

# THE SHEFFIELD PLAN

Our City, Our Future

Sheffield Housing and Economic Land  
Availability Assessment  
September 2020



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## 1. Introduction

- 1.1 This 2020 update of the **Sheffield Housing and Economic Land Availability Assessment (HELAA)** refreshes the previous versions published in 2015, and interim reports in 2016, 2017, 2019 and March 2020. It has been prepared from a base date of 1<sup>st</sup> April 2020.
- 1.2 Previously the process was known as the Strategic Housing Land Availability Assessment (SHLAA) and has been renamed as the HELAA to reflect its applicability to other uses in addition to housing – specifically economic uses.
- 1.3 The publication of the report during the COVID-19 pandemic has placed some limitations on the scope of the HELAA. **This report does not include an updated 5-year housing land supply position.** An update will be published in autumn 2020, taking account of discussions with developers, particularly relating to the impact of Covid-19 on deliverability of sites with existing planning permission.

### Purpose of the HELAA

- 1.4 The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.
- 1.5 The HELAA should<sup>1</sup>:
  - identify sites and broad locations with potential for development;
  - assess their development potential; and
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.6 **The HELAA does not allocate land for housing or economic development and does not make policy decisions on which sites should be developed.**
- 1.7 The assessment is an important source of evidence to inform the Sheffield Plan Issues and Options document. It will be used to support decision-making and does not pre-judge the strategic approach that the Sheffield Plan will eventually take.
- 1.8 The HELAA's role within the wider evidence base is to 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 Sheffield Plan. At the planning application stage, any evidence from the

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<sup>1</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722, Revision Date: 22 07 2019 Accessed:05/08/2020 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



HELAA should be considered alongside all these other factors and information gathered during pre-application discussions.

- 1.9 Not all the sites identified in the HELAA as being ‘developable’ for housing or economic uses will be allocated in the Sheffield Plan. Some will be needed for other types of development and others will be safeguarded as open space, countryside and Green Belt land.**

### **Sheffield and Rotherham**

- 1.10 The NPPF<sup>2</sup> promotes collaborative working and imposes a duty to cooperate on strategic matters which cross administrative boundaries. Sheffield and Rotherham share a functional housing market, therefore the first (then) SHLAA in 2008 was developed jointly between the two districts. A key part of this was the creation of a Working Group; with representatives from a number of key organisations who are involved in housing delivery or provision of associated infrastructure. The original intention had been to bring data for the two local authorities together in a single report, however resource constraints meant this was not possible, and so data has been published for the individual districts, using the same overall methodology<sup>3</sup>.
- 1.11 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 in 2017 (with an addendum in 2018) alongside the examination of the Rotherham Local Plan.

### **Scope of the Update**

#### **What is Included in the Report**

- 1.12 This update of the HELAA revises and expands upon the assessments of housing land supply made in the last assessment. It includes, for the first time, assessment of economic sites, drawing on previous and existing work on Employment Land Reviews. An update is needed to:
- a. **Identify new potential sites** in the period to 31 March 2020 (including those that have been granted planning permission)
  - b. publish sites submitted to the Council during the last ‘**Call for Sites**’;
  - c. consider **economic land** alongside **housing land for the period 2020/21 to 2037/38**;
  - d. inform the **Sheffield Plan Issues and Options**.

- 1.13 The report is structured as follows:

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<sup>2</sup> National Planning Policy Framework, Department of Communities and Local Government, February 2019, paragraph 24

<sup>3</sup> See Sheffield and Rotherham SHLAA Interim Report, July 2008/ May 2009



- **Chapter 2** describes the **national and local policy context**;
- **Chapter 3** describes the **methodology** that was used in the assessment and indicates how it complies with, or diverges from national practice guidance;
- **Chapter 3** reports on dwellings **completions** since the Local Plan Core Strategy base date (1 April 2004) up to 31 March 2020;
- **Chapter 4** summarises the **potential housing land supply** for the period 2020/21 to 2037/38 in Sheffield, including the potential for windfalls on small sites; and large sites;
- **Chapter 5** summarises the **potential economic land supply** and details recent completions;
- **Chapter 6** sets out the **plans for keeping the HELAA up-to-date**;

1.14 The HELAA is accompanied by the **Sheffield Housing and Economic Land Site [web map](#)**. This is presented via a web map and spread sheet, available on the Council website, which includes all sites that were considered as part of the assessment.

#### **COVID-19 Implications**

- 1.15 The COVID-19 pandemic and resulting national 'lockdown' at the end of March 2020, has had significant implications on all aspects of society, the economy and environment. There have been practical implications for producing the HELAA, such as resourcing the gathering of housing evidence and the planning department adapting to working in new remote ways. More widely, the impact on the house building industry is still emerging; as housing sites start to reopen as restrictions lift, disruption to supply chains and social distancing could see a slow down in build pace in order to deliver safe working on sites.
- 1.16 As the UK heads into a recession<sup>4</sup> this could affect house buyer confidence and mortgage availability, in turn reducing effective demand for homes. The types of homes needed could change, such as more demand for private gardens, extra work space, and access to local green spaces could see changes to planning applications. Any drops in site promotion and application submission have implications for future housing delivery.
- 1.17 For Sheffield, the longer-term impact on the student housing market is not yet known. However, in a letter from the British Property Federation to the

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<sup>4</sup> ONS  
<https://www.ons.gov.uk/economy/grossdomesticproductgdp/articles/coronavirusandtheimpactonoutputintheukeconomy/june2020#the-uk-economy-during-the-coronavirus-covid-19-pandemic>



Government on 8 April 2020<sup>5</sup>, it seems nationally there is a rise in vacancy rates, and the potential for low take-up, especially from international students as the new academic term starts.

- 1.18 At this early stage, most of the possible impacts from COVID-19 on housing delivery are unknown. At the time of producing the HELAA, the national lockdown had halted all construction, and therefore very limited evidence at that time could be gathered on housing delivery for sites with planning permission or outline planning permission. Given the significance of the impacts on build out rates, we will need to spend more time talking to developers about their build out intentions/expectations before being able to reach a robust trajectory.

#### **What is not included in the report**

##### *5 year housing land supply position*

- 1.19 The most recent 5-year housing land supply position was published in March 2020, with the base date 1<sup>st</sup> April 2019.
- 1.20 This report does not report on an updated 5-year housing land supply position. An update will be published in autumn 2020, taking account of discussions with developers, particularly relating to the impact of Covid-19 on deliverability of sites with existing planning permission.
- 1.21 Following the definition of 'deliverable' set out in Appendix 2 of the NPPF, the 5-year housing land supply figure can include all small sites with planning permission, and large sites with full planning permission. It can also include large sites with outline planning permission, sites on the brownfield register and sites allocated in the development plan, where there is clear evidence that there will be housing completions on site within the 5 year period.

##### *Housing trajectory broken down by years 1 to 5, 6 to 10, and 11 and beyond*

- 1.22 Instead the HELAA will show an indicative housing supply for the whole plan period to 2037/38.

##### *Updated input from a HELAA Working Group*

- 1.23 It is our intention that a HELAA Working Group will be reformed with representatives from housing developers and agents that reflects the varied Sheffield housing market. The Working Group will test the assumptions on build rates, lead in times and development capacity, particularly relating to the impact of COVID-19. An update will be published later in autumn 2020 to take account of these discussions.

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<sup>5</sup> <https://www.bpf.org.uk/sites/default/files/resources/BPF%20-%20Supporting%20the%20student%20accommodation%20sector%20through%20COVID-19.pdf>



## 2. Policy Context

### National

- 2.1 The National Planning Policy Framework (NPPF<sup>6</sup>), states that local planning authorities should prepare a strategic housing land availability assessment to *'identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'*.
- 2.2 National Planning Practice Guidance (NPPG)<sup>7</sup> states that the HELAA 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).
- 2.3 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.
- 2.4 An important role of the HELAA 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.
- 2.5 The NPPF published in February 2019 sets out a revised definition of 'deliverable' which clarifies that sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.6 The NPPF states<sup>8</sup> that at the point of adoption of the relevant Local Plan, there should be:
- A supply of specific, deliverable sites for years one to five of the plan period; and

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<sup>6</sup> NPPF, Department of Communities and Local Government, February 2019, paragraph 67

<sup>7</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722, Revision Date: 22 07 2019 Accessed:05/08/2020 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>8</sup> NPPF, February 2019, paragraph 67



- Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.7 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 viably developed at the point envisaged.

### **Local context**

- 2.8 A new Sheffield Plan is required to take account of the challenges and opportunities that have emerged since Sheffield's current Local Plan was adopted in 2009. Once adopted, it will replace the current local plan: Core Strategy (2009) and a number of 'saved' policies from the Unitary Development Plan (1998).
- 2.9 In March 2009, the Sheffield Local Plan (formerly Sheffield Development Framework) Core Strategy was adopted 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.
- 2.10 The Council then prepared a *City Policies and Sites Document*, which reached the Pre-Submission stage of the local-plan making process in 2013. However, the Council decided not to submit them to the Government, primarily because in the light of the new NPPF the housing requirement figures in the Core Strategy needed updating and the document did not identify sufficient land for new housing. As such, the *City Policies and Sites Document* did not proceed to adoption.
- 2.11 The 2015 *Citywide Options for Growth to 2034*<sup>9</sup> document identified and explained the challenges and opportunities that the city faces and set out a draft vision for what the city would be like in 2034. It also outlined a range of options for the nature and scale of development in Sheffield over the next 15-20 years.
- 2.12 Work has now commenced on a new Local Plan for Sheffield (this has been called the **Sheffield Plan**). The new Plan will look to 2037/38 and aims to identify additional land for new housing. This could include land currently designated as Green Belt. Consultation on the Sheffield Plan Issues and Options will be undertaken in 2020. The Sheffield Plan will take account of the

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<sup>9</sup> City Wide Options for Growth 2034, Sheffield City Council, 2015



level of housing need identified through the Local Housing Need calculation set out in Planning Practice Guidance<sup>10</sup>.

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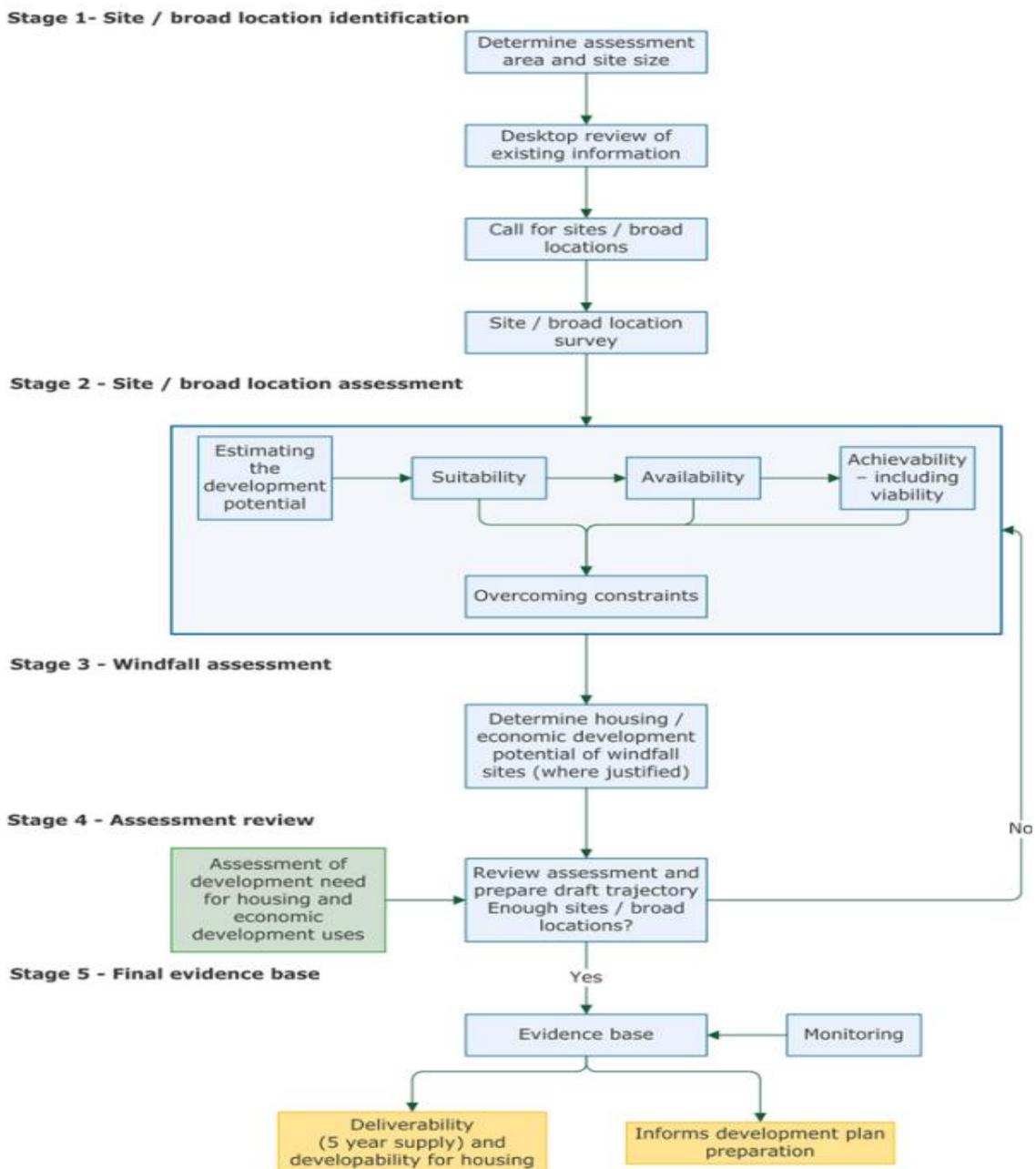
<sup>10</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>



