

Sheffield and Rotherham Strategic Housing Land Availability Assessment

Interim Position Paper

2017

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1.0 Introduction

The purpose of this 2017 Interim Position Paper is to provide an update, since the last Strategic Housing Land Availability Assessment (SHLAA) report (November 2015) and Interim Position Paper 2016, on the current 5-year housing requirement. This takes into account housing completions in 2016/17. **Monitoring is against the housing requirement for the period 2004 -2026 set by the current adopted Sheffield Local Plan¹ Core Strategy (2009)**, and takes account of the proposed national standard approach to assessing housing need.

A new Sheffield Plan will look ahead to 2034. **The implications of the new Plan are not covered in this paper** but will be set out in the next full published SHLAA and the Draft Sheffield Plan. Consultation on the Draft Plan is due to take place in 2018.

2.0 Dwelling completions in 2016/17

2.1 Gross Completions in 2016/17

Table 1 shows 2,458 dwellings were completed in Sheffield in 2016/17. This represents a 52% increase on the previous year. 2,229 of the dwellings completed (91%) were on large sites (10 or more units) and 229 dwellings (9%) were on small sites.

Table 2 shows the breakdown for the different housing market sub-areas in Sheffield. It shows that almost 69% of dwelling completions were in the City Centre and City Centre West sub-areas.

House types and size of dwellings completed are shown in Table 3 and 4. The largest proportion of total completions were for apartments (45%), followed by student flats (29%), with houses or bungalows representing the smallest total completions (26%).

Compared to the previous year, the proportion of student flats has increased and apartments decreased. This is largely because the definition of 'purpose built student accommodation' in the SHLAA has been amended. It now includes apartment schemes within the City Centre that are likely to be marketed at students (for example, 1 bed/studio schemes, offering a desk space with wash facilities). These schemes would previously have been counted as apartment completions.

Completions have improved city wide, and some schemes which previously would have been discounted from the 5-year supply have been delivered sooner than had been assumed; this signals to the overall housing market in Sheffield improving.

A full list of sites that delivered completions in 2016/17 is attached in Appendix 1.

¹ Formerly called the Sheffield Development Framework

2.2 Gross and Net Housing Delivery since Core Strategy Base Date

Table 1 shows gross and net housing completions since the Sheffield Local Plan Core Strategy base date of 1 April 2004. It shows that 17,117 dwellings have been added to the housing stock over the last 13 years.

Paragraph 2.2 explains why the proposed national standard approach to assessing housing need, has replaced the Core Strategy net requirement from 2016/17.

	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	Total 2004/05 to 2016/17
Dwellings - greenfield	171	152	80	13	199	84	23	30	39	56	130	36	89	1,102
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	18,049
Gross Dwelling Completions (excl student flats)	1,338	1,826	1,535	2,420	2,063	1,726	904	624	753	932	1,696	1,597	1,735	19,149
Student cluster flats (all previously developed land)	5	298	468	462	630	347	38	14	180	42	116	24	723	3,347
Gross Dwelling Completions (incl. student flats)	1,343	2,124	2,003	2,882	2,693	2,073	942	638	993	974	1,812	1,621	2,458	22,556
% Dwellings (including student flats) on Previously Developed Land	87.27%	92.84%	96.01%	99.55%	92.61%	95.95%	97.56%	95.30%	95.82%	94.25%	92.83%	97.78%	96.46%	94.94%
Minus losses through demolitions	1,475	638	380	356	162	242	294	184	118	19	29	176	177	4,250
Minus losses through conversion	0	16	19	40	24	27	18	7	13	17	18	13	33	245
Minus losses at Park Hill due to conversion *	0	0	0	295	295	294	0	0	0	0	0	0	0	884
Net Completions	-132	1,470	1,604	2,191	2,212	1,510	630	447	802	938	1,765	1,432	2,248	17,117
SDF Core Strategy net requirement (2004/05 to 2015/16) and proposed National Household Projection figures (2016/17 onwards)	1,025	1,025	1,025	1,025	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	2,095	17,595
Number of dwellings above/ below requirement	-1,157	445	579	1,166	787	85	-795	-978	-623	-487	340	7	153	-478
%Performance relative to requirement	-112.9%	143.4%	156.5%	213.8%	155.2%	106.0%	44.2%	31.4%	56.3%	65.8%	123.9%	100.5%	107.3%	97.3%

