

Central Sub-Area: Character Area 1

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
KN06	114	0	57	57	57	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
KN14	75	0	0	75	0	75	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
KN26	44	0	0	44	0	44	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
KN23	100	0	0	100	0	100	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
KN32	43	0	0	43	0	43	0	0	The site has full planning permission and is expected to complete in years 1 to 5 of the plan. Construction is expected to begin during 2024 following a Non-Material Amendment granted in June 2024.
KN13	282	0	0	282	0	282	0	0	The site is within Neepsend Priority Location and is identified as a development opportunity site under NP-PL-Parcel-25 and NP-PL-Parcel-26 of CC03 on Page 54. It has Outline Permission granted in August 2024 (23/01746/OUT). South Yorkshire Mayoral Combined Authority funding and Council involvement has helped progress the site and Capital and Centric are owners of the site. Deadline for submission of reserved matters is August 2027, with developer providing firm intention to develop by 2029/30.
KN05	250	0	0	250	0	250	0	0	Site within Neepsend Priority Location and it is identified as a development opportunity site under NP-PL-Parcel-27, NP-PL-Parcel-28 and NP-PL-Parcel 29 of CC03 on page 54. The site has Outline Permission granted in August 2024 (23/01746/OUT). South Yorkshire Mayoral Combined Authority funding and Council involvement has helped progress the site and Capital and Centric are owners of the site. Deadline for submission of reserved matters is August 2027, with developer providing firm intention to develop by 2029/30.
KN36	572	0	0	572	0	572	0	0	Site within Neepsend Priority Location and it is identified as a development opportunity site under NP-PL-Parcel 14, NP-PL-Parcel 15, NP-PL-Parcel 16 (Neepsend Park), NP-PL-Parcel 17, NP-PL-Parcel 18, NP-PL-Parcel 19, NP-PL-Parcel 20, NP-PL-Parcel 22 and NP-PL-Parcel 23 of CC03 on page 54. Site subject to advanced pre-application discussions and submitted during 2019 Call for Sites, demonstrating intent to develop. Developer has indicated full application to be submitted late 2024, with confirmation that the site will come forward within years 1 to 5 of the Plan.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
KN03	191	0	0	191	0	191	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 secured funding from Homes England and is being delivered in partnership alongside the South Yorkshire Mayoral Combined Authority, Sheffield Property Association, the Council and the South Yorkshire Housing Partnership. Site is within Neepsend priority location and is identified as a development opportunity site under NP-CS-Parcel-9, NP-CS-Parcel-10, and NP-CS-Parcel-11 of CC03 on Page 58. Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. Draft Development Framework issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025.
KN07	98	0	0	98	0	98	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 secured funding from Homes England and is being delivered in partnership alongside the South Yorkshire Mayoral Combined Authority, Sheffield Property Association, the Council and the South Yorkshire Housing Partnership. The site is in the Neepsend priority location and it is identified as a development opportunity site under NP-CS-Parcel-4, NP-CS-Parcel-5, NP-CS-Parcel-6, NP-CS-Parcel-7, and NP-CS-Parcel-8 of CC03 on Page 58. Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. Draft Development Framework issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025.
KN15	86	0	0	86	0	86	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 secured funding from Homes England and being delivered in partnership alongside the South Yorkshire Mayoral Combined Authority, Sheffield Property Association, the Council and the South Yorkshire Housing Partnership. Site is within Neepsend priority location and is identified as a development opportunity site under NP-CS-Parcel-4, NP-CS-Parcel-5, NP-CS-Parcel-6, NP-CS-Parcel-7, and NP-CS-Parcel-8 of CC03 on Page 58. Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. Draft Development Framework issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
KN24	96	0	0	96	0	96	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 million secured funding from Homes England and being delivered in partnership. The site is within Neepsend Priority location and it is identified as a development opportunity site under NP-PL-Parcel-13 and NP-CS-Parcel-1 of CC03 on Pages 54 and 58. Recent pre-application advice provided in relation to proposed development of the site. Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. Draft Development Framework issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025.
KN09	96	0	0	96	0	96	0	0	The Council has land interests on this site and a contract is in place for a developer to deliver the site. There is currently a live planning application on the site (24/01140/FUL) for 128 dwellings, and previous users have moved, making the site now available for development.
KN29	23	0	0	23	0	0	23	0	The site is in Council ownership. The Council are in discussions with a developer to deliver in the first 5 years of the Plan period. In light of further information available, the site has been moved to deliver in Plan years 2032/2033 in order to follow the Development Framework timescales. Actively moving towards heads of terms on imminent sale of this site for housing development.
KN17	61	0	0	61	0	61	0	0	Construction on the site had not progressed during the Summer 2024 site visits and so has changed to construction suspended. However, the site is now subject to advanced pre-application discussions with a new developer for 55 units with funding secured to deliver a scheme (24/01686/PREAPP).
KN27	28	0	0	28	0	0	0	28	Site within Neepsend Priority Location and it is identified as a development opportunity site under NP-PL-Parcel-21 of CC03 on page 54. Recent pre-application advice provided in relation to proposed development of the site, which adjoins a large site (KN36) with current planning activity. The site is not currently available which is reflected in the trajectory estimate, but there is a reasonable prospect that it will become available at the point envisaged in the latter part of the Plan period.
KN04	200	0	0	200	0	0	0	200	The site is currently in active use, but the Council is aware of discussions taking place between the landowner and a developer. Existing uses on site could potentially be accommodated within active ground floor frontages of a future scheme.
KN18	60	0	0	60	0	0	0	60	The site was submitted during the 2019 Call for Sites. It forms a cluster of sites with KN34 and KN35 where the Council are aware that there are active discussions between landowners to bring forward a planning application for a scheme within the short term.
KN19	60	0	0	60	0	0	0	60	Future delivery would be associated with delivery of KN25 adjacent which is in Council ownership and SCC would be engaged in discussions regarding bringing the sites forward as a cohesive development. Reasonable prospect that the site will be available for development at the point envisaged.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
KN34	12	0	0	12	0	0	0	12	The site was submitted during the 2019 Call for Sites. It forms a cluster of sites with KN18 and KN35 where the Council is aware that there are active discussions between landowners to bring forward a planning application for a scheme within the short term.
KN35	10	0	0	10	0	0	0	10	The site was submitted during the 2019 Call for Sites. It forms a cluster of sites with KN18 and KN34 where the Council is aware that there are active discussions between landowners to bring forward a planning application for a scheme within the short term.
KN20	54	0	0	54	0	0	0	54	The site was submitted during 2019 Call for Sites and indicated that the site would be considered suitable for redevelopment as a mixed-use site to include residential development and new facilities for the church that currently occupies buildings on the site. The landowner indicated discussions with potential developers and interest in the site, and that the site would be available in the short term.
KN10	45	0	0	45	0	0	0	45	The site is in single ownership. Capacity has been reduced to reflect the desire to retain existing business (Krynkl). It is anticipated that the remainder of the site will become available for redevelopment over the course of the Plan period, following successful regeneration of the surrounding area.
KN08	96	0	0	96	0	0	0	96	The Council partially owns the site, which is opposite Neepsend Catalyst Site. The site is not currently available as it is in operational use but there is a reasonable prospect of it becoming available within the later part of the Plan period in response to the changing character of the area once work on the Catalyst Site and adjacent site KN29 is underway.
KN25	45	0	0	45	0	0	0	45	The Council as landowner are waiting for leaseholder arrangement to be resolved and the site will then be included in master planning once current masterplanning priorities are delivered. Delivery therefore has been assumed in Plan years 11 to 14. The site would be brought forward alongside adjacent site KN19.
KN33	13	0	0	13	0	0	0	13	The Council are the freeholder of this site. As the site is currently in use as a car park it is expected to be made available for development later in the Plan period.
KN21	33	0	0	33	0	0	0	33	Site within Neepsend Priority Location and it is identified as a development opportunity site under NP-PL-Parcel-12 of CC03 on page 54. Site in Council ownership but with existing users on site. Given the amount of transition to residential use in the area the Council anticipates it will become available by 2035/36.
KN22	50	0	0	50	0	0	0	50	The site is owned by SCC and currently in use as residential/temporary accommodation. The site has a reasonable prospect of being available for renewal in the Plan period.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
KN11	87	0	0	87	0	0	0	87	The site is in an area that continues to see significant change and is surrounded by other key developments such as the Citu scheme to north (KN06) and recent homes completed at KN12 to the east. We have been very cautious putting this in the last year of the Plan period. Single ownership indicates that the site will not be complex to bring forwards, but no response has been received from the landowner on timescales for availability. The site is currently in use as storage, converted from a previous use, and there is reasonable prospect of it becoming available and coming forward for development during the Plan period.
KN28	35	0	0	35	0	0	0	35	This site is in the same ownership as the wider site it lies within where recent conversions to residential have already recently taken place. There have been pre application discussions on this part of the site which indicates openness to making that part of the site available for delivery over the plan period.
KN30	30	0	0	30	0	0	0	30	The site is within Neepsend Priority Location and it is identified as a development opportunity site under NP-PL-Parcel-30 of CC03 on page 54. It is opposite Cannon Brewery (KN05) which has just gained permission for a significant residential development. Allocation of this site is needed to influence change on a highly visible site within the Priority Neighbourhood Framework area. No response has been received from the landowner to the most recent request and this is reflected in the trajectory. It is anticipated the site has a reasonable prospect of becoming available for development by the end of the Plan period.
KN31	18	0	18	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
KN12	86	0	86	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
KN16	62	0	62	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	3,155	0	233	2,932	57	1,994	23	858	