### 3. Methodology

3.1 National Planning Practice Guidance has been followed, as shown in the flow chart below, and divergence from the guidance is explained. The methodology also builds on the joint approach developed with Rotherham in the first SHLAA in 2008, which had input from a Working Group (see paragraphs 3.4 to 3.7) with representatives from a number of organisations involved in housing delivery.

Figure 1: Methodology



## Stage 1: Identification of sites and broad locations

### Determine Assessment Area

- 3.2 The geographical area of search will focus in and around the main **urban areas** of Sheffield (Regional City), the **Principal Towns** of Stocksbridge/Deepcar and Chapeltown/High Green, and the **larger Villages** of Oughtibridge, Wharnccliffe Side and Worrall (see Table 1).
- 3.3 The Working Group agreed that it was not appropriate to consider extensions around **small villages**. 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.

**Table 1: Settlement Hierarchy in Sheffield**

<b>Settlement Category</b>	<b>Settlement</b>
<i>Regional City</i>	Main urban area of <b>Sheffield</b> .  Includes the suburban areas around the old village cores of Dore; Stannington; Grenoside; Ecclesfield; Woodhouse; Beighton; Mosborough.
<i>Principal Towns</i>	Chapeltown/ High Green.  Stocksbridge/Deepcar.
<i>Larger Villages (Inset within the Green Belt).</i>	Oughtibridge  Wharnccliffe Side  Worrall
<i>Smaller Villages (washed over by Green Belt)</i>	Bolsterstone; Brightholmlee; Dungworth; Ewden Village; Midhopestones; Ringinglow; Whitley

### Working Group

- 3.4 National practice guidance advocates a partnership approach, involving key partners from the outset. Since the publication of the first HELAA in 2008, we have committed to ensuring that the HELAA has been developed in partnership with the development industry and stakeholders of relevance. In particular a Working Group with representatives from the development industry was established.
- 3.5 Discussions have not been had with the Working Group since 2017, due to changes in personnel and timescales of the Local Plan preparation. Previously



the Working Group has had representatives from Sheffield and Rotherham Council policy teams, the Campaign to Protect Rural England (CPRE), and house builders and agents representing the House Building Federation (HBF).

- 3.6 We will be reforming the Working Group in autumn 2020, with membership to reflect the varied housing market in Sheffield (i.e. city centre schemes to suburban schemes). We recognise the importance of providing a market view and particularly the achievability of sites, build rates and capacities. Engagement with the Working Group at this early stage of the Sheffield Plan Issues and Options will allow for input into the site selection work for the Regulation 19 stage of the Sheffield Plan.
- 3.7 The main role of the Working Group is:
- Develop an agreed methodology consistent with national practice guidance;
  - Provide feedback on the provisional local authority assessments relating to the deliverability and developability of potential housing sites; and,
  - Provide commentary on any subsequent additional sites that are included in subsequent (to the initial) HELAA.

### **Determining sites to be included in the Assessment**

#### *Site Size*

- 3.8 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.
- 3.9 The HELAA include **sites with a capacity for 1 or more units, which already have planning permission** (as at 31 March 2020) on the grounds that they are readily identifiable sites and, in total, are likely to make an important contribution to overall supply. If these sites lapse, they are included in the Brownfield Register. This is consistent with the national practice guidance and no attempt has been made in the study to identify potential on other small sites, other than those with planning permission.
- 3.10 The Council has chosen to use a site size threshold for *large sites* as 10 or more units. This is to bring it in line with definitions used for Development Management purposes<sup>11</sup> and for monitoring performance against *Building for Life* targets<sup>12</sup>. This approach was previously agreed with the HELAA Working

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<sup>11</sup> The Town & Country Planning (Development Management Procedure) (England) Order 2015, Part 1, defines major developments as (c) the provision of dwelling houses where (l) the number of dwellinghouses to be provided is 10 or more.

<sup>12</sup> See the Sheffield Local Plan Core Strategy, Appendix 2, policy CS74 target and indicator, page 179.



Group and consequently, *small sites* are now defined as those with capacity for fewer than 10 units.

**Desktop review of Existing Information**

*Identification of Sites*

3.11 The HELAA has considered all available types of sites and sources of data including:

**Table 2: Types of sites and data sources**

Type of Site	Data Source
<p><b>Planning Applications: for the period up to 31 March 2020</b>                      Planning Applications will be reviewed regularly, and information collated in the HELAA database.</p> <p>Small (under 10 units) and large (over 10 units) sites</p> <p>The council will contact developers/landowners to ascertain delivery plans to ensure forecasting is accurate.</p>	Planning applications records (Outline/full planning permissions) Pending Applications Expired Applications Refused or withdrawn Applications Development starts and completions records Pre-Application enquiries
<p><b>SHLAA/ELR sites</b>                      Sites including previous call for sites will be reviewed to ensure the site assessment are up to date and accurate.</p>	SHLAA database ELR 2018 Call out for sites from 2009
<p><b>Local Authority development programmes</b>                      Sites in Council housing delivery programmes, including the Sheffield Housing Company</p>	Local authority records Commercial property records Sheffield Housing Company
<p><b>Brownfield Register</b>                      Sites identified as surplus through the Brownfield Register</p>	Sites with lapsed planning permission Other vacant sites suggested to the Council
<p><b>Housing and Economic Development sites under construction</b>                      Sites where development has started, but is not completed</p>	Information of these sites will be sourced from the Councils monitoring reports and site visits.
<p><b>Office to Residential, Retail to Residential and any other updates to permitted development rights</b>                      Sites which fall within 'permitted</p>	Planning Application records



Type of Site	Data Source
development rights' that allow for change of use or conversion to residential use.	
<b>Internal site suggestions from Planning Officers, Housing Officer, Economic Officer and other Officers e.g. Housing Officers, Leisure Officers etc.</b> Sites/broad locations from general knowledge of Sheffield will be included if they have not already been identified through other sources of supply.	Technical Assessment Development Briefs
<b>Housing and economic development sites put forward during a "Call for Sites" consultation and throughout the Local Plan production.</b>	Any sites/broad locations submitted directly to the council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, RSLs and developers etc.
<b>Green Belt Review</b> Sites identified through the Green Belt Review as part of the Sheffield Plan	Technical Assessments

*Call for Sites*

3.12 The NPPG<sup>13</sup>, states that local authorities should issue a call for potential sites and broad locations, to be aimed at 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.

3.13 Since the publication of the first HELAA, a number of calls 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.

<sup>13</sup> Housing and economic land availability assessment, Paragraph: 012 Reference ID: 3-012-20190722, Revision Date: 22 07 0219 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed:05/08/2020



- 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.
- Sites suggested to the Council – this ‘call for sites’ took place between 14 July to 22 August 2014, generating suggestions for 205 sites.
- Citywide Options for Growth – consultation between November 2015 – January 2016.
- Sites suggested to the Council – this ‘call for sites’ took place between 16 December 2019 – 07 February 2020, generating suggestions for 184 sites, of which 93 sites had previously been suggested to the Council, and 85 sites were new site suggestions.

3.14 Sites submitted to the Council between 2009 to February 2020, included land in the Green Belt. These sites have been recorded as known land that is available within the Green Belt for development, but have not been included as part of the current supply, because the Green Belt boundary can only be altered through a Local Plan review and exceptional circumstances must be demonstrated to justify any changes.

3.15 The [Site Selection Methodology Technical Note](#) sets out how sites will be assessed and considered for allocation in the Draft Sheffield Plan, which will be published in 2021.

**3.16 Sites suggested to the Council by respondents to the call for sites, and the outcome of assessments, can be found in the accompanying Sheffield Housing and Economic Land Site web [map](#).**

#### *Site Surveys*

3.17 All sites identified for inclusion in the HELAA were mapped and information about them recorded in the sites database.

3.18 In accordance with the NPPG<sup>14</sup>, where available, the following information was recorded at the survey stage:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;

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<sup>14</sup> Housing and economic land availability assessment, Paragraph: 015 Reference ID: 3-015-20190722. Revision Date: 22 07 0219 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed:05/08/2020



- physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- potential environmental constraints;
- consistency with the development plan's policies;
- proximity to services and other infrastructure, such as public transport;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

*Excluded areas*

3.19 National guidance advises that particular types of land or areas may be excluded from the assessment as long as the reasons are justified. A nil housing potential would then be ascribed to these areas. Previously, 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*

3.20 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 Wildlife Sites (LWSs)*



identified on the UDP Proposals Map and *Local Wildlife Sites* identified on the Draft Sheffield Plan Policies Map (2013).

- **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 established<sup>15</sup> that the assessment of 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 lines<sup>16</sup> was also mapped. This enabled the identification of areas where overhead power lines would be a potential constraint to development.

3.21 Although the areas referred to above were generally excluded from the assessment, an exception was made where it related to sites that were proposed as suitable for housing by a respondent in the HELAA ‘call-for-sites’ (see paragraphs 3.12 to 3.16). In such cases, a more detailed assessment of *suitability* has been undertaken; or if this has not been possible before the publication of this report, the 2019 ‘call-for-sites’ will remain in the HELAA database of sites, to allow for any future changes to the HELAA assessment methodology or Local Plan policy, which could mean a site becomes suitable, and we know that there is a willing landowner.

#### *Green Belt*

3.22 The Sheffield Plan Issues and Options [consultation](#) considers alternative spatial approaches to delivering the number of new homes that Sheffield needs over

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

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



the period to 2038. Two of the options (B and C) would involve removal of land from the Green Belt for development. The Site Selection Methodology [Technical Note](#) outlines in more detail how land would be assessed if this approach is taken. The purpose of the HELAA is not to make policy choices about which land should be allocated in the Local Plan; however it does report on the land within the Green Belt that is known to be *available* for development.

3.23 Land parcels within the current Green Belt have been identified in two ways:

- a. through the Green Belt Review, which identifies small parcels around the edge of the urban area; and,
- b. through the Call for Sites, which highlights land which is *available* in the Green Belt.

3.24 There is overlap between these two exercises and some sites will be within both categories. Although availability is critical to determining potential sites for allocation, it is not the only factor to be considered, and if the Council does need to take forward a quantity of Green Belt release through the Local Plan process, other issues will be taken into account.

3.25 The **Sheffield Housing and Economic Land Site web [map](#)** shows land within the Green Belt that has been submitted to us and is *available* for development.

## Stage 2 – Site/Broad Location Assessment

### Suitability

3.26 The NPPG<sup>17</sup>, 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, 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 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

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<sup>17</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 018 Reference ID: 3-018-20190722, Revision date: 22 07 2019, <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed: 05/08/2020



- b. the additional supply of suitable sites which *currently* have policy constraints.