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

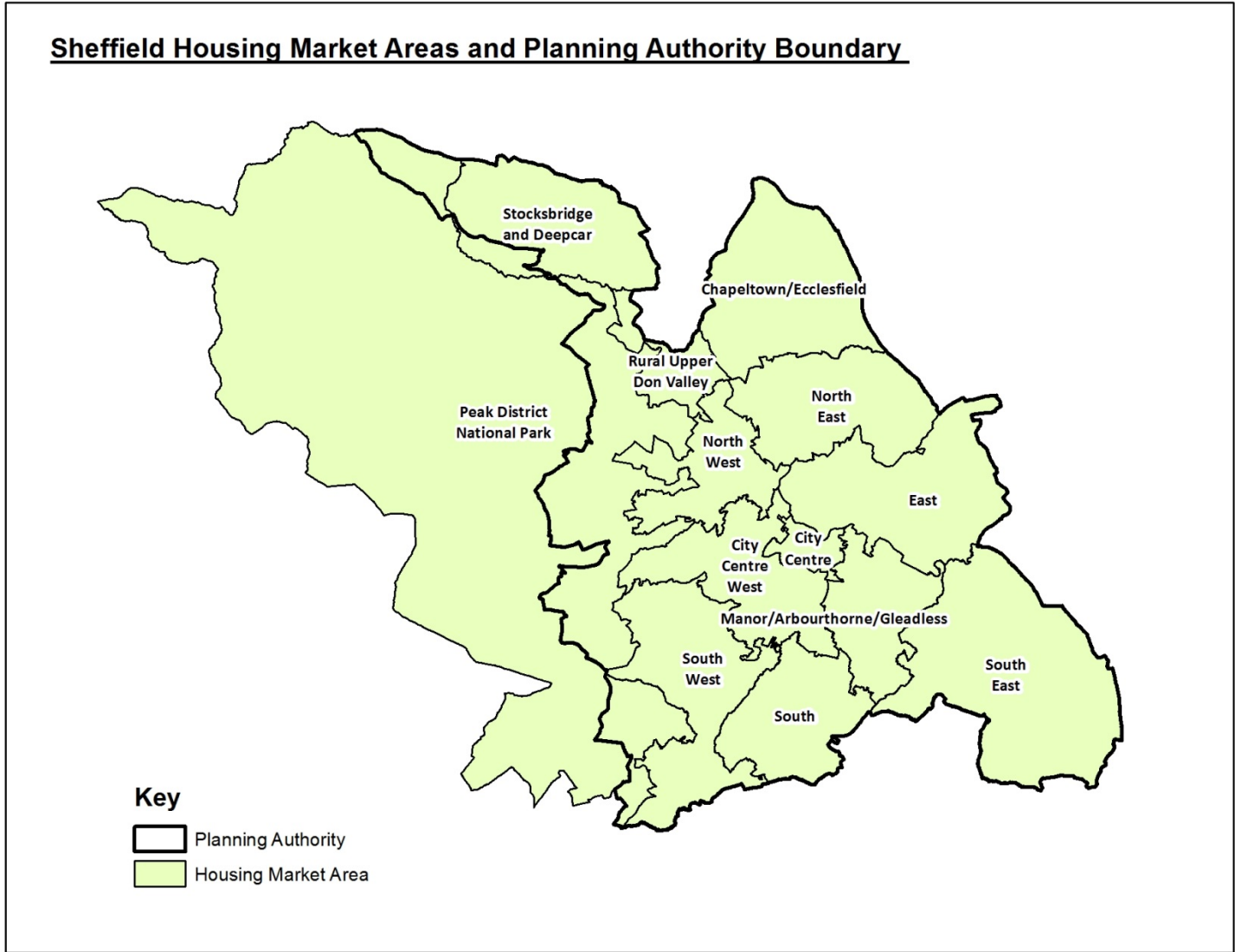


Table 2: Sheffield: Gross Dwellings Completions in 2016/17 - Size

Sheffield Housing Market Area	Completions on Large Sites	Completions on Small Sites	Total Completions	% of Total Completions
	2016/17	2016/17	2016/17	2016/17
Chapelton/Ecclesfield	0	10	10	0.4%
City Centre	959	36	995	40.5%
City Centre West	660	51	711	28.9%
East	48	15	63	2.6%
Manor/Arbourthorne/Gleadless	141	8	149	6.1%
North East	151	3	154	6.3%
North West	16	25	41	1.7%
Peak District National Park	0	5	5	0.2%
Rural Upper Don Valley	9	3	12	0.5%
South	74	7	81	3.3%
South East	21	22	43	1.7%
South West	94	30	124	5.0%
Stocksbridge & Deepcar	56	14	70	2.8%
Total	2,229	229	2,458	100.0%

NOTE: Peak District National Park – the figures only relate to the Sheffield planning area (small parts of Lodge Moor and Dore). 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). A detailed explanation can be found on page 29 of the Sheffield Strategic Housing Market Assessment (2013).

Table 3: Sheffield: Gross Dwelling Completions in 2016/17 - Type

Sheffield Housing Market Area	House	Apartment	Student Cluster	Total Completions
Chapelton/Ecclesfield	10	0	0	10
City Centre	57	425	513	995
City Centre West	54	447	210	711
East	54	9	0	63
Manor/Arbourthorne/Gleadless	126	23	0	149
North East	101	53	0	154
North West	13	28	0	41
Peak District National Park	5	0	0	5
Rural Upper Don Valley	12	0	0	12
South	38	43	0	81
South East	19	24	0	43
South West	75	49	0	124
Stocksbridge & Deepcar	69	1	0	70
Total	633	1,102	723	2,458
Total %	26%	45%	29%	100%

NOTE: Peak District National Park – the figures only relate to the Sheffield planning area (small parts of Lodge Moor and Dore). The HMA 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). A detailed explanation can be found on page 29 of the Sheffield Strategic Housing Market Assessment (2013).

Table 4: Sheffield: Gross Dwelling Completions in 2016/17 – Size and Type													
Category of Site	Total Dwellings	Apartments & Maisonettes					Houses & Bungalows					Student Cluster Flats	Student Bedspaces
		1 bed/ Studio	2 bed	3 bed	4+ bed	Total	1 bed	2 bed	3 bed	4+ bed	Total		
Large sites	2229	710	270	16	0	996	2	155	184	171	512	721	966
Small sites *	229	49	47	10	0	106	6	14	56	45	121	2	2
Total	2458	759	317	26	0	1102	8	169	240	216	633	723	968
% of Total Completions		31%	12.9%	1.1%	0.0%	44.8%	0.3%	6.9%	9.8%	8.8%	25.8%	29.4%	
* Less than 10 dwellings													

3.0 **Housing Requirement in the current adopted Sheffield Local Plan Core Strategy 2017/18 – 2025/26**

The overall requirement in the Sheffield Local Plan Core Strategy is to deliver 29,750 additional dwellings for the period 2004/05 to 2025/26.