Central Sub-Area: Character Area 2

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
CW17	77	0	0	77	0	77	0	0	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-13 of CC03 on page 158. Site is under construction and is expected to complete in plan years 1 to 5.
CW10	267	0	0	267	0	267	0	0	Site in Wicker Riverside priority location. Site is under construction and is expected to complete in plan years 1 to 5.
CW18	28	0	0	28	0	28	0	0	Site is under construction and is expected to complete in plan years 1 to 5. Site within Castlegate priority location.
CW03	368	0	0	368	368	0	157	0	Site is committed under construction and is expected to complete within 2024/25. At the stage 2 hearing, Urbo (the agent) confirmed the Council could include the remaining 157 units from the 525 units granted with the Outline Application. The Council have not received confirmation of the timeframe and so have estimated Plan Year 6.
CW11	97	0	0	97	0	97	0	0	Site within Castlegate priority location. The site is expected to begin construction once legal signoffs have been finalised.
CW19	16	0	0	16	0	0	16	0	A Lawful Development Certificate was granted in 2022 confirming that the scheme with planning permission is technically implemented/under construction. The site is currently in office use and therefore not immediately available for delivery which is reflected in the trajectory.
CW21	16	0	0	16	0	0	16	0	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-16 of CC03 on Page 158. Site is Council owned and has recently gone out to market alongside an updated Informal Planning Advice Note (IPAN). Interest from a developer was received but the site has returned to market since. Likely to benefit from the other development taking place in the Wicker and Castlegate Priority Neighbourhoods across the Plan period. Therefore, there is a reasonable prospect of the site being available for development by the end of the Plan period.
CW22	15	0	0	15	0	0	15	0	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-10 and WI-PL-Parcel-12 of CC03 on page 158. Landowners have been in contact with Council Regeneration team and confirmed site will be available once CW10 completes (in 2027/28) and advised delivery in years 6 to 10 of the Plan.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
CW05	56	0	0	56	0	0	56	0	Site in Wicker Riverside priority location. Recent planning activity on site, indicating landowner interest in bringing the site forward.
CW16	43	0	0	43	0	0	43	0	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-6 of CC03 on page 158. The Council owns part of the site and the Regeneration team advise that this site will be brought forward and made available for development after adjoining site CW05 is developed. Ongoing regeneration activity that is progressing across the area has informed an estimated timescale for delivery.
CW15	46	0	0	46	0	0	46	0	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-17 and WI-PL-Parcel-18 of CC03 on Page 158. The site is in Council ownership, with part of the car park leased to the nearby business park but regeneration work is progressing and conversations are being held with the business on site. Likely to benefit from the other development taking place in the Wicker and Castlegate Priority Neighbourhoods across the Plan period. Therefore, there is a reasonable prospect of the site being available for development by the end of the Plan period.
CW12	94	0	0	94	0	0	94	0	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-4, WI-PL-Parcel-5, WI-PL-Parcel-7, WI-PL-Parcel-8, and WI-PL-Parcel-9 of CC03 on page 158. The Council Regeneration team are actively speaking to a developer who are progressing their own land assembly with the assistance of the Council and intend to bring the site forward. Site delivery will require business relocation and will be available for development once that has been facilitated. The site is partially Council owned.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
CW04	75	0	0	75	0	0	0	75	Site within Castlegate priority location and is identified as a development opportunity site under CA-PL-Parcel-4 and CA-PL-Parcel-5 of CC03 on page 190. Site subject to intervention and land assembly. Site delivery to follow completion of Castlegate, and Council Regeneration team working with the leaseholder business to complete the process of moving off the site. Following on from existing regeneration activity in the area, over the next couple of years the Council's regeneration team will be looking to rationalise land ownership in the area prior to the site coming forward for development later in the Plan period.
CW06	19	0	0	19	0	0	0	19	Site within Castlegate priority location. Site within Castlegate priority location and is identified as a development opportunity site under CA-PL-Parcel-3 of CC03 on page 190. Site in Council ownership and further discussion with businesses are required although ground floor uses likely to continue to be included in any future scheme. This is reflected in the year 11 to 14 delivery timeframe.
CW13	83	0	0	83	0	0	0	83	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-2 and WI-PL-Parcel-3 of CC03 on page 158. SCC own the site and discussions with the leaseholder business are ongoing (leaseholder also operates on part of CW14). Can be resolved over Plan period as the rest of the sites in the Priority location are delivered.
CW09	336	0	0	336	0	0	0	336	Submitted during Call for Sites and has had recent pre-application discussions for a range of developments. It is anticipated that the site will become available for development by the later part of the Plan period.
CW14	65	0	0	65	0	0	0	65	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-1 of CC03 on Page 158. SCC own the site and discussions with the leaseholder business are ongoing. Delivery in Plan years 11 to 14 to reflect that the site is leased to the business currently occupying CW13. Likely to benefit from the other development taking place in the Wicker and Castlegate Priority Neighbourhoods across the Plan period. Therefore, there is a reasonable prospect of the site being available for development by the end of the Plan period.
CW08	3	0	0	3	0	0	0	0	Site within Castlegate priority location. Written to landowner, site in single ownership. No response received.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
CW20	16	0	0	16	0	0	0	16	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-11 of CC03 on page 158. Site has 2 ownerships. Landowner for around half of the site has responded to indicate that the site will be available in the short term. The site is likely to benefit from the other development taking place in the PNF across the Plan period - reasonable prospect of the remainder site being available for development by the end of the Plan period.
CW23	14	0	0	14	0	0	0	14	Site in Wicker Riverside priority location and is identified as a development opportunity site under WI-PL-Parcel-14 and WI-PL-Parcel-15 of CC03 on page 158. Written to landowners, site in multiple ownership. Response outstanding (was due by 27th September 2024). Likely to benefit from the other development taking place in the PNF across the Plan period - reasonable prospect of the site being available for development by the end of the Plan period.
CW07	5	0	0	5	0	0	0	0	The site has secured Levelling Up funding for use as an arts and cultural venue within the existing building across two floors. The building has been purchased by local arts organisation. Propose to de-allocate as it is not available.
	1,739			1,739	368	469	443	608	

