable Identified Sites

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00041	Land Opposite 134 to 180 St Georges Close Sheffield	Sheffield	0.11	33	33	0	Brownfield
S00044	149-155 Pinstone Street and 23 Furnival Gate	Sheffield	0.16	48	48	0	Brownfield
S00046	Land Adjacent to and Rear of 85 Scotland Street, Sheffield	Sheffield	0.27	81	81	0	Brownfield
S00053	Land at Junction of West Bar/Lambert Street and 117-119 West Bar Sheffield S3 8PT	Sheffield	0.15	45	45	0	Brownfield
S00065	Land at Acorn Street, Green Lane And Dunfields	Sheffield	0.40	56	56	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00093	Charter Works, 20 Hodgson Street, Sheffield S3 7WQ	Sheffield	0.06	18	18	0	Brownfield
S00102	Car Park Next to Steel City Plaza, Townhead Street, Sheffield S1 2EB	Sheffield	0.07	21	21	0	Brownfield
S00119	17 Broomgrove Road Sheffield S10 2LZ	Sheffield	0.36	15	15	0	Brownfield
S00133	Land at Rockingham Street, Rockingham Lane and West Street, Sheffield	Sheffield	0.17	51	51	0	Brownfield
S00153	Parson Cross Hotel, Deerlands Avenue, Sheffield S5 8AA	Sheffield	0.40	20	20	0	Brownfield
S00159	Land Adjacent 53 Beighton Road, Woodhouse, Sheffield	Sheffield	0.35	14	14	0	Brownfield
S00164	121 Duke Street, S2 5QL	Sheffield	0.07	10	10	0	Brownfield
S00174	Land Adjoining 112 London Road Sheffield S2 4LR	Sheffield	0.11	15	15	0	Brownfield
S00692	Upwell Street	Sheffield	1.40	41	41	0	Brownfield
S00697	Car Park, Kvaerner Site, Prince of Wales Road	Sheffield	1.03	46	0	46	Brownfield
S00708	Pipworth School	Sheffield	1.35	42	42	0	Brownfield
S00725	Heeley Bank Centre	Sheffield	0.42	15	15	0	Brownfield
S00739	Cross Turner Street/Fornham Street	Sheffield	0.35	105	105	0	Brownfield
S00741	Victoria Station Road	Sheffield	0.21	27	27	0	Brownfield
S00742	Court House, Waingate	Sheffield	0.10	18	18	0	Brownfield
S00744	Headford Street/Egerton Street	Sheffield	0.21	30	30	0	Brownfield
S00749	Car Park at Arundel Street/Charles Street	Sheffield	0.18	54	54	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00752	Arundel Gate / Esperanto Place / High Street, inc. Former Roxy Nightclub	Sheffield	0.79	225	225	0	Brownfield
S00753	Egerton Street / Hanover Way	Sheffield	0.65	175	175	0	Brownfield
S00754	Rockingham Street / Bailey Lane / Boden Lane	Sheffield	0.48	144	144	0	Brownfield
S00755	St Vincent's Church, Solly Street	Sheffield	0.83	224	224	0	Brownfield
S00756	Moore Street / Fitzwilliam Street	Sheffield	0.56	168	168	0	Brownfield
S00757	Upper Allen Street, Craven Street, Morpeth Street & Well Meadow Street	Sheffield	0.37	111	111	0	Brownfield
S00759	St. Phillip's Social Club, Radford Street / Daisy Walk	Sheffield	0.85	106	106	0	Brownfield
S00823	Somerfield, Banner Cross, Shopping Centre, Ecclesall Road	Sheffield	0.85	38	38	0	Brownfield
S00824	Gilders car showroom, 1 Ecclesall Road South, Sheffield	Sheffield	0.50	25	25	0	Brownfield
S00838	Site of Former 169 Upper Hanover Street and Land Rear of 194-198, Broomhall Street, Sheffield	Sheffield	0.13	18	18	0	Brownfield
S00843	Site of Flockton House/Flockton Court, Rockingham Street, Division Street And Westfield Terrace	Sheffield	0.48	144	144	0	Brownfield
S00852	Site At 31 Acorn Street/Dunfields/Green Lane (Site 4) Sheffield S3 8SQ	Sheffield	0.14	20	20	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S01039	Site of Hillfoot Mitsubishi, 101 Scotland Street, Sheffield S3 7BX	Sheffield	0.30	12	12	0	Brownfield