3.27 Without some recognition of existing or future potential policy constraints, the HELAA can give a potentially misleading picture of housing and economic land supply. This is because the database includes *suitable* sites that are likely to be allocated for either residential or non-residential uses, in the Draft Sheffield Plan. Consequently, the summary tables 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 enables consideration of both 'policy on' and 'policy off' scenarios when reaching conclusions on whether there is an adequate supply of housing and economic land.

3.28 Table 3 below sets out the definitions of *suitability* and related assumptions that have been used in the assessment of potential housing sites.



**Table 3: ‘Suitability’ – Definitions and Assumptions Used**

Database Classification	Definitions and Assumptions Used
‘Yes’	<p>Suitable for housing (consistent with current national 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>deliverability</i> tests).</p> <p><u>All</u> sites with a current planning permission for housing fall in this category.</p>
‘Yes but with policy constraints’	<p>Suitable for housing (as above) <b>BUT</b> sites have <u>existing local policy constraints</u> that could prevent delivery in the next 5 years. This may include:</p> <p style="padding-left: 40px;">(a) Sites protected as <i>open space</i>; (b) Sites currently allocated for <i>non-residential uses</i>;</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 2037/38. This includes:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- 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.</li> </ul> <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 from <u>2025/26 onwards</u></p>



<p>'Yes but with existing uses'</p>	<p>Not currently suitable for housing but likely to become suitable (and therefore developable) in the longer term after 2037/38.</p> <p>Further work would be required to assemble sites, relocate existing uses and plan for new infrastructure.</p> <p>Sites in this category have been assigned a housing potential.</p> <p>Sites have not been included as part of the developable supply up to 2037/38, but included <u>After 2037/38</u>.</p>
<p>'No'</p>	<p>Where development for housing would be inconsistent with national planning policies on creating sustainable mixed communities.</p> <p>This includes:</p> <ul style="list-style-type: none"> <li>- Sites in <i>Excluded Areas</i> (see paragraphs 3.19 to 3.20 above)</li> <li>- Sites in unsustainable locations (those that are remote from the existing Urban Areas, Principle Towns 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</li> <li>- 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</li> <li>- Sites where the environmental conditions for prospective residents are unlikely to be acceptable in the foreseeable future</li> </ul> <p>Sites in this category have been assigned a <b>nil housing potential</b>.</p>

**Availability**

3.29 The NPPG<sup>18</sup> 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

<sup>18</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 019 Reference ID: 3-019-20190722, Revision date: 22 -7 2019 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed: 05/08/2020



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 authority. The NPPG indicates that the existence of planning permission can indicate sites' availability. For privately-owned sites, information can be confirmed by the call for sites and from land owners/agents.

- 3.30 Local authority site disposal programmes and development programmes have been used to inform the assessment of the availability of sites in local authority ownership. Previously, the HBF's view was 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 the site or the site is within an approved programme for development. This includes sites within the Council's Stock Increase Programme. An exception to this rule is 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.

**Table 4: '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).</p> <p>Builder intends to build or owner intends to sell (e.g. site advertised for sale).</p> <p>Includes all sites that are under construction.</p> <p>Can be <i>included</i> in the 5-year supply of <i>deliverable</i> sites (subject to <i>deliverability</i> test).</p>
Available within the next 5 years (by 31 March 2025)	<p>Not currently available but builder/developer has indicated that they are likely to secure ownership of site within years 1-5 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 <i>included</i> in the 5-year supply of <i>deliverable</i> sites (subject to <i>deliverability</i> test).</p>
Available after year 5 (after 1 April 2025)	<p>Not currently available and builder/developer has indicated that ownership of site unlikely to be secured until after 1 April 2025 or land owner has indicated they are not prepared to sell until after</p>



Database Classification	Definitions and Assumptions Used
	<p>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 2025/26 onwards, depending on level of constraints and market conditions within area in which site lies.</p>
Not Available	<p>Not currently available and the landowner has indicated that ownership of the site, will not be secured before 2037/38.</p> <p>Also applies where ownership in not known.</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 2025/26 onwards, depending on level of constraints and market conditions within area in which site lies.</p>

### Achievability

3.31 This test depends primarily on the economics of development.

3.32 The Regional Practice Guidance produced by Arup on behalf of the former Yorkshire and Humber Assembly (May 2008)<sup>19</sup>, acknowledged 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 HELAA. The ‘credit crunch’ and lack of **effective demand**<sup>20</sup> for new housing, particularly in the period directly after that, meant that many of the sites with planning permission that were deemed deliverable in earlier HELAAs were not built out or were developed more slowly. Our assessment was therefore more cautious in the previous 2015 SHLAA about the deliverability of dwellings on sites with full planning permission where construction had not yet

<sup>19</sup> Understanding Yorkshire and Humber’s Strategic Housing Land Availability, Arup on behalf of the Yorkshire and Humber Assembly, April 2008.

<sup>20</sup> 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.



started. The impact of Covid-19 on achievability of sites is not yet fully known, but will likely also result in some sites with planning permission not being built out, or being built at slower speeds than previously indicated.

- 3.33 Relatively few of the sites with planning permission have major physical or ownership constraints preventing their delivery. In Sheffield, in previous years, it has primarily been a lack of effective market demand which has held back delivery, rather than a lack of *suitable, available* sites. Recent completions provide an indication that the overall housing market is improving, and some schemes previously 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 HELAA.
- 3.34 In Sheffield, all sites with planning permission for housing are visited by Council planning officers annually in the summer (this did not happen for summer 2020 due to the restrictions in place from COVID-19). Instead the 2019/20 completions have used Council Tax records, as well as details of refuse collection services being provided to new residential properties, and building control completion certificates. 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. The impact of COVID-19 has meant many schemes were on hold, or officers were unable to make contact, therefore we will need to spend more time talking to developers about their build out intentions/expectations before being able to reach a robust trajectory.
- 3.35 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 sites within the Stock Increase Programme.
- 3.36 The HBF representatives generally 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. Since 2017/18 permissions have not been shared or discussed by the Working Group due to the timescales of the Local Plan preparation. Table 5 below sets out how achievability has been classified;



**Table 5: ‘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 the next 5 years (31 March 2025).</p> <p>No major constraints identified which would be likely to prevent development in the next 5 years.</p> <p>Can be included in the 5-year supply of deliverable sites (subject to <i>deliverability</i> test).</p>
‘Possible’	<p>Completion of all or some of the potential units possible within the next 5 years but achievability is uncertain.</p> <p>Constraints identified which could prevent development in the next 5 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites, but still considered in the longer-term <i>developable</i> supply if there is a reasonable prospect that the site is available for housing and could be developed at the point envisaged.</p>
‘Not achievable’	<p>Highly unlikely that completion of all or some of the potential units will be achievable within the next 5 years.</p> <p>Constraints identified which would be highly likely to prevent development in the next 5 years.</p> <p><u>Not</u> included in the 5-year supply of <i>deliverable</i> sites.</p>

3.37 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 2020/21 to 2024/25, are included within later phases.



### Site Capacities

- 3.38 For sites with full planning permission for housing, the assessment has used the approved dwelling<sup>21</sup> numbers. The inclusion of purpose-built student accommodation in the overall housing supply is an approach now set out in NPPG<sup>22</sup> (both communal halls of residence and self-contained dwellings).
- 3.39 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.
- 3.40 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<sup>23</sup>.
- 3.41 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. For most locations, the assumed densities are slightly lower than those used in the first HELAA 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.
- 3.42 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-

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<sup>21</sup> 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, and the 2001 Census definition. 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.

<sup>22</sup> National Planning Practice Guidance, Housing supply and delivery, Paragraph: 034 Reference ID: 68-034-20190722, Revision date: 22 07 2019, <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply> Accessed: 05/08/2020

<sup>23</sup> National Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 016 Reference ID: 3-016-20190722, Revision date: 22 07 2019 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> Accessed: 05/08/2020



Region<sup>24</sup>. The 'rules of thumb' used for calculating net site areas are also set out in Appendix 1.

- 3.43 Following the Citywide Option for Growth consultation in 2015, a limited design-led capacity study was carried out for the city centre and areas around the edge of the city centre. The capacity work has been incorporated into this version of the HELAA. The study identified opportunities for new housing and used a standard perimeter block development format to estimate the development footprint for each site. The average densities used in the capacity study are in excess of the HELAA assumptions that would normally be used to estimate the capacity of a site. Most of this work has been superseded by the Central Area Strategy (see paragraphs 3.483.50 to 3.50), but some areas of the city, such as Attercliffe are not included in the Central Area boundary, but the design-led approach has been used in the site capacities.
- 3.44 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 (or higher) than had previously been estimated, or changes informed by updated evidence work, such as the Central Area Strategy.

#### **Build Rates**

- 3.45 Where possible, 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 been used<sup>25</sup>. Build rates for the current year 2020/21 have been reduced to take account of the likely depressed housing market conditions and lower build rates that can be achieved with social distancing as a result of Covid-19. There is a gradual increase in the 5 year period to 2024/25 before returning to 'normal' rates from 2025/26 onwards. These rates reflect the approach that was previously agreed with the HBF representatives on the Working Group following the last recession, and are reviewed regularly. The assumptions used are set out in Table 6 below.
- 3.46 Recent monitoring of permissions, completions, research on build rates used in other HELAAs and academic research, indicates that the market has returned to 'normal' rates following the financial crash of 2008, and the Council propose to no longer assume a step up in build rate over a number of years (this was a post-recession measure put in place). This approach has been taken by Rotherham in their recent SHLAA as part of the **Rotherham** Local Plan examination. The approach has not been used in this version of the **Sheffield** HELAA, because the Council will seek the market view of the (reconvened) Working Group, and seek to understand the implications of COVID-19 on build rates; these will be published in the next HELAA.

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<sup>24</sup> East Midlands Northern Sub-Region (Chesterfield; NE Derbyshire; Bolsover; Bassetlaw).

<sup>25</sup> Letter to local authorities to HBF, 7 April 2008.



**Table 6: Build Rate Assumptions on Large Sites**

Type of site	Assumed Dwellings per year 2020/21 to 2024/25	Assumed Dwellings per year 2025/26 onwards
At least 90% houses, single builder	30	35
At least 90% houses, two or more builders	50	70
Houses and more than 10% flats, single builder	25	50
Houses and more than 10% flats, two or more builders	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.

**Lead-in Times**

Previous HBF advice on lead times for commencing development has been used to estimate when development is likely to start once it has permission. Slightly different assumptions have been used for Council sites that are part of the housing development programme. This takes account additional time needed to obtain Council approval and select a preferred developer.

3.47 Table 7 below shows the assumed lead-in times that have been used to estimate when dwellings are likely to be delivered.



**Table 7: Assumed Lead Times for Developing Large Sites**

Process	Assumed Lead Time					
	Council Sites <sup>26</sup>			Private Sites		
	10 - 50 units	Over 50 units	100+	10-50 units	Over 50 units	100+
1) Advertising site to securing Cabinet Approval for Preferred Developer	1 year	1 year	1 year	N/A	N/A	N/A
2) Obtaining planning permission, provision of statutory services and ground preparation work	2 years	2 years	3 years	1 year	2 years	3 years
<b>Total</b>	<b>3 years</b>	<b>3 years</b>	<b>4 years</b>	<b>1 Year</b>	<b>2 years</b>	<b>3 years</b>

**Note:** Completions (using build rates) begin the following year e.g. if there is a total 2 years lead in, completions start in the 3<sup>rd</sup> year.

### Central Area Strategy

3.48 Deloitte and Planit-IE are developing the Sheffield Central Area Strategy, to provide a framework for accelerated delivery of sustainable residential growth across the City Centre. As part of this, a capacity study has been undertaken, and provisional findings show potential for 20,000 new homes across the Central Area.

<sup>26</sup> 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.