3.1 Proposed National Standard Approach to Assessing Housing Need

The Government's recent consultation paper 'Planning for the right homes in the right places'² sets out a variety of proposals to increase the supply of new homes. It includes a national methodology for calculating the objectively assessed housing need (OAHN). This new standard approach aims to increase transparency and speeding up the plan-making process.

The consultation documents include annual housing need figures for each local authority which have been produced using the new standard methodology; the figure given for Sheffield is **2,093** per year. This is higher than the annual housing requirement of 1,425 homes per year, for the period 2004-2026 in the current adopted Sheffield Local Plan Core Strategy (2009).

The current Sheffield Plan Core Strategy is more than 5 years old and would not be considered up-to-date. In this situation the consultation document proposes the use of published household projection figures, to be applied immediately. This paper monitors the overall housing requirement from 2004 to 2026. For the period 2004 to 2016, the Core Strategy net housing requirement figure is used; and from 2017 to 2026 the proposed Government figure of 2,095 dwellings per year is used (we have rounded the Government's housing need figure to the nearest five dwellings).

3.2 Residual Gross and Net Housing Requirement (2017/18 to 2025/26)

Table 5 below shows how the total (gross) housing requirement has been calculated. For the period 2017/18 to 2025/26 this is 18,066 dwellings. The **residual gross and net housing requirement** (for the period 2017/18 to 2025/26) has been calculated by taking into account:

- completions 1 April 2004 to 31 March 2017
- the likely change in the number of vacant dwellings over the period 2004-2026;
- the need to replace dwellings that are lost due to demolition, conversion or change of use over the period 2004-2026;

Vacancy rate

The former Regional Spatial Strategy made no allowance for a reduction in the number of vacant dwellings when the housing requirement was calculated. However, the latest monitoring suggests that the number of long-term empty

² <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

properties is expected to fall by around 1,500 dwellings during the period covered by the current adopted Sheffield Local Plan Core Strategy (an average of 71/ year)³.

Replacement Allowance

The Core Strategy indicates that a further 4,800 dwellings also need to be provided over the period 2004/05 to 2015/16 to replace dwellings that are demolished. Monitoring shows that total losses through demolition and conversion over the plan period is now likely to be around 5,600 dwellings (ie 800 dwellings higher than assumed in the Core Strategy). Much of the expected demolition has already taken place (5,300 dwellings), and only around 300 dwellings⁴ are expected to be lost over the period 2017/18 to 2025/26 (an average of 30 dwellings per year).

³ Monitoring shows since 2012 to 2016 a reduction in 1,333 empty properties. It is estimated 75 per year for the three years 2017/18 to 2019/20. A total of 1,558 properties, divided over the 2004 to 2026 Plan period = an average of 71 properties per year.

⁴ Conversion is expected to take place over the period 2017/18 to 2025/26 for a total of 111 dwellings, continuing the programme at Park Hill. It is estimated a further 180 dwellings will be lost over the same period as a result of demolition or conversion on small sites. The total dwelling losses are therefore estimated to be around 291 dwellings.

Table 5: Calculation of the Residual Gross and Net Requirement (2017/18 – 2025/26)

Requirement	Dwellings
Core Strategy net requirement (2004/05 to 2015/16)	15,500
Plus proposed National Household Projection figures (2016/17 to 2025/26)	20,950
Minus allowance for reduction in vacant dwellings	-1,558
Adjusted net requirement (2017/18 to 2025/26)	34,892
Plus Core Strategy replacement allowance	4,800
Plus additional replacement allowance due to monitoring	870
Gross requirement (2017/18 to 2025/26)	40,562
Minus new homes already built (2004/05 to 2016/17)	-22,496
Remaining gross requirement (2017/18 to 2025/26)	18,066
Minus estimated losses due to demolition/ conversion (2017/18-2025/26)	-291
Remaining net requirement (2017/18 to 2025/26)	17,775
Remaining average annual net requirement (2027/18 to 2025/26)	1,975

3.3 Current 5-year Supply of Deliverable Sites (2018/19 to 2022/23)

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

The calculation of the **5-year requirement** for the period 2018/19 to 2022/23 is set out in Table 6 below. In order to comply with the NPPF, it assumes a 5% buffer to ensure choice and competition in the market for land. The residual annual average requirement for the 5-year period is based on the average annual rate of delivery needed to meet the Plan target for the period 2004-2026⁵.

⁵ This approach is consistent with the 'managed delivery target' previously used in Government national indicator NI159.

Table 6: Calculation of the Residual Net 5-Year Housing Requirement (2018/19 – 2022/23) with 5% buffer

Requirement	Dwellings
Core Strategy net requirement (2004/05 to 2015/16)	15,500
Plus proposed National Household Projection figures (2016/17 to 2025/26)	20,950
Minus allowance for reduction in vacant dwellings (2017/18 to 2022/23)	-426
Minus past under-delivery 2004/05 to 2017/18 ⁶	-415
Minus net completions 2004/05 to 2016/17 ⁷	-17,117
Minus estimated net completions in current year (2017/18)	-2,158
Remaining net requirement (2017/18 to 2022/23)	16,334
Remaining average annual net requirement (2018/19 to 2025/26)	2,042
Plus past under-delivery 2004/05 - 2017/18	415
5-year net requirement 2018/19 to 2022/23⁸	10,624
5-year net requirement 2018/19 to 2022/23 plus 5% buffer	11,155
Remaining average annual net requirement (2018/19 to 2022/23)	2,231

⁶ Past under-delivery is 415 dwellings, calculated as the average from 2004/05 to 2017/18, against the Core Strategy net requirement from 2004/05 to 2015/16 and the proposed national household projection figures from 2016/17 to 2017/18.

⁷ See Table 1, Dwelling Completions 2016/17

⁸ This figure is based on the 'Sedgefield approach' where adjustment for previous under-delivery is included within the 5-year period rather than spread across the plan period.