S01096	Land at Norton Lane, Oakes, Norton	Sheffield	1.53	21	21	0	Greenfield
S01225	Lydgate Service Reservoir, off Ryegate Crescent, Crookes	Sheffield	0.59	21	21	0	Brownfield
S01262	381 Fulwood Road	Sheffield	0.41	16	16	0	Brownfield
S01274	Land at Manchester Road and adjacent to 14 Paterson Close Park Drive Way, Stocksbridge, Sheffield	Stocksbridge	0.37	15	15	0	Brownfield
S01337	Bailey House, 5-11 Bailey Street, Sheffield, S1 4EH	Sheffield	0.04	17	17	0	Brownfield
S01345	Toledo Works, 79-81 Hollis Croft, Sheffield, S1 4BG	Sheffield	0.11	33	33	0	Brownfield
S01347	Site of Park & Arbourthorne Labour Club, Eastern Avenue/City Road, Sheffield, S2 2GG	Sheffield	0.19	10	10	0	Brownfield
S01390	Walkley House, Burnaby Crescent, Sheffield, S6 2TS	Sheffield	0.25	10	10	0	Brownfield
S01403	Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	Sheffield	0.45	90	90	0	Brownfield
S01415	Waitrose Supermarket, 123 Ecclesall Road, Sheffield, S11 8HY	Sheffield	0.18	25	25	0	Brownfield
S01458	Remington Youth Club Site, Remington Road	Sheffield	0.92	34	34	0	Brownfield
S01463	Hurlfield Service Reservoir, Hurlfield Road	Sheffield	0.35	12	12	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S01475	Rear of White Rose PH, Handsworth Road	Sheffield	1.18	42	42	0	Brownfield
S01694	Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	Sheffield	0.38	15	15	0	Brownfield
S01697	Curtilage Of Basforth House 471 Stradbroke Road Sheffield S13 7GE	Sheffield	0.52	21	21	0	Greenfield
S01749	Former Foxwood, Ridgeway Road	Sheffield	0.83	39	39	0	Greenfield/Brownfield
S01751	Whitehouse Lane, 158 Primrose View	Sheffield	0.30	12	12	0	Greenfield/Brownfield
S01795	Site of Tannery Lodge, 520 Stradbroke Road	Sheffield	0.56	28	28	0	Brownfield
S02053	Rutland Road/ Rugby Road	Sheffield	0.33	13	13	0	Brownfield
S02054	Part Of Saxon Works Rutland Road Sheffield	Sheffield	0.49	22	22	0	Brownfield
S02078	Eye Witness Works, Milton St	Sheffield	0.29	87	87	0	Brownfield
S02279	The Tramsheds, Leadmill Road, S1 4SJ	Sheffield	0.08	24	24	0	Brownfield
S02298	7 to 15 St James Row	Sheffield	0.07	21	21	0	Brownfield
S02401	Fulwood House, Old Fulwood road, S10 3TH	Sheffield	2.49	69	69	0	Greenfield/Brownfield
S02424	Former Joesph Glover Public House, Station Road Halfway, S20 8EA	Sheffield	0.97	27	27	0	Brownfield
S02458	Northumberland Road Car Park	Sheffield	0.55	22	22	0	Brownfield
S02466	Sextons Yard, Eccleshall Road South, Sheffield, S11 9QL	Sheffield	0.05	22	22	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S02471	Springvale Gospel Hall, Carter Knowle Road, Sheffield, S7 2EB	Sheffield	0.64	22	22	0	Brownfield
S02529	Former Cradock School Site, Sheffield S2 2JZ	Sheffield	0.80	29	29	0	Greenfield/ Brownfield
S02598	MAST Old Sharrow Junior School South View Road Sheffield S7 1DB	Sheffield	0.37	13	13	0	Brownfield
S02704	Land at 48 Suffolk Road, Sheffield, S2 4AF	Sheffield	0.16	48	48	0	Brownfield
S02744	51 - 65 High street, City Centre, Sheffield S1 2GD (former Primark store)	Sheffield	0.15	18	18	0	Brownfield
S02750	Former Norfolk Park Primary Special School Park Grange Road Sheffield S2 3QF	Sheffield	1.30	24	24	0	Greenfield/ Brownfield

