Home Builders Federation (HBF) response to the Sheffield Local Plan: Examination in Public Inspector's Matters, Issues and Questions

Matter 2: Duty to Co-operate

Issue 1: Whether the Council has complied with the Duty to Co-operate in preparing the Plan?

- 2.1 Has the Council engaged constructively, actively and on an ongoing basis with all relevant organisations on strategic matters of relevance to the Plan's preparation, as required by the Duty to Co-operate?
- 2.2 What mechanisms or formal agreements have been established between authorities on cross-boundary strategic matters? Are these up to date? With regard to housing need, requirement and supply, who has the Council engaged with and how has this been undertaken? What inter-relationships are there with other authorities in respect of the housing market, commuting, migration, and infrastructure provision? How have the above matters been addressed through co-operation, including the housing requirement? What specific outcomes are there? Please make specific reference to any relevant documents, such as Statements of Common Ground.
- 1. The HBF is concerned that the Council are not meeting their local housing needs as identified by the Standard Method, and that they have not set out any exceptional circumstances in relation to the need being less than that identified by the Standard Method. Therefore, it would appear that the Council has a level of unmet need, which needs to be addressed. The HBF would expect the Council to have made arrangements through the Duty to Co-operate to meet these unmet needs.
- 2.3 What is the position of neighbouring authorities in terms of the planned level of housing in Sheffield? Does the overall provision being planned in the Plan have any implications for other authorities? If so, what are they and how are these being addressed?
- 2. The HBF considers that as the Council are not proposing to meet the local housing needs, that this will have implications for other authorities, as there will be unmet need that should be addressed. The HBF considers that the Council should be clear in how these unmet needs will be met, or not, and how they have determined this with their neighbouring authorities.
- 2.4 In determining the need for different types of employment land over the Plan period, how have inter-relationships with other local authorities in terms of economic growth, travel to work, and employment land provision been taken into account, particularly in relation to the need identified for large scale logistics development? Does the overall provision being planned in the Plan have any implications for other authorities? If so, what are they and how are these being addressed?
- 2.5 If any strategic matters remain unresolved, what are these and are there satisfactory reasons for the lack of resolution?

2.6 Are there other genuinely strategic matters as defined by Section 33A(4) of the Planning and Compulsory Purchase Act 2004 (as amended)? How have those matters been addressed through co-operation and what are the resulting outcomes?