

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Thursday 7 November 2024
9.30am at Howden House, 1 Union Street, Sheffield S1 2SH

MATTER 18 – Housing Supply

Please note:

- The main part of the session is likely to be completed by 1pm. The Closing session between the Inspectors and the Council will follow the lunch break.
- Please see the Hearings Programme for a list of the participants.
- Hearing Statements by other parties and background documents produced by the Council can be viewed on the Examination website.
- If you wish to attend the hearing session to observe, please contact the Programme Officer in advance. Alternatively, the hearing sessions will be livestreamed and available to watch online.

MORNING SESSION AT 9.30AM

1. Inspectors opening remarks

MATTER 18 – Housing Supply¹

2. Small site windfall allowance
 - a) Is the application of a small site windfall allowance from 2024/25 justified and consistent with paragraph 68a in the National Planning Policy Framework (NPPF)?
 - b) Extant planning permissions on small sites at April 2024?
 - c) Any comments on the allowance of 200 dwellings per annum and whether it is realistic?
3. Large site windfall allowance
 - a) Large site windfall completions in 2023/24?
 - b) Is there compelling evidence for an annual large site windfall allowance of 519 dwellings from 2030/31?

¹ Please note that the Council's updated housing trajectory published in October 2024 (EXAM 98) will be discussed at this session.

4. What proportion of overall supply in the Plan period will come from windfall sites?
5. Allocation sites
 - a) Lead-in times/build-out rates for sites ES28, ES22, ES33 and ES20.
 - b) Principle of including Travelling Showpeople site SES03 within the housing trajectory.
 - c) Any other comments on lead-in times, build-out rates or capacity of other allocation sites? (further to the trajectory in EXAM 98 and discussion at the Matter 9 session on 6th November)?
6. Purpose-built student accommodation (PBSA)
 - a) PBSA completions in 2023/24?
 - b) How much future supply in the updated trajectory is estimated to come from PBSA?
 - c) Evidence on the level of general housing released by PBSA in Sheffield and the amount of general housing that can remain in such use rather than being converted to student accommodation (as set out in paragraph 004 in Planning Practice Guidance on Housing Supply).
7. Councils latest position on overall supply in the Plan period 2022/23 to 2038/39.
8. Five-year supply 2025/26 to 2029/30
 - a) Council's latest position on five-year supply.
 - b) Housing Delivery Test 2023 (due November 2024) and potential implications for the applied buffer and five-year supply.
 - c) If five-year supply cannot be demonstrated, what options would the Council consider to deal with this?
9. Presentation of overall supply and five-year supply in the Plan.
10. Any other comments on housing supply?

AFTERNOON SESSION – time to be confirmed

11. Closing session between the Inspectors and the Council