Proposed Allocations

(i) Proposed allocated housing site - under construction, or construction suspended

No sites currently under this category

(ii) Proposed allocated housing site - full planning permission but not started

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00112	Land at Blagden Street, Park Hill, Sheffield	Sheffield	1.02	50	50	0	Brownfield
S00730	Holiday Inn, Manchester Road	Sheffield	1.32	133	133	0	Brownfield

(iii) Proposed allocated housing site - outline planning permission

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00002	Land at Station Road, Manchester Road, Deepcar	Stocksbridge	13.70	396	126	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00013	New retail quarter - land and buildings at Barkers Pool, Burgess Street, Cambridge Street, Carver Street, Charles Street, Charter Square, Cross Burgess Street, Furnivall Gate, Pinstone Street, Rockingham Street, Trafalgar Street, Wellington Street	Sheffield	7.14	150	150	0	Brownfield
S00821	Oxclose Farm, Halfway	Sheffield	7.99	200	110	0	Greenfield

(iv) Proposed allocated housing site

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00011	Site of former Hanover House and land at rear of Hanover Way	Sheffield	0.51	117	117	0	Brownfield
S00014	Site of properties Birley Moor Ave, Newstead Ave, Newstead Grove, Newstead PI, Newstead Rs, Newstead ay, Newstead Rd (remainder of Newstead development (excluding phase A))	Sheffield	5.17	165	75	0	Brownfield
S00016	Fox Hill Place Sheffield S6 1GE	Sheffield	3.35	156	156	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00050	Former British Glass Laboratories Northumberland Road	Sheffield	0.44	18	18	0	Brownfield
S00051	Westfield School, Westfield Crescent, Mosborough Sheffield S20 5AQ	Sheffield	4.59	145	25	0	Brownfield
S00122	South Yorkshire trading Standards Unit, Thorncliffe Lane, Chapeltown, S35 3XX	Chapeltown	1.03	36	36	0	Brownfield
S00148	Former Occupational Training Centre, Westwood Road, High Green	Sheffield	0.46	18	18	0	Brownfield
S00671	Site A Stocksbridge Steelworks, off Manchester Road, Stocksbridge	Stocksbridge	8.64	235	175	60	Brownfield
S00679	Falstaff Rd/ Adrian Cresc (Falstaff GHIJKLMN)	Sheffield	1.48	103	33		Brownfield
S00693	Ardmore Street, Shirland Lane	Sheffield	1.28	50	50	0	Brownfield
S00696	Staniforth Canalside	Sheffield	3.32	150	150	0	Brownfield
S00699	Fretson Road/ Motehall Road, Manor (the Circle Lower) (Manor 12)	Sheffield	5.32	122	62	0	Brownfield
S00700	Harborough Ave/ Viking Lea Drive Manor (part of Fairfax) (Manor 14)	Sheffield	2.54	95	35	0	Brownfield
S00701	Manor Site 8	Sheffield	2.84	124	64	0	Brownfield
S00702	Phase D, Stonecliffe Rd, Manor (The Circle, Upper) Harborough Avenue (Manor 10 and 11)	Sheffield	5.70	181	6	0	Brownfield
S00705	St Johns School, Manor Oaks Road	Sheffield	0.70	25	25	0	Brownfield
S00706	Manor Community Centre (Part of Fairfax)	Sheffield	1.08	39	39	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00707	Mixed Development Site, Wulfric Road/ Windy House Road (Fairleigh) (Manor 5 & 9)	Sheffield	0.90	32	16	16	Brownfield
S00710	Harborough Road / Harborough Rise, Manor Park (Corker Bottom / Harborough Rise)	Sheffield	1.61	49	49	0	Brownfield
S00711	Manor Boot Houses (Manor Gateway)	Sheffield	9.40	226	152	74	Brownfield
S00715	Manor Park Avenue (Pennine Village)	Sheffield	3.74	92	92	0	Brownfield
