

Sheffield

New Neighbourhoods Prospectus

2026



Sheffield



An aerial photograph of Sheffield, UK, taken during the golden hour of sunset. The sun is low on the horizon, casting a warm, golden glow over the city and the surrounding hills. The foreground shows a mix of green fields, a winding road, and some residential buildings. The middle ground is dominated by a dense urban area with various buildings and structures. The background features rolling hills under a hazy sky.

“Together as a city, Sheffield has put deep partnership at the heart of our plans to deliver ambitious housing growth and place-based regeneration.”

Kate Josephs
Sheffield City Council CEX and
Sheffield Housing Growth Board Chair

Shaping the future of our New Neighbourhoods

Sheffield is a unique City with a wealth of exciting residential opportunities, particularly within the City Centre. The Council is transforming the City Centre into a thriving business, residential, leisure and retail centre, with capacity to deliver up to 20,000 new homes by 2039.





Image source: Citu/CGI Collective



Image source: Citu

Sheffield

A city making waves

Sheffield is undergoing an exciting period of transformation. The foundations have been laid - a City Centre Strategic Vision has been endorsed providing a new roadmap for positive change, new priority locations for growth have been identified and Sheffield forms a key part of the newly announced Don Valley Corridor Mayoral Development Zone (MDZ).

The Government has committed funding to support Sheffield with its ambitious regeneration programme including through £85m densification funding for SYMCA, focused on Northern Powerhouse Rail priority investments such as Sheffield.

A new Growth Plan and Housing Strategy have also been launched to unlock the economic potential of the City and support the development of high quality new neighbourhoods across Sheffield.

We want to build on this momentum and continue to drive forward our strategic ambitions and regeneration plans for the City Centre.

Sheffield City Council and its partners in the City are looking to work alongside innovative and forward-thinking strategic development partners and key stakeholders to establish thriving new residential neighbourhoods in the City and support the transformation of the City Centre.

Why Sheffield?

Sheffield can be defined by its people. There is a strong sense of place, pride and local identity.

Together we get things done is a shared public sector commitment to work alongside the private sector, local, regional and national partners and our communities to create a more prosperous, inclusive and sustainable Sheffield.

Economy & Skills



City region of **c. 1.4m people**

One of the fastest growing Core Cities

Over 60,000 students

2 world leading Universities



42% graduate retention rate (above national average)



International reputation for engineering and manufacturing

Thriving Digital, Tech & Creative sectors



Largest concentration of policy professionals outside London



Only Property Association in the country outside of London



Economy & Skills



Sheffield is the 4th largest city in England and is South Yorkshire's Core City - the city is a key economic, cultural and transport hub, accounting for 47% of economic activity in South Yorkshire and contributing £15.7 billion to the UK economy.



Sheffield's Economy is Global, Green and Growing - Sheffield is home to global brands and world-leading businesses, including Boeing, Rolls Royce and McLaren Automotive. New developments continue to enhance the profile of the city including the £350m West Bar project - with DWP recently leasing the entire 100,000 sq ft No.1 West Bar - and the £470m Heart of the City project which will deliver 1.5m sqft of mixed use floorspace, supporting 7,000 new jobs.



Innovation Spine - The Sheffield Innovation Spine represents a long-term strategy to establish and connect innovation infrastructure within the city centre by providing spaces for R&D, laboratories, and flexible workspaces. The Spine is projected to attract over £1.2 billion in private investment and create more than 8,000 new jobs by 2030, building on Sheffield's established startup culture and strong university spin-out pipeline to create a powerful ecosystem where businesses gain unparalleled access to knowledge, technology, and talent.



Cutting Edge of Advanced Manufacturing and Engineering Innovation - the Advanced Manufacturing Park (AMP) and Sheffield Business Park are at the heart of Don Valley Corridor MDZ. The city is part of the South Yorkshire Investment Zone which is focused on Advanced Manufacturing and is expected to help leverage more than £1.2bn of private funding and support more than 8,000 jobs by 2030 (HM Treasury). Investment will be further strengthened under the new Don Valley Corridor MDZ which aims to unlock nearly 20,000 new jobs in fast-growing industries.



Key Academic Hub - the city is home to the University of Sheffield and Sheffield Hallam University which are world-leading institutions in research and innovation. Sheffield attracts over 60,000 students every year and a graduate retention rate of 42% ensures a strong pipeline of highly skilled professionals. The University of Sheffield is now recognised in the top 50 most international universities globally (TES)

Culture & Lifestyle

Sustainability & Environment

Why Sheffield?



