

## **Appendix 3A Sites on the Brownfield Register – Pro forma**

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

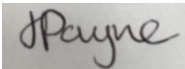
|                               |   |
|-------------------------------|---|
| Site Reference                | S00062  |
| Address                       | Hemsworth Primary School, Blackstock Road   |
| Ownership information         | <i>Is the site still available?</i><br>Yes  |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.  |
|                               | <i>Does the developer own the site?</i><br>Yes – Sheffield City Council to deliver the site directly.   |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>No  |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A   |
|                               | <i>Any other relevant information?</i><br>No  |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br>Yes   |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>Completed June 2021  |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>Aim to submit Full Planning application in July/August 2021   |
|                               | <i>Any other relevant information?</i><br>Planning application to be in line with the IPAN for the site and taking account of the requirements for formal and informal open space in the locality.  |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>Cleared ex-school site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Phase 2 surveys carried out in 2020. Flood risk assessment, SUDS assessment and drainage strategy also carried out in 2020 in preparation for Planning submission |
|                               | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>  |

|                               |  |
|-------------------------------|--|
|                               | <p>None known at this time</p> <p><i>If so, how will these barriers be resolved?</i></p> <p>N/A</p> <p><i>What are the timescales for resolving these barriers?</i></p> <p>N/A</p> <p><i>Any other relevant information?</i></p> <p>N/A</p>  |
| Infrastructure considerations | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p>None known at this time</p> <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>N/A</p> <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>All resolved</p> <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>Access to the site is to be via the existing school entrance. Upgrades only may be required to the existing entrance.</p> <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>Not currently known</p> <p><i>Any other relevant information?</i></p> <p>N/A</p>      |
| Viability considerations      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>Any viability issues relate to the choice to develop this site as an OPIL site incorporating expensive facilities. Also the site location and development restrictions limit the density of the development which makes the communal facilities proportionately more expensive.</p> <p><i>How will any viability issues be resolved?</i></p> <p>SCC has decided to develop regardless of viability based on the housing need for this type of accommodation in the area.</p> <p><i>How will any funding shortfalls be met?</i></p> <p>No funding shortfalls. All to be met by HRA borrowing and potentially Homes England grant.</p> |
| Funding                       | <p><i>Is funding required to bring the site forward?</i></p>   |

|                     |   |
|---------------------|---|
|                     | <p>Delivery to be funded through the Council's Stock Increase Programme as an Older Person's Independent Living Scheme (OPIL).</p> <p><i>Are funding arrangements secured?</i></p> <p>The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing, S106 affordable housing contribution and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project has gone through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.</p> <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i></p> <p>Funding identified to be used for the whole project.</p> <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i></p> <p>N/A</p> |
| Marketing           | <p><i>Has the site been actively marketed?</i></p> <p>N/a site to be directly developed by Sheffield City Council.</p> <p><i>What (if any) marketing activities have been undertaken to date?</i></p> <p>N/A</p> <p><i>When was that marketing carried out?</i></p> <p>N/A</p> <p><i>When might the site come forward?</i></p> <p>N/A</p> <p><i>Is a developer or site promotor involved?<br/>Has there been any market interest?</i></p> <p>N/A</p> <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p> <p>N/A</p>  |
| Other               | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p> <p>Not known at this stage</p>  |
| UDP Allocations     | <p><i>Please explain why the site is now coming forward?</i></p> <p>N/A</p>   |
| Brownfield Register | <p><i>Please explain why the site is now coming forward?</i></p> <p>Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase</p>   |

|  |   |
|--|---|
|  | Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.  |
| Lead in time (from 1.4.21)                         | <i>Please provide any evidence / justification for the lead in time indicated.</i><br><br>Start on site expected November 2022  |
| Build rate per annum                               | One OPIL scheme to be delivered in total – build out rate is not applicable in this situation.  |
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i><br><br>A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined. |
| Total units  | 81  |
| Year 1 (2021/22)                                   | 0   |
| Year 2 (2022/23)                                   | 0   |
| Year 3 (2023/24)                                   | 0   |
| Year 4 (2024/25)                                   | 81  |
| Year 5 (2025/26)                                   | 0   |
| Total 5 year supply                                | 81  |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

Signed 

*Print name Joanne Payne*

*Organisation Sheffield City Council*

*Date 14/07/21*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

|                               |   |
|-------------------------------|---|
| Site Reference                | S00672  |
| Address                       | Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)   |
| Ownership information         | <i>Is the site still available?</i><br>Yes  |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.  |
|                               | <i>Does the developer own the site?</i><br>No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.        |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>None known of.  |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A   |
|                               | <i>Any other relevant information?</i><br>No  |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br>Future phase of delivery. Previously obtained planning permission but expired – ref 15/01176/FUL.   |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>N/A  |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>2022  |
|                               | <i>Any other relevant information?</i><br>N/A   |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br>A range of surveys have been carried out, including topographical, ecological, trees, site investigations. |
|                               | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i><br><br>Topography and ground conditions given that this is a brownfield former housing site. These are not   |

|                                      |   |
|--------------------------------------|---|
|                                      | <p>delaying progress but are being considered as part of the design, engineering and pre-app stage.</p>   |
|                                      | <p><i>If so, how will these barriers be resolved?</i></p>   |
|                                      | <p>As above</p>   |
|                                      | <p><i>What are the timescales for resolving these barriers?</i></p>   |
|                                      | <p>Ongoing.</p>   |
|                                      | <p><i>Any other relevant information?</i></p>   |
| <p>Infrastructure considerations</p> | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i><br/> Made ground following demolition of former structures on site to be managed.</p>  |
|                                      | <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>   |
|                                      | <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>As part of ongoing design refinement during planning process.</p>   |
|                                      | <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>Insufficient information at the moment.</p>   |
|                                      | <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>Not currently known – continuously exploring options with external funders.</p>   |
|                                      | <p><i>Any other relevant information?</i></p> <p>N/A</p>  |
| <p>Viability considerations</p>      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.</p>     |
|                                      | <p><i>How will any viability issues be resolved?</i></p> <p>Scheme will be part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes</p> |