S00719	Kenninghall Drive, Norfolk Park (Norfolk Park Site 10)	Sheffield	3.42	95	31	0	Brownfield
S00721	Land Between East Bank Way East Bank Road And Daresbury Drive, Sheffield (Daresbury - Sheffield Housing Company Phase 2)	Sheffield	1.31	43	43	0	Brownfield
S00724	S R Gents factory, East Bank Road, Norfolk Park	Sheffield	0.43	17	17	0	Brownfield
S00733	Gaunt Road (previously numbered 95 - 381)	Sheffield	2.00	18	18	0	Brownfield
S00735	Former Hazlebarrow School, Hazlebarrow Crescent	Sheffield	0.96	30	30	0	Greenfield
S00736	Owlthorpe C	Sheffield	2.60	94	4	0	Greenfield
S00737	Owlthorpe E	Sheffield	3.35	92	2	0	Greenfield
S00738	Owlthorpe D	Sheffield	1.98	71	71	0	Greenfield
S00740	Castle Markets	Sheffield	1.40	200	200	0	Brownfield
S00746	West Bar Triangle	Sheffield	2.96	200	200	0	Brownfield
S00758	Klausners Site, Sylvester Street / Mary Street	Sheffield	0.42	126	126	0	Brownfield
S00764	Margetson Crescent, Parson Cross	Sheffield	0.83	30	30	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00783	Park Hill Flats, Duke Street, Sheffield (PHASES 2, 3 and 4]	Sheffield	4.64	628	328	0	Brownfield
S00788	Hawthorn Avenue/ Coppice Close, Stocksbridge	Stocksbridge	1.72	52	52	0	Greenfield
S00806	Woodhouse East (farmland area)	Sheffield	10.58	220	175	45	Greenfield
S00826	Prince of Wales Road, Darnall	Sheffield	0.64	32	32	0	Brownfield
S01068	Land to the South of Beighton Road, Woodhouse	Sheffield	3.02	95	5	0	Greenfield
S01108	Land to the north of Ravencarr Road, Manor (Fretson) (Manor 13)	Sheffield	1.01	22	22	0	Brownfield
S01140	Land to the north of Fife Street, Wincobank	Sheffield	2.57	81	81	0	Greenfield
S01179	Wiggan Farm, Towngate Road, Worrall, Sheffield	Worrall	1.77	45	45	0	Greenfield
S01184	Land off Platts Lane/ Oughtibridge Lane, Oughtibridge, Sheffield	Oughtibridge	1.26	34	34	0	Greenfield
S01223	Former Silica Brick Works, Land off Platts Lane, Oughtibridge, Sheffield	Oughtibridge	3.14	98	98	0	Brownfield
S01300	Site of Gilder VW 296 Middlewood Road, Sheffield, S6 1TG	Sheffield	1.30	47	47	0	Brownfield
S01360	Site of 2A and 2B Birley Moor Road and Birley Vale Avenue, Sheffield, S12 4WD	Sheffield	0.47	19	19	0	Brownfield
S01450	Berners Road/Berners Place (Arbourthorne Fields Phase 2 - Berners Road)	Sheffield	2.33	73	73	0	Brownfield
S01451	Algar Place/ Algar Road (Arbourthorne Fields Phase 3)	Sheffield	2.84	142	58	84	Brownfield
S01453	Mansel Crescent/Mansel Road (Malthouses)	Sheffield	1.10	92	32	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S01461	Steel City (Tennis Courts) Bellhouse Road, Firth Park	Sheffield	0.59	22	22	0	Greenfield
S01465	Sewage works, Manchester Road, Deepcar	Stocksbridge	4.10	142	100	42	Brownfield
S01467	Site Of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c,2, 4,5, 6)	Sheffield	9.48	265	175	0	Brownfield
S01471	Sweeney House, Oxley Close, Stocksbridge	Stocksbridge	0.52	18	18	0	Brownfield
S01589	Chaucer School Site - Parson Cross Masterplan Area	Sheffield	0.62	31	31	0	Brownfield
S01748	Former Ravencroft, Smelter Wood Road	Sheffield	0.56	22	22	0	Greenfield/ Brownfield
S02092	Land at Somerset Road/ Richmond Street	Sheffield	0.47	24	24	0	Brownfield
S02296	Land at Fox Hill Place, South Plot of Fox Hill Recreation Ground, S6 1GE (Site A, B, C)	Sheffield	0.22	25	25	0	Greenfield/ Brownfield