Foodie Capital of the UK



Home to over 589,000 people

Kelham Island named as one of 'coolest neighbourhoods in the world'

Source: TimeOut

Day visits generated £1.4bn to local economy (2024)



15.8 million tourism visits per year (2025)



Visitor numbers up 4.3% (2023-2024)

Visitor activity supports over 15,000 FTE jobs locally



Home of World Snooker to 2045

Economy & Skills

Culture & Lifestyle

Culture & Lifestyle



A Vibrant Cultural Offering - TimeOut named Sheffield as the second-best city break in Europe in 2023 with the city boasting a wide range of cultural assets including the largest theatre complex outside of London, 26 art galleries, globally-renowned brands and a vibrant TV, film and games production sector. With 58 breweries it is also one of the premier beer cities in the world. Sheffield was crowned the UK foodie capital in 2024 and is a distinguished hub for food festivals and markets.



An Attractive and Growing Residential Offering - the city is undergoing exciting transformation, underpinned by economic growth and the completion of a variety of high quality commercial, mixed use and residential-led schemes including Kelham Island and Heart of the City. The draft Local Plan sets out the commitment to deliver a minimum of 38,000 homes over the period 2022 to 2039, including 20,000 in the city centre, to support the city's growth ambitions. The anticipated economic growth and population growth will continue to support strong residential demand and value growth potential.



Renowned Sporting Destination - there are world class sporting facilities in Sheffield including the English Institute of Sport, Ponds Forge, and the £500m Sheffield Olympic Legacy Park. Sheffield is the birthplace of football, the home of climbing and outdoor/adventure sports (being the Outdoor City) along with British diving. Sheffield is also home to one of the UK's leading Ice Hockey teams.



Sport and Culture Investment - Sheffield is the host of the World Snooker Championship and the Crucible will undergo a £45 million upgrade as part of retaining hosting rights to 2045. This investment also directly supports SCC's Cultural Strategy through major investment in one of the UK's most important original theatre production houses.



Why Sheffield?



Greenest city in the UK

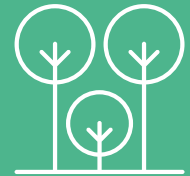
**61%
greenspace**



The Outdoor City

1/3 of city lies within the Peak District National Park

4.5 million trees - the highest ratio of trees to people of any European city



12.6% reduction in emissions (2022-2023) - highest of all core cities

New green links proposed between Sheffield and Rotherham under the Don Valley Corridor MDZ

Economy & Skills

Culture & Lifestyle

Sustainability & Environment

Sustainability & Environment



Strategically Located and Excellent Connectivity

- Sheffield is within a 50-minute drive of both Manchester and Leeds with the M1 motorway providing excellent accessibility to surrounding areas. The city is also less than 2 hours to Birmingham and London via rail links, whilst the Sheffield Supertram network provides excellent intra-city connectivity. We've launched our [Sheffield Transport Vision](#) and [Decarbonisation Route Map](#) which sets out how we will continue to improve sustainable transport in Sheffield and key connections to other regions and international gateways.



The 'Outdoor City' - Sheffield has outstanding access to the outdoors; 33% of the city is comprised of the Peak District National Park, 61% of the city is greenspace and there are 4.5 million trees in Sheffield which is the highest ratio of trees to people of any European city. Sheffield was named the UK's Greenest City in 2021 and the second greenest city in Europe. Our natural assets are a unique magnet to attract and retain talent, offering people great places to live and making our neighbourhoods the perfect places to invest.



A Walkable City - Sheffield Train Station, the Universities, Kelham Island, Winter Gardens and Sheffield Cathedral can all be reached within a twenty minute walk from our key city centre neighbourhoods.



Government Support for Major Sustainable Transport Improvements - Funding of c. £160m has been announced to support the reopening of Doncaster Sheffield Airport (targeted for Winter 2026) which would see the creation of a sustainable aviation hub designed to “turbocharge” economic growth in the region. The 2024 Autumn Statement also committed to the renewal of the Supertram system. Separately, the Shalesmoor Gateway Investment is being sought which will help to improve public transport and traffic at key schemes such as Furnace Hill/Neepsend.