|                 |   |
|-----------------|---|
|                 | <p>England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p>   |
|                 | <p><i>How will any funding shortfalls be met?</i></p> <p>See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>   |
| Funding         | <p><i>Is funding required to bring the site forward?</i></p> <p>Yes.</p>  |
|                 | <p><i>Are funding arrangements secured?</i></p> <p>No.</p>  |
|                 | <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i></p> <p>To address infrastructure requirements of the site.</p>  |
|                 | <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i></p> <p>Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p> |
| Marketing       | <p><i>Has the site been actively marketed?</i></p> <p>No.</p>   |
|                 | <p><i>What (if any) marketing activities have been undertaken to date?</i></p> <p>N/A</p>   |
|                 | <p><i>When was that marketing carried out?</i></p> <p>N/A</p>   |
|                 | <p><i>When might the site come forward?</i></p> <p>Late 2021.</p>   |
|                 | <p><i>Is a developer or site promotor involved?</i><br/><i>Has there been any market interest?</i></p> <p>Keepmoat as SHC development partner</p>   |
|                 | <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p> <p>N/A</p>   |
| Other           | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>   |
| UDP Allocations | <p><i>Please explain why the site is now coming forward?</i></p> <p>N/A</p>   |



|  |  |
|--|--|
| Brownfield Register                                | <i>Please explain why the site is now coming forward?</i><br>Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 4.                    |
| Lead in time (from 1.4.21)                         | <i>Please provide any evidence / justification for the lead in time indicated.</i><br><br>2023   |
| Build rate per annum                               | 20/22  |
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i><br>Based on comparators from previous SHC sites delivered. |
| Total units  | 42   |
| Year 1 (2021/22)                                   | 0  |
| Year 2 (2022/23)                                   | 0  |
| Year 3 (2023/24)                                   | 20   |
| Year 4 (2024/25)                                   | 22   |
| Year 5 (2025/26)                                   | 0  |
| Total 5 year supply                                | 42   |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

*Signed Steve Birch*

*Print name* STEVE BIRCH

*Organisation* SHEFFIELD HOUSING COMPANY

*Date* 11/10/2021

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

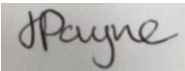
|   |  |  |
|---|--|--|
| Site Reference  | S00700   |  |
| Address   | Harborough Ave/ Vickinglea Drive Manor (Manor 14)  |  |
| Ownership information   | <i>Is the site still available?</i><br>Yes   |  |
|   | <i>Is the site in single ownership or are there land assembly complications?</i><br><br>Site in single ownership – Sheffield City Council. |  |
|   | <i>Does the developer own the site?</i><br><br>Yes – Sheffield City Council to deliver the site directly.                                  |  |
|   | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br><br>No                     |  |
|   | <i>If so, how and when are these issues likely to be resolved?</i><br><br>N/A  |  |
|   | <i>Any other relevant information?</i><br><br>No   |  |
|   | Planning application progress  | <i>Have any pre-application enquiries been made?</i><br><br>No   |
|   |  | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br><br>N/A   |
| <i>When is an application for planning permission anticipated to be submitted?</i><br><br>Aim to submit Full Planning Application in September 2022 |  |  |
| <i>Any other relevant information?</i><br><br>No  |  |  |
| Site assessment progress  |  | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in 2022 in preparation for Planning submission |
|   | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i><br><br>No                                 |  |
|   | <i>If so, how will these barriers be resolved?</i><br><br>N/A  |  |
|   |  |  |

|                               |  |
|-------------------------------|--|
|                               | <p><i>What are the timescales for resolving these barriers?</i></p> <p>N/A</p>   |
|                               | <p><i>Any other relevant information?</i></p> <p>No</p>  |
| Infrastructure considerations | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p>None known at this time</p>  |
|                               | <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>N/A</p>  |
|                               | <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>N/A</p>  |
|                               | <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>New adopted highways will be required to access the properties on the site.</p>  |
|                               | <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>N/A</p>  |
|                               | <p><i>Any other relevant information?</i></p> <p>N/A</p>   |
| Viability considerations      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>None known at this stage</p>   |
|                               | <p><i>How will any viability issues be resolved?</i></p> <p>N/A</p>  |
|                               | <p><i>How will any funding shortfalls be met?</i></p> <p>N/A</p>   |
| Funding                       | <p><i>Is funding required to bring the site forward?</i></p> <p>Delivery to be funded through the Council's Stock Increase Programme through a mixture of HRA borrowing and capital resources. Grant funding may be pursued if required.</p>   |
|                               | <p><i>Are funding arrangements secured?</i></p> <p>The 2019/20 HRA Business Plan update includes anticipated funding requirements for this site and a detailed breakdown is set out in the Final Business Case for the project. Funding is a mixture of HRA borrowing, NHS funding and 1-4-1 Receipt spend. The project has been through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.</p> |