(b) Sites Suitable for Housing but with Policy Constraints

(i) Proposed Allocated Housing Sites with policy constraints (designated as non-residential use e.g. Flexible Use, Business Areas)

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00063	Land Between Spital Hill Brunswick Road and Handley Street, Spital Hill, Sheffield S4 7LD	Sheffield	1.94	31	31	0	Brownfield
S00763	Site G Stocksbridge Steelworks, off Manchester Road, Stocksbridge	Stocksbridge	0.79	36	36	0	Brownfield
S00766	Stanley Tools, Rutland Road, S3 9PT	Sheffield	1.35	45	45	0	Brownfield
S00767	River Don District, Weedon Street	Sheffield	19.97	800	500	300	Brownfield
S00811	Beldon B, Norfolk Park (Norfolk Park site 11a)	Sheffield	0.88	32	32	0	Brownfield
S00831	Land off Ash Street/Langsett Road	Sheffield	0.63	25	25	0	Greenfield
S02089	Wordsworth Avenue/Buchanan Road/Deerlands Avenue, Parson Cross	Sheffield	0.40	10	10	0	Brownfield
S02474	The Square, Land off Broad Street West	Sheffield	1.38	40	40	0	Brownfield

(ii) Other Suitable Sites with policy constraints (designated as non-residential use e.g. District Centres, Flexible Use, Business Areas)

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00685	Cannon Brewery, Rutland Road	Sheffield	0.80	13	13	0	Brownfield
S00794	TA Centre, Hurlfield Road, Manor Top	Sheffield	3.35	120	120	0	Brownfield
S01226	Hadfield Service Reservoir, off Glebe Road/ Blakeney Road, Crookes	Sheffield	1.26	45	45	0	Brownfield
S02052	Brass Founders Sheffield Ltd Princess Works Scotland Street Sheffield S3 7BX	Sheffield	0.39	48	48	0	Brownfield
S02097	Portland Business Park, Richmond Park Road, Handsworth, Sheffield	Sheffield	1.20	43	43	0	Brownfield
S02276	Mowbray Street/ Pitsmoor Road	Sheffield	0.66	33	33	0	Brownfield
S02271	Titterton Close, Darnall	Sheffield	0.50	20	20	0	Brownfield
S02281	Harvest Lane, S3 8EQ	Sheffield	0.91	45	45	0	Brownfield
S02297	Don Cutlery Works, Doncaster Street	Sheffield	0.27	15	15	0	Brownfield
S02441	Norton College Dyche Lane, Sheffield, South Yorkshire, S8 8BR	Sheffield	2.94	42	42	0	Brownfield
S02464	Meadowhall and the surrounding lands- M1 Distribution centre and The Source, Vulcan Road, SE9 1EW	Sheffield	3.57	43	43	0	Brownfield
S02599	Former East Hill Primary/ Secondary School East Bank Road Sheffield S2 3PX	Sheffield	3.84	51	51	0	Greenfield