Sheffield

New Neighbourhoods

A panoramic view of Sheffield at dusk. The sky is a mix of blue and orange, with scattered clouds. In the foreground, there's a grassy area with a wooden railing and a set of stairs. The middle ground is filled with various buildings, some with lights on, and a large crane on the left. The background shows the city skyline and distant hills.



There are a wide range of development opportunities in the City Centre and its fringes. A key focus for the Council is driving regeneration in our priority locations as set out in the [City Centre Strategic Vision and Housing Strategy](#), and the [Housing Growth Delivery Plan 2025-2030](#) anchored around three new neighbourhoods which have been identified as strategically important sites that have the ability to deliver transformational change in each area. In addition, on the city fringe Attercliffe is now at the forefront of Sheffield's new wave of urban transformation. Once a gritty industrial area, this key gateway location is now being reimagined as a vibrant, eco-conscious community.

These sites offer exciting opportunities for a wide range of developers and investors as explained on the pages overleaf.

Although Furnace Hill & Neepsend is no longer a developer opportunity it is an investment opportunity, with £67m having been secured and a partner selected.

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New Neighbourhoods



Moorfoot



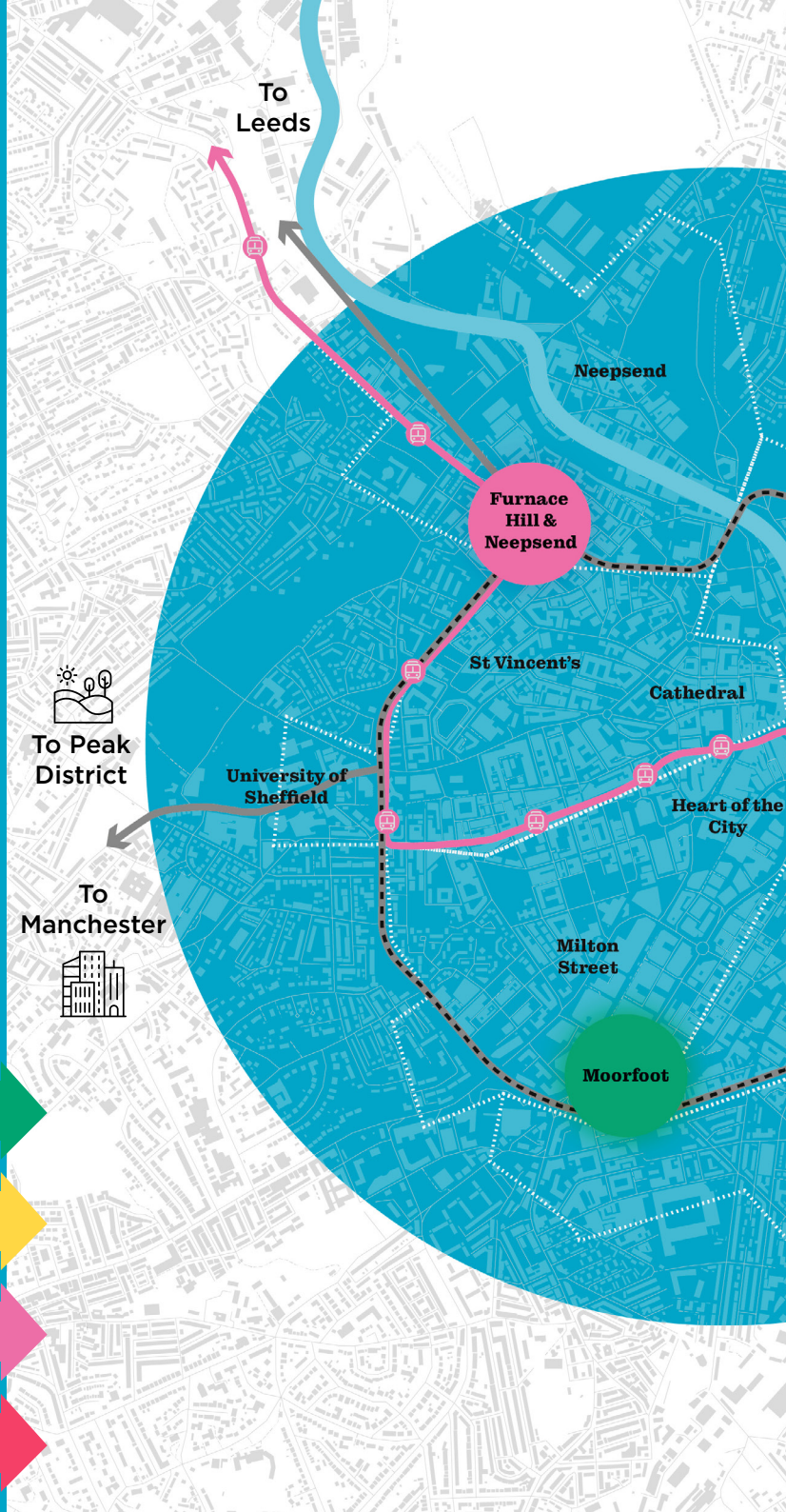
Sheffield Station Campus

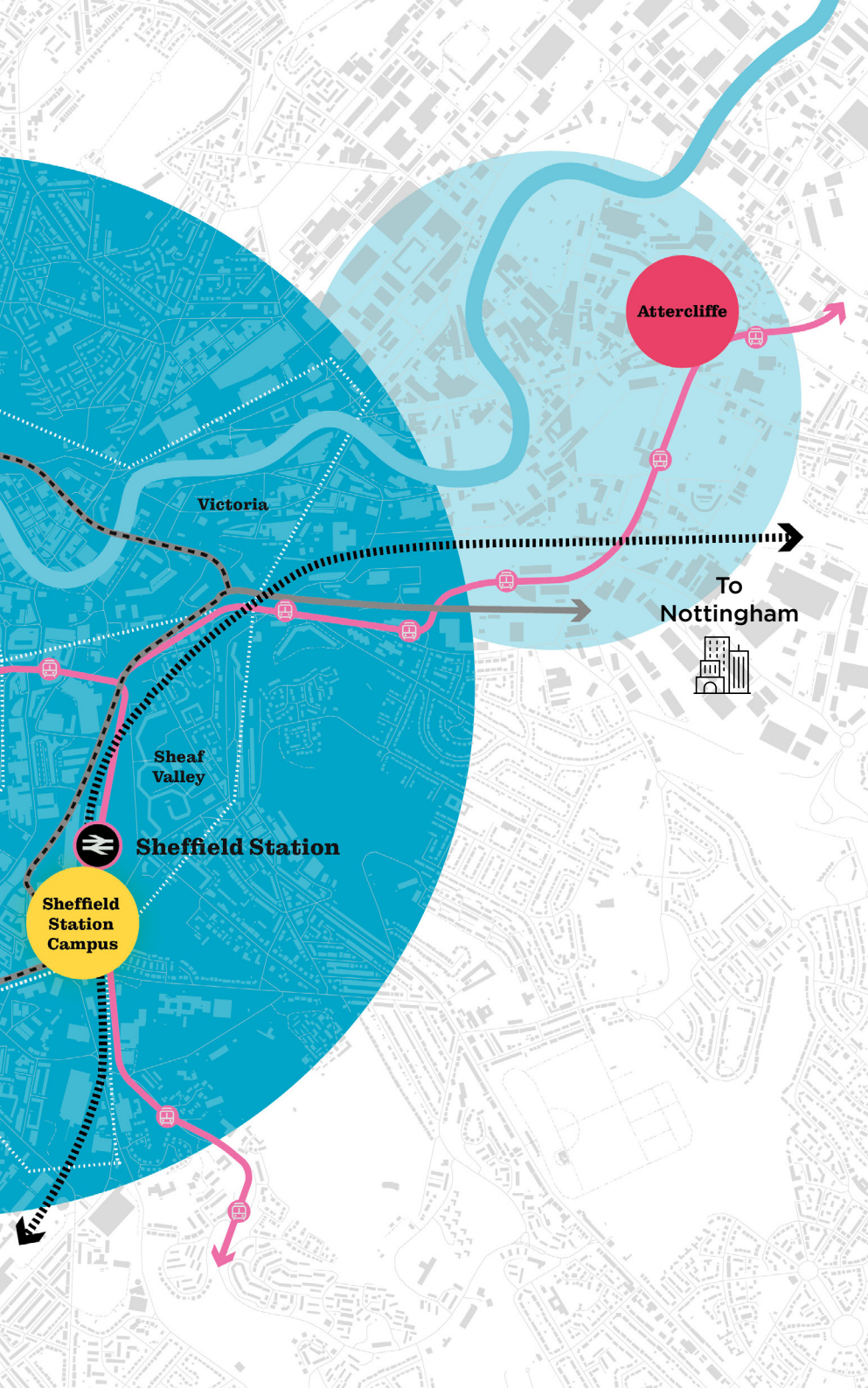


Furnace Hill & Neepsend



Attercliffe





Creation of “Lifetime” Neighbourhoods

Neighbourhoods will provide a distinctive offer across all sectors, playing different roles and catering for different households to create unique, thriving, economic, cultural and residential destinations that are inclusive and sustainable.



