

Employment Land Supply Update – November 2025

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

This third update to the employment land supply includes the proposed employment and mixed-use sites, identified within the Proposed Additional Site Allocations (May 2025). These were identified in order to meet the employment requirement identified by the Planning Inspectors, within their post Stage 1 and Stage 2 hearing letter, dated 6th February 2025 (**EXAM 120**). This identified a shortfall of 52.8 hectares of land identified for general employment against an overall employment requirement of 237.2 hectares (comprising 195 hectares of general employment).

The Council consulted upon the additional Green Belt sites during the summer of 2025 and these were the focus of discussions during the Stage 4 Sheffield Plan hearings in the autumn of 2025. The site areas set out in this note reflect the conclusions of these discussions and include proposed amendments to their boundaries, where these have been agreed by the Inspectors.

The supply also includes 10 hectares from windfalls (i.e. sites not identified as allocations in plan but assumed will come forward during the plan period). This is justified within the *Assessment of Employment Land – Opportunities for Intensification within the Urban Area and Additional Sites* (April 2025) (**EXAM 129**).

Table 1. Employment Completions within Plan Period (April 2022 to October 2024)

Employment Site	Site Allocation Reference (where applicable)	Site Area (hectares)	Land Delivered (hectares)	Implication for Employment Land Supply
Land adjacent to the River Rother, Rotherham Road, S20 1AH	SES02	0.47 *	0.26	* Site allocation has been revised to a developable area of 0.47 hectares. Therefore, the Local Plan Site Allocations supply shown in Table 1 above has been reduced by 0.35 hectares (difference between 0.82 hectares and 0.47 hectares). Site partly developed. A further 0.21 hectares remains to be delivered.
Land at Ripon Street, S9 3LX	ES17	0.59	0.18	Site partly developed. A further 0.41 hectares remains to be delivered.
Smithywood, Cowley Hill, Chapeltown	NES01	11.32	6.52	Site partly developed. A further 4.80 hectares remains to be delivered.
Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB	ES08	2.6	1.9	Site partly developed. A further 0.70 hectares remains to be delivered.
Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street, Sheffield	HC05	0.3	0.3	
Land at Orgreave Place, S13 9LU	SES01	1.29	0.52	Site partly developed. A further 0.77 hectares remains to be delivered.
Land Adjacent Therco Ltd, Rother Valley Way		1.18	1.18	Site is included within Table A2.
Parkhead House 26 Carver Street Sheffield S1 4FS		0.14	0.14	Site is included within Table A2.
Land at Sheffield Road, S9 2YL	ES06	15.78	15.78	Site is completed within plan period. Site can now be deallocated

Employment Site	Site Allocation Reference (where applicable)	Site Area (hectares)	Land Delivered (hectares)	Implication for Employment Land Supply
Curtilage Of BOC Ltd, Rother Valley Way		1.18	1.18	Site with Planning Permission. Completed within plan period.
Sustainable Aviation Fuel Centre (SAF), Land Adjacent ICAIR, Europa Avenue		10.0	0.9	Site with Planning Permission. Partial completion within plan period. 9.9 Ha remaining.
Newhall 58', Newhall Road Business Park and Former Attercliffe Steel Works, 58 Newhall Road		2.42	2.42	Windfall site with Planning Permission. Completed within plan period.
Cutting And Wear Resistant Ltd, 7 Cowley Way		0.1	0.1	Windfall site with Planning Permission. Completed within plan period.
Former Betafence 246 Shepcote Lane Sheffield S9 1TP		6.7	6.7	Additional windfall site identified through site visits – (21/05251/FUL, Demolition of manufacturing building (use class B2), land re-profiling and erection of storage/distribution unit (use class B8). Completed within plan period
Total completions			38.08	