(iii) Sites Safeguarded as Open Space

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00036	22 Stannington Road, Malin Bridge Sports and Social Club and land to the side and rear, Sheffield S6 5FL	Sheffield	4.60	30	30	0	Brownfield
S00789	Land between Rookery Vale and Manchester Road, Deepcar	Stocksbridge	1.47	52	52	0	Greenfield
S00792	Former Sports Ground, Greaves Lane, Stannington	Sheffield	1.46	25	25	0	Greenfield
S00799	Former Sheffield Hallam University Playing Fields at Hemsworth Road, Norton Woodseats	Sheffield	3.96	40	40	0	Greenfield
S01060	Land to the west of Moorthorpe Rise, Owlthorpe	Sheffield	2.03	73	73	0	Greenfield
S01097	Land off Matthews Lane, Norton	Sheffield	0.51	16	16	0	Greenfield
S01112	Land off Corker Bottoms Lane, Wybourn	Sheffield	2.47	79	79	0	Greenfield
S01113	Land to the east of Maltravers Terrace, Wybourn	Sheffield	2.95	104	104	0	Greenfield
S01143	Land off Southey Green Road, Southey Green	Sheffield	0.27	11	11	0	Greenfield
S01266	Land at Banner Cross Hall, Carterknowle Road and Ecclesall Road, S11 9PD	Sheffield	4.09	59	59	0	Brownfield
S01457	Kenworthy Road, Stocksbridge	Stocksbridge	1.01	13	13	0	Brownfield
S01789	Site of Longley Old People's Home, Longley Hall Road	Sheffield	0.77	18	18	0	Greenfield/ Brownfield
S02056	Sports Ground, Ferrars Road, Tinsley, S9 1RZ	Sheffield	1.87	59	59	0	Greenfield
S02415	Land at Infield Lane, Darnall, S9 5JH	Sheffield	0.93	37	37	0	Greenfield/ Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S02460	Rear of 30 to 42 Pot House Lane, Stocksbridge, Sheffield, S36 1ES	Stocksbridge	0.32	16	16	0	Greenfield
S02508	Sport Sheffield (Goodwin Sports Centre), Northumberland Road , S10 2TY	Sheffield	3.49	76	0	76	Greenfield/Brownfield
S02596	Sheffield City Council Rutland Hostel 275 - 279 Rutland Road Sheffield S3 9PZ	Sheffield	0.60	24	24	0	Greenfield/Brownfield
S02703	Land Off Jaunty Avenue, Base Green, S12 3DQ	Sheffield	2.10	66	66	0	Greenfield

(c) Sites 'Not Currently Suitable' (but Developable by 2025/26)

(i) Proposed Allocated Housing Sites 'not currently suitable'

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00743	Pitsmoor Road/Chatham Street/Swinton Street	Sheffield	2.51	190	190	0	Brownfield
S00768	Attercliffe Canalside - Rippon Street Rec	Sheffield	4.73	213	100	113	Brownfield
S00769	Fitzalan Works, Effingham Road, Attercliffe	Sheffield	0.92	33	33	0	Brownfield
S00772	Spartan Works, Attercliffe	Sheffield	0.60	22	22	0	Brownfield
S00774	Pic Toys, Off Darnall Road	Sheffield	4.81	214	70	144	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00775	Site adj. to Fitzalan Works, Attercliffe Road	Sheffield	0.37	15	15	0	Brownfield
S00776	Darnall Works (formerly Sanderson Kaysers), Wilfrid Road	Sheffield	5.29	169	140	29	Brownfield
S00777	Pinfold Works, Staniforth Road	Sheffield	0.74	40	0	40	Brownfield
S00778	Westaways, Bacon Lane, Attercliffe	Sheffield	0.66	36	36	0	Brownfield
S01443	Infield Lane / Britannia Road	Sheffield	0.80	36	36	0	Greenfield/ Brownfield
S02093	Sheaf Square	Sheffield	0.54	65	65	0	Brownfield
S02095	Sheaf Street/ Pond Street	Sheffield	0.50	60	60	0	Brownfield
S02098	Carver Lane/ Holly Street	Sheffield	0.37	45	45	0	Brownfield

(ii) Other suitable sites 'not currently suitable'

