Strategic Planning Research Unit
A specialist team within DLP Planning Ltd

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY HALLAM LAND LTD

An Appeal Against the refusal of
Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT

PROOF OF EVIDENCE: PLANNING
APPENDIX 1 THE SUPPLY AND DELIVERY OF HOUSING IN SHEFFIELD

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APPENDIX 1 THE SUPPLY AND DELIVERY OF HOUSING IN SHEFFIELD

a) The nature of housing delivery in Sheffield

A1.1 Table 1 below illustrates the levels of recorded gross dwelling completions in Sheffield in the last 4 years as set out in SCC Housing Completions Report (August 2019) and Fact and Figures Documents.

A1.2 Over the last 5 years 75% of all dwellings delivered in the city were apartments or student clusters only 25% of the supply were traditional houses.

Table 1. Gross Completions in Sheffield by Housing Type (2015-2020)

	Apartments, maisonettes, student cluster flats		**Houses and bungalows**		**Total**
	Gross completions	%	Gross completions	%	Gross completions
2015/16	1,253	77%	368	23%	1,621
2016/17	1,825	74%	633	26%	2,458
2017/18	1,727	72%	659	28%	2,386
2018/19	1,388	69%	612	31%	2,000
2019/20	2,430	78%	671	22%	3,101
Total	8,623	75%	2,943	25%	11,566

Source: HELAA and Site Schedule 2020

A1.3 Over the last 5 years only 11% of all dwellings delivered where 3 bed houses (just 241 dpa) and just 8% of all completions were 4+ bed houses (177 dpa).

Table 2. Gross Completions in Sheffield by Housing Type (2015-2020)

Gross Completions												
	Apartment & Maisonettes					**Houses & Bungalows**					**Student Cluster**	**Student Bed spaces**
	1 bed/ studio	2 bed	3 bed	4+ beds	Total	1 bed	2 bed	3 bed	4+ bed	Total		
2015/16	935	260	32	2	1,229	13	123	154	78	368	24	
2016/17	759	317	26	0	1,102	8	169	240	216	633	723	968
2017/18	595	311	18	1	925	2	150	273	234	659	802	1,062
2018/19	333	216	8	0	557	1	136	296	179	612	831	1,505
2019/20	480	255	69	5	809	2	108	338	223	671	1621	3,521
Average	**656**	**276**	**21**	**1**	**953**	**6**	**145**	**241**	**177**	**568**	**595**	**1,178**
	Apartment & Maisonettes					**Houses & Bungalows**					**Student Cluster**	**Total**
	1 bed/ studio	2 bed	3 bed	4+ beds	Total	1 bed	2 bed	3 bed	4+ bed	Total		
2015/16	58%	16%	2%	0%	76%	1%	8%	10%	5%	23%	1%	100%
2016/17	31%	13%	1%	0%	45%	0%	7%	10%	9%	26%	29%	100%
2017/18	25%	13%	1%	0%	39%	0%	6%	11%	10%	28%	34%	100%
2018/19	17%	11%	0%	0%	28%	0%	7%	15%	9%	31%	42%	100%
2019/20	15%	8%	2%	0%	26%	0%	3%	11%	7%	22%	52%	100%
Average	**29%**	**12%**	**1%**	**0%**	**43%**	**0%**	**6%**	**11%**	**8%**	**26%**	**32%**	**100%**

Source: HELAA and Site Schedule 2020

A1.4 The past rates of completions and the type of dwellings being delivered both in terms of size, type and tenure are a function of the very limited development opportunities in many locations across the city.

b) Location of delivery

A1.5 The SHMA 2019 (CD9.05) undertakes an analysis of demand in different sectors of the city (as shown on the Fig on the next page).

A1.6 The following tables below show the total and average completions over the last 5 years by these SHMA housing market areas.