|  |  |
|--|--|
|  | <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i></p> <p><b>Funding identified to be used for the whole project.</b></p> <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i></p> <p>N/A</p>   |
| Marketing  | <p><i>Has the site been actively marketed?</i></p> <p>N/A site to be directly developed by Sheffield City Council.</p> <p><i>What (if any) marketing activities have been undertaken to date?</i></p> <p>N/A</p> <p><i>When was that marketing carried out?</i></p> <p>N/A</p> <p><i>When might the site come forward?</i></p> <p>N/A</p> <p><i>Is a developer or site promotor involved?<br/>Has there been any market interest?</i></p> <p>N/A</p> <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p> <p>N/A</p> |
| Other  | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p> <p><b>Not known at this stage</b></p>  |
| UDP Allocations                                    | <p><i>Please explain why the site is now coming forward?</i></p>   |
| Brownfield Register                                | <p><i>Please explain why the site is now coming forward?</i></p> <p>Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.</p>   |
| Lead in time (from 1.4.21)                         | <p><i>Please provide any evidence / justification for the lead in time indicated.</i></p> <p><b>Start on site expected March 2023</b></p>  |
| Build rate per annum                               | <p><b>All 90 planned units will be delivered in a single year.</b></p>   |
| Any assumptions made in relation to the build rate | <p><i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i></p>   |

|                     |  |
|---------------------|--|
|                     | A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined. |
| Total units         | 90   |
| Year 1 (2021/22)    | 0  |
| Year 2 (2022/23)    | 0  |
| Year 3 (2023/24)    | 0  |
| Year 4 (2024/25)    | 90   |
| Year 5 (2025/26)    | 0  |
| Total 5 year supply | 90   |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

Signed ..... 

Print name ..... Joanne Payne

Organisation ..... Sheffield City Council

Date .... 14/07/21

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

|                               |   |
|-------------------------------|---|
| Site Reference                | S00719  |
| Address                       | Kenninghall Drive, Norfolk Park (10)  |
| Ownership information         | <i>Is the site still available?</i><br>Yes  |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.  |
|                               | <i>Does the developer own the site?</i><br>No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.            |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>None known of.  |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A   |
|                               | <i>Any other relevant information?</i><br>No  |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br>Future phase of delivery.   |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>Pending.   |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>2022.   |
|                               | <i>Any other relevant information?</i><br>N/A.  |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>A range of surveys have been carried out, including topographical, ecological, trees, site investigations. |
|                               | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i><br><br>Topography and ground conditions given that this is a brownfield former housing site. These are not   |

|                               |  |
|-------------------------------|--|
|                               | <p>delaying progress but are being considered as part of the design, engineering and pre-app stage.</p> <p><i>If so, how will these barriers be resolved?</i></p> <p>As above.</p> <p><i>What are the timescales for resolving these barriers?</i></p> <p>Ongoing.</p> <p><i>Any other relevant information?</i></p> <p>N/A</p>  |
| Infrastructure considerations | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p>Made ground following demolition of former structures on site to be managed.</p> <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p> <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>As part of ongoing design refinement process.</p> <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>Insufficient information at the moment.</p> <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p> <p><i>Any other relevant information?</i></p> <p>N/A</p> |
| Viability considerations      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.</p> <p><i>How will any viability issues be resolved?</i></p> <p>SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.</p> <p><i>How will any funding shortfalls be met?</i></p> <p>See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>   |
| Funding                       | <p><i>Is funding required to bring the site forward?</i></p>   |

|  |  |
|--|--|
|  | Yes.   |
|  | <i>Are funding arrangements secured?</i><br>No   |
|  | <i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i><br>To address infrastructure requirements of the site.  |
|  | <i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i><br>Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes. |
| Marketing  | <i>Has the site been actively marketed?</i><br>No.   |
|  | <i>What (if any) marketing activities have been undertaken to date?</i><br>N/A   |
|  | <i>When was that marketing carried out?</i><br>N/A   |
|  | <i>When might the site come forward?</i><br>2023.  |
|  | <i>Is a developer or site promotor involved?</i><br><i>Has there been any market interest?</i><br>Keepmoat as SHC development partner.   |
|  | <i>Can you provide any relevant market information to justify delivery assumptions?</i>  |
| Other  | <i>Are there any other barriers delaying or preventing development from coming forward on this site?</i>   |
| UDP Allocations                                    | <i>Please explain why the site is now coming forward?</i><br>N/A   |
| Brownfield Register                                | <i>Please explain why the site is now coming forward?</i><br><br>Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.   |
| Lead in time (from 1.4.21)                         | <i>Please provide any evidence / justification for the lead in time indicated.</i>   |
| Build rate per annum                               | 40   |
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>  |



|                     | Based on comparators from previous SHC sites delivered. |
|---------------------|---|
| Total units         | 114   |
| Year 1 (2021/22)    | 0   |
| Year 2 (2022/23)    | 8   |
| Year 3 (2023/24)    | 48  |
| Year 4 (2024/25)    | 48  |
| Year 5 (2025/26)    | 10  |
| Total 5 year supply | 114   |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

*Signed Steve Birch*

*Print name STEVE BIRCH*

*Organisation SHEFFIELD HOUSING COMPANY*

*Date 11/10/2021*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

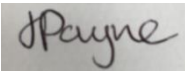
|   |  |  |
|---|--|--|
| Site Reference  | S00733   |  |
| Address   | Gaunt Road (previously numbered 95 - 381)  |  |
| Ownership information   | <i>Is the site still available?</i><br>Yes   |  |
|   | <i>Is the site in single ownership or are there land assembly complications?</i><br><br>Site in single ownership – Sheffield City Council.   |  |
|   | <i>Does the developer own the site?</i><br><br>Yes – Sheffield City Council to deliver the site directly.  |  |
|   | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br><br>No   |  |
|   | <i>If so, how and when are these issues likely to be resolved?</i><br><br>N/A  |  |
|   | <i>Any other relevant information?</i><br><br>No   |  |
|   | Planning application progress  | <i>Have any pre-application enquiries been made?</i><br>Yes  |
|   |  | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>Concluded in March 2021 |
| <i>When is an application for planning permission anticipated to be submitted?</i><br>Aim to submit Full Planning Application in October 2021 |  |  |
| <i>Any other relevant information?</i>  |  |  |
| Site assessment progress  | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>Cleared ex-housing site. Phase 1 Geotech, Ecological, Desktop Archaeological and UXO surveys carried out in 2019. Phase 2 surveys concluded in May 2021. Flood assessment, SUDS assessment and drainage strategy to be carried out in summer 2021 in preparation for Planning submission. |  |
|   | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i><br><br>None known at this time  |  |
|   | <i>If so, how will these barriers be resolved?</i>   |  |