Central Sub-Area: Character Area 3

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU14	406	0	0	406	0	406	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
SU19	234	0	0	234	0	234	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
SU53	11	0	0	11	0	11	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
SU01	27	0	0	27	27	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
SU18	158	0	0	158	0	158	0	0	The site has full planning permission and is expected to deliver completions in years 1 to 5 of the plan.
SU20	80	0	0	80	0	80	0	0	The site gained full permission in spring 2024 and is expected to deliver completions within years 1 to 5 of the plan.
SU50	18	0	0	18	0	18	0	0	The site has full planning permission with all conditions discharged, and is expected to deliver completions in years 1 to 5 of the plan.
SU05	116	0	0	116	0	116	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67m secured funding from Homes England and being delivered in partnership alongside the South Yorkshire Mayoral Combined Authority, Sheffield Property Association, the Council and the South Yorkshire Housing Partnership to deliver. The site is within Neepsend priority location and it is identified as a development opportunity site under FH-PFA-Parcel-7 and FH-PFA-Parcel-8 of CC03 on page 88. Homes England have commenced their programme of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. The draft Development Framework was issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU04	355	0	0	355	0	355	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 secured funding from Homes England and being delivered in partnership alongside the South Yorkshire Mayoral Combined Authority, Sheffield Property Association, the Council and the South Yorkshire Housing Partnership. The site is within St Vincent's priority location and it is identified as a development opportunity site under FH-CS-Parcel-9, FH-CS-Parcel-10, FH-CS-Parcel-11, and FH-CS-Parcel-13 on page 92. Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. The draft Development Framework was issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025.
SU03	300	0	0	300	0	300	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 secured funding from Homes England and being delivered in partnership alongside the South Yorkshire Mayoral Combined Authority, Sheffield Property Association, the Council and the South Yorkshire Housing Partnership to deliver. The site is within St Vincent's priority location and it is identified as a development opportunity site under FH-CS-Parcel-14, FH-CS-Parcel-15, FH-CS-Parcel-16 and FH-CS-Parcel-17 of CC03 on page 92. Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. The draft Development Framework was issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025. The site is mostly owned by the Council.
SU21	58	0	0	58	0	58	0	0	This site is part of the Furnace Hill and Neepsend Development Framework which has £67 million secured funding from Homes England to enable delivery. The site is within St Vincent's priority location and it is identified as a development opportunity site under FH-CS-Parcel-18 of CC03 on page 92. Pre-application advice given within the last year relating to development on the site (23/03663/PREAPP). Homes England have commenced their program of procuring a developer partner to deliver the Furnace Hill and Neepsend Development Framework. The draft Development Framework was issued to the affected landowners in Summer 2024, alongside the issue of the Prior Information Notice (PIN) which is a notice from a contracting authority to inform potential suppliers about an upcoming procurement. The contract is expected to be awarded in Spring 2025. The site is mostly owned by the Council.
SU12	216	0	0	216	0	0	216	0	Site within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel 30 and FH-PFA-Parcel 31 of CC03 on page 88. Council dog kennels that are on the Council owned part of the site are currently in the process of moving, freeing up that area of the site to become available for development. The private landowner of the other part of the site has indicated that they are seeking to bring forward a proposal on their land within the short-term.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU30	22	0	0	22	0	0	22	0	Site within St. Vincent's priority location and it is identified as a development opportunity site under FH-PFA-Parcel-28 and FH-PFA-Parcel-29 on page 88. Site owned by Council and is on the list to be marketed shortly - ensuring that the site will be available for development within the timeframe indicated. The site is expected to deliver roughly in line with adjacent site SU12.
SU34	77	0	0	77	0	0	77	0	Site within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-24 of CC03 on page 88. No longer writing to landowner as there is a live planning application (23/03864/FUL; 14 houses and 34 apartments) on the site, indicating an intention to develop. Sky House are undertaking land assembly with this site and SU49.
SU49	18	0	0	18	0	0	18	0	Site within St. Vincent's priority location. There is a live planning application (23/03864/FUL; 14 houses and 34 apartments) on the site, indicating an intention to develop. Sky House are undertaking land assembly with this site and SU34.
SU52	13	0	0	13	0	0	13	0	Site cleared and a new application for a mixed residential and commercial (ground floor) scheme for approximately 17 apartments is anticipated imminently. Kept previous capacity as an approximate and delivery estimated for year 6.
SU06	100	0	0	100	0	0	100	0	Site within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-21 and FH-PFA-Parcel-22 of CC03 on page 88. No longer writing to landowner as the Council partially own the site and Regeneration team have confirmed that the site is part of an ongoing wider land assembly, with delivery expected in year 6 to 10 of the Plan. The work done to date on the Catalyst Site has accelerated development interest in the area. Although the site is in multiple ownerships, the Council has freehold interest and a developer has already assembled the site pending delivery. The site previously had permission for a scheme including retention of listed buildings, and would now be compatible with the aspirations of the PNF (same developer as SU51 and 43).
SU35	20	0	0	20	0	0	20	0	The site is within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-34 of CC03 on page 88. Current occupiers are actively seeking to relocate to land that is within Council control which will result in the site becoming available during the Plan period (including adjacent site SU11).
SU37	61	0	0	61	0	0	61	0	Site within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-23 of CC03 on page 88. Response received from one of the landowners (SYK466969), site in multiple landownership, and Council are making further contact to confirm availability. The site is partially owned by the Council and it is reasonable to assume it will come forward in the longer term and expect it to be available as the area transitions. Current negotiations to acquire adjoining sites indicates likelihood of becoming available during Plan period.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU51	17	0	0	17	0	0	17	0	Site lies within the St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-25 of CC03 on page 88. The site is part of an ongoing wider regeneration exercise, with delivery expected in year 6 to 10 of the Plan. There has been a recent pre-application enquiry on the site. Negotiations to acquire the site are ongoing and it is anticipated the site will be available for development at the point indicated.
SU15	27	0	0	27	0	0	27	0	Site within the Furnace Hill Catalyst area and included in the Furnace Hill priority location. The site is within St Vincent's priority location and it is identified as a development opportunity site as part of FH-CS-Parcel-19 of CC03 on Page 92. Site is now within Council's ownership following recent purchase to enable delivery. Site will be subject to intervention in partnership with Homes England following initial work on sites in the adjacent Development Framework area.
SU08	225	0	0	225	0	0	0	225	Site is within the Furnace Hill Catalyst area and included in the Furnace Hill priority location. The site is within St Vincent's priority location and it is identified as a development opportunity site under FH-CS-Parcel-2, FH-CS-Parcel-3, FH-CS-Parcel-4, and FH-CS-Parcel-5 of CC03 on Page 92. The Council own a fifth of the site. Site will be subject to intervention in partnership with Homes England following initial work on sites in the adjacent Development Framework area.
SU39	46	0	0	46	0	0	46	0	Site is within the Furnace Hill Catalyst area and included in the Furnace Hill priority location. The site is within St Vincent's priority location and it is identified as a development opportunity site as part of FH-CS-Parcel-6 of CC03 on Page 92. The Council own half of the site. Delivery of site is subject to discussions between the Council and the other landowner. Therefore, site will be subject to intervention in partnership with Homes England following initial work on sites in the adjacent Development Framework area.
SU42	57	0	0	57	0	0	57	0	Site is within the Furnace Hill Catalyst area and included in the Furnace Hill priority location. It is identified as a development opportunity site as part of FH-CS-Parcel-20 of CC03 on Page 92. The Council own half of the site. Delivery of site is subject to discussions between the Council and the other landowner. Therefore, site will be subject to intervention in partnership with Homes England following initial work on sites in the adjacent Development Framework area.
SU29	47	0	0	47	0	0	47	0	Site within the Furnace Hill Catalyst area and included in the Furnace Hill priority location. The site is within St Vincent's Priority Location and it is identified as a development opportunity site as part of FH-CS-Parcel-6 of CC03 on Page 92. The site is within Council ownership. Site will be subject to intervention in partnership with Homes England following initial work on sites in the adjacent Development Framework area.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU31	39	0	0	39	0	0	0	39	The site is in multiple landownership and a response has been received from one of the landowners (SYK408253). The Council are making further contact to confirm availability. Given the site's location development is likely to be an upper floor conversion to intensify the use of the existing site. The site includes a listed building let as offices and it would be reasonable to anticipate conversion of lower grade office space to transition to residential use over the Plan period.
SU10	34	0	0	34	0	0	0	34	Site within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-26 and FH-PFA-Parcel-27 of CC03 on page 88. The Council own a fifth of the site and the site was identified through a Call for Sites promoted by the landowner. Active businesses on site will require relocation prior to the site becoming available for development in the later stage of the Plan period.
SU28	43	0	0	43	0	0	0	43	Site within St. Vincent's priority location and had retrospective approval (21/04028/FUL) for demolition of storage and distribution building. The site is now cleared. It is within an area of significant change, adjacent to the Catalyst Site, and there is a reasonable prospect that it will become available for development by the later part of the Plan period.
SU36	20	0	0	20	0	0	0	20	Site within St. Vincent's priority location and it is identified as a development opportunity site under FH-PFA-Parcel-21 on page 88. The Council own part of the site. Adjoins the Furnace Hill catalyst site. Council controls partial interest in the site which will enable discussions with other landowner. This is reflected in the trajectory.
SU11	118	0	0	118	0	0	0	118	Site within St. Vincent's priority location and it is identified as a development opportunity site under FH-PFA-Parcel-35 on page 88. Current occupiers are actively seeking to relocate to land that is within Council control which would result in the site becoming available during the Plan period (including adjacent site SU35).
SU02	32	0	0	32	0	0	32	0	Site submitted during 2019 Call for Sites on behalf of Sheffield University who indicated immediate availability, and the proposed allocation is supported by the University (WS9/3).
SU40	26	0	0	26	0	0	0	26	Written to landowner; site in multiple ownership. A live planning application is pending on part of the site (24/01400/FUL) for change of use of upper floors to 12 apartments and retention of the ground floor for retail uses indicating availability on that area of the site. Potential to intensify use in this location given that nearby developments are bringing interest to the area including Weston Tower and West Bar (CW03).