Market Making

Fundamental to the City's future success will be the establishment of new markets and housing products in Sheffield City Centre. We will kick start regeneration and create an environment which unlocks investment from partners.



Place Creation

People and communities should be at the heart of shaping places - the community live and breathe a place. A masterplanning approach will ensure developments create connected, accessible and animated places where people want and choose to live, work and play.

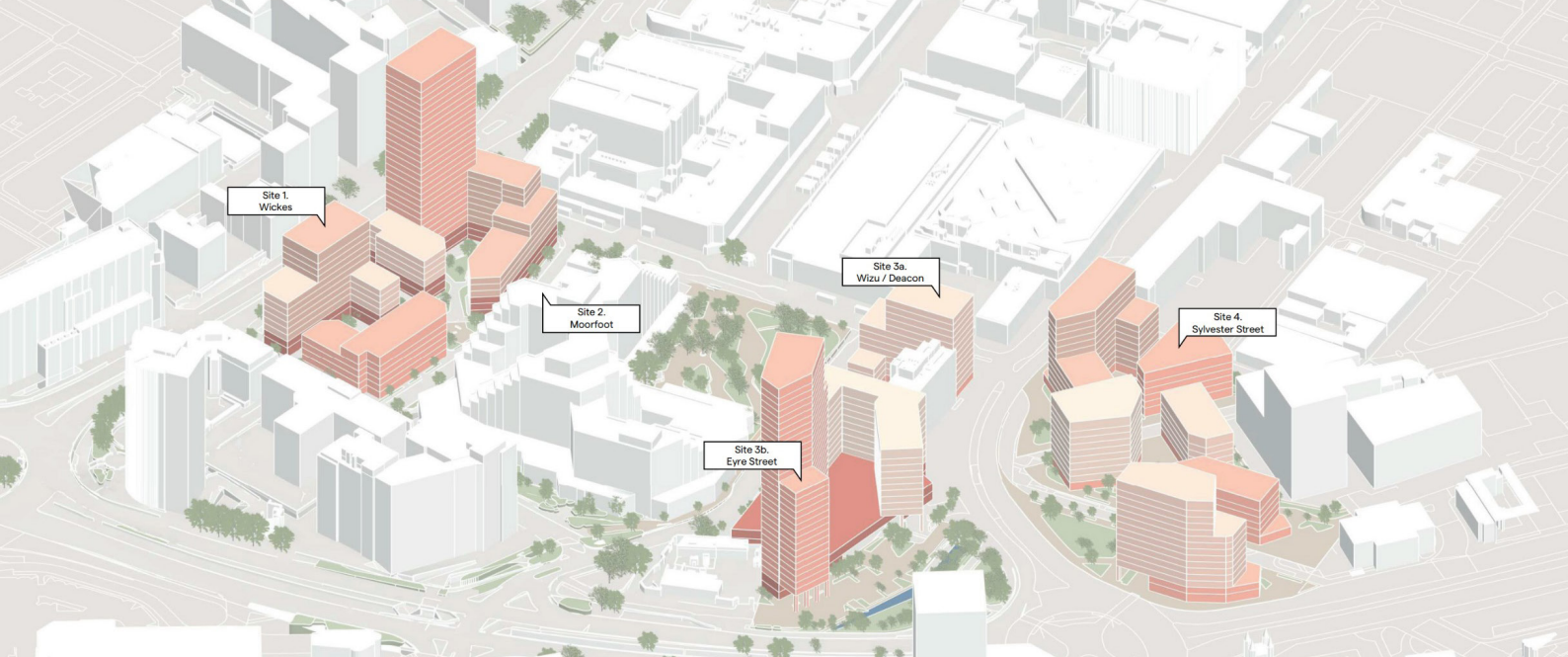
New City Centre Neighbourhoods

Moorfoot

Moorfoot is a distinctive gateway location into the City Centre and the regeneration of the area holds the key to bridging the current divide between the south and the City Centre, creating a seamless connection that brings vitality into this once inactive space.