|                               |   |
|-------------------------------|---|
|                               | N/A   |
|                               | <i>What are the timescales for resolving these barriers?</i>  |
|                               | N/A   |
|                               | <i>Any other relevant information?</i>  |
|                               | N/A   |
| Infrastructure considerations | <i>Are there any infrastructure constraints that might delay the site coming forward?</i>   |
|                               | None known at this time   |
|                               | <i>If so, what steps have been taken to resolve these infrastructure constraints?</i>   |
|                               | N/A   |
|                               | <i>What is the likely timescale for resolving any infrastructure constraints?</i>   |
|                               | September 2021  |
|                               | <i>Are there any highway works that need to be carried out prior to commencement or occupation?</i>   |
|                               | Access to individual units from the existing highway, over the existing highway   |
|                               | <i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i>   |
|                               | Not currently known   |
|                               | <i>Any other relevant information?</i>  |
|                               | N/A   |
| Viability considerations      | <i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i>   |
|                               | Not specifically known at this stage. Steep topography will need to be overcome.  |
|                               | <i>How will any viability issues be resolved?</i>   |
|                               | To be determined  |
|                               | <i>How will any funding shortfalls be met?</i>  |
|                               | To be determined  |
| Funding                       | <i>Is funding required to bring the site forward?</i>   |
|                               | Delivery to be funded through the Council's Stock Increase Programme for General Needs (affordable) properties.   |
|                               | <i>Are funding arrangements secured?</i>  |
|                               | The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project will go through individual capital approvals backed up |

|                            |  |
|----------------------------|--|
|                            | <p>by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.</p> <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i></p> <p>Funding identified to be used for the whole project.</p> <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i></p> <p>N/A</p>  |
| Marketing                  | <p><i>Has the site been actively marketed?</i></p> <p>N/A site to be directly developed by Sheffield City Council.</p> <p><i>What (if any) marketing activities have been undertaken to date?</i></p> <p>N/A</p> <p><i>When was that marketing carried out?</i></p> <p>N/A</p> <p><i>When might the site come forward?</i></p> <p>N/A</p> <p><i>Is a developer or site promotor involved?<br/>Has there been any market interest?</i></p> <p>N/A</p> <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p> <p>N/A</p> |
| Other                      | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p> <p>Not known at this stage</p>   |
| UDP Allocations            | <p><i>Please explain why the site is now coming forward?</i></p>   |
| Brownfield Register        | <p><i>Please explain why the site is now coming forward?</i></p> <p>Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.</p>   |
| Lead in time (from 1.4.21) | <p><i>Please provide any evidence / justification for the lead in time indicated.</i></p> <p>Start on site expected February 2022</p>  |
| Build rate per annum       | 30   |

|  |   |
|--|---|
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i> |
| Total units  | 30  |
| Year 1 (2021/22)                                   | 0   |
| Year 2 (2022/23)                                   | 0   |
| Year 3 (2023/24)                                   | 30  |
| Year 4 (2024/25)                                   | 0   |
| Year 5 (2025/26)                                   | 0   |
| Total 5 year supply                                | 30  |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

Signed ..... 

Print name ..... Joanne Payne

Organisation ..... Sheffield City Council

Date .... 14/07/21

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

|                               |   |
|-------------------------------|---|
| Site Reference                | S01447  |
| Address                       | Claywood Tower Blocks   |
| Ownership information         | <i>Is the site still available?</i><br>Yes  |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.  |
|                               | <i>Does the developer own the site?</i><br>No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.            |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>None known of.  |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A.  |
|                               | <i>Any other relevant information?</i><br>N/A.  |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br>Yes.  |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>Ongoing engagement with Planning Authority.  |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>2022.   |
|                               | <i>Any other relevant information?</i><br>N/A.  |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>A range of surveys have been carried out, including topographical, ecological, trees, site investigations. |
|                               | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>  |

|                                      |  |
|--------------------------------------|--|
|                                      | <p>Site has many physical constraints, however these are not delaying progress but are being considered as part of the design and pre-app stage.</p>   |
|                                      | <p><i>If so, how will these barriers be resolved?</i></p> <p>As above.</p>   |
|                                      | <p><i>What are the timescales for resolving these barriers?</i></p> <p>In time to submit planning application in 2022.</p>   |
|                                      | <p><i>Any other relevant information?</i></p> <p>N/A</p>   |
| <p>Infrastructure considerations</p> | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p>Foundations of former tower blocks remain in ground as does redundant district heating network pipe.</p>   |
|                                      | <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues. Opportunities being explored to link in to DHN pipe.</p>   |
|                                      | <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>As part of design process towards planning in 2022.</p>  |
|                                      | <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>Insufficient information at the moment.</p>  |
|                                      | <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme. Identified as a site to be considered for the 2022-25 Sheffield City Region Brownfield Housing Fund pipeline.</p>                             |
|                                      | <p><i>Any other relevant information?</i></p> <p>N/A</p>   |
| <p>Viability considerations</p>      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>Site location and position offers opportunity for bespoke scheme as opposed to standard SHC house types, targeting higher sales values. However site constraints including topography and remaining foundations will have an impact on cost.</p> |
|                                      | <p><i>How will any viability issues be resolved?</i></p> <p>Considered design work, sensible cost appraisals and ongoing relationship with funding organisations regarding grant opportunities.</p>  |

