

TOWN AND COUNTRY PLANNING ACT 1990

Planning Inspectorate ref: APP/J4423/W/21/3267168

Sheffield City Council ref: 17/04673/OUT

Appeal by

Hallam Land Limited

Against

The refusal of outline planning permission for up to 85 residential dwellings including open space

Site at

Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

SHEFFIELD CITY COUNCIL

SUMMARY PROOF OF EVIDENCE OF LAURA STEPHENS

- 1.1 My proof of evidence addresses the issue of housing land supply and the housing requirement in Sheffield. It relates to the evidence of my colleague Adam Chapman who incorporates the housing land supply position into his assessment of the overall planning balance.
- 1.2 In summary I highlight that, based on the most recently published position, Sheffield can demonstrate a 5.4 year supply of deliverable housing land. The housing requirement is calculated in accordance with paragraph 73 of the NPPF.
- 1.3 Section 2 of my proof sets out the policy context for considering both housing need and housing land supply. As well as national policy and practice guidance, I make reference to the local evidence base, including the most recently published 5 Year Housing Land Supply Monitoring Report, the Housing and Employment Land Availability Assessment and the Strategic Housing Market Assessment.
- 1.4 In section 3, I include detail relating to how the housing requirement is calculated, and a commentary on the revision to the standard method which now includes a 35% urban centres uplift. I provide an explanation of the deliverable housing land supply, broken down into categories A and B which reflect the definition of deliverable as set out in Annex 2 of the Framework. For each category I describe the basis on which sites have been assessed for inclusion and offer detail as necessary on the evidence that is relied on.
- 1.5 Section 3 also covers my position on the change to the housing requirement resulting from the December 2020 update to the Housing and economic needs assessment planning practice guidance.
- 1.6 The final section of my proof sets out a brief summary of the need for affordable housing in Sheffield, and specifically within the Stocksbridge Deepcar Housing Market Area where the appeal site lies.