The net 5-year requirement 2018/19 to 2022/23 is 11,155 dwellings (after taking into account past delivery and including a 5% buffer to ensure choice). The Council considers that a buffer of 5%, rather than 20%, is appropriate, on the grounds that delivery over the period 2004-2017 is only 2.7% below the Core Strategy target.

The gross housing trajectory shows that the **gross 5-year deliverable supply is 10,181 dwellings**. Table 7 below summarises the type and planning status of the sites contributing to the supply.

Table 7: The 5-Year Gross and Net Supply (2018/19 – 2022/23)

Type of site and Planning Status	Estimated Dwellings
Large sites with planning permission – not allocated in Local Plan	5,101
Large sites - proposed local plan allocations	3,609
Other identified large sites	471
Small sites with planning permission	350
Windfalls on small sites	650 ⁹
5-year gross supply (2018/19 to 2022/23)	10,181
Minus estimated losses due to demotion/conversion (2018/19 to 2022/23) ¹⁰	-211
5-year net supply (2018/19 to 2022/23)	9,970

There is a shortfall between 5-year net requirement (11,155 dwellings) and the 5-year net supply (9,970 dwellings) of **1,185 dwellings** and represents a **4.5¹¹ year supply of sites**.

4. Monitoring and Future Reviews

The paper takes account of the Government's proposed national standard approach to assessing housing need. It is important to note that the 'Planning for the Right Homes, in the Right Places' document is a draft, and any changes will be updated as a result of the consultation.

⁹ Figure assumes delivery of 200 dwellings per annum on small windfall sites, minus 70 dwellings per annum on sites with permission, so this figure assumes 130 dwellings per annum through windfalls = 650 dwellings.

¹⁰ 211 dwellings = 111 units at Park Hill Phase 5, and an estimated 20 dwellings per annum demolition/ conversion on small sites (this is based on the previous 10 year average).

¹¹ Calculated by dividing the net 5 year supply (9,970 dwellings), by the remaining average annual net requirement 2,231. This is 9,970 divided by 2,231 = 4.5 year supply.

The next SHLAA report will be published alongside consultation on the Draft Sheffield Plan in 2018 and take account of completions up to and including 31 March 2018.