- 3.49 The Central Area Strategy considers a neighbourhood approach to future plan making, and the boundary of the Central Area<sup>27</sup> is therefore slightly different to that of the City Centre Housing Market Area, used previously in the HELAA to identify housing land supply by sub-areas. This report presents land supply using both the Central Area and City Centre Housing Market Area.
- 3.50 The capacity study takes a density led approach to each neighbourhood within the Central Area, taking account of townscape character appraisals. Analysis identifies appropriate building heights within different areas, and uses benchmarked typologies to inform appropriate densities which inform the capacity testing. The capacity study will be incorporated into the next publication of the HELAA, once complete and taking account of the Sheffield Plan Issues and Options consultation.

### Stage 3 – Windfall assessment

- 3.51 The National Planning Policy Framework, defines windfall sites as<sup>28</sup>:

*“Sites not specifically identified in the development plan.”*

- 3.52 National planning policy allows for a windfall allowance if there is 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

- 3.53 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. The NPPF states that a windfall allowance can be included as part of the anticipated supply of land and therefore we have included a windfall estimate for large sites for years 6-10 and 11-15. An allowance for small windfall sites, has been included in the 5-year supply figures set out in the tables below, as well as part of the potential supply of developable sites. No large site windfalls are included in the 5-year supply as they cannot, by definition, be evidenced as being deliverable using the definition in the NPPF.

- 3.54 It should be noted that, in the first HELAA, 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.

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<sup>27</sup> The Sheffield Plan, Our City, Our future, Issues and Options, September 2020, Map 1, page 34 <https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/sheffield-plan/Sheffield%20Plan%20Issues%20and%20Options.pdf>

<sup>28</sup> National Planning Policy Framework, DCLG, February 2019, glossary



3.55 Table 8 (a) below shows the trend in permissions on small sites (capacity for less than 10 dwellings) over the last 15 years. On average **368 dwellings** have been granted permission each year.

3.56 Small site completions data is available from 2008/09<sup>29</sup>. On average **231 dwellings** have been completed each year. See Table 8 (b) *Actual small site completions – average calculated from 2008/09 to 2019/20*.

**Table 8: Sheffield: Recent Trends in Permissions and Completions on Small Sites**

**(a) Permissions<sup>30</sup>**

**Dwellings Granted on Small Sites 2005-2019/20**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Average
Permissions on small sites	363	367	394	532	315	279	151	394	517	309	506	349	323	373	354	<b>368</b>

**(b) Small site completions**

**Actual small sites completions-average calculated from 2008/9 to 2019/20**

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Average
Completions on small sites	237	249	218	178	228	248	354	239	229	296	154	136	<b>231</b>

3.57 It was agreed previously 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, an approach rolled forward from the 2012 SHLAA update. The figure put forward by the Working Group is a judgement and is not based on any particular model or formula. The Council continue to conclude that it is reasonable to make an allowance of **200** new homes per annum on small sites. Our analysis of past trends shows that sites of fewer than 10 new homes deliver, on average, 210 new homes per year (the previous 5-year average).

3.58 When site visits took place in May 2019, more than 320 new homes were under construction on small sites, which suggests that the relatively low level of completions on small sites in 2018/19 was an anomaly, however the figure for 2019/20 is even lower. This could be due to the change in how sites have been

<sup>29</sup> 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.

<sup>30</sup> 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 1<sup>st</sup> April 2014 to 31st March 2015 permissions.



monitored this year, without physical site visits (due to COVID-19). Council tax and waste refuse collection has been used as the only evidence for small site completions, and there could be a delay in a site being classed as complete on a site visit and registering with Council tax. It could also be due to the impact of COVID-19 halting and slowing construction on sites. This trend will continue to be monitored in the HELAA.

3.59 The assumptions imply that a total of 1,000 dwellings would be delivered on small sites over the 5-year period. It means that in addition to the 648 dwellings on small sites which have planning permission<sup>31</sup>, at least 352 additional dwellings will need to come forward on small windfall sites (see Table 10).

3.60 Whilst future trends in small site windfalls may be different to those in the past, there is no evidence to suggest they will decrease. In a major urban area, such as Sheffield, there are a large number of potential sources of supply these include:

- 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 Issues and Options document 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 appropriate to include windfall allowance within the 5-year *deliverable* and later *developable* housing supply.

3.61 An allowance for **large windfall sites** (10 or more dwellings) has been made within the trajectory for the period from 2024/25 onwards. For the purpose of this calculation, windfalls are defined as being planning permissions granted on sites that were not previously identified in any way in the HELAA. This varies slightly from the definition in the NPPF, as Sheffield currently has very few allocated sites adopted in a Local Plan<sup>32</sup>, and therefore, a better reflection of previously unknown sites is to assess windfalls as those sites not previously included in the HELAA.

3.62 The Council propose a conservative allowance of **200 windfalls per annum** on large sites. The annual figures are in Table 9 below:

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<sup>31</sup> 648 dwellings represent 70% of the 923 dwellings which have planning permission on small sites.

<sup>32</sup> Residual greenfield allocations from the Unitary Development Plan (adopted 1998).



**Table 9: Annual Large Windfall allowance 2015/16 to 2019/20**

Year	Number of dwellings granted planning permission on large windfall sites
2015/16	700
2016/17	797
2017/18	1,273
2018/19	1,457
2019/20	895
<b>Total</b>	<b>5,122</b>
<b>5-year average</b>	<b>1,024</b>

- 3.63 It is recognised that larger windfalls could be lower in the years immediately after adoption of the Sheffield Plan (as some types of developers focus their attention on the allocated sites, including Green Belt releases if they are included in the Sheffield Plan), However, both assessments take a very cautious approach. The assessments will be reviewed through annual monitoring.
- 3.64 For the purposes of calculating the 5-year supply of deliverable housing sites, no completions are assumed on large windfall sites, as these would not fit within the definition of ‘deliverable’.
- 3.65 The assumed trajectory for delivery of small sites and large sites is shown in Table 10 below. This takes account of delivery of sites that already have planning permission, and the overall level of expected delivery based on evidence of past trends. It models an annual delivery rate that is based on that agreed with the Working Group, and evidenced by previous completions set out in Table 8 above. The split between delivery of small sites with planning permission, and small site windfalls reflects the recognition that we anticipate 70% of current permissions being delivered, and additional windfall sites coming forward.
- 3.66 It is estimated that around **6,200** additional dwellings could be accommodated on small and large windfall sites in Sheffield in the period 2025/26 to 2037/38.

**Table 10: Assumed Windfall delivery on Small and Large Sites (2020/21 to 2037/38)**

Year	Small Sites with Planning Permission at 31.3.20	Small site windfalls	Small site total number dwellings	Large site windfalls
2020/21	200	0	200	0
2021/22	112	88	200	0
2022/23	112	88	200	0
2023/24	112	88	200	0



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<b>Year</b>	<b>Small Sites with Planning Permission at 31.3.20</b>	<b>Small site windfalls</b>	<b>Small site total number dwellings</b>	<b>Large site windfalls</b>
2024/25	112	88	200	0
<b>Sub-Total 5-year supply</b>	<b>648</b>	<b>352</b>	<b>1,000</b>	<b>0</b>
2025/26	0	200	200	200
2026/27	0	200	200	200
2027/28	0	200	200	200
2028/29	0	200	200	200
2029/30	0	200	200	200
2030/31	0	200	200	200
2031/32	0	200	200	200
2032/33		200	200	200
2033/34	0	200	200	200
2034/35	0	200	200	200
2035/36	0	200	200	200
2036/37	0	200	200	200
2037/38	0	200	200	200
<b>Sub-Total 13-year supply</b>	<i>0</i>	<i>2,600</i>	<i>2,600</i>	<i>2,600</i>
<b>Total 2020/21 to 2037/38</b>	<b>648</b>	<b>2,952</b>	<b>3,600</b>	<b>2,600</b>



## 4. Dwelling Completions in 2019/20

- 4.1 This section provides information on dwellings completions in Sheffield in the period (2019/20); a full list of sites that delivered completions in 2019/20 is attached at Appendix 2: Sheffield: List of Sites Delivering Completions in 2019/20.
- 4.2 The gathering of data to inform the 2019/20 completions has been based on the following sources:

**Table 11: Data sources used for 2019/20 housing completions**

<b>Data Source</b>	<b>What it can tell us about site status</b>
<b>Council Tax</b>	Number Built/ Completed
<b>Waste Collection Data for new residential properties</b>	Number Built/ Completed
<b>Building Control</b>	Started on Site/ Under Construction/ Completed
<b>Development Management Commencement note i.e. conditions discharged</b>	Started on Site/ Under Construction
<b>Community Infrastructure Levy (CIL) commencement notice</b>	Started on Site/ Completed
<b>Site visits for all sites with planning permission (small and large)</b>  <i>Due to COVID-19 restrictions this could not happen, instead some sites were updated using local planning officer knowledge.</i>	Started on Site/ Under Construction Number Built/ Completed
<b>Contact developers and agents of sites with planning permission (sites with a capacity 10 or more units)</b>  <i>Due to COVID-19 restrictions this is still ongoing.</i>	Started on Site/ Under Construction Timeframe for 5 years



### Gross Completions in 2019/20

- 4.3 Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2019/20 below shows that 3,101 (gross) dwellings were completed in Sheffield in 2019/20. This represents a 55%<sup>33</sup> increase on the previous year. 2,965 of the dwellings completed (96%) were on large sites (10 or more units) and 136 dwellings (4%) were on small sites.
- 4.4 Table 13: Sheffield: Gross Dwelling Completions in 2019/20 – Site Size shows the breakdown for the different housing market areas in Sheffield (see Figure 3 for a map). It shows that 77 % of dwelling completions were in the City Centre and Urban West Housing Market Areas.
- 4.5 House types and size of dwellings completed are shown in Table 14 and Table 15. The largest proportion of total completions were for Purpose Built Student Accommodation (PBSA) (52%), followed by apartments (26%), with houses or bungalows representing the smallest total completions (22%).
- 4.6 Compared to last year, the actual number of houses or bungalows completed has stayed very similar, an increase of 10%<sup>34</sup>, with the largest number of units being completed on Sheffield Housing Company schemes in the Manor, Arbourthorne and Gleadless Housing Market Area.
- 4.7 The high completion figures for this year were expected, based on the evidence from the previous year, which showed a very high number of units nearing completion at the end of 2018/19. Compared to last year, the actual number of PBSA dwellings completed has increased by almost 95%<sup>35</sup>. Within the City Centre and Urban West Housing Market Areas, 1,000 units were completed from just 5 PBSA schemes.

### Gross and Net housing delivery since the Core Strategy base date

- 4.8 Table 12 shows gross and net housing completions since the Sheffield Local Plan Core Strategy base date of 1 April 2004. It shows that 24,479 dwellings have been added to the housing stock over the last 16 years (an average of 1,530 dwellings per year).
- 4.9 Almost 95% of homes completed since 2004 have been built on previously developed (brownfield) sites. This exceeds the 88% target set by the Core Strategy.

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<sup>33</sup> 2,000 dwellings completed (gross) in 2018/19, which is  $(3,101-2,000)/2,000 = 55\%$  increase.