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU43	17	0	0	17	0	0	0	17	Site within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-25 of CC03 on page 88. Part of the site is owned by the Council and we have contacted the other landowner who has not yet responded. Negotiations to acquire the site are ongoing (alongside SU51) and it is anticipated the site will be available for development at the point indicated.
SU33	38	0	0	38	0	0	0	38	The site in single ownership. The landowner has been contacted but no response has been received. The area is undergoing significant change and the site lies directly adjacent to a recently completed residential development (SU09) and directly opposite the Catalyst Site. It is reasonable to anticipate that the site will become available for development by the end of the Plan period.
SU38	29	0	0	29	0	0	0	29	Written to landowner, site in single ownership but no response has yet been received. There is significant potential to intensify use on this site given that nearby developments are bringing interest to the area including Weston Tower and West Bar (CW03). The Council anticipates that it will become available for development during the later part of the Plan period.
SU47	10	0	0	10	0	0	0	10	The site is within St. Vincent's priority location and is identified as a development opportunity site under FH-PFA-Parcel-33 of CC03 on page 88. Council has written to landowner, site in single ownership but no response has yet been received. This is an area of significant change that will benefit from early development of the Catalyst Site as well as the ongoing development at West Bar (CW03) opposite and there is a reasonable prospect that it will be made available for development towards the latter part of the Plan period.
SU48	20	0	0	20	0	0	0	20	Council has written to landowner, site in single ownership but no response has yet been received. The site adjoins City Plaza where change of use to residential is anticipated in the near future.
SU27	23	0	0	23	0	0	0	23	Site within St. Vincent's priority location and it is identified as a development opportunity site under FH-PFA-Parcel-32 on page 88. Council has written to landowner, with no response – the site is in single ownership. It lies within an area of significant change, where market signals are strong and will benefit from delivery of the West Bar scheme nearby (CW03).
SU13	120	0	0	120	0	0	0	120	Council has written to landowners, but no response has yet been received. The site is within an area of significant change and there is a reasonable prospect of the site being made available for development by the end of the Plan period.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU16	93	0	0	93	0	0	0	93	The Council owns part of the site and have received a response received from one of the other landowners (SYK461879). The Council is in dialogue with other landowners but acknowledge the complexity of bringing the site forward which is reflected in the availability for development being estimated at the end of the Plan period.
SU17	88	0	0	88	0	0	0	88	The site is in multiple ownership. The Council has written to landowners and not yet received a response. The site is directly to the south of the former William Rowland site (SU18) that has just been sold for residential development. Significant change is taking place across the area that is likely to benefit the site by the end of the Plan period, including direct intervention in the nearby Catalyst Site. Market signals are strong in the area and there is a reasonable prospect that the site will become available in the timeframe indicated in the trajectory.
SU23	56	0	0	56	0	0	0	56	The site is in multiple ownership. The Council has written to landowners and not yet received a response. The site is surrounded by relatively new, as well as more mature residential development. Significant change is taking place across the area that is likely to benefit the site by the end of the Plan period, including direct intervention in the nearby Catalyst Site. Market signals are strong in the area and there is a reasonable prospect that the site will become available in the timeframe indicated in the trajectory.
SU24	48	0	0	48	0	0	0	48	Site is in multiple ownership. The Council has written to the landowners but no response has been received. The site is within indicative area of the Innovation Spine and there is a reasonable prospect of changing use and becoming available over the Plan period as the area transitions to more intense uses. Significant change is occurring on the other side of the road which indicates the level of market interest in the area.
SU26	45	0	0	45	0	0	0	45	The site is in multiple ownership. The Council has written to the landowners but no response has been received. Capacity reflects continuation of existing pub use on site. The site is within indicative area of the Innovation Spine and there is a reasonable prospect of changing use and becoming available over the Plan period as the area transitions to more intense uses. Significant change is occurring on the other side of the road which indicates the level of market interest in the area.
SU41	25	0	0	25	0	0	0	25	The site is in multiple ownership. The Council has written to the landowners but no response has been received. There is significant potential to intensify use on the site there given that nearby developments are bringing interest to the area including Weston Tower and West Bar (CW03). It is anticipated that there is a reasonable prospect the site will become available for development during the later part of the Plan period.
SU45	21	0	0	21	0	0	0	21	The Council has written to landowners, site in multiple ownership. No response has been received to date. This is a low density existing building incorporating a music venue, and any future development would need to take account of the existing use, which is reflected in the capacity for the site. It is not anticipated that the site would be available for development until the latter part of the Plan period.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25 Estimate	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SU32	0	0	0	0	0	0	0	0	Deallocate, change to 8 units as per 20/01348/FUL (Alterations and extensions to office building, including the erection of two additional stories, to form 8 no. apartments (Use Class C3)). Remaining part of site is in use as apartments and sub-station so not available.
SU44	28	0	28	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SU07	284	284	284	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SU09	229	229	229	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SU22	58	58	58	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SU25	48	0	48	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SU46	23	0	23	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	4,324	571	670	3,654	27	1,736	753	1,138	

Central Sub-Area: Character Area 4

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SV24	16	0	0	16	0	16	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
SV13	96	0	0	96	0	96	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
SV19	146	0	0	146	0	146	0	0	The site gained full permission in early 2024 and is expected to deliver completions within years 1 to 5 of the plan period. The Council have involvement within the site as a previous owner.
SV14	125	0	0	125	0	125	0	0	The site is Council owned and has full planning permission as part of the 4th phase of the wider redevelopment of Park Hill and is expected to deliver completions within years 1 to 5 of the plan.
SV21	40	0	0	40	0	40	0	0	The site is available as part of the Sheffield Housing Company development programme. The latest Sheffield Housing Company Business Plan outlines that a planning application is due in November 2024 with permission anticipated in March 2025. Start on site is expected September 2025 with the first completions due in March 2026 (4 units) with the remainder to follow throughout 2025/26. A pre-application enquiry remains live on the site.
SV23	17	0	0	17	0	17	0	0	Developer confirmed completion in 18 months time, and the delays are due to the developer working on other sites first.
SV12	100	0	0	100	0	0	100	0	Site subject to live application (23/03908/FUL), with decision pending, indicating availability and intention to develop.
SV20	42	0	0	42	0	0	42	0	Site is nearing completion, awaiting cladding and fit-out, but hasn't progressed since 2022/23 as the developers are in administration. Estimated completion has been moved to year 6 to reflect this.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SV09	117	0	0	117	0	117	0	0	Site is owned by the Council and has been out to market alongside an updated Informal Planning Advice Note since summer 2023. Regeneration team expects this site to deliver within the first 5 years of the plan based on interest received.
SV05	42	0	0	42	0	0	0	42	Site part of Sheffield Midland Station and Sheaf Valley Development Framework and will be subject to intervention and land assembly as part of delivery of that programme. The site is not currently available being in active use ancillary to the rail station, but there is a reasonable prospect that it will become available for delivery once negotiations have taken place to ensure that uses are appropriately relocated.
SV16	85	0	0	85	0	0	0	85	Site located within Moorfoot Catalyst site area and subject to intervention and land assembly as part of the emerging masterplan work in partnership with Homes England. Site is within The Moor priority location and is identified as a development opportunity site under MF-PL-Parcel-1 of CC03 on page 124. There is work underway with respect to land assembly and acquisitions alongside the production of a business case to secure relevant funding.
SV04	303	0	0	303	0	0	303	0	Site located within Moorfoot Catalyst site area and subject to intervention and land assembly as part of the emerging masterplan work in partnership with Homes England. Site is within The Moor priority location and is identified as a development opportunity site under MF-PL-Parcel-2a, MF-PL-Parcel-2b, MF-PL-Parcel-3a and MF-PL-Parcel-3b of CC03 on page 124. The Council is in ongoing discussions with the landowner who are supportive of the regeneration of the area. There is work underway with respect to the production of a business case to secure relevant funding by Homes England.
SV11	102	0	0	102	0	0	0	102	Site is part of the Sheffield Midland Station and Sheaf Valley Development Framework and will be subject to intervention and land assembly indicating a strong likelihood of becoming available for being developed within the timeframe indicated. It is partially in Council ownership. The site was submitted during a Call for Sites.
SV17	75	0	0	75	0	0	0	75	The Council has written to landowners, site in multiple ownership. One landowner has responded and confirmed they are willing to sell land for development within our trajectory timeframe. Part of a cluster of sites in the Cultural Industries Quarter that is the next focus for masterplanning after Moorfoot.
SV18	66	0	0	66	0	0	0	66	The Council has written to landowners, with no response, site in multiple ownership. Land assembly relates to SV10 - known developer in area trying to bring forward a more comprehensive scheme.
SV15	66	0	0	66	0	0	0	66	The Council own part of the site and have made contact with the other 4 freeholders on site. No indication that it will not be available over the Plan period, which is reflected in that the Council has recently had conversations with other landowners on the site. The Inspectors comments are noted and proposed to amend the boundary to exclude the sub-station. A reduction of 0.35ha (and 23 units), new approximate capacity of 66 units.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SV08	121	0	0	121	0	0	0	121	Council owned site, subject to lease to the existing use. Site will be delivered later in the Plan period. Reasonable prospect that over the lifetime of the Plan the Council would have the opportunity to sell the freehold to an interested developer.
SV10	27	0	0	27	0	0	0	27	The Council has written to landowner, with no response, site in single ownership. The site was part of a larger scheme, with the initial phase being completed a number of years ago. This site currently has a lawful use as a temporary car park. Land assembly relates to SV18 and there is a known developer in the area trying to bring forward a more comprehensive scheme.
SV22	30	0	0	30	0	0	0	30	The Council has written to landowner, with no response - site in single ownership. The site falls within the area to be included within masterplanning activity once work on the Moorfoot Catalyst site is underway.
SV25	10	0	0	10	0	0	0	10	The Council has written to landowner, with no response, site in single ownership. The site falls within the area to be included within masterplanning activity once work on the Moorfoot Catalyst site is underway.
SV07	98	0	0	98	0	0	0	98	The site capacity has reduced to reflect the findings of the Level 2 SFRA. The site is in multiple ownership and one landowner has indicated that their current intention is not to make the site available for development due to the existing use on site, however this is a long-term site with a prospect of being available for development by the end of the Plan period.
SV06	335	335	335	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	2,059	335	335	1,724	0	557	445	722	