|                     |  |
|---------------------|--|
|                     | <p><i>How will any funding shortfalls be met?</i><br/>As above.</p>  |
| Funding             | <p><i>Is funding required to bring the site forward?</i><br/>Yes, probably.</p>  |
|                     | <p><i>Are funding arrangements secured?</i><br/>No.</p>  |
|                     | <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i><br/>To address infrastructure requirements of the site.</p>  |
|                     | <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i><br/>Good chance of securing funding – this is a high profile site on the edge of the city centre.</p>   |
| Marketing           | <p><i>Has the site been actively marketed?</i><br/>No.</p>   |
|                     | <p><i>What (if any) marketing activities have been undertaken to date?</i><br/>Soft market research has been undertaken via Countrywide (part of Blundells) in March 2019 and then in December 2019 with Keepmoat sales as well as an independent market assessment by Bielby Associates. Further estate agent assessments are currently being sought based on new concept design.</p> |
|                     | <p><i>When was that marketing carried out?</i><br/>See above.</p>  |
|                     | <p><i>When might the site come forward?</i><br/>2023.</p>  |
|                     | <p><i>Is a developer or site promotor involved?</i><br/><i>Has there been any market interest?</i><br/>Keepmoat as SHC development partner.</p>  |
|                     | <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p>   |
| Other               | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>  |
| UDP Allocations     | <p><i>Please explain why the site is now coming forward?</i><br/>N/A</p>   |
| Brownfield Register | <p><i>Please explain why the site is now coming forward?</i><br/>Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.</p>   |



|  |  |
|--|--|
| Lead in time (from 1.4.21)                         | <i>Please provide any evidence / justification for the lead in time indicated.</i>   |
| Build rate per annum                               | 40   |
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i><br>Based on comparators from previous SHC sites delivered. |
| Total units  | 40   |
| Year 1 (2021/22)                                   | 0  |
| Year 2 (2022/23)                                   | 0  |
| Year 3 (2023/24)                                   | 28   |
| Year 4 (2024/25)                                   | 12   |
| Year 5 (2025/26)                                   | 0  |
| Total 5 year supply                                | 40   |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

*Signed Steve Birch*

*Print name STEVE BIRCH*

*Organisation SHEFFIELD HOUSING COMPANY*

*Date 11/10/2021*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

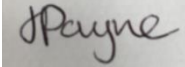
|                               |   |
|-------------------------------|---|
| Site Reference                | S01451  |
| Address                       | Algar Place/ Algar Road   |
| Ownership information         | <i>Is the site still available?</i><br>Yes  |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.  |
|                               | <i>Does the developer own the site?</i><br>Yes – Sheffield City Council to deliver the site directly.   |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>No  |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A   |
|                               | <i>Any other relevant information?</i><br>No  |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br>No  |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>N/A  |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>September 2022  |
|                               | <i>Any other relevant information?</i><br>No  |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological, Topographical and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in early 2022 in preparation for Planning submission |
|                               | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i><br><br>None known at this time   |
|                               | <i>If so, how will these barriers be resolved?</i><br><br>N/A   |
|                               | <i>What are the timescales for resolving these barriers?</i>  |

|                               |   |
|-------------------------------|---|
|                               | N/A   |
|                               | <i>Any other relevant information?</i>  |
|                               | N/A   |
| Infrastructure considerations | <i>Are there any infrastructure constraints that might delay the site coming forward?</i><br><b>None known at this time</b>   |
|                               | <i>If so, what steps have been taken to resolve these infrastructure constraints?</i>   |
|                               | N/A   |
|                               | <i>What is the likely timescale for resolving any infrastructure constraints?</i>   |
|                               | N/A   |
|                               | <i>Are there any highway works that need to be carried out prior to commencement or occupation?</i><br><br><b>To be determined at site masterplanning stage</b>   |
|                               | <i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i>   |
|                               | <b>Not currently known</b>  |
|                               | <i>Any other relevant information?</i>  |
|                               | N/A   |
| Viability considerations      | <i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i><br><b>Not known at this stage.</b>  |
|                               | <i>How will any viability issues be resolved?</i>   |
|                               | N/A   |
|                               | <i>How will any funding shortfalls be met?</i>  |
|                               | N/A   |
| Funding                       | <i>Is funding required to bring the site forward?</i><br><br>Delivery to be funded through the Council's Stock Increase Programme through a mixture of HRA borrowing and capital resources. Grant funding may be pursued if required.   |
|                               | <i>Are funding arrangements secured?</i><br><br>The 2019/20 HRA Business Plan update includes anticipated funding requirements for this site and a detailed breakdown is set out in the Final Business Case for the project. Funding is a mixture of HRA borrowing, and 1-4-1 Receipt spend. The project has been through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme. |

