

# SHEFFIELD PLAN EXAMINATION HEARINGS

## AGENDA

**Friday 21<sup>st</sup> November 2025**

**9.30am at Howden House, 1 Union Street, Sheffield S1 2SH**

**Matter 18 – Housing supply**

**Matter 3 – Affordable housing supply**

**Matter 5 – Employment land supply**

**Closing session between the Council and Inspectors**

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Please note:

- Matters 18, 3 and 5 are scheduled for the morning (finishing by 1pm).
- The session will look at the Council's latest housing and employment land supply data in documents EXAM 140, EXAM 180, EXAM 181 and EXAM 56B. The documents incorporate potential supply from additional sites proposed by the Council in May 2025 (Consultation Paper EXAM 124)
- Previous hearing sessions on housing, affordable housing and employment supply were held on 7<sup>th</sup> November, 5<sup>th</sup> November and 2<sup>nd</sup> July 2024 respectively.
- These documents plus supporting evidence, hearing statements and representations can be viewed on the Council's Local Plan webpage.
- Please see the separate hearings programme for a list of participants.
- 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. Inspector's introduction

### **Matter 18 – Housing supply**

2. Updated large site windfall rate of 584 dwellings per annum (dpa) from 2031/32 in EXAM 140 compared to 519 dpa in EXAM 116
- How does the updated rate compare to historical rates of completions?
  - Any comments on the updated rate?

3. What proportion of overall supply in the Plan period will come from windfall sites (large and small)?
4. Purpose Built Student Accommodation (PBSA) – can the Council confirm how units in completions/extant permissions were counted in the supply workings? Was each unit counted? Or did the Council apply a ratio which reflects the occupancy rate of 2.5 students occupying per general dwelling, as quoted at the hearing session on 7 November 2024?<sup>1</sup>
5. Site allocations - site capacity/delivery rate differences between the housing trajectories in EXAM 140 and EXAM 116.
  - Any comments on the reasons for the changes, as listed in Table 2 in EXAM 140?
  - What main modifications are needed to the Plan to reflect amended site capacities or deleted completed sites?
6. Site allocations – potential further capacity changes as set out in EXAM 180
  - SWS19/NES22 – dwelling reductions due to flood risk
  - SES30 – reduction due to availability issues
  - NES37 – reduction due to availability issues
  - NES39 – reduction due to landscape/character issues

*[Please note, housing site allocation delivery rates were discussed at hearing sessions in October 2025 (proposed additional sites) and September-November 2024 (other sites). Therefore, apart from items 5 and 6, the agenda does not include delivery questions on specific housing allocation sites.]*

7. Council's latest position on overall housing supply over the Plan period 2022/23 to 2038/39, and how this compares to the proposed housing requirement of 38,012 dwellings
8. Stepped housing trajectory, as set out in EXAM 181
  - Overall justification for a stepped trajectory
  - Proposed rates of 1,780 dpa from 2022/23 to 2030/31 and 2,750 dpa from 2031/32 to 2038/39
9. Calculating five year housing supply
  - Application of 5% or 20% buffer rate when calculating five year supply? (see pages 3 and 4 in EXAM 181)

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<sup>1</sup> Linked to para 025 in PPG on Housing Supply and Delivery, which states that PBSA can be counted towards housing supply, based on the amount of accommodation it releases to the wider market, and extent it allows general housing to remain in such use rather than be converted to student accommodation.

- Five year supply calculations in EXAM 181, based on a non-stepped trajectory (scenario 1) and on the Council's preferred stepped approach (scenario 2)

10. Any other comments on housing supply?

### **Matter 3 – Affordable housing supply**

11. What is the Council's latest position on estimated affordable housing supply over the Plan period? (updated from the rate of 177 dpa in the Council's hearing statement WS3/1A) How does the updated supply figure compare to the estimated annual need rate in the Council's Local Housing Market Assessment (EXAM 66)?

12. Any other comments on affordable housing supply?

### **Matter 5 – Employment land supply**

13. Is the approach taken to the Intensification and Reuse of Employment land appropriate and justified (as set out in the Council's Intensification and Reuse of Employment Background Paper May 2025 (EXAM 129A-B))?

14. Review of the proposed six opportunity sites identified in Table 4.3 of the Intensification and Reuse of Employment Background Paper May 2025 (EXAM 129A). What discussions has taken place with the landowners to determine if the sites are viable and developable for the proposed employment uses during the Plan Period? Is the proposed delivery of 10ha of windfall development on these sites within the Plan's employment land supply justified?

15. Is the proposed extension to an existing employment site allocation NES03 justified? What is the status of planning application 25/00735/FUL covering site NES03 and the proposed extension to the site? Please can a plan be provided to clearly show the revised area of the site, including the proposed extension to the site allocation.

16. What is the estimated total supply of employment land from all sources in the Plan Period 2022-2039 against the employment land requirement? (as set out in EXAM 56B) Is it justified? Does it provide a more balanced portfolio of sites to meet the range of market demands and provide flexibility, choice and competition?

17. Any other comments on employment land supply?

**AFTERNOON SESSION** (start time to be determined on the day)

Closing session between the Council and the Inspectors