Central Sub-Area: Character Area 5

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
HC22	60	0	0	60	0	60	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
HC07	1015	0	0	1015	0	1015	0	0	Planning permission (24/00781/FUL) granted on appeal for 1,015 units (250 units less than the allocation capacity). Site is under construction and is expected to complete in plan years 1 to 5.
HC09	410	0	0	410	0	410	0	0	Site is under construction and is expected to complete in plan years 1 to 5.
HC14	162	0	0	162	162	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
HC21	93	0	0	93	0	93	0	0	No longer writing to the landowner as site has been lawfully implemented in March 2023 and cleared in preparation for development. The Council are the freeholder and pursuing a joint sale to a developer. There is no reason to assume this site would not be delivered within the 5 year period.
HC25	45	0	0	45	0	45	0	0	In 2023, the Council secured funding from the One Public Estate Brownfield Land Release Fund to remediate the site ready for redevelopment. Details of progress are set out in Appendix B on the Transport, Regeneration and Climate Policy Committee Report June 2024. The site is to be disposed of to a housing association. Taking into account timescales for funding through the affordable homes programme, procurement, legals and planning, it is expected start on site early 2027, with completions in 2029 (Plan Year 5).
HC29	12	0	0	12	0	0	12	0	The site recently had planning permission which has expired since the Plan was submitted. The landowner's agent has confirmed that there are no current plans to bring the site forward, however the buildings are now vacant, ready for development to take place. The site lies on a popular street in the Central Area and it is considered likely that during the course of the Plan period the site will be made available for redevelopment or conversion.
HC15	136	0	0	136	0	0	136	0	The Council purchased the site in 2020 and are working with Homes England, and in discussion with a developer, with delivery expected in Year 10 of the Plan (2034/35). Council currently in final stage of agreeing heads of terms for disposal by December 2024.
HC17	135	0	0	135	0	0	135	0	Advised by Property Service to place delivery within the Y6-10 period of the plan. The site is owned by the Council and located adjacent to sites that have permission or recently completed and is expected to deliver housing once the Transport Vision develops and the site can transition away from use as a car park.
HC13	213	0	0	213	0	0	213	0	The Council own the freehold on the site and planning permission was granted in 2020 for a scheme that was subsequently not implemented. Although a 2023 application was refused on design grounds recent planning activity shows market interest and availability.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
HC23	77	0	0	77	0	0	77	0	The Council's Regeneration team are already in active negotiation with the landowner as this site is associated with Council-owned adjoining site HC25, and we expect HC23 to come forward alongside or soon after HC25. Based on this discussion there is a reasonable prospect that it will be made available within the timeframe indicated.
HC26	45	0	0	45	0	0	45	0	Landowner confirmed the site is available for development and they are currently working on a planning application. A pre-application enquiry has been made for a proposal with capacity above the site allocation estimate.
HC18	101	0	0	101	0	0	101	0	The site is subject to advanced pre-application discussions with a developer (24/00278/PREAPP), indicating a clear intention to develop. It is available for development, having recently had permission for a smaller number of homes.
HC03	650	0	0	650	0	0	650	0	Site subject to pre-application discussion with the landowner and submitted during Call for Sites (for retail not mixed use development). Site within emerging Moorfoot Masterplan area, subject to wider land assembly by Homes England. Site is within The Moor priority location and is identified as a development opportunity site under MF-PL-Parcel-4, MF-PL-Parcel-5a MF-PL-Parcel 5b and MF-PL-Parcel-6 of CC03 on page 124. There is work underway with respect to land assembly and acquisitions alongside the production of a business case to secure relevant funding. Part of the site is owned by the Council.
HC08	714	0	0	714	0	0	714	0	Site located within Moorfoot Catalyst site area and subject to intervention and land assembly as part of the emerging masterplan work in partnership with Homes England. Site is within The Moor priority location and is identified as a development opportunity site under MF-PL-Parcel-7, MF-PL-Parcel-8, MF-PL-Parcel-9, MF-PL-Parcel-10, MF-PL-Parcel-11, MF-PL-Parcel-12a and MF-PL-Parcel-12b of CC03 on page 124. Site is owned by the Council and is being marketed in 2024/25. Soft Market Testing alongside a series of buildings tours have also taken place in the Moorfoot building which were provided to prospective developers. There is work underway with respect to land assembly and acquisitions alongside the production of a business case to secure relevant funding.
HC11	364	0	0	364	0	364	0	0	Site located within Moorfoot Catalyst site area and subject to intervention and land assembly as part of the emerging masterplan work in partnership with Homes England. Site is within The Moor priority location and is identified as a development opportunity site under MF-PL-Parcel-13 and MF-PL-Parcel-14 of CC03 on page 124. Site freehold is owned by the Council and is being marketed in 2024/25, with a planning application expected mid 2025 followed by delivery within the first five years of the Plan period. Homes England have agreed the purchase of the leasehold interest and the Council's freehold interest as part of the site assembly work. The existing use has recently ceased allowing the site to become available for development.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
HC27	30	0	0	30	0	0	0	30	The Council has had recent active discussions with an organisation that is working to bring the site forward with other assets in the area which indicates reasonable prospect of availability within Plan period.
HC04	100	0	0	100	0	0	0	100	The Council are a part owner. Regeneration team/Property Services expect the site to be delivered in Y11-15. New River Retail have this site on a long Lease from the Council alongside other blocks on the Moor which have been bought forward over the last 10 years for development, including making blocks available to the market. Unlikely that the existing use will remain for the lifetime of the Plan - new multi storey car parks been developed in vicinity.
HC06	9	0	0	9	0	0	0	0	Written to landowner, with no response, site in single ownership. Mixed use site allocation, estimated for 9 units so not part of the housing supply.
HC16	135	0	0	135	0	0	0	135	The site is owned and managed by a Registered Provider which has previously had had permission to redevelop and intensify the accommodation on site, which lapsed. No response has been received from the landowner in relation to the most recent enquiry.
HC12	298	0	0	298	0	0	0	298	Buildings have been demolished and the site is now cleared for development. There is currently an application for a temporary use on site that would last 2 years if granted. Temporary use does not prevent a proposal coming forward for a development scheme during that time, but there is no indication from the developer that the site would become available within the first five years of the Plan period, propose move to year 6.
HC30	4	0	0	4	0	0	0	0	The site has a new permission for 4 units and is proposed to be de-allocated
HC05	52	0	52	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
HC10	364	364	364	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
HC19	97	97	97	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
HC20	95	0	95	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
HC28	22	0	22	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	5,438	461	630	4,808	162	1,987	2,083	563	

Central Sub-Area: Character Area 6

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
LR08	51	0	0	51	51	0	0	0	Site is committed under construction and is expected to complete within 2024/25. The site is 100% affordable housing being delivered by Great Places Housing Association.
LR03	336	0	0	336	0	336	0	0	Site has full planning permission with a s73 submitted, intending to commence construction within 2024/25.
LR06	61	0	0	61	0	61	0	0	Site proposed to be de-allocated as completely within flood zone 3b. As site already has planning permission, no reduction in capacity has been applied. The site will remain within the housing trajectory, and the site status will change to 'Planning Permission'. 24/01268/DPN for demolition has been granted in June 2024 and the agent indicated during the 2023 HELAA that the site is deliverable within the next 5 years.
LR01	439	0	0	439	0	0	0	439	Site in single ownership. Landowner indicates availability within the latter part of the Plan period which is reflected in the trajectory.
LR04	107	0	0	107	0	0	0	107	The landowner has confirmed the site will be available within Plan Years 11 to 14 for development.
LR02	139	0	0	139	0	0	0	139	The site is expected to come forward later in the plan period as the area continues a transition away from traditional employment uses in favour of housing. Delivery is placed in year 14 to allow for Regeneration team to assist with the relocation of current businesses, enabling the site to be made available for development. Part of the site is owned by the Council and falls within an area which forms a potential follow-on area for masterplanning once the nearby Station Campus masterplan is underway.
LR05	84	0	0	84	0	0	0	84	The site is more than 50% owned by the Council and is expected to come forward later in the plan period as the area continues a transition away from traditional employment uses in favour of housing. Delivery is placed in year 14 to allow for the Regeneration team to assist with the relocation of current businesses and it is envisaged there is a reasonable prospect of the site being available by that point. The site falls within an area which forms a potential follow-on area for masterplanning once the nearby Station Campus masterplan is underway.
LR07	56	0	0	56	0	0	0	56	The site is in multiple landownership, and response has only been received from one landowner regarding availability (SYK50653). The Council continues to make further contact to confirm availability. Given recent redevelopments directly to the north and east of the site the Council considers that there is a reasonable prospect of the site being available for delivery towards the end of the Plan period.