Procurement of a Development Partner for Phase 1 to commence in 2026 and feedback is sought through preliminary market engagement





Proposed Uses – Residential, commercial, retail, food & beverage, mobility hub, public realm.

Target Demographics – Focus on enhancing the City Centre residential offering for both younger and established professionals to provide the security and lifestyle of a modern, vibrant and energetic city.



Total Units – c. 1,600 new homes including the refurbished Moorfoot building which could accommodate c. 320 units.

Affordable Housing – Minimum of 10%.



Storey Heights – Range from 5-6 storeys up to 28-32 storeys in key gateway locations.



Key Facts



Planning Status/Framework – Development Framework prepared and allocated for housing (including related or compatible uses) and mixed use in the emerging Local Plan.

Development Framework Principles – Gateway to Sheffield, a cosmopolitan home, green & civic quarter.



Target Housing Typologies – A range of apartment types across 1, 2 and 3 bed homes including purpose built new build and desirable modern conversions within the Moorfoot building, taking advantage of its unique existing layout/footprint, and opportunities for external resident terraces and balconies.



The Moorfoot area is located in the southern area of the City Centre, inside the ring road (St Mary's Gate) and to the south of The Moor and Fitzwilliam Gate, bookending Sheffield's primary retail core.

The Development Framework aims to create a distinctive city quarter with high quality residential-led mixed use development. Central to the transformation of the area is the repurposing of the iconic Moorfoot building which is owned by Sheffield City Council and is one of the key development opportunities in the area. The building has a distinctive double hexagon 'ziggurat' form and is a unique City Centre landmark, impressing in its sheer scale and prominent location. Repurposing the building as opposed to demolition is estimated to save c.14,400 tonnes of CO2 and provides the opportunity to deliver an exemplar refurbishment which will anchor a new vibrant residential-led mixed use destination.

Integration of green infrastructure into public spaces and improved connectivity into the City Centre and surrounding neighbourhoods to the south will also provide an attractive place for people to live and stay in Sheffield over the long term, with new civic spaces proposed throughout the area.



Business Case
underway to
secure funding
for land assembly,
infrastructure and
public realm





New City Centre Neighbourhoods

Sheffield Station

Campus

The Station Campus is located in the south eastern area of the City Centre and forms a highly important gateway into the city between the train station and the A61, with thousands of movements through the area each day. It forms part of two areas known as the Cultural Industries Quarter and The Sheaf Valley. The station provides excellent connectivity to other major cities in the north of the UK as well as London in under 2 hours and is a key arrival point for welcoming visitors into Sheffield.

**Marketing of Phase 1
office plot to
commence in 2026**





Proposed Uses – Residential, office, commercial, public realm, pedestrian and cycle bridge, supporting retail and food & beverage.

Target Demographics – A vibrant mixed use location with a vision to attract new residents and businesses to the area, driving synergies with the creative and cultural economy of the neighbouring Cultural Industries Quarter. The Station Campus will create a mixed community with residential opportunities and a large proportion of commercial space.



Key Facts



Total Units – 767 new homes, 18,368 sqm of office space, 4,547 sqm of other commercial space.

Affordable Housing – Minimum of 10%.



Storey Heights – Up to 19 storeys.

Planning Status/Framework – Masterplan/Development Framework under preparation and allocated for employment, housing (including related or compatible uses) and mixed use in the emerging Local Plan.



Target Housing Typologies – A range of property types offering a mix of studios to larger 3-bedroom apartments, with varying densities. Potential for taller buildings in gateway locations and opportunities for Build to Rent.



Business case is underway to deliver Phase 1 infrastructure



Key Masterplan Objectives – Enhanced sense of arrival, new pedestrian and cycle bridge, improved station transport integration, cohesive public realm, mix of uses/activities, rationalised operational rail facilities.