|  |  |
|--|--|
|  | <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i></p> <p>Funding identified to be used for the whole project.</p> <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i></p> <p>N/A</p>  |
| Marketing  | <p><i>Has the site been actively marketed?</i></p> <p>N/a site to be directly developed by Sheffield City Council.</p> <p><i>What (if any) marketing activities have been undertaken to date?</i></p> <p>N/A</p> <p><i>When was that marketing carried out?</i></p> <p>N/A</p> <p><i>When might the site come forward?</i></p> <p>N/A</p> <p><i>Is a developer or site promotor involved?<br/>Has there been any market interest?</i></p> <p>N/A</p> <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p> <p>N/A</p> |
| Other  | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p> <p>Not known at this stage</p>   |
| UDP Allocations                                    | <p><i>Please explain why the site is now coming forward?</i></p> <p>N/A</p>  |
| Brownfield Register                                | <p><i>Please explain why the site is now coming forward?</i></p> <p>Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.</p>   |
| Lead in time (from 1.4.21)                         | <p><i>Please provide any evidence / justification for the lead in time indicated.</i></p> <p>Start on site expected early 2023</p>   |
| Build rate per annum                               | <p>One scheme to be delivered in total – build out rate is not applicable in this situation.</p>   |
| Any assumptions made in relation to the build rate | <p><i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i></p> <p>A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is</p>  |

|                     |  |
|---------------------|--|
|                     | difficult to estimate year on year delivery. Once started on site, a build out rate can be determined. |
| Total units         | 121  |
| Year 1 (2021/22)    | 0  |
| Year 2 (2022/23)    | 0  |
| Year 3 (2023/24)    | 0  |
| Year 4 (2024/25)    | 121  |
| Year 5 (2025/26)    | 0  |
| Total 5 year supply | 121  |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021*

Signed 

*Print name Joanne Payne*

*Organisation Housing Growth, Housing and Neighbourhoods Service, Sheffield City Council*

*Date 14/07/21*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

|                               |  |
|-------------------------------|--|
| Site Reference                | S01453   |
| Address                       | Mansell Crescent / Mansell Road (Malthouses)   |
| Ownership information         | <i>Is the site still available?</i><br>Yes   |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.   |
|                               | <i>Does the developer own the site?</i><br>No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.   |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>None known of.   |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A.   |
|                               | <i>Any other relevant information?</i><br>N/A.   |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br>Yes, mid 2020  |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i>  |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>Submitted May 2021 (21/02589/FUL).   |
|                               | <i>Any other relevant information?</i><br>N/A.   |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>A full suite of surveys have been carried out, including topographical, ecological, trees, site investigations.   |
|                               | <i>Are there any known barriers to delivery, or that are delaying or preventing development?</i><br>Topography and ground conditions given that this is a brownfield former housing site. These have been considered as part of the design and engineering stage, and solutions with associated cost certainty will continue to be developed during detailed design stage. |

|                               |   |
|-------------------------------|---|
|                               |   |
|                               | <p><i>If so, how will these barriers be resolved?</i></p> <p>As above.</p>  |
|                               | <p><i>What are the timescales for resolving these barriers?</i></p> <p>Ongoing.</p>   |
|                               | <p><i>Any other relevant information?</i></p> <p>N/A</p>  |
| Infrastructure considerations | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p>Made ground following demolition of former structures on site to be managed. Sub-station to be designed and worked around.</p>  |
|                               | <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.</p>   |
|                               | <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>As part of ongoing design refinement process.</p>   |
|                               | <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>Nothing significant identified.</p>   |
|                               | <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>Funding is now approved (subject to contract) as part of the Sheffield City Region Brownfield Housing Fund.</p>   |
|                               | <p><i>Any other relevant information?</i></p> <p>N/A</p>  |
| Viability considerations      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.</p> |
|                               | <p><i>How will any viability issues be resolved?</i></p> <p>SHC has submitted a funding application for the full viability gap to Sheffield City Region – see above.</p>  |
|                               | <p><i>How will any funding shortfalls be met?</i></p> <p>See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.</p>   |
| Funding                       | <p><i>Is funding required to bring the site forward?</i></p> <p>Yes.</p>  |

|  |  |
|--|--|
|  | <p><i>Are funding arrangements secured?</i><br/>Not yet. As above, a grant application is currently being assessed by Sheffield City Region.</p>   |
|  | <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i><br/>To address infrastructure requirements of the site.</p>  |
|  | <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i><br/>Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.</p> |
| Marketing  | <p><i>Has the site been actively marketed?</i><br/>No.</p>   |
|  | <p><i>What (if any) marketing activities have been undertaken to date?</i><br/>Soft market research has been undertaken in December 2019 with Keepmoat sales as well as an independent market assessment by Bielby Associates.</p>         |
|  | <p><i>When was that marketing carried out?</i><br/>See above.</p>  |
|  | <p><i>When might the site come forward?</i><br/>Spring 2022.</p>   |
|  | <p><i>Is a developer or site promotor involved?</i><br/><i>Has there been any market interest?</i><br/>Keepmoat as SHC development partner.</p>  |
|  | <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p>   |
| Other  | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p>  |
| UDP Allocations                                    | <p><i>Please explain why the site is now coming forward?</i><br/>N/A</p>   |
| Brownfield Register                                | <p><i>Please explain why the site is now coming forward?</i><br/>Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 4.</p>  |
| Lead in time (from 1.4.21)                         | <p><i>Please provide any evidence / justification for the lead in time indicated.</i></p>  |
| Build rate per annum                               | 40   |
| Any assumptions made in relation to the build rate | <p><i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i></p>   |



|                     | Based on comparators from previous SHC sites delivered. |
|---------------------|---|
| Total units         | 73  |
| Year 1 (2021/22)    | 0   |
| Year 2 (2022/23)    | 16  |
| Year 3 (2023/24)    | 48  |
| Year 4 (2024/25)    | 9   |
| Year 5 (2025/26)    | 0   |
| Total 5 year supply | 73  |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

