

Employment Land Supply update

An employment land supply position was provided in the three appendices included as part of the Council's Matter 5 Statement (**WS5/1**). An update to this employment land supply was produced in June 2024 (**EXAM 56**) and included reference to employment land completions and losses since 1st April 2022.

This further update to the employment land supply takes account of any further completions up to 31 August 2024 and also identifies any further losses or additions identified through or agreed at the Stage 2 hearings¹.

Table 1. Additional completions to 31 August 2024

Employment Site	Site Allocation Reference (where applicable)	Site Area (hectares)	Land Delivered (hectares)	Implication for Employment Land Supply
Land at Sheffield Road, S9 2YL	ES06	15.78	15.78	Site is completed within plan period. Site can now be deallocated
Curtilage Of BOC Ltd, Rother Valley Way		1.18	1.18	Site with Planning Permission. Completed within plan period.
Sustainable Aviation Fuel Centre (SAF), Land Adjacent ICAIR, Europa Avenue		10.0	0.9	Site with Planning Permission. Partial completion within plan period. 9.9 Ha remaining.
Newhall 58', Newhall Road Business Park and Former Attercliffe Steel Works, 58 Newhall Road		2.42	2.42	Windfall site with Planning Permission. Completed within plan period.
Cutting And Wear Resistant Ltd, 7 Cowley Way		0.1	0.1	Windfall site with Planning Permission. Completed within plan period.

¹ Note supply reductions as a result of the Level 2 SFRA were already factored into the previous employment land supply update (Exam 56) and therefore do not constitute additional reductions as part of this update. Removal of site SES06 was also included within the previous EXAM 56 update.

Employment Site	Site Allocation Reference (where applicable)	Site Area (hectares)	Land Delivered (hectares)	Implication for Employment Land Supply
Former Betafence 246 Shepcote Lane Sheffield S9 1TP		6.7	6.7	Additional windfall site identified through site visits – (21/05251/FUL, Demolition of manufacturing building (use class B2), land re-profiling and erection of storage/distribution unit (use class B8). Completed within plan period
Total completions			27.08	

Table 2. Site Allocation reductions as result of Stage 2 hearings

Employment Site	Site Allocation Reference (where applicable)	Land lost (hectares)	Notes
178 West Street, Sheffield, S1 4ET	SU01	0.05	Allocation changed to residential use to reflect granting of planning permission
Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	HC03	0.7	Reflects reduction in developable area of the site
2 Haymarket and 5-7 Commercial Street, S1 1PF	CW07	0.03	Site deallocated. Funding secured for creation of an art space
Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	NES09	0.84	Deallocation of site
Land at Wordsworth Avenue and Buchanan Road, S5 8AU	NES10	0.05	Deallocation of site
Land to the south of Meadowhall Way, S9 2FU	ES01*	7.77	Site boundary amended to exclude Local Wildlife Site (5.09 Ha). Part of site removed to form proposed allocation ES55 (2.68 Ha)

Employment Site	Site Allocation Reference (where applicable)	Land lost (hectares)	Notes
M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	ES03*	3.24	Potentially unavailable within Plan period. Council now considers that this site should not be allocated.
Land at Sheffield Road, S9 2YL	ES04*	1.22	Potentially unavailable within Plan period. Council now considers that this site should not be allocated.
Land adjacent to 112 London Road, S2 4LR	SWS01	0.02	Deallocation of site. Lack of availability information
Total losses		13.92	

* Following the Stage 2 hearings, the Council and the landowners have had further dialogue on sites ES01 – ES04. These updates reflect those discussions and full details of the changes will be set out in an updated Statement of Common Ground.

Table 3. Site Allocation additions as result of Stage 2 hearings

Employment Site	Site Allocation Reference (where applicable)	Land added (hectares)	Notes
Land to the south of Meadowhall Way, S9 2FU	ES01*	7.19	Inclusion of land bounded by Carbrook Street/ Weedon street within the site allocation
Land at Meadowhall Way/ Vulcan Road/ Sheffield Road	ES55*	2.68	Removed part of site ES01 used to form new proposed allocation
Allotments to the south of Wardsend Road North, S6 1LX	NWS04	0.07	Reflects incorrect figure published within Regulation 19 Plan
Total additions		9.94	

* Following the Stage 2 hearings, the Council and the landowners have had further dialogue on sites ES01 – ES04. These updates reflect those discussions and full details of the changes will be set out in an updated Statement of Common Ground.

Table 4. Summary position as at 28 October 2024

Summary	Land (Hectares)
Employment Land Requirement	217.60
Local Plan Site Allocations (including stage 2 additions and minus completions and Stage 2 losses)	96.22
Sites with Planning Permission (minus those sites where completions have occurred)	41.27
Completions (since 1st April 2022)	38.08
Other Windfall Sites with Planning Permission (further sites identified with planning permission since Submission of Local Plan)	11.25
Losses (Completions to other uses) (since 1 st April 2022)	-2.42
Summary Position (as at 28 October 2024)	184.4