<sup>34</sup> Calculated by:  $(672 \text{ houses in } 2019/20 - 611 \text{ houses in } 2018/19)/611 = 9.9\%$

<sup>35</sup> Calculated by:  $(1,620 \text{ PBSA in } 2019/20 - 831 \text{ PBSA in } 2018/19)/831 = 94.9\%$



**Sheffield Housing and Economic Land Availability Assessment**  
**Dwelling Completions in 2019/20**

**Table 12: Sheffield: Gross and Net Dwelling Completions 2004/05 to 2019/20**

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2004/05 to 2019/20	Average / Year 2004/05 to 2019/20
Dwellings - greenfield	171	152	80	13	199	84	23	30	39	56	130	36	89	100	154	228	1,584	99
Dwellings – previously developed land	1,167	1,674	1,455	2,407	1,864	1,642	881	594	714	876	1,566	1,561	1,648	1,484	1,015	1,253	21,801	1,363
<b>Gross Dwelling Completions (excl student flats)</b>	<b>1,338</b>	<b>1,826</b>	<b>1,535</b>	<b>2,420</b>	<b>2,063</b>	<b>1,726</b>	<b>904</b>	<b>624</b>	<b>753</b>	<b>932</b>	<b>1,696</b>	<b>1,597</b>	<b>1,735</b>	<b>1,584</b>	<b>1,169</b>	<b>1,481</b>	<b>23,383</b>	1,461
Purpose Built Student Accommodation (all previously developed land)	5	298	468	462	630	347	38	14	180	42	116	24	723	802	831	1,620	6,600	413
<b>Gross Dwelling Completions (incl. student flats)</b>	<b>1,343</b>	<b>2,124</b>	<b>2,003</b>	<b>2,882</b>	<b>2,693</b>	<b>2,073</b>	<b>942</b>	<b>638</b>	<b>993</b>	<b>974</b>	<b>1,812</b>	<b>1,621</b>	<b>2,458</b>	<b>2,386</b>	<b>2,000</b>	<b>3,101</b>	<b>30,043</b>	1,878
<b>% Dwellings (including Purpose Built Student Accommodation) on Previously Developed Land</b>	<b>87.27%</b>	<b>92.84%</b>	<b>96.01%</b>	<b>99.55%</b>	<b>92.61%</b>	<b>95.95%</b>	<b>97.56%</b>	<b>95.30%</b>	<b>95.82%</b>	<b>94.25%</b>	<b>92.83%</b>	<b>97.78%</b>	<b>96.46%</b>	<b>95.81%</b>	<b>92.30%</b>	<b>92.65%</b>	<b>94.69%</b>	94.69%
Minus losses through demolitions	1,475	638	380	356	162	242	294	184	118	19	29	176	177	46	7	1	4,304	269
Minus losses through conversion and change of use	0	16	19	40	24	27	18	7	13	17	18	13	33	36	18	17	316	20
Minus losses at Park Hill due to conversion *	0	0	0	295	295	294	0	0	0	0	0	0	0	0	0	0	884	55
<b>Net Completions</b>	<b>-132</b>	<b>1,470</b>	<b>1,604</b>	<b>2,191</b>	<b>2,212</b>	<b>1,510</b>	<b>630</b>	<b>447</b>	<b>802</b>	<b>938</b>	<b>1,765</b>	<b>1,432</b>	<b>2,248</b>	<b>2,304</b>	<b>1,975</b>	<b>3,083</b>	<b>24,479</b>	1,530
Local Plan Core Strategy net requirement (2004/05 to 2014/15). Figures used to calculate the Housing Delivery Test (2015/16 onwards)**	1,025	1,025	1,025	1,025	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,820	1,823	1,922	2,098	2,124	23,862	n/a
Number of dwellings above/ below requirement	-1,157	445	579	1,166	787	85	-795	-978	-623	-487	340	-388	425	382	-123	959	617	39
<b>%Performance relative to requirement</b>	<b>-112.9%</b>	<b>143.4%</b>	<b>156.5%</b>	<b>213.8%</b>	<b>155.2%</b>	<b>106.0%</b>	<b>44.2%</b>	<b>31.4%</b>	<b>56.3%</b>	<b>65.8%</b>	<b>123.9%</b>	<b>78.7%</b>	<b>123.3%</b>	<b>119.9%</b>	<b>94.1%</b>	<b>145.2%</b>	<b>102.6%</b>	96.5%

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

\*\* The housing requirement from 2015/16 onwards is based on figures used to calculate the Housing Delivery Test. This uses household projections for 2015/16 - 2017/18 and Local Housing Need figure (calculated using the Government's standard methodology) from 2018/19 onwards.



Figure 2: Sheffield Gross and Net Dwellings Completions 2004/05 to 2019/20

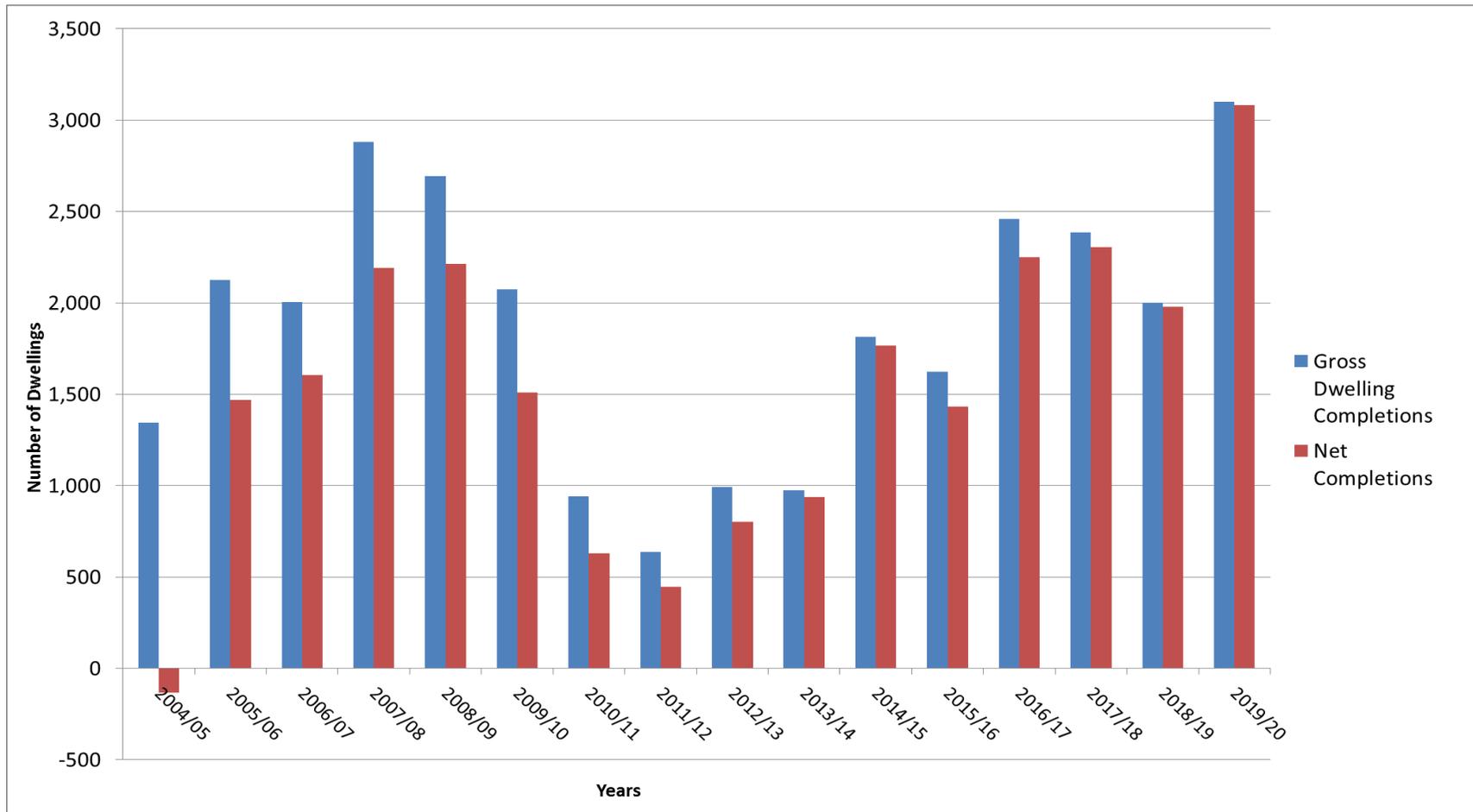
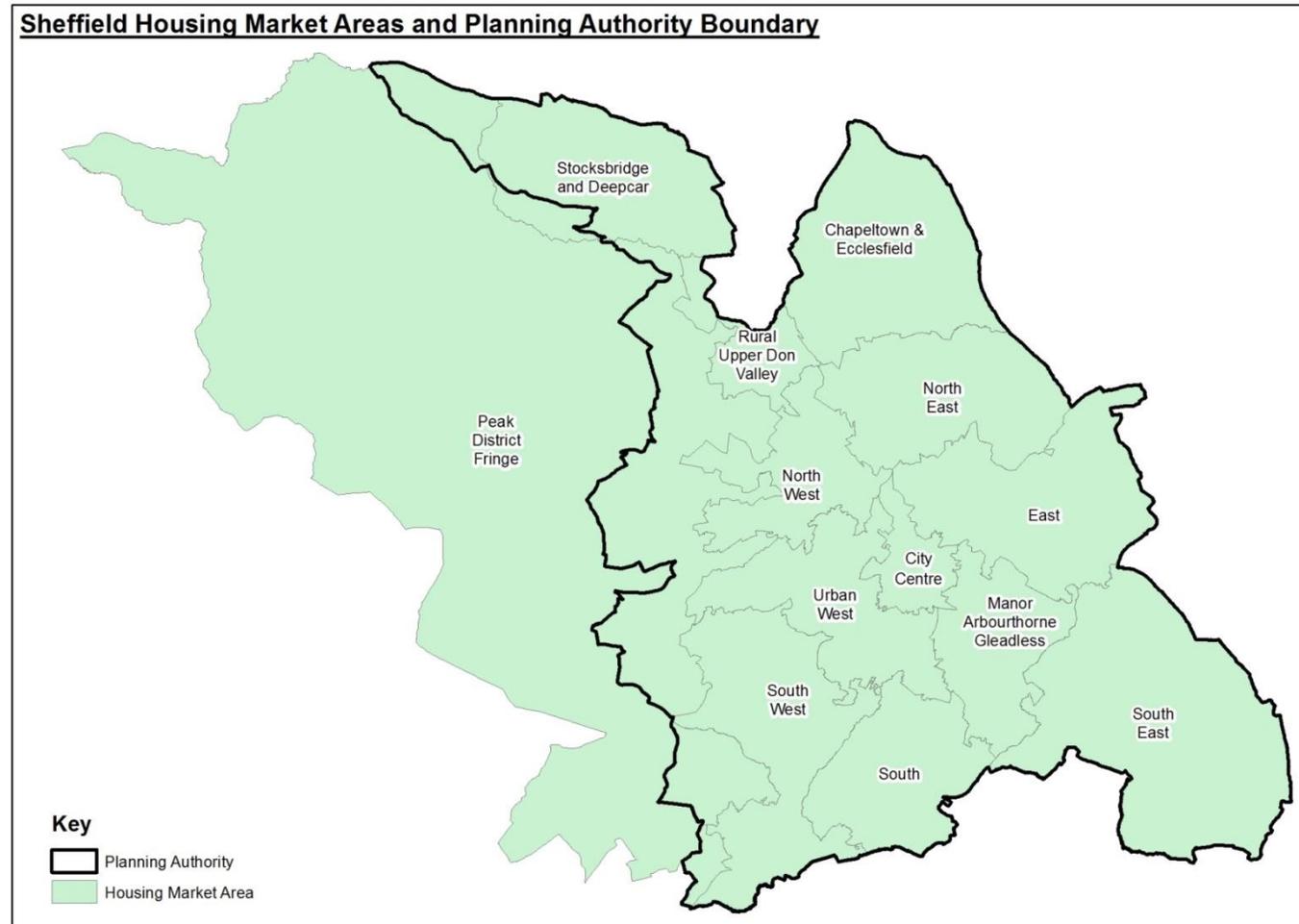


Figure 3: Sheffield Housing Market Areas and Planning Authority Boundary



**Table 13: Sheffield: Gross Dwelling Completions in 2019/20 – Site Size**

Sheffield Housing Market Area	Completions on Large Sites	Completions on Small Sites	Total Completions	% of Total Completions
Chapelton & Ecclesfield	21	4	25	1%
City Centre	1,586	22	1,608	52%
East	0	2	2	0%
Manor Arbourthorne Gleadless	288	3	291	9%
North East	53	2	55	2%
North West	28	8	36	1%
Peak District Fringe	24	2	26	1%
Rural Upper Don Valley	0	1	1	0%
South	77	6	83	3%
South East	105	10	115	4%
South West	55	14	69	2%
Stocksbridge and Deepcar	0	2	2	0%
Urban West	728	60	788	25%
<b>Total</b>	<b>2,965</b>	<b>136</b>	<b>3,101</b>	

**NOTE:** Peak District Fringe – The updated SHMA (2019) altered this HMA’s name from Peak District National Park, to clarify that it is the rural areas within Sheffield’s Local Planning Authority boundary rather than within the National Park itself. The Housing Market Area boundary is not the same as the legal boundary (in which land use planning in the park is the responsibility of the Peak District National Park Authority).