East Sub Area – Summary

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
ES30	98	0	0	98	0	70	28	0	Site is under construction and expected to deliver completions from 2028/29 onwards.
ES24	210	0	21	189	48	141	0	0	The site is under construction as part of the Sheffield Housing Company Programme and is expected to continue delivering completions, with the remaining 189 units to be built by 2027/28.
ES29	101	0	0	101	101	0	0	0	Site is committed under construction as part of the Sheffield Housing Company programme and is expected to fully complete within 2024/25.
ES37	47	0	0	47	0	47	0	0	Site is under construction as part of Sheffield Housing Company programme with all units committed under construction. The site is expected to fully complete in 2026.
ES49	13	0	0	13	0	13	0	0	Site is under construction and developer confirmed completion date mid-2025. Site adjacent to ES45 and being treated as one site.
ES45	26	0	0	26	0	26	0	0	Site is under construction and developer confirmed completion date mid-2025. Site adjacent to ES49 and being treated as one site.
ES23	453	0	0	453	0	453	0	0	The site received planning permission in September 2023, delivery expected in plan years 1 to 5.
ES28	362	0	0	362	0	362	0	0	Attercliffe Waterside Phase 1 was granted planning permission in July 2024 (23/02176/FUL). Development partnership between Sheffield City Council and Citu funded by government Levelling Up fund and SYMCA grant. Levelling Up funding for the scheme stipulates that Citu have to start on site in 2024/25. The overall quantum has been reduced through the planning process to 362 dwellings.
ES26	90	0	0	90	0	90	0	0	Site is Council owned and is being delivered through the Council Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. Funding allocated in the Capital Strategy and Budget Book 2024, cleared ex-housing site, all ground survey works undertaken, with planning application expected 2024/25, start on site scheduled for 2025/26 and completion by 2028/29.
ES27	114	0	0	114	0	114	0	0	The latest Sheffield Housing Company Business Plan outlines that Planning Submission is due in November 2024 with permission anticipated in March 2025. Start on site is expected September 2025 with the first completions due in March 2026 (4 units) with the remainder to follow throughout 2025/26.
ES36	37	0	0	37	0	37	0	0	The latest Sheffield Housing Company Business Plan outlines that Planning Submission is due in October 2025 with permission anticipated in February 2026. Start on site is estimated in August 2026 with completions due from February 2027 up to November 2027.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
ES46	24	0	0	24	0	24	0	0	The latest Sheffield Housing Company Business Plan outlines that Planning Submission is due in October 2025 with permission anticipated in February 2026. Start on site is estimated in August 2026 with completions due from February 2027 up to July 2027.
ES33	82	0	0	82	0	82	0	0	Attercliffe Waterside Phase 2/3 - Development partnership between Citu and the Council with funding secured from both Levelling Up fund and SYMCA grant. Completions to follow on immediately from phase 1 with completions between 29/30 and 2033/34.
ES25	147	0	0	147	0	147	0	0	No longer writing to the landowner as the site is subject to an ongoing pre-application and the Council have received a proforma from the developer confirming their intentions to develop within first five years.
ES34	68	0	0	68	0	68	0	0	Council owned site that has been marketed with offers received and developer selected, with delivery expected in Plan year 5.
ES40	41	0	0	41	0	0	41	0	Council owned site. Site is part of Attercliffe Regeneration Framework progressed in partnership and with funding from Homes England which includes ES20, ES31 and ES40.
ES31	93	0	0	93	0	0	93	0	Council owned site in use as a depot/offices. Site is part of Attercliffe Regeneration Framework progressed in partnership and with funding from Homes England which includes ES20, ES31 and ES40.
ES21	28	0	0	28	0	0	28	0	This site is most Council owned and Property Services have confirmed that the site is available and are looking to market the site in 2024, the disposals team expect the site to deliver completions in y6-10 of the plan period.
ES41	48	0	0	48	0	0	48	0	Developer (Trinity Park Estate) confirmed site will not go ahead due to high costs and current funding issues, but still prospect of development within plan years 6 to 10.
ES20	52	0	0	52	0	0	52	0	Council owns 1.3ha of the site (western side) and site is to be marketed end of October 2024 to be delivered by a housing association. The Council have bid for grant funding to assist in remediating the site and awaiting confirmation. Delivery year updated from 2034 to 2030/31 to reflect marketing and included in the wider Attercliffe Regeneration Framework progressed in partnership and with funding from Homes England which includes ES20, ES31 and ES40.
ES22	596	0	0	596	0	0	596	0	Attercliffe Waterside Phase 2/3 - Development partnership between Citu and SCC with funding secured from both Levelling Up fund and SYMCA grant. Completions to follow on immediately from phase 1 with completions between 29/30 and 2033/34.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
ES52	11	0	0	11	0	0	11	0	Full planning permission was granted in 2019 but was not implemented and it expired in the 2023/24 monitoring year. In 2023 the agent indicated that the site would be deliverable and was progressing through planning (discharging conditions). Based on the delivery information last year and the very recent expiry, delivery has been moved to 2034/35 (year 10) as the Council consider there is a reasonable prospect of it being available and developable in the Plan period. No response has been received from the landowner in relation to the most recent enquiry.
ES42	37	0	0	37	0	0	0	37	Response received from one of the landowners (SYK494852), site in multiple landownership. Once Park Hill scheme is complete, investment in the area will encourage development. One landowner has indicated potential willingness to bring the site forward in the future.
ES47	17	0	0	17	0	0	0	17	Council owned site, in use as car park and open space. The site is expected to deliver in 2035/36 to allow time for the work progressing with Homes England funding as part of the Attercliffe Regeneration Framework (WS12/1). This site is located nearby to the existing tram stop and a proposed mobility hub within the Framework and is expected to emerge as a key site within the regeneration of Attercliffe following the delivery of the first phase of development.
ES38	25	0	0	25	0	0	0	25	Site is in single ownership. It is under utilised land within a residential area that the Council anticipates would provide a good opportunity to bring change to this area.
ES39	42	0	0	42	0	0	0	42	The site is in single ownership. Although there is an active use on the frontage (car wash) the rear of the site is now vacant. As underutilised land in a popular residential area the Council anticipates it would provide a good opportunity to bring change to the area.
ES50	16	0	0	16	0	0	0	16	Written to landowner, site in single ownership, no response received. The site has previously had permission and is near to the Gleadless Valley masterplan area.
ES35	63	63	63	0	0	0	0	0	Site completed in 2023/24 as part of the Council Stock Increase Programme and is proposed for deallocation.
ES53	10	0	10	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
ES43	35	35	35	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
ES32	93	93	93	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
ES44	28	28	28	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
ES48	17	17	17	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
ES51	12	0	12	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	3136	236	279	2857	149	1674	897	137	

North East -Sub Area

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
NES12	38	0	0	38	20	18	0	0	The site is part of the Sheffield Housing Company Programme and construction is underway.
NES32	35	0	0	35	17	18	0	0	The site is part of the Sheffield Housing Company Programme and construction is underway.
NES26	20	0	0	20	0	20	0	0	The site received planning permission in February 2022 and the previous business has now relocated off site, delivery expected in plan years 1 to 5.
NES16	32	0	0	32	0	32	0	0	The site is included within the Sheffield Housing Company programme as part of a wider development known as 'Deerlands' including allocations NES16, NES27, NES28 and NES29. Planning submission is expected in October 2025 with permission anticipated to be granted in February 2026. Estimated start on site is August 2026 with completions to follow from the following February and with final completions delivered in November 2028.
NES27	19	0	0	19	0	19	0	0	The site is included within the Sheffield Housing Company programme as part of a wider development known as 'Deerlands' including allocations NES16, NES27, NES28 and NES29. Planning submission is expected in October 2025 with permission anticipated to be granted in February 2026. Estimated start on site is August 2026 with completions to follow from the following February and with final completions delivered in November 2028.
NES29	19	0	0	19	0	19	0	0	The site is included within the Sheffield Housing Company programme as part of a wider development known as 'Deerlands' including allocations NES16, NES27, NES28 and NES29. Planning submission is expected in October 2025 with permission anticipated to be granted in February 2026. Estimated start on site is August 2026 with completions to follow from the following February and with final completions delivered in November 2028.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
NES28	19	0	0	19	0	19	0	0	The site is included within the Sheffield Housing Company programme as part of a wider development known as 'Deerlands' including allocations NES16, NES27, NES28 and NES29. Planning submission is expected in October 2025 with permission anticipated to be granted in February 2026. Estimated start on site is August 2026 with completions to follow from the following February and with final completions delivered in November 2028.
NES34	14	0	0	14	0	14	0	0	Landowner responded and confirmed site would be available for development in 2025 and awaiting final funding to recommence construction.
NES25	20	0	0	20	0	0	20	0	The site has outline permission and an active planning history prior to the most recent approval. Since 2022 no further reserved matters have been approved and so delivery is proposed to move to year 6 of the plan.
NES24	20	0	0	20	0	0	20	0	The site is in Council ownership and cleared. The existing uses on the site are subject to a lease and the Council confirm the site will be available and deliverable by 2034/35.
NES22	21	0	0	21	0	0	21	0	The site is Council owned and was submitted during the 2019 Call for Sites, and there is a firm intention to market the site and deliver by Year 10 (2034/35).
NES13	68	0	0	68	0	0	68	0	The site is Council owned and was submitted during the 2019 Call for Sites, and there is a firm intention to market the site and deliver by Year 9 and 10 (2033-2035).
NES35	12	0	0	12	0	0	12	0	Three small sites, cleared and vacant and in Council ownership available to be delivered through an appropriate delivery programme.
NES19	24	0	0	24	0	0	24	0	The site was submitted during the 2020 Issues and Options consultation, and support for allocation of the site was also confirmed at Regulation 19 consultation.
NES18	24	0	0	24	0	0	24	0	The site is Council owned and was once a site with a residential use that has now been cleared. The site is included in the draft programme (subject to final approval) for future disposal for a Housing Association.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
NES33	16	0	0	16	0	0	16	0	The site is Council owned and is included in the draft programme (subject to final approval) for future disposal for a Housing Association.
NES30	19	0	0	19	0	0	19	0	No longer writing to the landowner as the Council are aware the site was sold late 2023 and a planning application submitted July 2024 (24/01879/FUL for 20 apartments) indicating an intention to develop. Application is live so delivery has been estimated in Plan Year 6.
NES17	29	0	0	29	0	0	0	29	The site is owned by the Council and is considered likely to be available for development once the lease ends, and existing use on part of the site have been relocated.
NES11	88	0	0	88	0	0	0	88	The site is in multiple ownership, although the buildings are in a single ownership. The site had recent planning permission which has expired. A response has been received from one of the landowners (SYK306837), and Council are making further contact to confirm availability. Delivery requires intervention into historic fabric of buildings which is reflected in the estimated delivery period being in the later part of the Plan period.
NES15	33	0	14	19	0	0	0	19	The site has extant planning permission having been the third part of a scheme on which older people's accommodation is already complete. It is in multiple ownership but there is a reasonable prospect that the site will be available for completion or delivery of a new proposal within the Plan period.
NES09	0	0	0	0	0	0	0	0	Part of the site is now a medical hub, and response received from landowner of 5 parcels (the site is in multiple ownership) confirmed part of the site not available, and the site is not part of a cluster of adjoining developments. Therefore, the site is not available and is proposed to be de-allocated.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
NES20	24	0	0	24	0	0	0	24	The site was identified for housing following the compulsory purchase of part of the site by the Council in 2013. The Council propose to remove the strip along the southern edge of the site (in Council ownership) that now has semi-mature trees on. There are existing uses on the remaining part of the site which are not available, and the Council propose to de-allocate the site.
NES21	23	23	23	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
NES23	20	20	20	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
NES31	18	18	18	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
NES14	44	30	44	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	699	91	119	580	37	159	224	160	