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S01157	Land between Carr Road and Haywood Lane, Stocksbridge, Sheffield	Stocksbridge	2.47	28	28	0	Greenfield
S01203	Land off Norfolk Hill, Grenoside, Sheffield	Sheffield	1.22	38	38	0	Greenfield
S01456	Willow Road, Stocksbridge	Stocksbridge	0.36	14	14	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S01753	Hoyle Street Development Site	Sheffield	0.78	43	43	0	Brownfield
S01773	Tritec, Milton Street	Sheffield	0.15	45	45	0	Brownfield
S02060	Nursery Lane/ Stanley Street	Sheffield	0.33	100	0	100	Brownfield
S02273	Former Darnall Fire Station, Darnall Road, S9 5AF	Sheffield	0.74	28	28	0	Brownfield
S02275	Fire Station, Mansfield Road, S12 2AE	Sheffield	0.41	20	20	0	Brownfield
S02277	83 to 87 Fitzwilliam Street, S1 4JP	Sheffield	0.12	36	36	0	Brownfield
S02282	Stanley Street, S3 8G	Sheffield	0.33	99	0	99	Brownfield
S02283	Wicker/ Wicker Lane, S3 8H (flats above shops on the Wicker)	Sheffield	0.27	81	81	0	Brownfield
S02284	Old Coroners Court Business Centre 14 - 38 Nursery Street Sheffield S3 8GG	Sheffield	0.10	30	30	0	Brownfield
S02285	Former Footprint Tools, Hollis Croft	Sheffield	0.87	130	130	0	Brownfield
S02745	Car Park, Eyre Lane, Sheffield S1 4RB (on Furnival Square roundabout)	Sheffield	0.10	12	12	0	Brownfield

(d) Sites 'Not Currently Suitable' (and unlikely to be Developable until after 2025/26)

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Dwellings			Greenfield or Brownfield
				Total Remaining Capacity	Estimated Delivery period		
					2021/22 to 2025/26	After 2025/26	
S00751	Moorfoot - Land bounded by St Mary's Gate, Moore Street, Fitzwilliam Gate, Cumberland Street and Eyre Street (please see attached plan), S1 4PL	Sheffield	4.29	450	0	450	Brownfield
S00773	Former Betafence site, Sheffield Road, Carbrook S9 2RN	Sheffield	5.14	129	0	129	Brownfield
S00795	Loicher Lane, Ecclesfield	Sheffield	0.58	18	0	18	Brownfield
S00817	G Fishers Transport Yard, Green Lane, Ecclesfield	Sheffield	0.81	25	0	25	Brownfield
S00822	Mosborough Wood Business Park, off Eckington Way	Sheffield	4.12	146	0	146	Brownfield
S00827	Former Dr John Worrall School, Maltby Street, Sheffield	Sheffield	0.68	18	0	18	Brownfield
S00828	Airflow Site, Claywheels Lane, Middlewood	Sheffield	2.62	80	0	80	Brownfield
S00829	United Cranes Site, Claywheels Lane, Middlewood	Sheffield	1.54	48	0	48	Brownfield
S00830	UCAR site, Claywheels Lane, Middlewood	Sheffield	13.37	403	0	403	Brownfield
S01754	Nursery Street	Sheffield	0.19	57	0	57	Brownfield
S02091	Outokumpu site at Manchester Road, Stocksbridge	Stocksbridge	5.74	229	0	229	Brownfield
S02416	Land at Penistone Road North	Sheffield	2.28	80	0	80	Brownfield

Appendix 5

Sites in Urban Areas assessed as unsuitable for housing (No Potential)

Site Reference	Site Address	Status	HMR Area	Greenfield or Brownfield	Type of Site	Capacity
S00789	Land between Rookery Vale and Manchester Road, Deepcar	No potential	None	Greenfield	Large	0
S00798	Sheffield Wednesday Training Ground, Middlewood Road	No potential	None	Greenfield	Large	0
S00800	University Playing Fields at Warminster Road, Norton, Woodseats	No potential	None	Greenfield	Large	0
S00810	Former Holbrook Colliery Site, Oxclose	No potential	None	Greenfield	Large	0
S01050	Land to the north of Station Road, Mosborough	No potential	None	Greenfield	Large	0
S01052	Land to the East of Bridle Stile, Mosborough	No potential	None	Greenfield	Large	0
S01095	Land to the north of Fraser Drive, Woodseats	No potential	None	Greenfield	Large	0
S01101	Land to the north of Stradbroke Way, Richmond	No potential	None	Greenfield	Large	0
S01102	Land to the North of Smelter Wood Avenue, Richmond	No potential	None	Greenfield	Large	0
S01107	Land to the south of Castlebeck Drive, Manor	No potential	South	Greenfield	Large	0
S01109	Land between Harborough Road and Beaumont Road North, Manor Park	No potential	South	Greenfield	Large	0
S01110	Land to the south of Seaton Crescent, Manor Park	No potential	South	Greenfield	Large	0
S01111	Land to the west of Manor Lane, Manor Park	No potential	South	Greenfield	Large	0

