

# THE SHEFFIELD PLAN

Our City, Our Future

**Updated housing site allocation capacities  
(at 1<sup>st</sup> April 2023)**



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## 1. Introduction

- 1.1 The table below sets out changes to the remaining housing capacity of site allocations in the Publication Draft Sheffield Plan that have occurred since the regulation 19 consultation in January – February 2023.
- 1.2 At that time the base date used for housing capacity was 1<sup>st</sup> April 2022 which corresponded to the most up to date published Housing and Economic Land Availability Assessment (HELAA). The table below includes housing capacity at the base date 1<sup>st</sup> April 2023, which will be reflected in the forthcoming 2023 HELAA. Reasons for changed capacities are indicated.



## Updated site allocation capacities – October 2023

Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
KN01	Land at Parkwood Road, S3 8AB	General Employment	0	1.5	0	0	
KN02	147-154 Harvest Lane, S3 8EF	General Employment	0	0.06	0	0	
KN03	Wickes, 2 Rutland Road, S3 8DQ	Housing	191	1.1	191	0	
KN04	Land at Russell Street and Bowling Green Street, S3 8RW	Housing	200	0.86	200	0	
KN05	Former Canon Brewery, Rutland Road, S3 8DP	Housing	132	0.81	132	0	
KN06	(Kelham Central) Site of Richardsons Cutlery Works, 60 Russell Street, Cotton Street and Alma Street, Sheffield S3 8RW	Housing	114	0.84	57	-57	Under Construction with 57 completions in 22/23
KN07	Buildings at Penistone Road, Dixon Street and Cornish Street, S3 8DQ	Housing	98	0.94	98	0	
KN08	Sheffield Communtiy Transport, Montgomery Terrace Road, S6 3BU	Housing	96	0.32	96	0	
KN09	Buildings at Shalesmoor and Cotton Mill Road, S3 8RG	Housing	96	0.26	96	0	
KN10	300-310 Shalesmoor, S3 8UL	Housing	90	0.09	90	0	
KN11	Safestore Self Storage, S3 8RW	Housing	87	0.62	87	0	
KN12	Land Between Cotton Mill Row, Cotton Street And Alma Street, Sheffield, S3 4RD	Housing	86	0.19	0	-86	Construction of site completed in 2022/23.
KN13	Warehouse, Boyland Street, S3 8AS	Housing	93	0.79	93	0	
KN14	Land Between Swinton Street And Chatham Street	Housing	75	0.2	75	0	
KN15	Nambury Engineering Ltd 56 Penistone Road, Owlerton, Sheffield, S6 3AE	Housing	50	0.28	50	0	
KN16	120 Henry Street, Shalesmoor, Sheffield, S3 7EQ	Housing	62	0.11	0	-62	Construction of site completed in 2022/23.
KN17	2 Lock Street, Sheffield S6 3BJ	Housing	61	0.15	61	0	
KN18	Buildings at Rutland Road and Rugby Street, S3 9PP	Housing	60	1.41	60	0	
KN19	100 Harvest Lane, S3 8EQ	Housing	60	0.91	60	0	
KN20	Buildings at Gilpin Street, S6 3BL	Housing	54	1.01	54	0	
KN21	Globe Works, Penistone Road, S6 3AE	Housing	33	0.31	33	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
KN22	Moorfields Flats, Shalesmoor and Ward Street, S3 8UH	Housing	50	0.16	50	0	
KN23	Buildings at South Parade, Bowling Green Street and Ward Street, S3 8SR	Housing	50	0.16	100	50	Granted permission for 100 co-living units January 2023.
KN24	Wharncliffe Works and 86-88 Green Lane, S3 8SE	Housing	60	0.4	60	0	
KN25	Land at Mowbray Street and Pitsmoor Road, S3 8EQ	Housing	45	0.66	45	0	
KN26	SIP Car Parks, Car Park At Junction With Bowling Green Street, Russell Street, S3 8SU	Housing	44	0.08	44	0	
KN27	Buildings at Rutland Way, S3 8DG	Housing	28	0.87	28	0	
KN28	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR	Housing	35	0.1	35	0	
KN29	Land at Montgomery Terrace Road and Penistone Road, S6 3BW	Housing	23	0.1	23	0	
KN30	Land at Hicks Street and Rutland Road, S3 8BD	Housing	30	0.08	30	0	
KN31	Site Of Watery Street , Sheffield, S3 7ES	Housing	18	0.1	0	-18	Construction of site completed in 2022/23.
KN32	Land at Acorn Street, S3 8UR	Housing	15	0.1	15	0	
KN33	284 Shalesmoor, S3 8UL	Housing	13	0.07	13	0	
KN34	132 Rugby Street, S3 9PP	Housing	12	0.23	12	0	
KN35	Land at Rutland Road, S3 9PP	Housing	10	0.13	10	0	
KN36	Land at Penistone Road and Rutland Road, S3 8DG	Housing and Open Space	572	3.07	572	0	
CW01	Castlegate (Exchange Place)	General Employment	0	0.12	0	0	
CW02	Castlegate (Shude Hill)	Office	0	0.31	0	0	
CW03	West Bar Square	Mixed Use	368	3.13	368	0	
CW04	Buildings at Dixon Lane and Haymarket, S2 5TS	Mixed Use	75	0.83	75	0	
CW05	George Marshall (Power Tools) Ltd, 18 Johnson Street	Mixed Use	56	0.07	56	0	
CW06	29-57 King Street, S3 8LF	Mixed Use	19	0.11	19	0	
CW07	2 Haymarket and 5-7 Commercial Street, S1 1PF	Mixed Use	5	0.05	5	0	
CW08	First Floor To Third Floors, 19 - 21 Haymarket, S1 2AW	Mixed Use	3	0.03	3	0	
CW09	Land to the north of Derek Dooley Way, S3 8EN	Housing	336	1.75	336	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
CW10	Site Of Sheffield Testing Laboratories Ltd and 58 Nursery Street and Car Park on Johnson Lane, Sheffield, S3 8GP	Housing	268	0.33	268	0	
CW11	51-57 High Street And Second Floor Of 59-73 High Street	Housing	206	0.07	206	0	
CW12	28 Johnson Street, 14-20 Stanley Street and 37-39 Wicker Lane, S3 8HJ	Housing	94	0.66	94	0	
CW13	Aizlewood Mill Car Park, Land at Spitalfields, S3 8HQ	Housing	83	0.4	83	0	
CW14	Land at Spitalfields and Nursery Street, S3 8HQ	Housing	65	0.19	65	0	
CW15	Land at Windrush Way, S3 8JD	Housing	46	0.24	46	0	
CW16	Buildings at Nursery Street and Stanley Street, S3 8HH	Housing	43	0.26	43	0	
CW17	Former Coroners Court, Nursery Street, S3 8GG	Housing	77	0.1	77	0	
CW18	23-25 Haymarket, Sheffield, S1 2AW	Housing	28	0.04	28	0	
CW19	Sheaf Quay, 1 North Quay Drive, Victoria Quay, Sheffield, S2 5SW	Housing	16	0.45	16	0	
CW20	23-41 Wicker and 1-5 Stanley Street, S3 8HS	Housing	16	0.23	16	0	
CW21	29-33 Nursery Street, S3 8GF	Housing	16	0.06	16	0	
CW22	Buildings at Joiner Street and Wicker Lane, S3 8GW	Housing	15	0.14	15	0	
CW23	Land at Gun Lane, S3 8GG	Housing	14	0.08	14	0	
SU01	178 West Street, Sheffield, S1 4ET	General Employment	0	0.05	0	0	
SU02	10-22 Regent Street and 2 Pitt Street, S1 4EU	Mixed Use	32	0.11	32	0	
SU03	Land at Doncaster Street, Hoyle Street, Shalesmoor and Matthew Street, Sheffield, S3 7BE	Housing	500	0.83	500	0	
SU04	Site of former HSBC, 79 Hoyle Street, Sheffield, S3 7EW	Housing	355	1.01	355	0	
SU05	26 Meadow Street, S3 7AW	Housing	116	0.48	116	0	
SU06	Site of 1-7 Allen Street, 7, 9, 11, 13 and 15 Smithfield and Snow Lane, Sheffield	Housing	100	0.43	100	0	
SU07	Radford Street/ Upper Allen Street/ Netherthorpe Road	Housing	284	0.48	284	0	
SU08	Buildings at Scotland Street and Cross Smithfield, S3 7DE	Housing	225	0.72	225	0	
SU09	Queens Hotel, 85 Scotland Street, S1 4BA	Housing	229	0.3	229	0	