*Signed Steve Birch*

*Print name STEVE BIRCH*

*Organisation SHEFFIELD HOUSING COMPANY*

*Date . 11/10/2021*

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

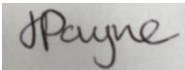
|                               |   |
|-------------------------------|---|
| Site Reference                | S01467  |
| Address                       | Site of Properties At Scowerdons Drive, Silkstone Road, Spa Brook Drive, Wickfield Close (Scowerdons Phases 1b, 1c, 2, 4, 5, 6)   |
| Ownership information         | <i>Is the site still available?</i><br>Yes  |
|                               | <i>Is the site in single ownership or are there land assembly complications?</i><br><br>Site in single ownership – Sheffield City Council.  |
|                               | <i>Does the developer own the site?</i><br><br>Yes. The site is to be split into 6 zones. SCC will directly deliver Zones 3 & 5. Remaining 4 Zones will be marketed for sale to a private developer to deliver housing under a development agreement. Development agreement will include provision of 56 Shared Ownership units for purchase, as landlord, by SCC. Zones 3 & 5 will remain in the ownership of Sheffield City Council.. |
|                               | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br><br>No  |
|                               | <i>If so, how and when are these issues likely to be resolved?</i><br><br>N/A   |
|                               | <i>Any other relevant information?</i><br><br>No  |
|                               | <i>Any other relevant information?</i>  |
| Planning application progress | <i>Have any pre-application enquiries been made?</i><br><br>No  |
|                               | <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br><br>N/A  |
|                               | <i>When is an application for planning permission anticipated to be submitted?</i><br>SCC Aim to submit Full Planning Application for Zones 3 & 5 in August 2022.<br>Planning submission for remaining Zones to be determined by private developer.   |
|                               | <i>Any other relevant information?</i>  |
| Site assessment progress      | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological, Topographical and UXO surveys  |

|                               |  |
|-------------------------------|--|
|                               | <p>carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy carried out in early 2021 in preparation for Planning submission.</p>                           |
|                               | <p><i>Are there any known barriers to delivery, or that are delaying or preventing development?</i></p> <p>No</p>  |
|                               | <p><i>If so, how will these barriers be resolved?</i></p> <p>N/A</p>   |
|                               | <p><i>What are the timescales for resolving these barriers?</i></p> <p>N/A</p>   |
|                               | <p><i>Any other relevant information?</i></p> <p>No</p>  |
| Infrastructure considerations | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p>None known at this time</p>  |
|                               | <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p>N/A</p>  |
|                               | <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p>N/A</p>  |
|                               | <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p>To be determined at site masterplanning stage for Zones 3 &amp; 5.</p> |
|                               | <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p>N/A</p>  |
|                               | <p><i>Any other relevant information?</i></p> <p>N/A</p>   |
| Viability considerations      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p>No</p>             |
|                               | <p><i>How will any viability issues be resolved?</i></p> <p>N/A</p>  |
|                               | <p><i>How will any funding shortfalls be met?</i></p> <p>N/A</p>   |
| Funding                       | <p><i>Is funding required to bring the site forward?</i></p> <p>SCC Direct Delivery of Zones 3 &amp; 5 to be funded through the Council's Stock Increase Programme</p>               |

|                     |   |
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|                     | <p>through a mixture of HRA borrowing and capital resources. Grant funding may be pursued if required.</p> <p><i>Are funding arrangements secured?</i><br/> The 2019/20 HRA Business Plan update includes anticipated funding requirements for this site and a detailed breakdown is set out in the Final Business Case for the project. Funding is a mixture of HRA borrowing, and 1-4-1 Receipt spend. The project has been through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.</p> <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i><br/> Funding identified to be used for the whole SCC direct delivery project.</p> <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i><br/> N/A</p> |
| Marketing           | <p><i>Has the site been actively marketed?</i><br/> Marketing of Zones 1, 2, 4 &amp; 6 anticipated in autumn 2021.</p> <p><i>What (if any) marketing activities have been undertaken to date?</i><br/> N/A</p> <p><i>When was that marketing carried out?</i><br/> N/A</p> <p><i>When might the site come forward?</i><br/> N/A</p> <p><i>Is a developer or site promotor involved?<br/> Has there been any market interest?</i><br/> N/A</p> <p><i>Can you provide any relevant market information to justify delivery assumptions?</i><br/> N/A</p>   |
| Other               | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i><br/> Not known at this stage</p>  |
| UDP Allocations     | <p><i>Please explain why the site is now coming forward?</i><br/> Site is part of SWAN identified regeneration sites. New Homes Delivery Plan and HRA Business Plan now approved including delivery of this site.</p>   |
| Brownfield Register | <p><i>Please explain why the site is now coming forward?</i></p>  |

|  |   |
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|  | Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.  |
| Lead in time (from 1.4.21)                         | <i>Please provide any evidence / justification for the lead in time indicated.</i><br>Start on site for SCC Direct delivery of Zones 3 & 5 expected June 2023.<br><br>Start on site for remaining Zones by private developer to be determined.  |
| Build rate per annum                               | N/A   |
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i><br>The SCC direct delivery contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined. |
| Total units  | 272 (inc. 136 SCC Direct delivery, 56 SCC shared ownership purchased from developer & 80 open market sale by developer)   |
| Year 1 (2021/22)                                   | 0   |
| Year 2 (2022/23)                                   | 0   |
| Year 3 (2023/24)                                   | 0   |
| Year 4 (2024/25)                                   | 204 (68 SCC Direct delivery, 56 SO purchase, 80 private OMS)  |
| Year 5 (2025/26)                                   | 68 SCC Direct Delivery  |
| Total 5 year supply                                | 272   |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