**Table 14: Sheffield: Gross Dwelling Completions in 2019/20 – Dwelling Type**

Sheffield Housing Market Area	Apartment	House	Purpose Built Student Accommodation (PBSA)	Total Completions
Chapelton & Ecclesfield	3	22	0	25
City Centre	402	15	1,191	1,608
East	1	1	0	2
Manor Arbourthorne Gleadless	5	286	0	291
North East	0	55	0	55
North West	16	20	0	36
Peak District Fringe	0	26	0	26
Rural Upper Don Valley	0	1	0	1
South	7	76	0	83
South East	7	108	0	115
South West	19	50	0	69
Stocksbridge and Deepcar	0	2	0	2
Urban West	349	10	429	788
<b>Total</b>	<b>809</b>	<b>672</b>	<b>1,620</b>	<b>3,101</b>
<b>Total %</b>	<b>26%</b>	<b>22%</b>	<b>52%</b>	<b>100%</b>



**Table 15: Sheffield: Gross Dwelling Completions in 2019/20 – Size and Type**

Category of Site	Total Dwellings	Apartments & Maisonettes					Houses & Bungalows					Purpose Built Student Accommodation (PBSA)	PBSA Bed spaces
		1 bed/ Studio	2 bed	3 bed	4+ bed	Total	1 bed	2 bed	3 bed	4+ bed	Total		
Large sites	<b>2,965</b>	429	230	61	1	721	1	101	318	214	634	<b>1,610</b>	3,466
Small sites*	<b>136</b>	51	25	8	4	88	1	7	20	9	37	<b>11</b>	55
<b>Total</b>	<b>3,101</b>	480	255	69	5	<b>809</b>	2	108	338	223	<b>671</b>	<b>1,621</b>	3,521
<b>% of Total Completions</b>		15%	8%	2%	0%	<b>26%</b>	0%	3%	11%	7%	<b>22%</b>	<b>52%</b>	

\*Less than 10 dwellings



## 5. Housing Land Supply in Sheffield

- 5.1 This chapter provides an indicative housing land supply for the whole plan period 2020/21 to 2037/38. As discussed in the Introduction, this report does not provide a breakdown of the supply into deliverable (in years 1 to 5) and developable (in years 6 to 15) sites. This will be published during autumn 2020.
- 5.2 The update of the HELAA has distinguished sites by the status of development, and location either within the **existing urban area** or **central area**. The status categories are:

**Table 16: Site Status Categories**

Site Status	Definition
Sites with Planning Permission	Small and large <sup>36</sup> sites up to 31 March 2020, includes sites with full permission, outline permission and under construction / suspended.
Other Identified Sites	Sites not previously consulted on. Sites assessed as being suitable for housing but not being proposed for allocation.
Sites assessed as unsuitable	Sites in the Urban Area assessed as unsuitable for housing, which were suggested to the Council in the 2019 Call for Sites.  See appendix 3.

### Sites with Planning Permission

- 5.3 At the 31 March 2020, there were **13,326<sup>37</sup>** dwellings with full or outline planning permission for housing and which have not yet been completed. **12,660 dwellings** on small and large sites had full permission (including where construction had been suspended) and, of these, 3,321<sup>38</sup> (26% of those with full permission) were actively under construction when completions analysis was undertaken in summer 2020. An additional 666 dwellings had outline planning permission.

<sup>36</sup> Small sites are defined as less than 10 dwellings and large sites are 10 dwellings or more.

<sup>37</sup> This figure includes **923** units on small sites in addition to the following distribution on large sites: **6,047** units under construction or construction suspended, **5,745** units with full planning permission which are not started (includes Office to Residential Prior Notification), and **611** units with outline planning permission.

<sup>38</sup> This figure includes 3,177 units on large sites and 144 units on small sites under construction in summer 2020.



5.4 For sites with planning permissions that were due to expire in 2019/20, and where permission had not been implemented, evidence was gathered to understand if, or when the scheme would start (see data sources used in Table 11). Under normal circumstances there would be a site visit to ratify the other data sources, or show where development had started prior to the other evidence being formally submitted to the Council. It is our view that sites due to expire in 2019/20, should remain in the supply of sites with planning permission, as we cannot say with certainty if they have started or not. The Government announced <sup>39</sup> in June 2020, that any permissions due to expire between the start of lockdown (March 2020) and December 2020, would be extended until April 2021. We will monitor lapsed permissions in the next HELAA in 2021:

- Sites due to expire in 19/20 which have not started on site, will be revisited in June 2021.
- Sites due to expire in 20/21, of which a certain proportion have been given the extended time limit, will be revisited in June 2021.

### Small Sites with planning permission

5.5 At the 31 March 2020, there were permissions for 923 dwellings on **small sites**, including remaining capacity on sites already under construction. 868 of these dwellings have full planning permission (including where construction had been suspended) and, of those, 144 were actively under construction in summer 2020. The number of sites with permission but not started on site, will be slightly higher, as sites due to expire in 2019/20 have remained in the planning permission supply (and not altered to other identified sites in the HELAA) (see para 5.4 above).

5.6 Previously the HELAA Working Group agreed that 70% of homes on small sites will be delivered, which would comprise 648 dwellings over the 5-year period. The remainder of the homes delivered on small sites over the 5-year period will be generated from windfall sites that had not yet been granted planning permission at 31 March 2020.

5.7 Table 17 shows the total housing land supply from 2020/21 to 2037/38 for sites with planning permission and by the stage of development i.e. under construction, not started on site.

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<sup>39</sup> [https://www.gov.uk/government/news/new-plans-to-get-britain-building-in-coronavirus-recovery?utm\\_source=54854b02-b444-40b8-9639-2530955c296c&utm\\_medium=email&utm\\_campaign=govuk-notifications&utm\\_content=weekly](https://www.gov.uk/government/news/new-plans-to-get-britain-building-in-coronavirus-recovery?utm_source=54854b02-b444-40b8-9639-2530955c296c&utm_medium=email&utm_campaign=govuk-notifications&utm_content=weekly)



**Table 17: Housing Land Supply - Sites with Planning Permission**

Site Category	Total Capacity 2020/21 to 2037/38	Central Area	Existing Urban Area
<b>Large sites with full planning permission</b>	<b>11,792*</b>	<b>7,351</b>	<b>4,427</b>
<i>Under Construction</i>	5,186	2,647	2,525
<i>Not started</i>	5,705	4,144	1,561
<i>Construction suspended</i>	901	560	
<b>Large sites with outline planning permission</b>	<b>611</b>	<b>387</b>	<b>224</b>
<b>Small sites with planning permission</b>	3,600	-	-
<b>Large windfall sites</b>	2,600	-	-
<b>Gross Supply 2020/21 to 2037/38</b>	<b>18,603</b>		
% dwellings on previously developed land	93%		

\* Includes 14 homes in the Green Belt which already have planning permission.

5.8 The number of dwellings on sites where construction has suspended has increased from the previous year from 0.4% to 7% of the supply of large sites with full permission. We know that two schemes account for over 500 units, and both of these have been granted planning permission for revised schemes, but shortly after the 31.3.2020 base date, so we expect the figure to change next year. We will continue to monitor all other sites where construction has suspended, and the extra time required to contact all developers and agent of sites with planning permission will allow for this, and be reported in the autumn 2020 5 year housing land supply report.

### Other Identified Sites

5.9 Table 18 shows the total housing land supply from 2020/21 to 2037/38 on other identified sites which do not have planning permission. A summary of the suitability of these sites has been provided.

5.10 Where respondents to the recent 2019 'Call for Sites' suggested sites located within the existing urban area, an assessment has been made on the suitability for potential housing development, using the HELAA methodology (see chapter 3). Where a site is considered partly suitable for housing (i.e. part of the site is within an excluded, environmentally sensitive or constrained area), an assessment has just been made on the suitable part of the site (reflected in the



net site area). The full list of other identified sites is on the Sheffield Housing and Economic Land Site [web map](#) and accompanying site schedule.

**Table 18: Housing Land Supply – Other Identified Sites**

Site Category	Total Capacity 2020/21 to 2037/38	Central Area	Existing Urban Area
Other Identified Sites			
<i>Suitable for housing</i>	<i>5,446</i>	<i>1,251</i>	<i>4,195</i>
<i>Suitable but with constraints*</i>	<i>16,428</i>	<i>13,093</i>	<i>3,335</i>
<b>Gross Supply 2020/21 to 2037/38</b>	<b>21,874</b>	<b>14,344</b>	<b>7,530</b>
% dwellings on previously developed land	90%		

\* These include sites with current policy constraints (e.g. open space, flexible use, district centre uses), existing uses on sites, and sites which are not currently suitable for housing (but which are expected to become suitable before the end of the plan period).

### Sites Assessed as Unsuitable

- 5.11 Where respondents to the most recent 2019 ‘Call for Sites’ suggested sites located within the existing urban area, an assessment has been made on the suitability for potential housing development, using the HELAA methodology (see chapter 3).
- 5.12 Sites located within defined **excluded areas**, on land that is environmentally sensitive, important for outdoor recreation or in areas where the living environment would be unsatisfactory (see paragraphs 3.19 to 3.21), have been regarded as unsuitable for housing. Therefore, these areas have been excluded from the assessment (reflected in the net site). See Appendix 3 for the list of sites.
- 5.13 Where a site is considered unsuitable for housing (i.e. the entire site is within an excluded, environmentally sensitive or constrained area), the reason for the exclusion has been provided in Appendix 3. The 2019 Call for Site submissions considered unsuitable, will remain in the HELAA database of sites; this is to allow for any future changes to the HELAA assessment methodology or Local Plan policy, which could mean a site becomes suitable, and we know that there is a willing landowner.



### Overall Housing Land Supply

5.14 Table 19 below summarises the overall housing land supply in the Sheffield District. It shows that the total supply for the Sheffield Plan period (up to 2037/38) is 40,463 dwellings. 91% of the supply is on previously developed land. This figure will change if the Sheffield Plan includes Green Belt release. Nearly ##% of the potential supply (16,428 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 the end of the plan period). This means that total supply of suitable sites that are free of *current* policy constraints is 17,848 dwellings.

**Table 19: Summary of Overall Housing Land Supply 2020/21 to After 2037/38**

Sheffield Location/ Site Status	Number of dwelling 2020/21 to 2037/38	Number of dwellings after 2037/38 Estimate
<b>Existing Urban Area</b>	<b>12,181</b>	<b>57</b>
Planning Permission sites	4,651	0
Other Identified sites	7,530	57
<b>Central Area Strategy</b>	<b>22,082</b>	<b>570</b>
Planning Permission sites	7,738	0
Other Identified sites	14,344	570
<b>Small Site allowance (including windfall)</b>	<b>3,600</b>	<b>0</b>
<b>Large Site Windfall allowance</b>	<b>2,600</b>	<b>0</b>
<b>Total for Sheffield District</b>	<b>40,463</b>	<b>627</b>
<b>% dwellings on previously developed land<sup>40</sup></b>	<b>91%</b>	

<sup>40</sup> Calculated: 31,158 dwellings on previously developed land (11,538 with planning permission, and 19,620 on other identified sites) out of a total of 34,277 dwellings on both previously developed and greenfield land. The figure excludes windfalls, and only includes large sites over 10 dwellings.