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SU10	175-173 Gibraltar Street and 9 Cupola, S3 8UA	Housing	34	0.11	34	0	
SU11	Greenfield House, 32 Scotland Street, S3 7AF	Housing	118	0.67	118	0	
SU12	134 West Bar, 10 Bower Spring and 83 Steelhouse Lane, S3 8PB	Housing	216	0.5	216	0	
SU13	Land at Bailey Street, S1 4EH	Housing	120	0.11	120	0	
SU14	Land Bounded By Hollis Croft And Broad Lane Sheffield S1 3BU	Housing	118	0.14	118	0	
SU15	23 Shepherd Street, S3 7BA	Housing	27	0.12	27	0	
SU16	Buildings at Meadow Street and Morpeth Street, S3 7EZ	Housing	93	0.4	93	0	
SU17	30-32 Edward Street and 139 Upper Allen Street, S3 7GW	Housing	88	0.29	88	0	
SU18	Buildings at Edward Street and Meadow Street, S3 7BL	Housing	85	0.28	85	0	
SU19	Land at Hollis Croft, S1 4BT	Housing	84	0.28	185	101	Permission granted (NMA) for 185 homes July 2022
SU20	Buildings at Meetinghouse Lane and Harts Head, S1 2DR	Housing	61	0.2	61	0	
SU21	Land at Doncaster Street and Shephard Street, S3 7BA	Housing	58	0.3	58	0	
SU22	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Housing	58	0.06	58	0	
SU23	Hayes House, Edward Street, S1 4BB	Housing	56	0.19	56	0	
SU24	1-3 Broad Lane, S1 1YG	Housing	48	0.16	48	0	
SU25	The Nichols building, Shalesmoor	Housing	48	0.1	0	-48	Construction of site completed in 2022/23.
SU26	65-69 Broad Lane and 1-10 Rockingham Street, S1 4EA	Housing	45	0.15	45	0	
SU27	115-121 West Bar and land adjacent, S3 8PT	Housing	23	0.15	23	0	
SU28	Hewitts Chartered Accountants 60 Scotland Street Sheffield S3 7DB	Housing	43	0.05	43	0	
SU29	B Braun, 43 Allen Street, Sheffield S3 7AW	Housing	47	0.18	47	0	
SU30	Shakespeare's, 146-148 Gibraltar Street, S3 8UB	Housing	22	0.13	22	0	
SU31	11-25 High Street, S1 2ER	Housing	39	0.13	39	0	
SU32	123-125 Queen Street, S1 2DU	Housing	39	0.13	39	0	
SU33	Hanover Works, Scotland Street, S3 7DB	Housing	38	0.31	38	0	
SU34	Buildings at Allen Street and Copper Street, S3 7AG	Housing	77	0.36	77	0	
SU35	Land to the south of Furnace Hill, S3 7BG	Housing	20	0.11	20	0	