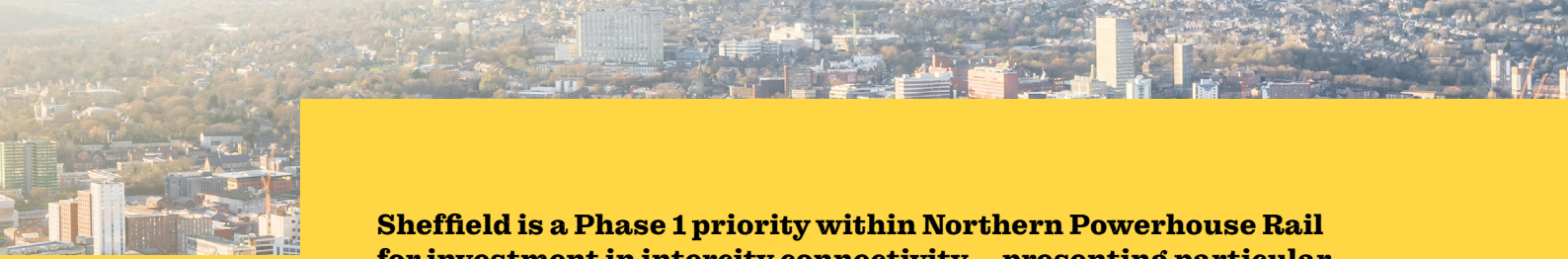
The Station Campus is proposed to be developed over two phases as a place to both live and work in a way that will deliver a step change in sustainable regeneration at this key gateway location.

The development will support a vibrant mixed-use neighbourhood with a rich mix of uses including residential, employment, retail and leisure that can improve the sense of arrival into the city and unlock transformative connectivity improvements within the south-eastern area of the City Centre. A new pedestrian and cycle bridge will be delivered alongside the scheme which will act as an integrated piece of connectivity infrastructure to re-link communities and open spaces to the east with the City Centre.

The Station Campus currently comprises areas of open space and streets, differentiated by their character, function and opportunities, which will be emphasised as part of development, with a high quality network of green space and landscaping to link the various development plots and create a coherent environment.

The development will also support the Sheffield Innovation Spine - a continuous research to production corridor running from Station Campus to the University of Sheffield.





Sheffield is a Phase 1 priority within Northern Powerhouse Rail for investment in intercity connectivity – presenting particular opportunities for the Station Campus masterplan and neighbourhood.



New City Centre Fringe Neighbourhood Attercliffe

Attercliffe sits in the Don Valley between Sheffield City Centre and Rotherham Town Centre, and serves as a key gateway into the City Centre from the east.

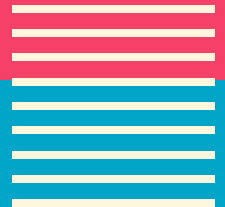
It forms part of the new Don Valley Corridor MDZ which represents a nationally significant opportunity for regeneration and growth, aiming to unlock 18,500 new jobs and over 10,500 new homes.

Attercliffe is getting its groove back as the forefront of Sheffield's new wave of urban transformation.

Once a gritty industrial area, it's now being reimagined as a vibrant, eco-conscious community.

The revival of Attercliffe embodies the city's bold transformation - a dynamic fusion of innovation, community and nature.

Attercliffe forms part of the recently announced Don Valley Corridor MDZ





Proposed Uses – 23 acre waterside urban regeneration scheme developing new homes, creative workshops, arts venue and retail spaces.

Target Demographics – Local people, young professionals, families and retired people.



Total Units – 3,000 new homes including the Attercliffe Waterside development, under construction by developer Citu.

Affordable Housing – Minimum of 10%.

Storey Heights – 2 to 8 stories.



Target Housing Typologies – Affordable homes and a varied tenure mix will provide the opportunity of home ownership for all and an affordable offer to the City Centre.



Key Masterplan Objectives – Focus on renewing a neighbourhood, making Attercliffe the driving force of Sheffield's next chapter. The area's industrial waterways, once vital to its steel roots, now connect a new wave of creativity, community and sustainable living.



Planning Status / Framework – Development framework prepared for consultation during 2025.

Funding Secured - Awarded £17 million Levelling Up funding.

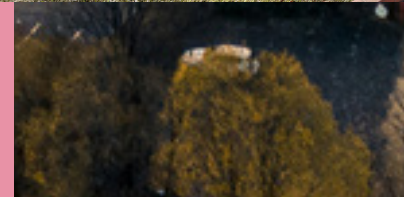


Sheffield

Attercliffe's revival blends Sheffield's industrial roots with a bold, green future. As the city's next hotspot, it mirrors Sheffield's global, green and growing strategy by fostering innovation, sustainability and community. Like Kelham Island, Attercliffe is set to become one of Sheffield's coolest, most forward-thinking neighbourhoods.