North West Sub Area

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
NWS09	292	85	201	91	40	51	0	0	The site is under construction and is expected to fully complete in 2025/26. The site has been incorrectly marked as a proposed deallocation but this was made in error and allocation is sought to be retained.
NWS08	13	0	0	13	0	13	0	0	The site received planning permission in June 2022, delivery is expected in plan years 1 to 5.
NWS14	48	0	0	48	0	48	0	0	The site received planning permission in 2017 and a number of pre-start planning conditions have been discharged with the officer report confirming the applicants are intending to start on site to preserve the permission. Development has now lawfully commenced and delivery is expected in plan years 1 to 5.
NWS16	32	0	0	32	0	0	32	0	The site still has an active permission. A number of applications to approve conditions have been recently submitted showing intention to develop the site.
NWS21	20	0	0	6	0	6	0	0	The site has previously delivered 14 housing completions in 2022/23. The remaining 6 dwellings granted as part of a separate application are expected to be delivered in plan years 1 to 5 following an application submitted in July to vary conditions.
NWS20	14	0	0	14	0	0	14	0	This site recently had permission which expired. A new application (24/02549/FUL) is awaiting determination and agent has confirmed there is intention to develop.
NWS22	14	0	0	14	0	0	14	0	Site cleared under previous planning permission. No indication that this site is not available for development.
NWS19	36	0	0	36	0	36	0	0	The site is Council owned and is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The properties will be for general needs affordable housing and therefore no sales and marketing period is required.
NWS11	77	0	0	77	0	0	77	0	Council has written to landowner, site in multiple ownership. Response received from three of the landowners. Agent involved with the now expired outline permission stated that whilst a planning application was not forthcoming, the largest landowner was still seeking disposal of the site for residential development and confirmed that years 6-10 seemed a reasonable delivery assumption.
NWS26	11	0	0	11	0	0	11	0	The site was submitted during the 2019 Call for Sites, with the landowner indicating availability. The site is vacant.
NWS13	63	0	0	63	0	0	63	0	Recent planning activity on site to bring a proposal forward indicating the site is available for delivery and submitted during the 2019 Call for Sites.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
NWS27	10	0	0	10	0	10	0	0	Site has been subject to recent planning activity following the granting of the original outline permission. Contact with the DM officer indicated that the agent has intention to submit an alternative scheme more in line with the previous approval.
NWS10	169	0	0	169	0	0	169	0	Site is in a strong market area and has had planning activity previously indicating an intention to make the site available over the Plan period. The site was submitted during the Call for Sites process.
NWS15	41	0	0	41	0	0	0	41	The site was submitted during the 2020 Issues and Options consultation and indicated as being available.
NWS17	23	0	0	23	0	0	0	23	The site was submitted during the 2019 Call for Sites and is currently for sale on the open market indicating availability for redevelopment.
NWS12	76	0	0	76	0	0	0	76	The site has had permission implemented and has been subject to planning activity since. The site was also submitted during the 2014 Call for Sites.
NWS25	12	0	0	12	0	0	0	12	The site has recently had outline planning permission for 12 apartments, with a reserved matters application that expired in June 2023. The agent confirmed that the site has recently been sold.
NWS18	22	22	22	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
NWS23	13	0	0	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
NWS24	13	0	13	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
NWS28	10	0	10	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
Total	1,009	107	246	736	40	164	380	152	

South Sub Area

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SS09	10	0	10	12	0	10	0	0	Completion of original permission 04/03585/FUL sometime between 2008-2012 reduced capacity from 22. Permission was granted 07/01010/FUL for 4x 2 bed apartments and 8 1-bed townhouses. Capacity of 12 now reduced to 10 due to new permission 24/00398/FUL changing 4x 2 bed apartments to 2 semi-detached homes.
SS14	12	0	0	12	0	12	0	0	Under construction - agent confirmed contractor had just begun work in summer 2024.
SS15	11	5	5	6	6	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
SS08	55	0	0	55	0	55	0	0	Full PP granted in July 2024. Homes England involvement.
SS11	14	0	0	14	0	14	0	0	The site gained planning permission in 2022 and an application alter conditions was granted in March 2023. The agent confirmed that the developer is seeking to sell the site with an active permission. We propose moving to year 6-10 of the plan period as it is unlikely that implementation will now take place before expiry in early 2025.
SS16	10	0	0	10	0	0	10	0	The site has planning permission which has been implemented. Contact with the planning agent in 2024 was unsure if the job was going ahead with a different agent.
SS12	14	0	0	14	0	0	14	0	The site has planning permission and is due to expire at the end of September 2024. Contact with the agent indicated that this would be unlikely to be implemented and it is suggested that delivery would be more appropriate in years 6-10 instead.
SS06	30	0	0	30	0	0	30	0	The site is Council owned and is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. The properties will be for general needs affordable housing and therefore no sales and marketing period is required.
SS18	81	0	0	81	0	0	81	0	This site is Council owned. Planning permission was granted in January 2022. The scheme is for an older person's independent living accommodation block, delivered through the Council's Stock Increase Programme with all units to be completed within a single year.
SS17	270	0	0	270	0	0	270	0	Council owned, vacant and available site, with marketing of the site to begin in 2025/26, with a 5 year lead in time to allow for remediation of previously developed part of the site. The Council is committed to bringing the site forward as early as possible after adoption of the Plan.
SS01	52	0	0	52	0	0	52	0	Council owned site, cleared and vacant and part of disposal pipeline for direct delivery for a Housing Association. Site has been subject to soft market testing as part of programme to deliver affordable housing, and is available with delivery in Years 6 to 10 of the Plan. Site to be marketed from 2027/28 with a 4 year lead in time for delivery in 2031/32 to follow the delivery of adjoining SS04.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SS04	37	0	0	37	0	0	37	0	Council owned site, cleared and vacant and part of disposal pipeline for direct delivery for a Housing Association. Site has been subject to soft market testing as part of programme to deliver affordable housing, and is available with delivery in Years 6 to 10 of the Plan. Site to be marketed from 2027/28 with a 3 year lead in time for delivery in 2030/31. Site would be phased with adjacent SS01.
SS02	54	0	0	54	0	54	0	0	The site has outline permission and has been subject to further pre-application discussions with the intention to revise the approved scheme. Contact with the agent indicates that there is an intention to gain approval for a higher capacity and develop the site.
SS07	28	0	0	28	0	0	0	28	Written to landowner, with no response, site in single ownership.
SS13	14	0	0	14	0	0	0	14	Written to landowner, with no response, site in single ownership. . Derelict site in a good market area., with no ongoing uses on site.
SS03	44	44	44	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SS05	33	0	33	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
Total	769	49	92	689	6	145	494	42	