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SU36	Works at 25-31 Allen Street	Housing	20	0.07	20	0	
SU37	Buildings at Allen Street and Snow Lane, S3 7AF	Housing	61	0.32	61	0	
SU38	86-90 Queen Street and 35-47 North Church Street, S1 2DH	Housing	29	0.1	29	0	
SU39	63-69 Allen Street and 28-32 Cross Smithfield, S3 7AW	Housing	46	0.1	46	0	
SU40	Buildings at Lee Croft and Campo Lane, S1 2DY	Housing	26	0.09	26	0	
SU41	Courtwood House, Silver Street, S1 2DD	Housing	25	0.08	25	0	
SU42	Portland House, Moorfields, S3 7BA	Housing	57	0.27	57	0	
SU43	Land to the south of Allen Street, S3 7AG	Housing	17	0.08	17	0	
SU44	6 Campo Lane Sheffield S1 2EF	Housing	22	0.02	0	-22	Construction of site completed in 2022/23.
SU45	39-41 Snig Hill and 4-8 Bank Street, S3 8NA	Housing	21	0.07	21	0	
SU46	Old County Court House 56 Bank Street Sheffield S1 2DS	Housing	21	0.07	0	-21	Construction of site completed in 2022/23.
SU47	129-135 West Bar, S3 8PT	Housing	10	0.07	10	0	
SU48	Land at Townhead Street, S1 2EB	Housing	20	0.07	20	0	
SU49	Johnson & Allen Ltd Car Park Furnace Hill Sheffield S3 7AF	Housing	18	0.1	18	0	
SU50	Industrial Tribunals Central Office Property Centre, 14 East Parade, S1 2ET	Housing	18	0.03	18	0	
SU51	22 Copper Street and St Judes Church, Copper Street, S3 7AH	Housing	17	0.06	17	0	
SU52	90 Trippet Lane/8 Bailey Lane Sheffield S1 4EL	Housing	13	0.03	13	0	
SU53	54 Well Meadow Street Sheffield S3 7GS	Housing	11	0.11	11	0	
SU54	Land and buildings adjacent to 94 Scotland Street, S3 7AR	Open Space	0	0.26	0	0	
SU55	Paradise Square, S1 2DE	Open Space	0	0.18	0	0	
SU56	Car Park, Solly Street, S1 4BA	Open Space	0	0.09	0	0	
SV01	Buildings at Cross Turner Street, S2 4AB	Office	0	1.45	0	0	
SV02	Land at Midland Station, Cross Turner Street, S1 2BP	Office	0	0.53	0	0	
SV03	Land at Harmer Lane and Sheaf Street, S1 2BS	Office	0	0.15	0	0	
SV04	Decathlon, Eyre Street, S1 3HU	Mixed Use	303	0.84	303	0	
SV05	K.T Precision Engineering and land adjacent, Turner Street, S2 4AB	Mixed Use	42	0.35	42	0	
SV06	Klausners Site, Sylvester Street/ Mary Street	Housing	335	0.59	335	0	





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SV07	Buildings at Shoreham Street and Mary Street, S1 4SQ	Housing	149	0.54	149	0	
SV08	Mecca Bingo, Flat Street, S1 2BA	Housing	121	0.2	121	0	
SV09	3-7 Sidney Street and land adjacent, S1 4RG	Housing	117	0.39	117	0	
SV10	Land at Sylvester Street and Arundel Street, Sheffield, S1 4RH	Housing	27	0.36	27	0	
SV11	48 Suffolk Road, S2 4AL	Housing	102	0.29	102	0	
SV12	Stepney Street Car Park, Stepney Street Sheffield S2 5TD	Housing	100	0.12	100	0	
SV13	Development at Bernard Works Site, Sylvester Gardens, Sheffield S1 4RP	Housing	96	0.26	96	0	
SV14	Park Hill (Phases 4-5)	Housing	95	2.22	95	0	
SV15	125-157 Eyre Street and land adjacent, S1 4QW	Housing	89	0.47	89	0	
SV16	St Mary's Wesleyan Reform Church, S1 4PN	Housing	85	0.19	85	0	
SV17	Buildings at Arundel Street and Eyre Street, S1 4PY	Housing	75	0.25	75	0	
SV18	66-76 Sidney Street, S1 4RG	Housing	66	0.22	66	0	
SV19	121 Eyre Street, S1 4QW	Housing	58	0.09	58	0	
SV20	Former Head Post Office Fitzalan Square Sheffield S1 1AB	Housing	42	0.44	42	0	
SV21	Land at Claywood Drive, S2 2UB	Housing	40	1.39	40	0	
SV22	93-97 Mary Street, S1 4RT	Housing	30	0.15	30	0	
SV23	40-50 Castle Square, Sheffield, S1 2GF	Housing	22	0.09	22	0	
SV24	121 Duke Street, S2 5QL	Housing	16	0.07	16	0	
SV25	95 Mary Street, Sheffield S1 4RT	Housing	10	0.04	10	0	
HC01	Land at Carver Street and Carver Lane, S1 4FS	Office	0	0.37	0	0	
HC02	Orchard Square Shopping Centre, S1 2FB	Retail	0	0.61	0	0	
HC03	Land and buildings at St Mary's Gate and Eyre Street, S1 4QZ	Mixed Use	1006	1.6	1006	0	
HC04	NCP Furnival Gate Car Park, Matilda Street, S1 4QY	Mixed Use	100	0.34	100	0	
HC05	Site Of 68-82 Pinstone Street, 1-19 Charles Street, Laycock House - 14 Cross Burgess Street Sheffield	Mixed Use	52	0.3	0	-52	Construction of site completed in 2022/23.
HC06	113-125, Pinstone Street, S1 2HL	Mixed Use	9	0.08	9	0	
HC07	Buildings at Wellington Street and Trafalgar Street, S1 4ED	Housing	1230	0.59	1230	0	