Appendix 1: Sheffield: List of Sites Delivering Completions in 2016/17

Dwelling Completions 2016/17

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00271	Land Adjoining 157 Stannington Road	Stannington Ward	0.0	5	5	5	0	Greenfield
S00292	Church Farm, Bolsterstone Village, S30 5ZB	Stocksbridge & Upper Don Ward	0.2	4	1	1	3	Brownfield
S00297	Old Parkhouse Farm Park Lane Deepcar Sheffield S36 2TB	Stocksbridge & Upper Don Ward	0.6	3	1	2	1	Brownfield
S00162	Birley Depot Thornbridge Lane Sheffield S12 3BJ	Birley Ward	0.3	14	4	14	0	Brownfield
S00192	Abbey Glen Laundry Co Ltd Coniston Road Sheffield S8 0UW	Nether Edge & Sharrow Ward	0.4	46	24	24	22	Brownfield
S00006	Land And Buildings at Kelham Riverside, Alma Street And Green Lane	City Ward	1.5	113	40	57	56	Brownfield
S00029	Site at 29 to 65 Garden Street, Sheffield	City Ward	0.3	153	153	153	0	Brownfield
S00051	former Westfield School Site	Mosborough Ward	4.6	150	1	1	149	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00056	Site of 85-95 Headford Street and Site of Beckett and Garner Works, Hodgson Street, Sheffield S3 7WQ	City Ward	0.1	135	135	135	0	Brownfield
S00677	Falstaff Sites CDEF OPQR Buchanan Road	Firth Park Ward	3.7	122	51	51	71	Brownfield
S00690	Earl Marshall	Burngreave Ward	0.2	59	15	15	44	Brownfield
S00695	Land At Junction With Ouse Road Ouseburn Road Sheffield S9 3AD	Darnall Ward	1.5	33	33	33	0	Greenfield
S00701	Manor Site 8	Manor Castle Ward	2.8	103	2	2	101	Brownfield
S00709	Castle College North Site, Granville Road	Manor Castle Ward	2.6	84	9	84	0	Brownfield
S00714	Land at Maltravers Way Sheffield S2 5DA	Manor Castle Ward	1.1	34	34	34	0	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)	Park & Arbourthorne Ward	0.7	92	11	11	81	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S00723	Park Spring Drive, Norfolk Park (Norfolk Park site 5a)	Park & Arbourthorne Ward	4.6	104	16	104	0	Brownfield
S00727	Tapton Halls of Residence, University of Sheffield (student accommodation)	Broomhill & Sharrow Vale Ward	3.0	107	45	50	57	Brownfield
S00731	Site of King Ecberts Upper School, Furniss Avenue, Dore	Dore & Totley Ward	2.9	64	29	29	35	Brownfield
S00862	Curtilage Of 163 Freedom Road (Land Between 151 And 153 Freedom Road) Sheffield S6 2XB	Walkley Ward	0.0	1	1	1	0	Brownfield
S00781	Parson Cross College (SW) - Remington Rd/ Montenev Rd New Parson Cross Masterplan Area	Southey Ward	7.7	237	50	134	103	Brownfield
S00834	Site Of 39-45 Infirmary Road, Sheffield S6 3BX	Walkley Ward	0.1	55	55	55	0	Brownfield
S00844	Site of 308A Burncross Road, Burncross, Sheffield, S35 1SH	West Ecclesfield Ward	0.2	9	6	6	3	Brownfield
S00990	High Street and Stone Street, Mosborough, Sheffield	Mosborough Ward	0.1	10	10	10	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S01259	Former Outo Kumpu Steelworks off Ford Lane, North of Manchester Road, Stocksbridge	Stocksbridge & Upper Don Ward	6.0	114	56	61	53	Brownfield
S01325	Curtilage of 135 Dore Road, Sheffield, S17 3NF	Dore & Totley Ward	0.4	1	1	1	0	Brownfield
S01399	Land at the rear of 251 to 253 Crookes, Bole Hill Lane (numbered 8 Bole Hill Lane)	Crookes & Crosspool Ward	0.0	1	1	1	0	Brownfield
S01448	Site Of 2 To 54 And 75 To 91 Scotia Drive Sheffield S2 1HN	Manor Castle Ward	1.0	18	18	18	0	Brownfield
S01549	Curtilage Of 649-651 Gleadless Road Sheffield S2 2BT	Gleadless Valley Ward	0.2	12	6	6	6	Brownfield
S01590	Woolley Wood School	Shiregreen & Brightside Ward	0.9	46	46	46	0	Brownfield
S01592	Former Oakes Park School	Graves Park Ward	2.2	52	32	52	0	Brownfield
S01594	Site surrounding Worrall Hall Farm, Kirk Edge Road, Worrall	Stannington Ward	0.8	14	9	14	0	Greenfield
S01714	4 Jew Lane Sheffield S1 2BE	City Ward	0.0	2	2	2	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S01747	Former Abbeydale Grange School, Abbeydale Road	Ecclesall Ward	3.0	58	24	24	34	Brownfield
S01783	Curtilage Of 36 High Street	Beighton Ward	0.2	2	1	1	1	Greenfield
S01893	Land Between 16 And 18, Handsworth Grange Road	Woodhouse Ward	0.0	1	1	1	0	Greenfield
S01929	20 and Garage to rear of 20-22 Church Street, Oughtibridge	Stocksbridge & Upper Don Ward	0.4	2	2	2	0	Brownfield
S01943	611 Ecclesall Road	Broomhill & Sharrow Vale Ward	0.0	2	2	2	0	Brownfield
S01963	Curtilage Of 44 Greenhill Main Road, Sheffield, S8 7RD	Beauchief & Greenhill Ward	0.2	3	2	1	2	Greenfield
S01969	Site Of 3 Ryecroft Glen Road, Sheffield, S17 3NG	Dore & Totley Ward	0.2	10	10	10	0	Greenfield/ Brownfield
S02013	Curtilage Of 43 Church Lane, Dore, Sheffield S17 3GT	Dore & Totley Ward	0.1	1	1	1	0	Greenfield
S02032	'Land Between 30 And 32 Chorley Drive	Fulwood Ward	0.1	1	1	1	0	Greenfield
S02061	Matilda Tavern 100 Matilda Street Sheffield S1 4QF	City Ward	0.1	10	10	10	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S02062	W W Laycock Building 33 - 41 Suffolk Road Sheffield	City Ward	0.2	138	138	138	0	Brownfield
S02069	79-87 Tavistock Road, Sheffield, S7 1GF	Nether Edge & Sharrow Ward	0.0	5	5	5	0	Brownfield
S02076	72 Langsett Road And 2 Ash Street	Hillsborough Ward	0.0	5	5	5	0	Brownfield
S02100	Twigg Bros 51 Toyne Street	Crookes & Crosspool Ward	0.1	12	1	3	9	Brownfield
S02110	Curtilage Of 28 Spring Hill Road	Broomhill & Sharrow Vale Ward	0.0	1	1	1	0	Brownfield
S02128	Curtilage Of 18-20 Brincliffe Crescent	Nether Edge & Sharrow Ward	0.3	1	1	1	0	Greenfield
S02132	The Clough Whitwell Lane	Stocksbridge & Upper Don Ward	0.0	2	1	2	0	Brownfield
S02139	14 to 16 Abbeyfield Road	Burngreave Ward	0.0	2	2	2	0	Brownfield
S02141	Portobello House 3 Portobello Street S1 4ND	City Ward	0.1	128	128	128	0	Brownfield
S02145	Land between 7 and 9 Clay Pits Lane, S36 1AU	Stocksbridge & Upper Don Ward	0.2	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S02174	Curtilage of 27 Armstead Road, Sheffield, S20 1ES	Beighton Ward	0.0	2	2	2	0	Greenfield
S02203	28 Ebenezer Street Sheffield S3 8SR	City Ward	0.0	9	4	9	0	Brownfield
S02207	Site Of Barkers Furniture Centre, E Barker & Son (Hillsboro) Ltd Garage And 44 Trickett Road, Dodd Street Sheffield S6 2NR	Walkley Ward	0.1	13	4	13	0	Brownfield
S02223	Unit B Centenary Works 150 Little London Road Sheffield S8 0UJ	Graves Park Ward	0.0	3	3	3	0	Brownfield
S02237	Curtilage Of 12 Chatsworth Road Sheffield S17 3QH	Dore & Totley Ward	0.0	1	1	1	0	Greenfield
S02260	3 St Peter's Close Sheffield S1 2EJ	City Ward	0.1	24	24	24	0	Brownfield
S02261	The Wheel 19 Plumbley Hall Road Sheffield S20 5BL	Mosborough Ward	0.2	7	2	7	0	Brownfield
S02263	Curtilage Of 164H Birley Spa Lane Sheffield S12 4BQ	Beighton Ward	0.0	1	1	1	0	Greenfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S02269	Hazlehurst Residential Home, 1 Dyche Drive	Beauchief & Greenhill Ward	0.6	42	42	42	0	Brownfield
S02270	Land between Maltravers Place and Whites Lane, Cricket Inn Road Sheffield S2 5AN	Manor Castle Ward	0.7	41	41	41	0	Brownfield
S02278	Site of Former Gatecrasher, 112 Arundel Street, S1 4RE	City Ward	0.2	128	128	128	0	Brownfield
S02286	Land At Rear Of 4 To 24 Halesworth Road Quarry Road Handsworth Sheffield S13 9AB	Woodhouse Ward	0.1	5	1	5	0	Brownfield
S02304	Bells Court Bells Square Sheffield S1 2FY	City Ward	0.1	34	5	34	0	Brownfield
S02341	16 Bank Street, Sheffield, S1 1DY	City Ward	0.0	3	3	3	0	Brownfield
S02343	Former Garage Site To The Rear Of 32 To 38 Meadow Head Drive Sheffield	Beauchief & Greenhill Ward	0.2	4	2	2	2	Brownfield
S02350	13A - 17A London Road Sheffield S2 4LA	City Ward	0.0	3	3	3	0	Brownfield