## 6. Economic Land Supply

### Sheffield Employment Land Review (ELR)

- 6.1 This assessment of economic land supply is derived from the 2020 Sheffield Employment Land Review (ELR), produced by Lichfields and presented as part of the evidence base for the Sheffield Plan Issues and Options.<sup>41</sup>
- 6.2 At the time the ELR was commissioned, the remit was to assess only sites that could deliver office, industrial and distribution / warehousing development (Use Classes B1, B2 and B8). Therefore, only these uses are classed as economic development for the purposes of the HELAA. An earlier Study looked at the need for land supply of retail and leisure sites.<sup>42</sup>
- 6.3 The ELR was produced as part of a joint commission with the Sheffield City Region (SCR) Combined Authority. It informed a separate, higher-level city region-wide Strategic Employment Land Appraisal (SELA) that examined the need for and supply of employment land across the SCR. This in line with Guidance to work with other planning authorities in the functional economic market area, local businesses and the LEP when assessing the need for land<sup>43</sup>. A summary of this SELA report can be found on the SCR website.<sup>44</sup>
- 6.4 The ELR includes an assessment of the level of demand for employment land to determine how much is needed in the future, in terms of both quantity and quality. The HELAA will help determine whether the supply of economic land is likely to meet future needs<sup>45</sup>. A variety of methodologies was used to inform the appropriate level of need for offices, industry and distribution / warehousing. Detailed site assessments were then produced and recommendations made of which sites should be identified or allocated for B-Class employment. Sites were also discounted for employment use at this stage either because they had been developed, were no longer available for development, or were assessed as unsuitable for employment uses. As mentioned, the HELAA site assessments are derived from the ELR, but in some cases may vary from the

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<sup>41</sup> Sheffield Employment Land review 2020 - ## see Link to ELR on the website when published

<sup>42</sup> <https://www.sheffield.gov.uk/home/planning-development/sheffield-plan-background-studies-reports>

<sup>43</sup> Housing and Economic Land Availability Assessment, PPG Paragraph: 007 Reference ID: 3-007- 20190722 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>44</sup> <https://moderngov.sheffieldcityregion.org.uk/ieListDocuments.aspx?CId=154&MID=266#A12941>

<sup>45</sup> Housing and Economic Land Availability Assessment, PPG Paragraph: 025 Reference ID: 3-025-20190722 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



ELR recommendation if further relevant information has become available that was not known at the time of the ELR survey.

### **National Planning Practice Guidance (PPG)**

- 6.5 The Government has published Planning Practice Guidance (PPG) for HELAAs which was updated in July 2019.<sup>46</sup> The PPG states that the HELAA should assess sites' *"suitability for development and the likelihood of development coming forward (the availability and achievability)"*<sup>47</sup>. This has been done and is set out in the list of sites found in the **Sheffield Housing and Economic Land Site web [map](#) and accompanying spreadsheet**.
- 6.6 The PPG recommends that an indicative trajectory of the amount of economic development that can be provided is included in the assessment<sup>48</sup>. All of the economic sites included are considered developable within 10 years. The ELR provided no more detailed assessment than this.

### **Economic Sites with Potential for Housing**

- 6.7 Some of the economic sites also have potential for housing as identified in the ELR. An apportionment between economic and housing use has been made for these sites. Other sites were identified in the ELR as unsuitable for employment uses but with potential for housing and most of these recommendations have been incorporated into the HELAA where appropriate to contribute to the housing supply.

### **HELAA Results – Potential Economic Land Supply**

- 6.8 The ELR assessment has identified 56 sites that could potentially contribute to the city's economic land supply, totalling 137.2 hectares of net developable employment land. These are sites that are either suitable for economic development only or for both economic and housing uses.
- 6.9 In addition to the ELR sites, a further 11 sites were put forward as part of the Call for Sites process, resulting in a further potential 50.4 hectares of net economic development land.

### **Further Future Potential**

- 6.10 There is further potential to add to future economic land supply through the identification of new planning permissions on sites not already included in the HELAA. These could be considered as future potential windfall sites.

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<sup>46</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>47</sup> Housing and Economic Land Availability Assessment PPG, Paragraph: 001 Reference ID: 3-001-20190722 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>48</sup> Housing and Economic Land Availability Assessment Paragraph: 024 Reference ID: 3-024-20190722



6.11 There are also potential future sites to be identified through the various sources identified in the PPG<sup>49</sup>. For example, the city region SELA and the ELR (paragraph 5.34) suggested an extension to the Advanced Manufacturing Innovation District (AMID), which has been proposed in the Issues and Options consultation.

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<sup>49</sup> Housing and Economic Land Availability Assessment PPG Paragraph: 011 Reference ID: 3-011-20190722



## 7. Monitoring and Future Reviews

- 7.1 National Planning Policy Framework sets out that local planning authorities should identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of housing<sup>50</sup>. Furthermore, in line with National Practice Guidance the HELAA will be kept up-to-date (at least annually) as part of local authorities' monitoring.
- 7.2 The 5 year housing land supply position will be published as a separate report during autumn 2020. Due to the timing of the HELAA report, it is not yet possible to assess with any degree of certainty the impact that Covid-19 will have on the trajectory, and indeed the deliverability of sites that already have full planning permission. We will therefore be carrying out further consultation with developers and the (reconvened) Working Group during the remainder of 2021, alongside and following consultation on the Sheffield Plan Issues and Options document, to inform a more detailed trajectory.
- 7.3 Our intention is to update the HELAA on an annual basis. The next update will be autumn 2021, reporting on the 2020/21 housing completions, and new permissions to 31 March 2021. That update will inform the Publication Draft Sheffield Plan.

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<sup>50</sup> National Planning Policy Framework, Department for Communities and Local Government, February 2019, paragraph 73.



## 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)
<b>Sheffield City Centre (Regional Centre)</b>		
City Centre (in, or within 100m of, the Core Retail Area)	<b>300 dwellings/ha</b>	All apartments
Other sites within or at the edge (within 400m) of the City Centre	<b>140 dwellings/ha or 70 dwellings per hectare depending on site characteristics</b>	140 dph - All apartments 70 dph – 50% houses, 50% apartments
<b>Town Centres</b>		
Rotherham Town Centre (Sub-Regional Town) (in, or within 100m of, the Core Retail Area)	<b>40 dwellings/ha</b>	90% houses, 10% apartments
In, or within easy walking distance of, Stockbridge; Chapeltown/High Green District Centres (Principal Towns)	<b>50 dwellings/ha</b>	70% houses, 30% apartments
Urban areas of Rotherham within easy walking distance of a Local or District Centre	<b>40 dwellings/ha</b>	90% houses, 10% apartments
<b>Other Accessible Urban Locations</b>		
In, or within easy walking distance of, Meadowhall or a	<b>50 dwellings/ha</b>	70% houses, 30% apartments



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)
District Shopping Centre		
Within easy walking distance of a Supertram stop or a high frequency bus route	<b>40 dwellings/ha</b>	90% houses, 10% apartments
<b>Less Accessible Urban Locations</b>		
Remaining parts of the urban areas (Regional Centres; Sub-Regional Towns; Principal Towns)	<b>35 dwellings/ha</b>	All houses
<b>Rural Locations</b>		
Larger villages (Local Service Centres), smaller villages and rural areas	<b>30 dwellings/ha</b>	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**

<b>Site Size</b>	<b>Assumed Net Ratio</b>
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 2019/20

Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	Sheffield	1.55	143	19	89	54	Brownfield
S00017	Land At Napier Street Site Of 1 Pomona Street And Summerfield St. Former Gordon Lamb	Sheffield	0.96	369	237	237	132	Brownfield
S00041	Land Opposite 134 to 180 St Georges Close Sheffield	Sheffield	0.15	106	106	106	0	Brownfield
S00051	former Westfield School Site	Sheffield	5.84	150	19	150	0	Brownfield
S00133	Land At Rockingham Street, Rockingham Lane And West Street, Sheffield	Sheffield	0.08	13	13	13	0	Brownfield
S00159	Land Adjacent 53 Beighton Road, Woodhouse, Sheffield	Sheffield	0.35	8	2	2	6	Greenfield
S00192	Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW	Sheffield	0.38	46	9	35	11	Brownfield
S00701	Manor Site 8	Sheffield	2.84	103	32	91	12	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S00702	'Eclipse', Phase D, Stonecliffe Road, Manor	Sheffield	5.84	181	55	144	37	Brownfield
S00711	Manor Boot Houses	Sheffield	6.61	256	91	133	123	Brownfield
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	4.18	92	19	92	0	Brownfield
S00729	Denby Street Car Park Denby Street Sheffield S2 4QH	Sheffield	0.54	186	136	186	0	Brownfield
S00731	Site of King Ecgberts Upper School, Furniss Avenue, Dore	Sheffield	2.87	64	4	64	0	Brownfield
S00764	Land Between Remington Avenue And The Wordsworth Tavern, Margson Crescent Sheffield S5 9NB	Sheffield	0.83	32	3	32	0	Brownfield
S00781	Parson Cross College (SW) - Remington Rd/ Monteney Rd New Parson Cross Masterplan Area	Sheffield	7.7	242	22	242	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S00792	Former Sports Ground, Greaves Lane	Sheffield	1.46	39	18	39	0	Greenfield
S00799	Sheffield Hallam University Norton Playing Fields Derbyshire Lane Sheffield S8 8LJ	Sheffield	4.01	138	71	99	39	Greenfield
S00821	Oxclose Farm	Sheffield	8.18	207	65	96	111	Greenfield
S00852	Site At 31 Acorn Street/Dunfields/Green Lane (Site 4), Sheffield, S3 8SQ	Sheffield	0.39	219	34	219	0	Brownfield
S01068	Shirewood Gardens, Beighton Road, Woodhouse	Sheffield	3.02	97	11	97	0	Greenfield
S01117	Dairy Distribution Centre, Hemsworth Road	Sheffield	0.6	13	6	10	3	Brownfield
S01263	Griff Works, Stopes Road, Stannington, S6 6BW	Rural	4.94	62	20	48	14	Brownfield
S01278	Barnes Hall Farm, Bracken Hill, Burncross, Sheffield 35 1RD	Rural	0.52	7	1	3	4	Greenfield
S01345	Toledo Works 79-81 Hollis Croft City Centre & Kelham Sheffield S1 4BG	Sheffield	0.24	124	124	124	0	Brownfield
S01415	Waitrose Car Park, east of 98 Napier Street	Sheffield	0.18	66	66	66	0	Brownfield



**Sheffield Housing and Economic Land Availability Assessment**  
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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S01581	Land Adjoining 6 Wdbury Road S9 1NZ	Sheffield	1.15	21	1	9	12	Brownfield
S01593	Parson Cross College (NE) - Remington Rd/ Montenev Rd New Parson Cross Masterplan Area	Sheffield	5.29	165	27	113	52	Brownfield
S01609	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street Sheffield	Sheffield	0.89	596	40	463	133	Brownfield
S01844	The Beauchief Hotel, 161 Abbeydale Road South	Sheffield	0.22	30	18	22	8	Brownfield
S02046	The Tower, 2 Furnival Square, S1 2QL	Sheffield	0.06	69	69	69	0	Brownfield
S02057	Bannerdale Centre & Park Site, Carter Knowle Road	Sheffield	14.89	62	22	22	40	Brownfield
S02160	Garage block at side of Sefton Court, Sefton Road	Sheffield	0.08	4	1	1	3	Brownfield
S02171	Salvation Army Church, Queen Street, Mosborough, Sheffield S20 5BP	Sheffield	0.04	6	6	6	0	Brownfield
S02214	99 City Road Sheffield S2 5HF	Sheffield	0.05	2	2	2	0	Brownfield
S02285	Former Footprint Tools, Hollis Croft	Sheffield	0.87	459	459	459	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S02529	Former Cradock School Site, Sheffield S2 2JZ	Sheffield	3.17	96	37	43	53	Greenfield
S02599	'East Hill Gardens' (Former East Hill School) East Bank Road Sheffield S2 3PX	Sheffield	3.28	77	54	54	23	Brownfield
S02618	83 And 85 Nethergreen Road Sheffield S11 7EH	Sheffield	0.03	3	3	3	0	Brownfield
S02622	The Former Coach House Rear Of 301 Fulwood Road Sheffield S10 3BJ	Sheffield	0.01	2	1	2	0	Brownfield
S02628	Sheffield Teaching Hospital Victoria House 117 Manchester Road Fulwood Sheffield S10 5DN	Sheffield	0.45	8	8	8	0	Brownfield
S02644	33 Clarkehouse Road Sheffield S10 2LA	Sheffield	0.05	7	7	7	0	Brownfield
S02648	Sheffield NHS Care Trust Brincliffe House 90 Osborne Road Sheffield S11 9BA	Sheffield	0.55	17	12	12	5	Brownfield
S02688	Department For Work And Pensions Mayfield Court 56 West Street City Centre Sheffield S1 4EP	Sheffield	0.07	214	214	214	0	Brownfield
S02707	Whirlow Grange Conference Centre Whirlow Grange Drive Sheffield S11 9RX	Sheffield	0.61	14	2	14	0	Brownfield
S02712	Curtilage Of 172 Prospect Road Bradway Sheffield S17 4HY	Sheffield	0.25	2	1	2	0	Greenfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S02713	Site Of 126-130 Infirmary Road Sheffield S6 3DH	Sheffield	0.04	9	9	9	0	Brownfield
S02734	213 Duke Street Park Hill Sheffield S2 5QP	Sheffield	0.01	1	1	1	0	Brownfield
S02738	University Of Sheffield 85 Wilkinson Street Sheffield S10 2GJ	Sheffield	0.12	6	6	6	0	Brownfield
S02755	Within The Curtilage Of 5 Colchester Road Sheffield S10 1SY	Sheffield	0.01	1	1	1	0	Brownfield
S02763	216 Hastilar Road South Sheffield S13 8EG	Sheffield	0.03	1	1	1	0	Brownfield
S02806	Land Between 74 And 80 Beechwood Road Hillsborough Sheffield	Sheffield	0.02	2	2	2	0	Brownfield
S02811	Park Gardeners Club And Institute Cricket Inn Road Sheffield S2 5AT	Sheffield	0.44	38	38	38	0	Brownfield
S02813	Sheffield City Council Office A Osgathorpe Depot Gayton Road Sheffield S4 7DB	Sheffield	0.03	1	1	1	0	Brownfield
S02818	91 Crookes Road Sheffield S10 5BD	Sheffield	0.12	2	2	2	0	Brownfield
S02857	The Market Inn 18 Wortley Road High Green Sheffield S35 4LU	Chapelton	0.72	19	14	17	2	Brownfield
S03224	127 Ecclesall Road Sheffield S11 8HY	Sheffield	0.58	251	167	167	84	Brownfield