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HC08	Moorfoot Building, The Moor, S1 4PH	Housing	714	1.79	714	0	
HC09	Milton Street Car Park Milton Street Sheffield S3 7UF	Housing	410	0.51	410	0	
HC10	Kangaroo Works - Land at Wellington Street and Rockingham Street	Housing	364	0.73	364	0	
HC11	Wickes, Young Street, S3 7UW	Housing	364	0.72	364	0	
HC12	Midcity House 17, 23 Furnival Gate, 127-155 Pinstone Street And 44 Union Street Sheffield S1 4QR	Housing	298	0.16	298	0	
HC13	999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	Housing	213	0.12	213	0	
HC14	DWP Rockingham House 123 West Street City Centre Sheffield S1 4ER	Housing	162	0.14	162	0	
HC15	Land and Buidlings at Fitzwilliam Street, Egerton Street and Thomas Street, S1 4JR	Housing	136	0.32	136	0	
HC16	Flocton House and Flocton Court, Rockingham Street, S1 4GH	Housing	135	0.48	135	0	
HC17	Car Park, Eldon Street, S3 7SF	Housing	135	0.16	135	0	
HC18	50 High Street City Centre Sheffield S1 1QH	Housing	101	0.27	101	0	
HC19	Eye Witness Works, Milton St	Housing	97	0.34	97	0	
HC20	Concept House 5 Young Street Sheffield S1 4LF	Housing	95	0.29	0	-95	Construction of site completed in 2022/23.
HC21	Site Of Former Swifts Performance 172 - 182 Fitzwilliam Street Sheffield S1 4JR	Housing	93	0.07	93	0	
HC22	Building adjacent to 20 Headford Street, S3 7WB	Housing	92	0.22	92	0	
HC23	Charter Works 20 Hodgson Street Sheffield S3 7WQ	Housing	77	0.06	77	0	
HC24	Buildings at Egerton Lane, S1 4AF	Housing	46	0.14	46	0	
HC25	Milton Street Car Park, Milton Street, S3 7WJ	Housing	45	0.29	45	0	
HC26	Land at Headford Street and Egerton Street, S3 7XF	Housing	45	0.14	45	0	
HC27	Land at Cavendish Street, S3 7RZ	Housing	30	0.11	30	0	
HC28	165 West Street, City Centre, S1 4EW	Housing	22	0.04	0	-22	Construction of site completed in 22/23
HC29	162-170 Devonshire Street Sheffield S3 7SG	Housing	12	0.05	12	0	
HC30	Yorkshire Bank Chambers, Fargate Sheffield, S1 2HD	Housing	12	0.03	12	0	
LR01	B & Q Warehouse, Queens Road, S2 3PS	Housing	466	3.69	466	0	



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LR02	Buildings at Sheaf Gardens and Manton Street, S2 4BA	Housing	367	2.91	367	0	
LR03	Land at Queens Road and Farm Road, S2 4DR	Housing	336	0.45	336	0	
LR04	Grovesnor Casino, Duchess Road, S2 4DR	Housing	111	0.88	111	0	
LR05	Buildings at Duchess Road and Edmund Road, S2 4AW	Housing	84	0.6	84	0	
LR06	2 Queens Road, S2 4DG	Housing	61	0.12	61	0	
LR07	Wheatsheaf Works, 55-57 John Street, S2 4QS	Housing	56	0.86	56	0	
LR08	89 London Road, S2 4LE	Housing	14	0.1	51	37	Granted permission for 51 homes November 2022
NWS01	Land and buildings at Penistone Road North, S6 1QW	General Employment	0	4.58	0	0	
NWS02	Land at Wallace Road, S3 9SR	Industrial	0	4.04	0	0	
NWS03	Land at Beeley Wood Lane, S6 1QT	General Employment	0	2.62	0	0	
NWS04	Allotments to the south of Wardsend Road North, S6 1LX	Industrial	0	2.35	0	0	
NWS05	Land to the northwest of Wardsend Road, S6 1RQ	Industrial	0	0.74	0	0	
NWS06	Land at Wardsend Road, S6 1RQ	Industrial	0	0.64	0	0	
NWS07	Land adjacent to Elsworth House, Herries Road South, S6 1PD	General Employment	0	0.42	0	0	
NWS08	Land At Junction With Cobden View Road, Northfield S10 1QQ	Mixed Use	13	0.06	13	0	
NWS09	Former Oughtibridge Paper Mill, S35 0DN (Barnsley)	Housing	311	13.3	203	-108	Under Construction with completions delivered in 2022/23
NWS10	Land at Oughtibridge Lane and Platts Lane, S35 0HN	Housing	169	6.02	169	0	
NWS11	The Hillsborough Arcade And Site Of Former Old Blue Ball Public House, Middlewood Road And Bradfield Road, Sheffield S6 4HL	Housing	77	1.13	77	0	
NWS12	Former British Glass Labs, Crookesmoor	Housing	76	0.42	76	0	
NWS13	Wiggan Farm, S35 0AR	Housing	63	2.03	63	0	
NWS14	Hillsborough Hand Car Wash Centre 172 - 192 Langsett Road Sheffield S6 2UB	Housing	48	0.22	48	0	
NWS15	Bamburgh House and 110-136 Cuthbert Bank Road, S6 2HP	Housing	41	0.92	41	0	
NWS16	Dragoon Court Hillsborough Barracks Penistone Road Owlerton Sheffield S6 2GZ	Housing	32	0.3	32	0	