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S02352	Within The Curtilage Of 7 Whirlowdale Rise Sheffield S11 9LS	Dore & Totley Ward	0.1	1	1	1	0	Greenfield
S02530	Whitley Lane Farm Whitley Lane Sheffield S35 9ZD	East Ecclesfield Ward	0.3	2	2	2	0	Brownfield
S02534	The Old Vicarage 87 Main Street Grenoside Sheffield S35 8PN	West Ecclesfield Ward	0.1	1	1	1	0	Greenfield
S02535	Clifford House Ecclesall Road South Sheffield S11 9PX	Dore & Totley Ward	0.5	1	1	1	0	Greenfield
S02541	Land Adjacent 52 Alport Road Sheffield S12 4RX	Birley Ward	0.1	2	2	2	0	Brownfield
S02542	145 Twentywell Lane Sheffield S17 4QA	Dore & Totley Ward	0.0	1	1	1	0	Greenfield
S02546	Ivory House Hotel 34 Wostenholm Road S7 1LJ	Nether Edge & Sharrow Ward	0.1	6	6	6	0	Brownfield
S02549	33 Kenwood Park Road, S7 1NE	Nether Edge & Sharrow Ward	0.1	1	1	1	0	Brownfield
S02551	Site Of Westwell Garage Plumbley Hall Road, S20 5BL	Mosborough Ward	0.2	8	4	4	4	Brownfield
S02552	4-8 East Parade, Sheffield, S1 2ET	City Ward	0.0	3	3	3	0	Brownfield

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S02554	1A Newman Road, Sheffield, S9 1LP	Shiregreen & Brightside Ward	0.0	2	2	2	0	Brownfield
S02562	7 Garden Street, S1 4BJ	City Ward	0.0	1	1	1	0	Brownfield
S02573	Domestic Service Care Ltd 3 Bawtry Gate Sheffield S9 1UB	Darnall Ward	0.0	1	1	1	0	Brownfield
S02578	White House Farm Holdworth Lane Sheffield S6 6SN	Stannington Ward	0.6	1	1	1	0	Brownfield
S02604	Barns To The Rear Of Moor View Farm 522 Manchester Road Fulwood Sheffield (Now Numbered 1 And 2 Moor View Croft S10 5QA) Sheffield S10 5PQ	Crookes & Crosspool Ward	0.1	2	1	2	0	Brownfield
S02606	Fleur De Lys Hotel Totley Hall Lane Sheffield S17 4AA	Dore & Totley Ward	0.3	11	8	8	3	Brownfield
S02609	10B Crescent Road Sheffield S7 1HJ	Nether Edge & Sharrow Ward	0.0	1	1	1	0	Brownfield
S02613	23 Hayfield Drive Sheffield S12 4XG	Birley Ward	0.0	1	1	1	0	Greenfield

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S02621	Meade House 96 - 100 Middlewood Road Sheffield S6 4HA	Hillsborough Ward	0.1	12	12	12	0	Brownfield
S02627	Curtilage Of 26 Archer Lane Sheffield S7 2BU	Nether Edge & Sharrow Ward	0.1	1	1	1	0	Greenfield/ Brownfield
S02629	Crown Carpets 20 Main Street Hackenthorpe Sheffield S12 4LB	Beighton Ward	0.0	2	1	1	1	Brownfield
S02632	Angelia's 406 South Road Walkley Sheffield S6 3TF	Walkley Ward	0.0	2	2	2	0	Brownfield
S02634	Curl Up & Dye 256 South Road Walkley Sheffield S6 3TB	Walkley Ward	0.0	1	1	1	0	Brownfield
S02635	Land At Rear Of 2 Slack Fields Lane Sheffield S35 0DU	Stocksbridge & Upper Don Ward	0.1	1	1	1	0	Greenfield
S02650	5 Hendon Street Sheffield S13 9AX	Woodhouse Ward	0.0	1	1	1	0	Brownfield
S02659	Rehman Barber Shop 84 Page Hall Road Sheffield S4 8GW	Burngreave Ward	0.0	1	1	1	0	Brownfield
S02665	123 St Philip's Road Sheffield S3 7JQ	Walkley Ward	0.0	1	1	1	0	Brownfield
S02683	Kings Head 63 Poole Road Sheffield S9 4JP	Darnall Ward	0.0	2	2	2	0	Brownfield