Table 2. Site Allocation Reductions as Result of Stage 2 Hearings

Employment Site	Site Allocation Reference (where applicable)	Land lost (hectares)	Notes
178 West Street, Sheffield, S1 4ET	SU01	0.05	Allocation changed to residential use to reflect granting of planning permission
Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	HC03	0.7	Reflects reduction in developable area of the site
2 Haymarket and 5-7 Commercial Street, S1 1PF	CW07	0.03	Site deallocated. Funding secured for creation of an art space
Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	NES09	0.84	Deallocation of site
Land at Wordsworth Avenue and Buchanan Road, S5 8AU	NES10	0.05	Deallocation of site
Land to the south of Meadowhall Way, S9 2FU	ES01*	7.77	Site boundary amended to exclude Local Wildlife Site (5.09 Ha). Part of site removed to form proposed allocation ES55 (2.68 Ha)
M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	ES03*	3.24	Potentially unavailable within Plan period. Council now considers that this site should not be allocated.
Land at Sheffield Road, S9 2YL	ES04*	1.22	Potentially unavailable within Plan period. Council now considers that this site should not be allocated.
Land adjacent to 112 London Road, S2 4LR	SWS01	0.02	Deallocation of site. Lack of availability information
Total losses		13.92	

* Following the Stage 2 hearings, the Council and the landowners have had further dialogue on sites ES01 – ES04. These updates reflect those discussions.

Table 3. Site Allocation Additions as Result of Stage 2 hearings and Subsequent Review of Employment Land Intensification (EXAM 129A and 129B)

Employment Site	Site Allocation Reference (where applicable)	Land added (hectares)	Notes
Land to the south of Meadowhall Way, S9 2FU	ES01*	7.19	Inclusion of land bounded by Carbrook Street/ Weedon street within the site allocation
Land at Meadowhall Way/ Vulcan Road/ Sheffield Road	ES55*	2.68	Removed part of site ES01 used to form new proposed allocation
Allotments to the south of Wardsend Road North, S6 1LX	NWS04	0.07	Reflects incorrect figure published within Regulation 19 Plan
Land to the west of Blackburn Road, S61 2DW	NES03	2.58	Reflects planning application that includes land on the north side of the Blackbrook Brook
Total additions		12.52	

***Following the Stage 2 hearings, the Council and the landowners have had further dialogue on sites ES01 – ES04. These updates reflect those discussions**

Table 4. Proposed Additional Green Belt site Allocations (Amended following Stage 4 Hearings)

Employment Site	Site Allocation Reference	Net Developable Area (hectares)	Notes
Land to the south of the M1 Motorway Junction 35, S35 1QP	NES36	10.72	This excludes 5.22 hectares of land, removed as it is no longer available – to be designated as an Urban Green Space Zone.
Handsworth Hall Farm, Land at Finchwell Road, S13 9AS	SES29	20	Part of a larger mixed-use site of 56.92 hectares.
Land bordered by M1, Thorncliffe Road, Warren Lane, and White Lane, S35 2YA	CH03	17.26	This excludes 0.8 hectares of land to the east of White Lane which is to remain in the Green Belt.
Hesley Wood, north of Cowley Hill, S35 2YH	CH04	13.35	Boundary changed to reflect access route. This does not change the developable area.
Total additional hectares		61.33	

Table 5. Summary position - September 2025

Summary	Land (Hectares)
Employment Land Requirement	237.2
Local Plan site allocations (including Stage 2 additions and minus permissions, completions and Stage 2 losses)	91.82
Local Plan additional Green Belt site allocations (including Stage 4 losses)	61.33
Sites with planning permission (minus those sites where completions have occurred (up to October 2024))	41.27
Completions (April 2022 to October 2024)	38.08
Other windfall sites with planning permission (further sites identified with planning permission since Submission of Local Plan (up to March 2025)	19.00
Projected plan period windfalls (justified within EXAM 129A and 129B)	10.00
Losses (completions to other uses) (April 2022 to March 2025)	-2.85
Summary Position (as at September 2025)	258.65

Sheffield City Council
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