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NWS17	St. Georges Community Health Centre, Winter Street, S3 7ND	Housing	23	0.16	23	0	
NWS18	Sevenfields Lane Play Ground, Sevenfields Lane (land at Spider Park)	Housing	22	0.25	22	0	
NWS19	Former Bolehill Residential Home, Bolehill View, S10 1QL	Housing	19	0.38	36	17	Granted permission for 36 homes January 2023
NWS20	Site Of 252 Deer Park Road Sheffield S6 5NH	Housing	14	0.19	14	0	
NWS21	James Smith House, 11 - 15 Marlborough Road, S10 1DA	Housing	14	0.09	0	-14	Construction of site completed in 2022/23.
NWS22	Burgoyne Arms 246 Langsett Road Sheffield S6 2UE	Housing	14	0.08	14	0	
NWS23	Former Oughtibridge Paper Mill, S35 0DN (Sheffield)	Housing	13	0.4	0	-13	Construction of site completed in 2022/23.
NWS24	Cloverleaf Cars, Land Adjacent To 237a Main Road Wharnccliffe Side Sheffield	Housing	13	0.36	0	-13	Construction of site completed in 2022/23.
NWS25	Car Park Adjacent to Upperthorpe Medical Centre Upperthorpe, Sheffield, S6 3FT	Housing	12	0.04	12	0	
NWS26	Land at Trickett Road, S6 2NP	Housing	11	0.23	11	0	
NWS27	Daisy Chain, Middlewood Villas, 95 Langsett Road South, S35 0GY	Housing	10	0.08	10	0	
NWS28	Land Adjacent 240 Springvale Road Sheffield S10 1LH	Housing	0	0.06	0	0	Error. 10 units completed. Construction of site completed in 2022/23.
NWS29	Former Sheffield Ski Village, S3 9QX	Leisure and Recreation	0	10.91	0	0	
NES01	Smithywood, Cowley Hill, Chapeltown	General Employment	0	13.32	0	0	
NES02	Land adjacent to Chapeltown Academy, Nether Lane, S35 9ZX	General Employment	0	0.67	0	0	
NES03	Land to the west of Blackburn Road, S61 2DW	Industrial	0	11.12	0	0	
NES04	Gas Works, Newman Road, S9 1BT	Industrial	0	3.91	0	0	
NES05	Land between Grange Mill Lane and Ecclesfield Road, S9 1HW	Industrial	0	2.01	0	0	
NES06	Land to the north of Loicher Lane, S35 9XN	Industrial	0	1.42	0	0	
NES07	Upwell Street/Colliery Road (North)	Industrial	0	1.27	0	0	
NES08	Land adjacent to Yarra Park Industrial Estate and Station Road, S35 9YR	Industrial	0	0.48	0	0	
NES09	Rock Christian Centre Lighthouse and 105-125 Spital Hill, S4 7LD	Mixed Use	53	1.68	53	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
NES10	Land at Wordsworth Avenue and Buchanan Road, S5 8AU	Mixed Use	32	0.54	32	0	
NES11	Lion Works Handley Street Sheffield S4 7LD	Housing	88	0.22	88	0	
NES12	Land at Mansell Crescent, S5 9QR	Housing	73	1.1	38	-35	Permission granted for 73 homes across sites NES12 and NES32.
NES13	Parson Cross Park, Buchanan Road, S5 7SA	Housing	68	2.16	68	0	
NES14	Lytton' (Land Opposite 29 To 45 Lytton Road) Sheffield S5 8A	Housing	44	1.18	30	-14	14 Completions on site in 22/23
NES15	Land adjoining 434-652 Grimesthorpe Road	Housing	19	1.05	19	0	
NES16	Land adjacent to Deerlands Avenue roundabout, S5 7WY	Housing	32	0.95	32	0	
NES17	Remington Youth Club, Remington Road, S5 9BF	Housing	29	0.92	29	0	
NES18	Land at Longley Hall Road, S5 7JG	Housing	24	0.77	24	0	
NES19	Buzz Bingo, Kilner Way Retail Park, S6 1NN	Housing	24	0.61	24	0	
NES20	Land at Somerset Road and Richmond Street, S3 9DB	Housing	24	0.47	24	0	
NES21	Jasmin Court Nursing Home, 40 Roe Lane, S3 9AJ	Housing	23	0.17	23	0	
NES22	Land adjacent to Foxhill Recreation Ground, S6 1GE	Housing	21	0.6	21	0	
NES23	Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN Land East Of Fir View Gardens, Osgathorpe Drive, S4 7BN	Housing	20	0.43	20	0	
NES24	Parson Cross Hotel, Buchanan Crescent, S5 8AG	Housing	20	0.4	20	0	
NES25	Land At The Junction Of Abbeyfield Road And Holtwood Road Including 11 Holtwood Road Sheffield S4 7AY	Housing	20	0.38	20	0	
NES26	Eden Park Service Station, Penistone Road, Grenoside, Sheffield S35 8QG	Housing	20	0.24	20	0	
NES27	Land adjacent to 264 Deerlands Avenue S5 7WX	Housing	19	0.8	19	0	
NES28	Land adjacent to 177 Deerlands Avenue, S5 7WU	Housing	19	0.59	19	0	
NES29	Land at 16-42 Buchanan Road, S5 8AL	Housing	19	0.35	19	0	
NES30	St. Cuthberts Family Social Club, Horndean Road/Barnsley Road, Sheffield S5 6UJ	Housing	19	0.09	19	0	
NES31	Sheffield Health And Social Care Trust 259 Pitsmoor Road Sheffield S3 9AQ	Housing	18	0.17	18	0	





Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
NES32	Land between Chaucer Road and Mansell Avenue, S5 9QN	Housing	17	0.8	35	18	Permission granted for 73 homes across sites NES12 and NES32.
NES33	Land at Wordsworth Avenue, S5 9FP	Housing	16	0.44	16	0	
NES34	Site Of Norbury 2 Crabtree Road Sheffield S5 7BB	Housing	14	0.6	14	0	
NES35	Land at Palgrave Road, S5 8GR	Housing	12	0.3	12	0	
ES01	Land to the south of Meadowhall Way, S9 2FU	General Employment	0	17.1	0	0	
ES02	Alsing Road Car Park and Meadowhall Interchange, S9 1EA	General Employment	0	9.98	0	0	
ES03	M1 Distribution Centre and The Source, Vulcan Road, S9 1EW	General Employment	0	3.24	0	0	
ES04	Land at Sheffield Road, S9 2YL	General Employment	0	1.22	0	0	
ES05	Pic Toys, Land to the north of Darnall Road, S9 5AH	Industrial	0	1.05	0	0	
ES06	Outokumpu, Shepcote Lane	Industrial	0	19.53	0	0	
ES07	Land at Europa Way, S9 1TQ	Industrial	0	3.38	0	0	
ES08	Land adjacent to Veolia Sheffield, Lumley Street, S9 3JB	Industrial	0	3.26	0	0	
ES09	710 Brightside Lane, S9 2UB	Industrial	0	2.14	0	0	
ES10	Land to the north of Europa Link, S9 1TN	Industrial	0	1.6	0	0	
ES11	Land at Shepcote Lane, S9 5DE	Industrial	0	1.52	0	0	
ES12	Airflow Site, Land at Beeley Wood Lane, S6 1QT	Industrial	0	1.36	0	0	
ES13	Land at Lumley Street, S4 7ZJ	Industrial	0	1.1	0	0	
ES14	Rear of Davy McKee, Land to the east of Prince of Wales Road, S9 4BT	Industrial	0	0.89	0	0	
ES15	Land to the northeast of Barleywood Road, S9 5FJ	Industrial	0	0.89	0	0	
ES16	Former Dr John Worrall School, Land at Brompton Road, S9 2PF	Industrial	0	0.68	0	0	
ES17	Land at Ripon Street, S9 3LX	Industrial	0	0.65	0	0	
ES18	Land at Catley Road, S9 5NF	Industrial	0	0.55	0	0	
ES19	Land adjacent to 58-64 Broad Oaks, S9 3HJ	Industrial	0	0.45	0	0	
ES20	Darnall Works, Darnall Road, S9 5AB	Mixed Use	80	6.51	80	0	
ES21	Land between Prince of Wales Road and Station Road, S9 4JT	Mixed Use	28	1.11	28	0	





Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
ES22	Attercliffe Canalside, Land to the north of Worthing Road, S9 3JN	Housing	596	4.73	596	0	
ES23	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	Housing	371	1.09	378	7	Site has gained new full planning permission for 378 units
ES24	Manor sites 12/13, Land to the north of Harborough Avenue, S2 1RD	Housing	210	6.1	189	-21	21 Completions on site in 22/23
ES25	Land to the north of Bawtry Road, S9 1WR	Housing	147	5.6	147	0	
ES26	Land at Algar Place, S2 2NZ	Housing	121	2.8	100	-21	Error. Capacity changed to reflect Stock Increase Programme (issued December 2022).
ES27	Land at Kenninghall Drive, S2 3WR	Housing	120	3.42	114	-6	Error. Capacity changed to reflect Sheffield Housing Company Programme (issued December 2022).
ES28	Fitzalan Works, Land to the south of Effingham Street, S9 3QD	Housing	116	0.92	116	0	
ES29	Pennine Village, Land at Manor Park Avenue, S2 1UH	Housing	101	3.74	101	0	
ES30	Ouseburn Road, Darnall (referred to as the Darnall Triangle)	Housing	98	4.23	98	0	
ES31	Staniforth Road Depot, Staniforth Road, S9 3HD	Housing	93	3.32	93	0	
ES32	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Housing	93	2.81	93	0	
ES33	Westaways, Land at Bacon Lane, S9 3NH	Housing	82	0.66	82	0	
ES34	St. John's School, Manor Oaks Road, S2 5QZ	Housing	68	1.87	68	0	
ES35	Land at Berner's Place, S2 2AS	Housing	63	1.67	63	0	
ES36	Land at Daresbury Drive, S2 2BL	Housing	48	1.31	37	-11	Error. Capacity changed to reflect Sheffield Housing Company Programme (issued December 2022).
ES37	Land at Harborough Rise, S2 1RT	Housing	47	1.61	47	0	
ES38	Land at Prince of Wales Road, S9 4ET	Housing	46	1.03	46	0	
ES39	Buildings at Handsworth Road, S9 4AA	Housing	42	1.18	42	0	
ES40	Stadia Technology Park, Shirland Lane, S9 3SP	Housing	41	0.64	41	0	
ES41	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S2 2GG	Housing	39	0.19	48	9	Granted permission for 48 homes December 2022
ES42	Buildings at Blagden Street, S2 5QS	Housing	37	1.02	37	0	
ES43	Norfolk Park 5B, Park Spring Drive (site of former health centre), Frank Wright Close, Sheffield S2 3RE	Housing	35	1.21	35	0	
ES44	Land At Main Road Ross Street And Whitwell Street Sheffield S9 4QL	Housing	28	0.61	28	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
ES45	Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS	Housing	26	0.59	26	0	
ES46	Land at Wulfric Road and Windy House Lane, S2 1LB	Housing	24	0.9	24	0	
ES47	Land to the north of Shortridge Street, S9 3SH	Housing	17	0.24	17	0	
ES48	Windsor Hotel, 25-39 Southend Road	Housing	17	0.12	17	0	
ES49	Site Of Foundry Workers Club And Institute Car Park, Beaumont Road North, S2 1RS	Housing	16	0.42	16	0	
ES50	Land at Spring Close Mount, S14 1RB	Housing	16	0.4	16	0	
ES51	331 & 333 Manor Oaks Road, And 7 & 8 Manor Oaks Place Sheffield S2 5EE	Housing	12	0.12	0	-12	Construction of site completed in 2022/23
ES52	Land Opposite 299 To 315 Main Road Darnall Sheffield S9 5HN	Housing	11	0.16	11	0	
ES53	Land At Daresbury View Sheffield S2 2BE	Housing	10	0.46	0	-10	Construction of site completed in 2022/23
SES01	Land at Orgreave Place, S13 9LU	General Employment	0	1.29	0	0	
SES02	Land adjacent to the River Rother, Rotherham Road, S20 1AH	General Employment	0	1.1	0	0	
SES03	Land to the east of Eckington Way, S20 1XE	Industrial and Traveller Site	0	6.85	0	0	
SES04	Mosborough Wood Business Park, Land to the north of Station Road, S20 3GR	Industrial	0	9.41	0	0	
SES05	Land to the east of New Street, S20 3GH	Industrial	0	3.75	0	0	
SES06	Warehouse and land adjacent, Meadowbrook Park, S20 3PJ	Industrial	0	0.57	0	0	
SES07	Land at New Street and Longacre Way, S20 3FS	Industrial	0	0.54	0	0	
SES08	Land at Silkstone Road, Wickfield Road and Dyke Vale Road, S12 4TU	Housing	272	9.48	272	0	
SES09	Former Newstead Estate, Birley Moor Avenue, S12 3BR	Housing	218	6.49	218	0	
SES10	Land to the east of Moor Valley Road, S20 5DZ	Housing	151	4.2	151	0	
SES11	Manor Top Army Reserve Centre, Hurlfield Road, S12 2AN	Housing	151	3.35	151	0	
SES12	Land at Vinkinglea Drive, S2 1FD	Housing	90	2.54	90	0	
SES13	Land to the east of Jaunty Avenue, S12 3DQ	Housing	75	2.09	75	0	
SES14	Owthorpe E, Land Off Moorthorpe Way, S20 6PD	Housing	74	3.11	33	-41	Under Construction with 41 completions in 2022/23
SES15	Former Prince Edward Primary School and land adjacent, Queen Mary Road, S2 1EE	Housing	50	2.82	50	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
SES16	Manor Community Centre, Fairfax Road, S2 1BQ	Housing	34	1.08	34	0	
SES17	Former Joseph Glover Public House, Land at Station Road and Westfield Southway, S20 8JB	Housing	31	0.88	31	0	
SES18	Site Of The Cherry Tree Social Club 40 Main Street Hackenthorpe Sheffield S12 4LB	Housing	28	0.59	28	0	
SES19	Land at Waverley Lane and Halesworth Road, S13 9AF	Housing	27	0.74	27	0	
SES20	Sheffield Dragons College Of Martial Arts 36 - 38 Market Square Sheffield S13 7JX	Housing	27	0.06	27	0	
SES21	Curtilage Of Basforth House, 471 Stradbroke Road Sheffield, S13 7GE	Housing	26	0.52	26	0	
SES22	Land at Smelter Wood Road, S13 8RY	Housing	21	0.52	21	0	
SES23	Land to the north of Junction Road, S13 7RQ	Housing	20	0.57	20	0	
SES24	Former Foxwood, Land at Ridgeway Road, S12 2TW	Housing	19	0.83	19	0	
SES25	363 Richmond Road Sheffield S13 8LT	Housing	14	0.18	14	0	
SES26	Site Of Frecheville Hotel, 1 Birley Moor Crescent, S12 3AS	Housing	11	0.12	11	0	
SES27	Former Club House, Mosborough Miners Welfare Ground, Station Road, Mosborough, Sheffield S20 5AD	Housing	10	0.14	10	0	
SES28	Woodhouse East, Land to the north of Beighton Road, S13 7SA	Housing and Open Space	258	10.53	258	0	
SS01	Land to the west of Jordanthorpe Parkway, S3 8DZ	Housing	52	1.43	52	0	
SS02	Site Of Kirkhill Resource Centre 127 Lowedges Road Sheffield S8 7LE	Housing	45	0.45	45	0	
SS03	Land Between 216B And 218 Twentywell Lane, Sheffield, S17 4QF	Housing	44	1.09	44	0	
SS04	Former Hazlebarrow School, Land at Hazelbarrow Close, S8 8AQ	Housing	37	1.03	37	0	
SS05	Site of Vernons the Bakers and Bankside Works, Archer Road, Sheffield S8 0JT	Housing	33	0.47	0	-33	Construction of site completed in 2022/23.
SS06	Land at Gaunt Road, S14 1GF	Housing	30	2	30	0	Granted permission for 30 homes March 2023
SS07	Site Of TTS Car Sales Ltd, Archer Road, Sheffield	Housing	28	0.12	28	0	
SS08	Woodseats Working Mens Club The Dale Sheffield S8 0PS	Housing	26	0.44	26	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
SS09	Scarsdale House, 136 Derbyshire Lane, Woodseats	Housing	12	0.19	12	0	
SS10	S R Gents, 53 East Road, S2 3PP	Housing	17	0.43	17	0	
SS11	Land To The Rear Of 29 To 39 Heeley Green, Denmark Road, S2 3NH	Housing	14	0.28	14	0	
SS12	298 Norton Lane, S8 8HE	Housing	14	0.21	14	0	
SS13	The Ball Inn, Myrtle Road, S2 3HR	Housing	14	0.2	14	0	
SS14	Goodman Sparks Ltd, Fulwood House, Cliffefield Road, S8 9DH	Housing	12	0.17	12	0	
SS15	(The orchards) Totley Hall Farm Totley Hall Lane Sheffield S17 4AA	Housing	11	0.41	11	0	
SS16	Garage Site Adjacent Working Mens Club Smithy Wood Road Woodseats Sheffield S8 0NW	Housing	10	0.75	10	0	
SS17	Former Norton Aerodrome, Norton Avenue, S17 3DQ	Housing and Open Space	270	8.4	270	0	
SS18	Hemsworth Primary School, Land at Constable Road, S14 1FA	Housing and Open Space	81	2.47	81	0	
SWS01	Land adjacent to 112 London Road, S2 4LR	Mixed Use	15	0.11	15	0	
SWS02	Land At Napier Street Site of 1 Pomona Street and Summerfield St. Former Gordon Lamb	Housing	132	0.96	132	0	
SWS03	245 Ecclesall Road Sheffield S11 8JE	Housing	184	0.46	184	0	
SWS04	Sheffield Health and Social Care, Fulwood House, 5 Old Fulwood Road, Sheffield S10 3TG	Housing	60	2.26	60	0	
SWS05	Block A, Hallamshire Business Park, 100 Chatham street, S11 8HD	Housing	59	0.51	59	0	
SWS06	Howdens Joinery Co, Bramall Lane, S2 4RD	Housing	43	0.31	43	0	
SWS07	Willis House Peel Street Sheffield S10 2PQ	Housing	39	0.16	39	0	
SWS08	Tapton Court Nurses Home, Shore Lane, S10 3BW	Housing	38	1.38	0	-38	Construction of site completed in 2022/23.
SWS09	Loch Fyne 375 - 385 Glossop Road Sheffield S10 2HQ	Housing	27	0.04	27	0	
SWS10	Springvale Gospel Hall, Land to the south of Carter Knowle Road, S7 2ED	Housing	14	0.64	14	0	
SWS11	Abbeydale Tennis Club Abbeydale Road South Sheffield S17 3LJ	Housing	14	0.62	14	0	
SWS12	Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA	Housing	14	0.46	14	0	