**Sheffield Housing and Economic Land Availability Assessment**  
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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03359	Ewen Engineering Co Roscoe Road Sheffield S3 7DZ	Sheffield	0.08	54	54	54	0	Brownfield
S03372	Mosborough Fire Station Queen Street Mosborough Sheffield S20 5BQ	Sheffield	0.21	10	10	10	0	Brownfield
S03395	10 Ford Road Sheffield S11 7GZ	Sheffield	0.02	1	1	1	0	Greenfield
S03425	Fargate Court 13 Fargate Sheffield S1 2HD	Sheffield	0.09	46	46	46	0	Brownfield
S03460	18 Henry Street Shalesmoor Sheffield S3 7EQ	Sheffield	0.09	46	46	46	0	Brownfield
S03476	Westfield House, 87 Division Street And Rockingham Court 152, Rockingham Street Sheffield S1 1HT	Sheffield	0.09	39	39	39	0	Brownfield
S03477	Sheffield Hallam University 45 Broomgrove Road Sheffield S10 2NA	Sheffield	0.07	2	2	2	0	Brownfield
S03500	Wake Smith & Co 68 Clarkehouse Road Sheffield S10 2LJ	Sheffield	0.21	12	5	11	1	Brownfield
S03517	Trevor Bacon Spink Hall Farm Spink Hall Lane Sheffield S36 1FL	Stocksbridge	0.06	3	2	3	0	Brownfield
S03525	Sheffield Newspapers Ltd York Street Sheffield S1 1PU	Sheffield	0.23	86	86	86	0	Brownfield
S03552	Vincent House 149-151 Solly Street Sheffield S1 4BB	Sheffield	0.08	68	68	68	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03563	Curtilage Of 153 Sheffield Road Woodhouse Sheffield S13 7ES	Sheffield	0.01	1	1	1	0	Greenfield
S03614	Aviva Health UK Limited Heritage House Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Sheffield	0.31	55	55	55	0	Brownfield
S03616	Land Opposite 29 Ford Road Sheffield S11 7GZ	Sheffield	0.04	2	2	2	0	Greenfield
S03640	The Roundhouse, Heritage Park, 55 Albert Terrace Road, Sheffield, S6 3BR	Sheffield	0.12	7	7	7	0	Brownfield
S03653	Land Adjacent 4 Endcliffe Grove Avenue Sheffield	Sheffield	0.08	1	1	1	0	Greenfield
S03659	HSBC Station Road Chapeltown Sheffield S35 2XE	Chapeltown	0.02	4	3	3	1	Brownfield
S03681	Land Between 534 And 546 Abbeydale Road Sheffield S7 1TD	Sheffield	0.07	10	10	10	0	Greenfield/ Brownfield
S03685	3 And 4 Carr Houses Mayfield Road Sheffield S10 4PR	Sheffield	0.03	1	1	1	0	Brownfield
S03686	Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA	Sheffield	1.29	19	4	4	15	Greenfield
S03697	287 Springwood Lane Sheffield S35 4JP (Springwood Gardens)	Chapeltown	0.55	14	7	7	7	Greenfield/ Brownfield
S03698	Curtilage Of Clevedon House 68 Ranmoor Road Sheffield S10 3HJ	Sheffield	0.11	1	1	1	0	Greenfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03704	Within The Curtilage Of 74 Crimicar Lane Sheffield S10 4FB	Sheffield	0.03	1	1	1	0	Greenfield
S03706	6-8 Blonk Street (I Quarter) Sheffield S3 8BG	Sheffield	0.03	4	4	4	0	Brownfield
S03717	111 Uppertorpe Road Sheffield S6 3EA	Sheffield	0.02	2	2	2	0	Brownfield
S03719	Land Adjacent To 77 Daniel Hill Mews Sheffield S6 3JJ	Sheffield	0.01	1	1	1	0	Greenfield
S03721	Ebenezer Chapel South Road Walkley Sheffield S6 3TD	Sheffield	0.04	8	2	2	6	Brownfield
S03724	Curtilage Of 29 Florence Road Sheffield S8 0GE	Sheffield	0.04	2	1	2	0	Greenfield
S03732	Old Wheel Farm Rowell Lane Sheffield S6 6SH	Sheffield	0.1	2	1	1	1	Brownfield
S03747	277 Shiregreen Lane Sheffield S5 6AE	Sheffield	0.04	2	2	2	0	Brownfield
S03755	181 School Road Crookes Sheffield S10 1G	Sheffield	0.02	2	2	2	0	Brownfield
S03760	Curtilage of 47 Glenalmond Road, Sheffield S11 7GX	Sheffield	0.04	1	1	1	0	Greenfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03762	3 West Bar Sheffield S3 8P	Sheffield	0.05	54	54	54	0	Brownfield
S03781	Curtilage Of Hallam Grange 1 Hallam Grange Rise Sheffield S10 4BE	Sheffield	0.08	3	1	3	0	Brownfield
S03786	Croft Acres 15 Hibberd Road Sheffield S6 4RE	Sheffield	0.13	12	10	10	2	Brownfield
S03793	Bailey Street Garage 39 Bailey Street Sheffield S1 4EH	Sheffield	0.15	92	92	92	0	Brownfield
S03795	3 Chorley Road Sheffield S10 3RJ	Sheffield	0.22	1	1	1	0	Brownfield
S03797	6 Woodholm Road Sheffield S11 9HT	Sheffield	0.06	1	1	1	0	Brownfield
S03803	University Of Sheffield 285 Glossop Road Sheffield S10 2HB	Sheffield	0.08	9	9	9	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03818	2 - 10 Holme Lane, Sheffield, S6 4JQ	Sheffield	0.03	4	4	4	0	Brownfield
S03819	First Floor And Second Floor Unit 87 - 91 Spital Hill Sheffield S4 7LD	Sheffield	0.04	4	4	4	0	Brownfield
S03833	61 Lowedges Drive Sheffield S8 7LS	Sheffield	0.04	3	3	3	0	Brownfield
S03837	Site Of 262-268 South Road Walkley Sheffield S6 3T	Sheffield	0.05	6	3	3	3	Greenfield
S03846	5 Velocity Village 9 Solly Street Sheffield S1 4DF	Sheffield	0.03	5	5	5	0	Brownfield
S03859	Curtilage Of 47 Coldwell Lane Sheffield S10 5TJ	Sheffield	0.1	1	1	1	0	Greenfield
S03879	Land Adj 165 Sandygate Road Sheffield S10 5SA	Sheffield	0.03	1	1	1	0	Greenfield
S03884	259-261 Chesterfield Road Sheffield S8 0RT	Sheffield	0.01	2	2	2	0	Brownfield



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Site Reference	Site Address	Settlement name	Gross Site Area (Ha)	Total Dwelling Capacity	Dwellings Completed in 2018/19	Total Dwellings Completed	Remaining Capacity	Greenfield or Brownfield
S03915	R W Boler Ltd 3 - 5 Loxley Road Sheffield S6 4TD	Sheffield	0.02	2	2	2	0	Brownfield
S03946	Flats 1-3 127 Duncombe Street And 129 Duncombe Street Sheffield S6 3RL	Sheffield	0.01	4	4	4	0	Brownfield
S03979	Halford House 14 - 18 Fitzalan Square Sheffield S1 2AZ	Sheffield	0.03	15	15	15	0	Brownfield
S04006	A Pinder Ltd 24 Hodgson Street Sheffield S3 7WQ	Sheffield	0.13	10	10	10	0	Brownfield
S04016	728 Attercliffe Road Sheffield S9 3RQ	Sheffield	0.01	1	1	1	0	Brownfield
S04211	Millstone Barn Grove Wood View Main Road Wharncliffe Side Sheffield S35 ODP	Stocksbridge	0	1	1	1	0	Greenfield



## Appendix 3: Sites in the Urban Areas suggested through the 2019 Call for Sites - assessed as unsuitable for housing

**Excluded/ Constrained Category** – for definitions see paragraph 3.19 to 3.21 of HELAA methodology

**Site Status** - for definitions see Table 16 (Chapter 5)

**Suitability, Availability, Achievability** – for definitions see pages 3.26 to 3.37 of HELAA methodology

Site Reference	Site Address	Housing Market Area	Site Status	Gross Site Area (ha)	Within Excluded/ Constrained Area?	Excluded/ Constrained Category	Net Site Area (ha) Housing	Net Site Area (ha) Employment	Employment Suitability	Greenfield or Brownfield	Availability	Achievability	Suitability
S00810	Former Holbrook Colliery Site, Oxclose	South East	Assessed as Unsuitable	20.6	Yes	Local Nature Site	1.52	0	N/A	Greenfield	Available within next 5 years	Not achievable	No
S02423	James Walton Court, Halfway, S20 3GY	South East	Assessed as Unsuitable	0.98	Yes	Open Space	0.06	0	N/A	Greenfield	Available now	Not achievable	No
S02450	Land on the South West of Quarry Road and the	South East	Assessed as Unsuitable	0.74	Yes	Open Space	0	0	N/A	Greenfield	Available now	Not achievable	No
S04102	Land to the south of Wardsend Road North, S6	North West	Assessed as unsuitable	2.35	Yes	Open Space	0.62	0	N/A	Greenfield	Available now	Not achievable	No
S04117	Land to the east of Vine Grove Farm, Mosborough, S20 5FE	South East Sheffield	Assessed as unsuitable	1.99	Yes	Local Nature Site	0	0	N/A	Greenfield	Available now	Not achievable	No
S04139	Meadowhead Transport Ground, Greenhill Main Road, S8 7RH	South	Assessed as unsuitable	7.56	Yes	Open Space	0	0	N/A	Greenfield	Available within next 5 years	Not achievable	No
S04143	Land to the north of Hollin Busk Lane and west of Carr Road, Deepcar	Stocksbridge and Deepcar	Assessed as unsuitable	6.52	Yes	Open Space, Ecological	0	0	N/A	Greenfield	Available now	Not achievable	No
S04144	Land south of Broomfield Lane	Stocksbridge and Deepcar	Assessed as Unsuitable	4.89	Yes	Open Space, Ecological	0	0	N/A	Greenfield	Available now	Not achievable	No
S04035	Off Periwood Lane, Millhouses, S8 OHY	South	Assessed as Unsuitable	0.12	Yes	Open Space	0	0	N/A	Greenfield	Available now	Not achievable	No
S01230	Land off Bawtry Road, Tinsley.	East	Other Identified Site	4.38	Yes	Open Space	0	0	N/A	Greenfield	Available within next 5 years	Not achievable	No