Signed 

Print name Joanne Payne

Organisation Housing Growth, Housing and Neighbourhoods Service, Sheffield City Council

Date 14/07/21

**Category (b) deliverable sites: UDP site allocations / sites on the brownfield register**

|  |  |
|--|--|
| Site Reference   | S03214   |
| Address  | Newstead Estate, Birley  |
| Ownership information  | <i>Is the site still available?</i><br>Yes   |
|  | <i>Is the site in single ownership or are there land assembly complications?</i><br>Site in single ownership – Sheffield City Council.   |
|  | <i>Does the developer own the site?</i><br>Yes – Sheffield City Council to deliver the site directly.  |
|  | <i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i><br>No   |
|  | <i>If so, how and when are these issues likely to be resolved?</i><br>N/A  |
|  | <i>Any other relevant information?</i><br>No   |
|  | Planning application progress  |
| <i>What is the status/anticipated decision date of any pre-application enquiry?</i><br>Concluded   |  |
| <i>When is an application for planning permission anticipated to be submitted?</i><br><br>Aim to submit Full Planning Application for North part of site, to be used to provide OPIL housing, in July/August 2021.<br><br>Full Planning Permission for South part of site, to be used to provide General Needs Housing, obtained in July 2021. |  |
| <i>Any other relevant information?</i>   |  |
| Site assessment progress   | <i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i><br><br>Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy carried out in autumn 2020 in preparation for Planning submission. |

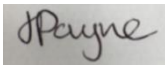
|   |   |
|---|---|
|   | <p><i>Are there any known barriers to delivery, or that are delaying or preventing development?</i></p> <p><b>None known at this time</b></p> <p><i>If so, how will these barriers be resolved?</i></p> <p><b>N/A</b></p> <p><i>What are the timescales for resolving these barriers?</i></p> <p><b>N/A</b></p> <p><i>Any other relevant information?</i></p> <p><b>N/A</b></p>   |
| <p><b>Infrastructure considerations</b></p> | <p><i>Are there any infrastructure constraints that might delay the site coming forward?</i></p> <p><b>None known at this time</b></p> <p><i>If so, what steps have been taken to resolve these infrastructure constraints?</i></p> <p><b>N/A</b></p> <p><i>What is the likely timescale for resolving any infrastructure constraints?</i></p> <p><b>Concluded</b></p> <p><i>Are there any highway works that need to be carried out prior to commencement or occupation?</i></p> <p><b>New adopted highways required to access the properties</b></p> <p><i>Is there any funding available which might assist to overcome any potential infrastructure issues?</i></p> <p><b>Not currently known</b></p> <p><i>Any other relevant information?</i></p> <p><b>N/A</b></p> |
| <p><b>Viability considerations</b></p>      | <p><i>Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters</i></p> <p><b>Large amount of abnormalities to overcome due to challenging topography and strata.</b></p> <p><i>How will any viability issues be resolved?</i></p> <p><b>These have been accepted by SCC to enable the site to be developed upon. Compromising on build requirements and quality is not a consideration to achieve a viable scheme.</b></p> <p><i>How will any funding shortfalls be met?</i></p> <p><b>Additional funding from the HRA Business Plan</b></p>  |
| <p><b>Funding</b></p>                       | <p><i>Is funding required to bring the site forward?</i></p> <p><b>Delivery to be funded through the Council's Stock Increase Programme for General Needs and supported living (affordable) properties.</b></p>   |

|                     |   |
|---------------------|---|
|                     | <p><i>Are funding arrangements secured?</i></p> <p>The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project will go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.</p> <p><i>How is that funding anticipated to be used and how will those arrangements contribute towards delivery?</i></p> <p>Funding identified to be used for the whole project.</p> <p><i>If not, what prospect is there of securing funding and what are the details and timescales for this?</i></p> <p>N/A</p> |
| Marketing           | <p><i>Has the site been actively marketed?</i></p> <p>N/A site to be directly developed by Sheffield City Council.</p> <p><i>What (if any) marketing activities have been undertaken to date?</i></p> <p>N/A</p> <p><i>When was that marketing carried out?</i></p> <p>N/A</p> <p><i>When might the site come forward?</i></p> <p>N/A</p> <p><i>Is a developer or site promotor involved?<br/>Has there been any market interest?</i></p> <p>N/A</p> <p><i>Can you provide any relevant market information to justify delivery assumptions?</i></p> <p>N/A</p>  |
| Other               | <p><i>Are there any other barriers delaying or preventing development from coming forward on this site?</i></p> <p>Not known at this stage</p>  |
| UDP Allocations     | <p><i>Please explain why the site is now coming forward?</i></p>  |
| Brownfield Register | <p><i>Please explain why the site is now coming forward?</i></p> <p>Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.</p>  |



|  |   |
|--|---|
| Lead in time (from 1.4.21)                         | <i>Please provide any evidence / justification for the lead in time indicated.</i><br><br>Start on site for the North part of the site is expected summer 2022<br><br>Start on site for South part of the site expected summer 2022   |
| Build rate per annum                               | Average 108   |
| Any assumptions made in relation to the build rate | <i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i><br><br>A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined.<br><br>The build out rate is based on two contracts delivering an average of 108 units per year over two years. |
| Total units  | 217   |
| Year 1 (2021/22)                                   | 0   |
| Year 2 (2022/23)                                   | 0   |
| Year 3 (2023/24)                                   | 108   |
| Year 4 (2024/25)                                   | 109   |
| Year 5 (2025/26)                                   | 0   |
| Total 5 year supply                                | 217   |

*I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.*

Signed 

Print name Joanne Payne

Organisation Housing Growth, Housing and Neighbourhood Service, Sheffield City Council

Date 14/07/21