Site Allocation reference	Site Address	Proposed Use	Housing Capacity (1st April 2022)	Site Area	Updated Remaining Housing Capacity (1st April 2023)	Capacity Change	Reason for Change
SWS13	Cemetery Road Car Sales 300 Cemetery Road Sheffield S11 8FT	Housing	14	0.07	14	0	
SWS14	Tapton Cliffe And Lodge 276 Fulwood Road Sheffield S10 3BN	Housing	13	0.66	13	0	
SWS15	Premier 127 Sharrow Lane Sheffield S11 8AN	Housing	13	0.02	13	0	
SWS16	83 Redmires Road, Sheffield S10 4LB	Housing	12	0.22	12	0	
SWS17	Land at Banner Cross Hall, Ecclesall Road South, S11 9PD	Housing	10	0.52	10	0	
SD01	Ernest Thorpe's Lorry Park, Land adjacent to the River Don, Station Road, S36 2UZ	General Employment	0	0.89	0	0	
SD02	Former Steins Tip, Station Road, Deepcar	Housing	428	24.21	428	0	
SD03	Site A, Stocksbridge Steelworks, Manchester Road, S36 1FT	Housing	190	6.8	190	0	
SD05	Land at Junction with Carr Road, Hollin Busk Lane, Sheffield S36 2NR	Housing	85	6.88	69	-16	Granted reserved matters permission for 69 dwellings February 2023
SD06	Land at Manchester Road and adjacent to 14, Paterson Close, Park Drive Way, Stocksbridge, Sheffield.	Housing	55	0.37	55	0	
SD07	Site G, Stocksbridge Steelworks, Fox Valley Way, S36 2BT	Housing	34	0.75	34	0	
SD08	Balfour House, Coronation Road, S36 1LQ	Housing	33	0.73	33	0	
SD09	Land Adjacent Ford House 4 Fox Valley Way, S36 2AD	Housing	33	0.27	33	0	
SD10	Sweeney House, Oxley Close, S36 1LG	Housing	18	0.52	18	0	
SD11	49 Pot House Lane, Sheffield, S36 1ES	Housing	14	0.58	14	0	
SD12	Land Within the Curtilage of Ingfield House, 11 Bocking Hill, Sheffield S36 2AL	Housing	14	0.33	14	0	
SD13	Enterprise House, Site Adjacent to 1 Hunshelf Park, Sheffield	Housing	10	0.26	10	0	
CH01	Former Chapeltown Training Centre, 220 - 230 Lane End, Sheffield, S35 2UZ	Housing	14	0.76	14	0	
CH02	Swimming Baths, Burncross Road Sheffield, S35 1RX	Housing	10	0.31	7	-3	Under Construction with completions delivered in 2022/23



