

2023 Housing Land Position

Summary

- The new National Planning Policy Framework (NPPF) was published on the 19th of December 2023 and Sheffield is required to demonstrate a **4-year supply of housing** (instead of 5 years).
- Sheffield has passed the 2022 Housing Delivery Test and therefore there are no consequences, or actions to be taken as a result of its publication.
- Sheffield cannot demonstrate a 4-year supply of deliverable housing sites (regardless of the outcome of the HDT), therefore in Sheffield, paragraph 11 of the NPPF ‘the tilted balance’ or ‘presumption in favour of sustainable development’ still applies as we can only demonstrate a **3.01-year supply** of deliverable housing sites.
- The Housing Economic Land Availability Assessment (HELAA), the 5 Year Housing Land Supply statement and updated 4 Year Housing Land Supply statement are available on the Council development sites website [Development sites | Sheffield City Council](#)

4 Year Housing Land Supply

The new National Planning Policy Framework (NPPF) was published on the 19th of December 2023, and Sheffield is required to demonstrate a 4-year supply of housing¹. Sheffield has an emerging Local Plan that has been submitted for examination, so the 4-year supply requirement applies.

On the 5th February updated planning practice guidance on Housing Supply and Delivery was published, to reflect the planning policy changes in the recent NPPF. The 4-year housing land supply should be demonstrated against the authorities 5-year housing land supply requirement², and this will be based on performance against a 5-year housing land supply.

Sheffield’s annual local housing requirement is **3,038 homes**, taking into account projected household growth, local affordability ratios and the 35% uplift for England’s largest towns and cities. The total net **5-year requirement is 15,192 homes**. Sheffield is able to demonstrate a net 5-year deliverable supply of 9,165 homes, equating to **3.01 years** and thereby engaging the tilted balance in favour of housing development proposals.

Sheffield’s net housing requirement and supply for the 5-year period 2023/24 to 2027/28:

Current local housing need figure	3,038
5-year requirement (2023/24 to 2027/28): 5-years @ 3,038 per year	15,192
Total net 5-year requirement	15,192
Net Supply (includes 50 losses per year)	9,165
5-Year deliverable supply (9,165/15,192 x 5)	3.01
The 4-year housing land supply is 3.01 years.	

¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](#) Paragraph 226

² [Housing supply and delivery - GOV.UK \(www.gov.uk\)](#) Paragraph 055

Sheffield 5-year housing supply trajectory

	2023/24	2024/25	2025/26	2026/27	2027/28	5-year supply
	1	2	3	4	5	
Large sites with full permission - Total	3,717	1,340	1,141	1,564	321	8,083
<i>under construction</i>	3,717	1,098	299	681	147	5,942
<i>not started</i>	0	242	799	883	162	2,086
<i>construction suspended</i>	0	0	43	0	12	55
Small sites	200	200	200	200	200	1,000
Large sites with outline permission	0	0	0	0	0	0
Development plan allocations	0	0	0	0	0	0
Sites identified in the brownfield register	0	20	190	105	17	332
Gross Supply	3,917	1,560	1,531	1,869	538	9,415
Minus estimated losses	50	50	50	50	50	250
Net Supply	3,867	1,510	1,817	1,483	488	9,165

5 Year Housing Land Supply: *This was the position before the new NPPF was published on the 19th of December 2023. The evidence for the estimated years of delivery for each site still applies and found in the [5-year Housing Land Supply Statement: 1 April 2023](#)*

CS24 Maximising the Use of Previously Developed Land for New Housing

Priority will be given to the development of previously developed sites and no more than 12% of dwelling completions will be on greenfield sites in the period between 2004/05 and 2025/26.

The [Sheffield Housing and Economic Land Availability Assessment](#) (HELAA) 2023 sets out:

- On average **93%** of dwelling completion were on **previously developed land** between 2004/05 to 2022/23.
- On average **7%** of dwelling completion were on **greenfield land** between 2004/05 to 2022/23. This means the 12% greenfield completions threshold set out in CS24 has not been exceeded.

2022 Housing Delivery Test Results

- The Council have 'passed' the [2022 Housing Delivery Test](#) with a performance of 121%.

- The Housing Delivery Test (HD) is an annual measurement of housing delivery, taking account of the net number of new homes delivered against the number of homes required, over a rolling three-year period. The calculation is set out in the Housing Delivery Test Measurement Rulebook and the initial HDT results were published by Government in February 2019.
- The net number of homes delivered is calculated taking account of the net additional dwellings (new build, conversions and change of use) (including adjustments for student and other communal accommodation) over the previous three years – based on the information submitted by local authorities through the Housing Flows Reconciliation return.
- The element of the calculation covering the number of new homes required over the previous three year period depends on the status of the Local Plan, broadly:
 - Using the latest adopted housing requirement where this is less than 5 years old (or has been reviewed and does not need updating), or the Local Housing Need (LHN) figure where that is lower.
 - Using the LHN figure where the latest adopted housing requirement figure is over 5 years old as is the case in Sheffield.
- Due to the significant impact of the pandemic on the housebuilding industry in the early part of 2020, two adjustments have been made to the requirement:
 - For 2019/20 the requirement is based on a 11-month period
 - For 2020/21 the requirement is based on an 8-month period
- As a result of these adjustments Sheffield’s requirement over the three-year period 2019/20 to 2022/22 was **5,530** homes. Delivery over the same period was **6,707** new homes giving a HDT performance of 121%.
- There are consequences for local planning authorities that do not ‘pass’ the HDT. Thresholds for action are as follows:

95%+	No action
85-95%	Required to produce an Action Plan
Under 85%	Required to add 20% buffer to the 5-year deliverable housing land supply
Under 75% (from 2020)	Presumption in favour of sustainable development