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S02693	Fara's 74 Worksop Road Sheffield S9 3TN	Darnall Ward	0.1	7	7	7	0	Brownfield
S02698	17 Acorn Street Sheffield S3 8SQ	City Ward	0.0	2	2	2	0	Brownfield
S02699	Redvers House Union Street Sheffield S1 2JQ	City Ward	0.1	225	225	225	0	Brownfield
S02705	Site Of ARC Car Wash And Site Of 500 Queens Road Highfield Sheffield S2 4DU	City Ward	0.3	20	20	20	0	Brownfield
S02706	Westwood House 11 Brocco Bank Sheffield S11 8RQ	Broomhill & Sharrow Vale Ward	0.1	9	3	3	6	Brownfield
S02707	Whirlow Grange Conference Centre Whirlow Grange Drive Sheffield S11 9RX	Dore & Totley Ward	0.6	14	12	12	2	Brownfield
S02719	10 School Green Lane Sheffield S10 4GQ	Fulwood Ward	0.1	1	1	1	0	Brownfield
S02720	Land Adjoining Agricultural Building (known As Machin Bank Farm) Machin Lane Sheffield S36 4GH	Stocksbridge & Upper Don Ward	0.2	1	1	1	0	Greenfield
S02722	35 - 45 Church Street And 8 - 10 Orchard Street City Centre Sheffield S1 2GL	City Ward	0.0	14	14	14	0	Brownfield

Site Ref	Site Address	Settlement	Gross Site Area (ha)	Total Dwelling Capacity	Dwellings Completed in 2016/17	Total Dwellings Completed	Remaining Dwelling Capacity	Greenfield or Brownfield
S02724	Meadow Street Car Park Meadow Street Sheffield S3 7EQ	Walkley Ward	0.1	8	8	8	0	Brownfield
S02729	First To Eighth Floors 125 Queen Street City Centre Sheffield S1 2DU	City Ward	0.0	32	32	32	0	Brownfield
S02731	Unsliven Bridge Farm Unsliven Road Sheffield S36 1FT	Stocksbridge & Upper Don Ward	0.1	3	3	3	0	Brownfield
S02733	Bowlan The Old Chapel Studio 301 Holywell Road Sheffield S9 1BE	Shiregreen & Brightside Ward	0.1	12	4	4	8	Brownfield
S02735	Flat 8 Linden Court Endcliffe Vale Road Sheffield S10 3DT	Fulwood Ward	0.0	2	1	1	1	Brownfield
S02736	295 Staniforth Road Sheffield S9 3FP	Darnall Ward	0.0	1	1	1	0	Brownfield
S02737	24 Parker's Road Sheffield S10 1BN	Broomhill & Sharrow Vale Ward	0.0	2	2	2	0	Brownfield
S02741	Staniforth Mini Market 503 Staniforth Road Sheffield S9 3FR	Darnall Ward	0.0	1	1	1	0	Brownfield
S02752	Land Between 1 To 3 And Nos 5 And 7 Dover Road Sheffield S11 8RH	Broomhill & Sharrow Vale Ward	0.0	6	6	6	0	Brownfield

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S02754	Focus Family Mediation 14 Figtree Lane Sheffield S1 2DJ	City Ward	0.0	6	6	6	0	Brownfield
S02756	Land Adjacent 24 And 24-32 Burnell Road Sheffield S6 2AX	Hillsborough Ward	0.1	3	3	3	0	Brownfield
S02759	Store Rear Of 75 To 77 High Street Beighton Sheffield S20 1EF	Beighton Ward	0.0	1	1	1	0	Brownfield
S02765	4-8 Wadsley Lane Sheffield S6 4EB	Hillsborough Ward	0.0	2	2	2	0	Brownfield
S02767	Department For Work And Pensions Porterbrook House 7 Pear Street Sheffield S11 8JF	Broomhill & Sharrow Vale Ward	0.5	105	105	105	0	Brownfield
S02768	Acorn House 288 - 292 Shalesmoor Sheffield S3 8UL	City Ward	0.1	21	21	21	0	Brownfield
S02769	Former Police Station Totley Brook Road Sheffield S17 3QU	Dore & Totley Ward	0.1	1	1	1	0	Brownfield
S02771	305 Glossop Road Sheffield S10 2HL	Broomhill & Sharrow Vale Ward	0.1	12	12	12	0	Brownfield
S02777	Cliffe House 63 High Matlock Avenue Sheffield S6 6FZ	Stannington Ward	0.0	1	1	1	0	Greenfield

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S02778	Curtilage Of 1 Stumperlowe Hall Chase Sheffield S10 3QY	Fulwood Ward	0.1	1	1	1	0	Brownfield
S02784	Haybrook Campo Chambers 26 Campo Lane Sheffield S1 2EF	City Ward	0.0	3	3	3	0	Brownfield
S02789	Site Of King Ecgbert School House Totley Brook Road Sheffield S17 3QX	Dore & Totley Ward	0.2	11	11	11	0	Brownfield
S02790	44 Oak Hill Road Sheffield S7 1SH	Nether Edge & Sharrow Ward	0.1	2	1	1	1	Brownfield
S02792	The Cash Store 1 Middlewood Road And 2-10 Holme Lane Sheffield S6 4GU	Hillsborough Ward	0.0	5	5	5	0	Brownfield
S02810	Heeley And Sheffield 781 Gleadless Road Sheffield S12 2QD	Park & Arbourthorne Ward	0.2	13	13	13	0	Brownfield
S02814	38A Dalewood Avenue Sheffield S8 0EH	Beauchief & Greenhill Ward	0.0	1	1	1	0	Brownfield
S02824	Curtilage of 1 Lancaster Road Sheffield S36 1DB	Stocksbridge & Upper Don Ward	0.0	3	3	3	0	Greenfield/ Brownfield
S02836	Bents Farm Penny Lane Sheffield S17 3AZ	Dore & Totley Ward	0.0	1	1	1	0	Brownfield