Site Reference	Site Address	Status	HMR Area	Greenfield or Brownfield	Type of Site	Capacity
S01113	Land to the east of Maltravers Terrace, Wybourn	No potential	South	Greenfield	Large	0
S01114	Land off Skye Edge Avenue, Wybourn	No potential	South	Greenfield	Large	0
S01136	Land between Pitsmoor Road and Woodside Lane, Woodside	No potential	East	Greenfield	Large	0
S01137	Land off Donovan Road, Southey Green	No potential	North	Greenfield	Large	0
S01138	Land to the East of Wordsworth Avenue, Southey Green	No potential	North	Greenfield	Large	0
S01141	Land off Jenkin Road, Wincobank, Sheffield	No potential	North	Greenfield	Large	0
S01142	Land off Wensley Street, Wincobank	No potential	North	Greenfield	Large	0
S01143	Land off Southey Green Road, Southey Green	No potential	North	Greenfield	Large	0
S01157	Land between Carr Road and Haywood Lane, Stocksbridge, Sheffield	No potential	None	Greenfield	Large	0
S01166	Land off Lock Lane, Tinsley, Sheffield	No potential	East	Brownfield	Large	0
S01203	Land off Norfolk Hill, Grenoside, Sheffield	No potential	None	Greenfield	Large	0
S01204	Land off Scholes View, Ecclesfield, Sheffield	No potential	None	Greenfield	Large	0
S01256	land to the east of Moss Way, Hackenthorpe	No potential	None	Greenfield	Large	0
S01456	Willow Road, Stocksbridge	No potential	None	Brownfield	Large	0
S02096	Land at Smiths Field, Grimesthorpe, Sheffield	No potential	North East	Greenfield	Large	0

Appendix 6: Sheffield- Sites not included in the Potential Supply but suggested to the Council between 2009 and 2012

Since the publication of the first SHLAA, sites have been suggested to the Council by respondents to the Sheffield 'Call for Sites' or by respondents to the Local Plan City Policies and Sites consultation, between 2009 and 2012 (see paragraph 2.31 to 2.34). These sites are listed below and location maps included.

Note: The City Council does not consider that these sites are part of the potential supply because they are either in the Green Belt or are likely to be protected as Countryside Areas in the Local Plan. The House Builder Federation's view is that they should be considered as options for meeting future housing requirements. Location maps for these sites are included.

Map Ref	Site Address	Settlement	2013 Pre-Submission Proposals Map Designation	Gross Site Area (Ha)	Greenfield or Brownfield
S01260	20A Moor Valley, S20 5BB	Sheffield	Green Belt	1.61	Greenfield
S01232	Land off Midhurst Road, Fox Hill	Sheffield	Green Belt	7.84	Greenfield
S01206	Land between Chapeltown Road and Nether Lane, Chapeltown	Chapeltown/ Sheffield	Green Belt	22.68	Greenfield
S01883	Land to the north of Parkers Lane, Dore	Sheffield	Green Belt	3.27	Greenfield
S01944	Land at Stannington Road, rear of Highfield Rise, Stannington	Sheffield	Green Belt	0.45	Greenfield
S01945	Land at Mowson Hollow, Worrall	Worrall	Green Belt	1	Greenfield
S02055	Land Opposite Anvil Inn Pub, Stannington Road	Sheffield	Green Belt	0.43	Greenfield
Total				37.28	