South East Sub Area

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SES09	218	0	0	218	0	161	0	57	This site is Council owned. Full planning permission was granted in July 2021 for 77 new homes on this site, and in October 2021 for 141 Older People's Independent Living units. The scheme is being delivered through the Council's Stock Increase Programme.
SES14	74	25	66	8	8	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
SES23	19	0	0	19	0	19	0	0	The site has planning permission and contact with the agent indicated that the developer was looking to sell the site with the active permission. Delivery is expected in plan years 1 to 5.
SES26	11	0	0	11	0	11	0	0	Agent confirmed site is in technical design phase and construction will begin by end of 2024 with completion estimated in 2025.
SES12	90	0	0	90	0	90	0	0	The site is Council owned and is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. A planning application will be made in 2023. The properties will be for affordable housing and therefore no sales and marketing period is required.
SES08	272	0	0	272	0	95	177	0	The site is part of the Stock Increase Programme and as part of funding allocated in the Capital Strategy Business Book 2024 places a delivery of 95 units within years 1 to 5 of the plan with the remaining 177 units to follow in years 6 to 10,
SES24	38	0	0	38	0	38	0	0	Council owned site, cleared and vacant and part of disposal pipeline for direct delivery for a Housing Association. IPAN (Informal Planning Advice Note) produced in 2023 to assist in the recent soft market testing as part of programme to deliver affordable housing. The Council Property Services have confirmed a view to formally marketing this site in late 2024, with a 3 year lead in time and delivery in 2028/29.
SES15	50	0	0	50	0	0	25	25	No longer writing to the landowner, as development will only be on the Council owned land, and existing business will be unaffected. The Council property department have commissioned an Informal Planning Advice Note (IPAN) prior to marketing, and delivery is expected to be in Plan years 6 to 10.
SES28	258	0	0	258	0	35	175	48	Council owned, greenfield site, vacant and available for development, with marketing of the site to begin in 2025/26, with a 4 year lead in time and completions starting in 2029/30, assuming build out rate of 35 dwellings per year. Currently seeking Forestry Commission approval to clear site of immature trees leaving ancient hedgerow and mature trees.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SES10	151	0	0	151	0	35	116	0	Council owned site, cleared and vacant. Property services confirmed disposal from 2025/26, with a 4 year lead in time and completions starting from 2029/30 onwards.
SES16	34	0	0	34	0	0	34	0	The site owners have confirmed that they are in active discussions with Homes England about the route to bring forward the site for residential use, and it will be available for development at the point envisaged.
SES13	75	0	0	75	0	0	75	0	Council owned, greenfield site, vacant and available for development. The site is included in the draft programme (subject to final approval) for future disposal for a Housing Association. Property Services have confirmed that the site will be marketed from 2027/28 (or sooner), with 3 year lead in time and delivery starting in 2030/31.
SES22	21	0	0	21	0	0	21	0	Council owned, cleared site and included in the draft programme (subject to final approval) for future disposal for a Housing Association.
SES27	10	0	0	10	0	0	0	10	Recent pre-application enquiry, agent confirmed under new ownership now, with reasonable prospect of being available in Plan years 11.
SES19	27	0	0	27	0	0	0	27	Landowner has confirmed site will be available in 2035/36 and is in single ownership. The site has also been submitted through the Call for Sites process.
SES11	151	0	0	151	0	0	0	151	The site is in single ownership of a public sector organisation. As a large previously developed site in a residential area, adjoining the District Centre with high frequency public transport links there is a reasonable prospect that this site will be available for development at the point envisaged.
SES20	27	0	0	27	0	0	0	27	Written to landowner, with no response. Site in single ownership. And previous planning permission was not implemented due to financial constraints rather than availability.
SES21	26	0	0	26	0	0	0	26	Written to landowner, with no response site in single ownership. Previous planning interest and opportunity to develop greenfield site, and demolish buildings to create access in reasonable market area.
SES25	14	0	0	14	0	0	0	14	Written to landowner, with no response, site in multiple ownership. Previously had permission for conversion which indicates that there is openness to delivering new homes on site.
SES17	31	0	0	31	0	0	0	31	Written to landowner, with no response, site in single ownership. Recently been on the market as an available site and submitted during the Call for Sites process.
SES18	22	22	22	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
Total	1619	47	88	1531	8	484	623	416	

South West Sub Area

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SWS14	1	0	0	1	0	0	0	0	Committed under construction.
SWS08	37	32	32	5	5	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
SWS09	27	0	0	27	0	27	0	0	Site is committed under construction and is expected to complete in 2025/26.
SWS05	59	0	0	59	0	59	0	0	The site gained planning permission in 2021 and an application to vary conditions was granted in April 2024. Development is expected to commence and deliver completions within years 1 to 5 of the plan.
SWS13	14	0	0	14	0	14	0	0	The site has planning permission which has been implemented. Contact with the agent in 2024 suggested that they were unsure of a specific start time due to waiting for the relocation of the existing business on site.
SWS10	53	0	0	53	0	53	0	0	Live planning application (23/03296/FUL) for 53 apartments, with an extension of time until November 2024 for a decision, demonstrating availability and intention to develop. Site also submitted during the Citywide Options for Growth consultation.
SWS02	318	0	237	318	0	318	0	0	This site is subject to a live application (23/03035/FUL) which is pending approval for 318 units. The agent has confirmed that the developer is keen to bring the site forward they own/operate the neighbouring site. It is proposed that the capacity could be updated to 318 from 113 as a result of this advanced stage of planning determination.
SWS04	67	0	0	67	0	67	0	0	Full planning permission for this site has been recommended for approval and is expected to be considered by Planning Committee in November 2024 (23/03687/FUL). The current capacity reflects the planning application.
SWS03	184	0	0	184	0	0	184	0	Site proposed to be de-allocated as the majority of the site is within flood zone 3b. As site already has an implemented planning permission, no reduction in capacity has been applied. The site will remain within the housing trajectory. A non-material amendment was granted in 2020 to enable delivery of the scheme to be phased, however no further progress on implementation following the initial 2016 permission suggests it is uncertain that new homes will be delivered on the site within the 5 year period.
SWS15	13	0	0	13	0	0	13	0	Landowner responded verbally on 18/09 to the Council letter, and confirms support of the allocation and still intends to develop the site by 2030/31.
SWS06	43	0	0	43	0	0	0	43	Response received from one of the landowners (SYK405990), site in single landownership, and confirmed site would be available in 2036/27.
SWS17	10	0	0	10	0	0	0	10	Response received from one of the landowners (SYK195937), site in single landownership, and confirmed site would be available in 2036/27.
SWS11	14	0	0	14	0	0	0	14	Written to landowner, with no response, site in single ownership. Principle of development previously established with a permission that lapsed in 2021, with a recent amendment to that permission withdrawn. Site is in a very strong market area with few other opportunities.

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SWS01	15	0	0	15	0	0	0	15	Written to landowner, with no response, site in multiple ownership. There is a live planning app next door, and in a strong market area and so delivery has been placed in year 11. 2039.
SWS12	14	14	14	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SWS16	12	12	12	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
SWS07	39	39	39	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	920	97	334	823	5	538	197	82	

Stocksbridge /Deepcar Sub Area

Allocation Reference	Total Capacity	2023/24 Completions	Built	Remaining Capacity	2024/25	Year 1 to 5	Year 6 to 10	Year 11 to 14	Commentary on deliverability
SD05	69	22	22	47	20	27	0	0	The site is delivering completions and expected to fully complete in 2025/26
SD02	428	0	0	428	44	240	144	0	Contact with the site agent confirmed that construction is underway (over a 10 year period) and the first completions are expected by end of 2024, with a build out rate confirmed of 30-50 per annum (used 48 unit average over 10 years).
SD12	14	3	3	11	11	0	0	0	Site is committed under construction and is expected to complete within 2024/25.
SD11	14	0	0	14	0	14	0	0	Permission for a Care Home expired in 2023, and recent planning activity on the site for a revised scheme indicates availability for development.
SD09	33	0	0	33	0	0	33	0	Permission was granted in October 2021, and at the base date, 0.5 years remain for the scheme to be implemented (by October 24). The agent confirmed in Summer 2024 that the scheme will not be going ahead due to viability issues. Therefore delivery has been moved outside of the current 5 year period. The site is available and the Council consider there is a reasonable prospect funding would be available by Year 6 of the Plan period.
SD08	27	0	0	27	0	0	27	0	The site is within Local Authority ownership and currently serves as residential accommodation, but is expected to become available by year 3045/35.
SD03	190	0	0	190	0	0	190	0	The site was originally submitted through the 2019 Call for Sites, and more recently has been sold to a developer, contact with the agent suggests there is reasonable prospect that it will be available for delivery at the point envisaged. Suggestion of moving delivery all within years 6-10 of the plan period.
SD07	34	0	0	34	0	0	34	0	The site was submitted during the 2019 Call for Sites, which indicated the site is owned by a developer and is available.
SD10	18	0	0	18	0	0	18	0	The site is Council owned and was submitted during the 2019 Call for Sites, and is included in the draft programme (subject to final approval) for future disposal for a Housing Association.
SD13	10	0	0	10	0	0	0	10	Planning permission for custom build housing on the site expired in 2022. The land remains in the same ownership and vacant ready for development. No further update from the developer is reflected in delivery being estimated in the later part of the Plan period.
SD06	55	55	55	0	0	0	0	0	Site completed in 2023/24 and is proposed for deallocation.
TOTAL	892	80	80	812	75	281	446	10	