

Additional Information relating to Housing Supply

The purpose of this note is to provide the following additional information relating to housing supply for the Stage 1 hearings starting on the 25th of June 2024:

1. *An updated version of the supply summary table in EXAM 7 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 WS18/1A to accompany written statement Matter 18, which takes account of changes due to the Level 2 Strategic Flood Risk Assessment and completions in 2022/23.

1.2. The Council have not yet completed the full assessment for the 2023/24 monitoring year; this will be published in September 2024. Table 1 does include sites that gained planning permission in 2034/24, however once monitoring has been finalised, this may alter the construction status of sites, along with the annual delivery estimates.

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

	Actual	Estimated	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	93	143	236	201	0	1,489
Proposed allocated sites with permission	517	2,394	972	6,659	557	85	11,184
Proposed allocated sites without permission	0	0	12	4,891	6,920	4,278	16,101
Sub-Total	1,333	2,487	1,127	11,786	7,678	4,363	28,774
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	2,687	1,327	13,254	11,016	7,033	36,849
Estimated losses	50	50	50	250	250	200	850
Net completions	1,483	2,637	1,277	13,004	10,766	6,833	35,999
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	597	-763	2,804	566	-1,327	1,319

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		5,397
Shortfall from 2022/23 to 2024/25	D		-723
5- year requirement (including shortfall)	E	B+D	10,923
Plus 5% buffer to ensure competition and choice	F	0.05 x E	546
Total net 5-year requirement	G	E+F	11,469
Total net 5-year Supply (2025/26 - 2029/30)	H		13,004
Number of Years Supply	I	H/G x 5	5.7

- 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 estimated net completions in 2023/24 (2,367 units) and 2024/25 (1,277 units), totalling 5,397 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 Sedgefield 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 the estimated figure for 2023/24 and 2024/25. The total shortfall is 723 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 11,469 units.
- 2.8. *Category H* – the total net 5-year supply from 2025/26 to 2029/30, taken from Table 1 is 13,004 units.
- 2.9. *Category I* – The Council can demonstrate a 5.7 year land supply.