

Additional Information relating to Housing Supply September 2024

The purpose of this note is to provide the following additional information relating to housing supply for the Stage 2 hearings starting on the 24th of September 2024:

1. *An updated version of the supply summary table in EXAM 7, set out in 2024-09-09 Housing Trajectory which covers the whole Plan period of 17 years between 2022 and 2039.*
 - 1.1. The updated housing supply summary table (Table 1) is based on the updated remaining capacities set out in the updated WS18/1A to accompany written statement Matter 18, published September 2024, which takes account of changes due to the Level 2 Strategic Flood Risk Assessment and completions in 2022/23 and 2023/24.
 - 1.2. The Council have completed the full assessment for the 2023/24 monitoring year and Table 1 includes sites that gained planning permission in 2034/24, and the construction status of sites, along with the annual delivery estimates.

**Table 1 Sheffield Plan
Trajectory 2022 - 2039**

	Actual	Actual	Year 0	Year 1 to 5	Year 6 to 10	Year 11 to 14	Total (17 years)
	2022/23	2023/24	2024/25	2025/26 - 2029/30	2030/31 - 2034/35	2035/36 - 2038/29	2022-2039
Large sites with planning permission	816	140	140	217	217	0	1,441
Proposed allocated sites with permission	517	2,081	966	6,460	527	166	10,717
Proposed allocated sites without permission	0	0	0	4,680	5,978	4,894	15,552
Sub-Total	1,333	2,221	1,017	11,357	6,722	5,060	27,710
Small sites allowance	200	200	200	1,000	1,000	800	3,400
Large site windfall allowance	0	0	0	468	2,338	1,870	4,675
Total (gross)	1,533	2,421	1,217	12,825	10,060	7,730	35,785
Estimated losses	50	50	50	250	250	200	850
Net completions	1,483	2,371	1,167	12,575	9,810	7,530	34,935
Net requirement @2,040 units per year (2,090 - 50 losses)	2,040	2,040	2,040	10,200	10,200	8,160	34,680
Number of dwellings above/below requirement	-557	331	-873	2,375	-391	-630	255

2. Five year land supply workings for the period 2025/26 to 2029/30 – this should set out the five year requirement (taking account of completions/estimated completions in 2022/23, 23/24 and 24/25 and application of a buffer) and confirm a supply total and the number of years of identified supply.

Table 2 Five Year Land Supply 2025/26 to 2029/30

	Category/ Calculation		Number Units
Net Housing Requirement per year	A		2,040
5- year requirement (2025/26-2029/30)	B	B x 5	10,200
Total Completions/ Estimated Completions (2022/23 -2024/25)	C		5,021
Shortfall from 2022/23 to 2024/25	D		-1,099
5- year requirement (including shortfall)	E	B+D	11,359
Plus 5% buffer to ensure competition and choice	F	0.05 x E	568
Total net 5-year requirement	G	E+F	11,927
Total net 5-year Supply (2025/26 - 2029/30)	H		12,575
Number of Years Supply	I	H/G x 5	5.3

- 2.1. Category A - Local Plan net housing requirement 2,040 homes per year.
- 2.2. Category B – annual housing requirement multiplied over the 5-year plan period (after adoption) 2025/26 to 2029/30.
- 2.3. Category C – total completions taken from Table 1 above. The figure includes the net completions in 2022/23 (1,483 units), plus the net completions in 2023/24 (2,371) and 2024/25 (1,167) totalling 5,021 units.
- 2.4. Category D – PPG Housing Supply and Delivery (Paragraph: 031 Reference ID: 68-031-20190722) states:

“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach), then the appropriate buffer should be applied.”

The level of shortfall is calculated using the number of dwellings above/below the 2,040 dwellings per annum net housing requirement in Table 1, for the years 2022/23 and 2023/24 and the estimated figure for 2024/25. The total shortfall is -1,099 units.

- 2.5. Category E – calculated adding the shortfall and planned 5-year requirement.
- 2.6. Category F – As set out in PPG (ID 68-031) the appropriate buffer is applied to the plan 5-year requirement including the shortfall. Paragraph 74 of the

NPPF states that the supply of deliverable sites should also include a buffer of 5% to ensure choice and competition in the market for land. The 2022 Housing Delivery Test result demonstrates Sheffield's delivery was 121%. This provides evidence that there is no significant under-delivery in Sheffield and therefore the 5% buffer to ensure choice and competition is appropriate.

- 2.7. *Category G* – total net 5-year plan requirement of 11,927 units.
- 2.8. *Category H* – the total net 5-year supply from 2025/26 to 2029/30, taken from Table 1 is 12,575 units.
- 2.9. *Category I* – The Council can demonstrate a 5.3 year land supply.