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S02840	The Granary Hunshelf Road Stocksbridge Sheffield S36 2BS	Stocksbridge & Upper Don Ward	0.2	2	2	2	0	Brownfield
S02844	16 Muskoka Avenue Sheffield S11 7RL	Ecclesall Ward	0.1	1	1	1	0	Brownfield
S02845	131 Uppertorpe Road Sheffield S6 3EB	Walkley Ward	0.0	1	1	1	0	Brownfield
S02846	The Gateway 1 Blast Lane Sheffield S2 5TN	Manor Castle Ward	0.8	39	39	39	0	Brownfield
S02848	23 Stumperlowe Crescent Road Sheffield S10 3PQ	Fulwood Ward	0.1	1	1	1	0	Brownfield
S02861	Curtilage Of 9 Oriel Road Sheffield S10 3TF	Fulwood Ward	0.1	1	1	1	0	Greenfield
S02863	Land At 55 Jaunty Way Sheffield S12 3DZ	Birley Ward	0.1	12	6	6	6	Brownfield
S02865	354 - 356 Langsett Road Sheffield S6 2UF	Hillsborough Ward	0.0	2	2	2	0	Brownfield
S02870	The Cube 1 Brittain Street Sheffield S1 4RJ	City Ward	0.1	12	12	12	0	Brownfield
S02872	Broomhall Court 6 Broomhall Road Sheffield S10 2DN	Broomhill & Sharrow Vale Ward	0.3	3	3	3	0	Brownfield
S02874	81 Hallam Grange Road Sheffield S10 4BL	Fulwood Ward	0.1	2	2	2	0	Brownfield
S02890	12-14 Norfolk Row	City Ward	0.0	2	2	2	0	Brownfield

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S02916	Radford Street/Upper Allen Street/Netherthorpe Road	Walkley Ward	0.8	192	192	192	0	Brownfield
S03270	Westfield Crescent, Mosborough	Mosborough Ward	0.1	3	1	1	2	Greenfield
S03283	7 Dixon Road Sheffield S6 4FY	Hillsborough Ward	0.1	2	2	2	0	Brownfield
S03284	727 Abbeydale Road Sheffield S7 2BG	Nether Edge & Sharrow Ward	0.0	2	2	2	0	Brownfield
S03288	Gardenia Flowers And Plants 18 Fife Street Sheffield S9 1NJ	Shiregreen & Brightside Ward	0.0	1	1	1	0	Brownfield
S03294	65 Stumperlowe Crescent Road Sheffield S10 3PR	Fulwood Ward	0.1	1	1	1	0	Brownfield
S03296	Land Between 100 And 104 South View Crescent Sheffield S7 1DH	Nether Edge & Sharrow Ward	0.1	2	2	2	0	Brownfield
S03303	Brearley House 53 Edward Street Netherthorpe Sheffield S3 7BP	Walkley Ward	0.0	2	2	2	0	Brownfield
S03310	16 Corker Road Sheffield S12 2TH	Park & Arbourthorne Ward	0.0	1	1	1	0	Brownfield

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S03313	58 Chadwick Road Sheffield S13 8DF	Richmond Ward	0.0	2	2	2	0	Brownfield
S03316	66 Tom Lane Sheffield S10 3PB	Fulwood Ward	0.0	1	1	1	0	Greenfield
S03319	738A Chesterfield Road Sheffield S8 0SE	Graves Park Ward	0.0	1	1	1	0	Brownfield
S03320	14 Snaithing Lane Sheffield S10 3LG	Fulwood Ward	0.1	1	1	1	0	Greenfield
S03327	32 Meadow Head Sheffield S8 7UD	Graves Park Ward	0.0	1	1	1	0	Brownfield
S03330	25 Greystones Road Sheffield S11 7BJ	Ecclesall Ward	0.1	5	5	5	0	Brownfield
S03332	Bole Hill Farm Harrison Lane Sheffield S10 4PA	Fulwood Ward	0.4	3	3	3	0	Brownfield
S03333	15A Warren Gardens Sheffield S35 2XZ	East Ecclesfield Ward	0.0	1	1	1	0	Brownfield
S03335	272 And 274 Glossop Road Sheffield S10 2HS	City Ward	0.0	10	8	8	2	Brownfield
S03338	Ashton's Works 66 Upper Allen Street Sheffield S3 7GW	Walkley Ward	0.0	14	14	14	0	Brownfield
S03343	Victoria House Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Walkley Ward	0.1	30	30	30	0	Brownfield
S03344	Flat 1 26 Collegiate Crescent Sheffield S10 2BA	Broomhill & Sharrow Vale Ward	0.1	1	1	1	0	Brownfield

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S03350	Land Between 182 And 194 Queen Mary Road Sheffield S2 1JJ	Manor Castle Ward	0.1	6	6	6	0	Brownfield
S03354	294A Abbeydale Road South Sheffield S17 3LP	Dore & Totley Ward	0.0	1	1	1	0	Brownfield
S03355	Curtilage Of 41 Hurlfield Road Sheffield S12 2SD	Park & Arbourthorne Ward	0.1	1	1	1	0	Brownfield
S03363	P1 Technology Ltd 5 Johnson Street (1st Floor) Stocksbridge Sheffield S36 1BX	Stocksbridge & Upper Don Ward	0.1	1	1	1	0	Brownfield
S03368	16 Hadfield Street Sheffield S6 3RR	Walkley Ward	0.0	1	1	1	0	Brownfield
S03377	78 Woodhouse Lane Beighton Sheffield S20 1AF	Beighton Ward	0.0	1	1	1	0	Brownfield
S03393	297-303 Abbeydale Road South Sheffield S17 3LF	Dore & Totley Ward	0.2	2	2	2	0	Brownfield
S03406	36 Priory Road Sharrow Sheffield S7 1LX	Nether Edge & Sharrow Ward	0.1	1	1	1	0	Brownfield