A place that is vibrant and designed for people and nature to thrive. Bursting with energy and optimism, Attercliffe is shedding its industrial past and emerging as a dynamic, modern neighbourhood full of opportunity. As Sheffield grows in confidence, proud of its heritage but boldly embracing the future, Attercliffe mirrors this momentum - fusing cutting-edge sustainable spaces, lively communities and green areas that reflect the city's passion for the outdoors.

This revitalisation captures the spirit of Sheffield's resurgence, where innovation, nature and urban life unite in a place designed for growth and adventure.





An aerial photograph of Sheffield, UK, showing a dense urban landscape with various buildings, streets, and green spaces. A prominent yellow rectangular box is positioned in the upper center of the image, containing the word "Sheffield" in a bold, black, sans-serif font. The city's architecture is a mix of modern glass-fronted buildings and older brick structures. In the foreground, a large railway station with a complex roof structure is visible, along with a curved pedestrian bridge over a water feature. The lighting suggests a bright, sunny day, casting long shadows and highlighting the textures of the buildings and the ground.

Sheffield

Realising the Opportunity



Driving Growth and Development the Sheffield Way

After promoting our first new neighbourhoods at UK REiiF in 2024, two preferred developers have now been successfully secured in early 2026 to take forward 750 new homes at Furnace Hill (Capital & Centric) and 427 new homes at Neepsend (PfP Igloo).



There is a rich set of opportunities within the City Centre and its fringes. The masterplans for our priority neighbourhoods demonstrate our ambition, track record and commitment to take bold decisions with partners to deliver growth at pace.



We are looking to continue to engage with developers and investors to realise the opportunities and to:

Create new distinctive neighbourhoods as part of the Council's priority locations for growth



Drive forward transformation of the City Centre and create jobs



Improve connections and accessibility between areas in the City Centre



Use existing iconic architecture, the City's heritage assets and culture to help define and curate unique places in the City



Diversify the retail core



Improve the experience of the streets for all users



Encourage different people to live in the City Centre by providing a differentiated offer in identified neighbourhoods



Repopulate the City Centre with 20,000 new homes



Encourage the adoption of new technologies to accelerate carbon reduction and invest in low carbon infrastructure



Implement innovative solutions to respond to challenges (such as, Digital, Net Zero and Future of work)



Facilitate public and private sector partnerships



Invest in Sheffield

The Council has bold ambitions for Sheffield and the city has commenced an exciting period of transformation with demonstrable public sector support. Our strong partnership with Homes England exemplifies the change that we can achieve with ambitious local leadership and a focus on delivering for citizens.

The Council and its public sector partners are seeking to work with private sector partners to realise joint visions and aspirations for the City.

We welcome further engagement with partners to discuss the opportunities in this prospectus (and wider projects) and how we can work together to unlock the potential of Sheffield and deliver high quality and sustainable regeneration at a scale unprecedented in the North of England.

Our Commitments

The Council will continue to support investment through our skillsets and relationships including by:

1. **Accessing Funding** - we will work with the public and private sector to make the case to access existing and future funding programmes, and will co-develop business cases to support critical investment
2. **Harnessing our Land and Buildings** - we will use our assets to catalyse development and will work with partners to support wider proposals which align with our vision and objectives for the city
3. **Enhanced Partnership Working** - we will continue to facilitate collaboration and new ways of working between the public and private sectors to proactively unlock new sites for development and create sustainable places
4. **Stimulating Confidence** - the 'Sheffield Together' partnership with demonstrable support from Homes England provides confidence to the private sector that key partners recognise the importance and potential of Sheffield as a place to invest
5. **Supporting Efficient Planning Decisions** - we are committed to working with developers to efficiently bring forward schemes that align with our vision for Sheffield and our local planning policy

There is something wonderful in the making



Population forecast to increase from c.584,853 people to c.648,410 people by 2043



Sheffield is forecasting c. 43,000 additional jobs by 2039



Demand outstripping supply for Grade A office space in the City Centre



Confirmed by Government as a Priority Area with significant targeted support being leveraged by Homes England and SYMCA



Ambition to deliver 38,000 new homes by 2039, including at least 10,500 new homes in the City Centre across a variety of tenures including affordable housing

”

“Sheffield is an exemplar of ambitious housing growth and place-based regeneration”

**-Matthew Pennycook
Housing Minister**

Contact Us

For further information about the new neighbourhoods and other opportunities in the City Centre, please contact:

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Scan to know more



Or visit our website

www.sheffield-together.co.uk