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Table 3. Average Completions by SHMA Housing Market Areas 2015 - 2020

HMA	House	Apartment	Student Cluster	Total	House	Apartment	Student Cluster	Total
	Total 2015-2020				Average 2015-2020			
Chapeltown/Ecclesfield	48	19	0	67	10	4	0	13
City Centre	152	2314	2648	5114	30	463	530	1023
City Centre West	149	1522	1352	3023	30	304	270	605
East	122	45	0	167	24	9	0	33
Manor/Arbourthorne/ Gleadless	769	122	0	891	154	24	0	178
North East	518	108	0	626	104	22	0	125
North West	91	139	0	230	18	28	0	46
Peak District National Park*	85	1	0	86	17	0	0	17
Rural upper Don Valley	19	2	0	21	4	0	0	4
South	175	78	0	253	35	16	0	51
South East	421	140	0	561	84	28	0	112
South West	240	132	0	372	48	26	0	74
Stocksbridge and Deepcar	154	1	0	155	31	0	0	31
Total	**2943**	**4623**	**4000**	**11566**	**589**	**925**	**800**	**2313**

A1.8 The table below shows that not only are completions dominated by apartments and student cluster flats but that these completions are also locational concentrated in just two locations City Centre and City Centre West.

Table 4. Location of completions by SHMA Housing Market Areas 2015 - 2020

HMA	House	Apartment	Student Cluster	Total
	2015-2020			
Chapeltown/Ecclesfield	0%	0%	0%	1%
City Centre	1%	20%	23%	44%
City Centre West	1%	13%	12%	26%
East	1%	0%	0%	1%
Manor/Arbourthorne/ Gleadless	7%	1%	0%	8%
North East	4%	1%	0%	5%
North West	1%	1%	0%	2%
Peak District National Park*	1%	0%	0%	1%
Rural upper Don Valley	0%	0%	0%	0%
South	2%	1%	0%	2%
South East	4%	1%	0%	5%
South West	2%	1%	0%	3%
Stocksbridge and Deepcar	1%	0%	0%	1%
Total	**25.45%**	**39.97%**	**34.58%**	**100%**

c) Indicators of demand for dwelling type and location

A1.9 In respect of the nature of existing demand the councils SHMA 2019 Table 8.1 (CD9.05) suggest that the majority of households (80%) are wishing to access houses rather than apartments (20%) as shown in the table below.

Table 5. Demand for Dwellings by size, type and tenure

	Sheffield	Dwellings
Overall Housing requirement		2200
Dwelling Size		
One bed	12%	264
Two bed	27%	594
Three bed	45%	990
Four + bed	16%	352
Dwelling type		
Flats / apartments	20%	440
Terraced	18%	396
Semi- detached	35%	770
Detached	31%	682
Tenure		
Owner occupation	67%	1474
Social rented / affordable rent	18%	396
Private rented / other rent	15%	330

Source: SHMA 2019 Table 8.1

A1.10 Comparing the past delivery of dwellings with the demand for dwelling by size and type in the SHMA 2019 suggests that there has been an oversupply of apartments and a under supply of dwellings.

A1.11 It further suggests that there is unmet demand for 3 bed houses and an oversupply of 1 person dwellings (these will predominantly mean apartments).

Table 6. Comparison of past completions against demand from Existing and Emerging Households

	Bedrooms				Dwelling Type	
	1	**2**	**3**	**4+**	**Flat**	**House**
Demand in SCC	12%	27%	45%	16%	20%	80%
Completions						
2015/16	59%	24%	12%	5%	77%	23%
2016/17	44%	28%	15%	12%	64%	36%
2017/18	38%	29%	18%	15%	58%	42%
2019/20	29%	30%	26%	15%	48%	52%
2018/20	33%	25%	28%	15%	63%	37%
Delivery compared with demand						
2015/16	47%	-3%	-33%	-11%	57%	-57%
2016/17	32%	1%	-30%	-4%	44%	-44%
2017/18	26%	2%	-27%	-1%	38%	-38%
2018/19	17%	3%	-19%	-1%	28%	-28%
2019/20	21%	-2%	-18%	-1%	43%	-43%

Source: SHMA 2019 Table 8.1 & HELAA 2020

A1.12 The impact of the concentration of delivery both locationally within City Centre and in terms of dwelling type i.e. apartments is illustrated by the relatively consistent price of both new and existing apartments in the City ward as shown in the Figure 1 below.

A1.13 Figure 2 shows the Median Price for different dwelling types within the City as a whole. This shows that up to 2000 apartments and terrace properties where being sold for similar median prices then the median price of apartments increased above terrace properties to 2007 after which the median price of apartments has fallen noticeably below the median price of terraced properties. This has coincided with growth and concentration oif apartment and Student accommodation in the City Centre and Urban West.

A1.14 Figure 3 shows the distribution of Median Dwelling price across the city and highlights areas of lower values tin the city Centre and to the east of the city centre and higher values to the north and west.

Figure 1. Median Price of new and existing apartments in City Ward

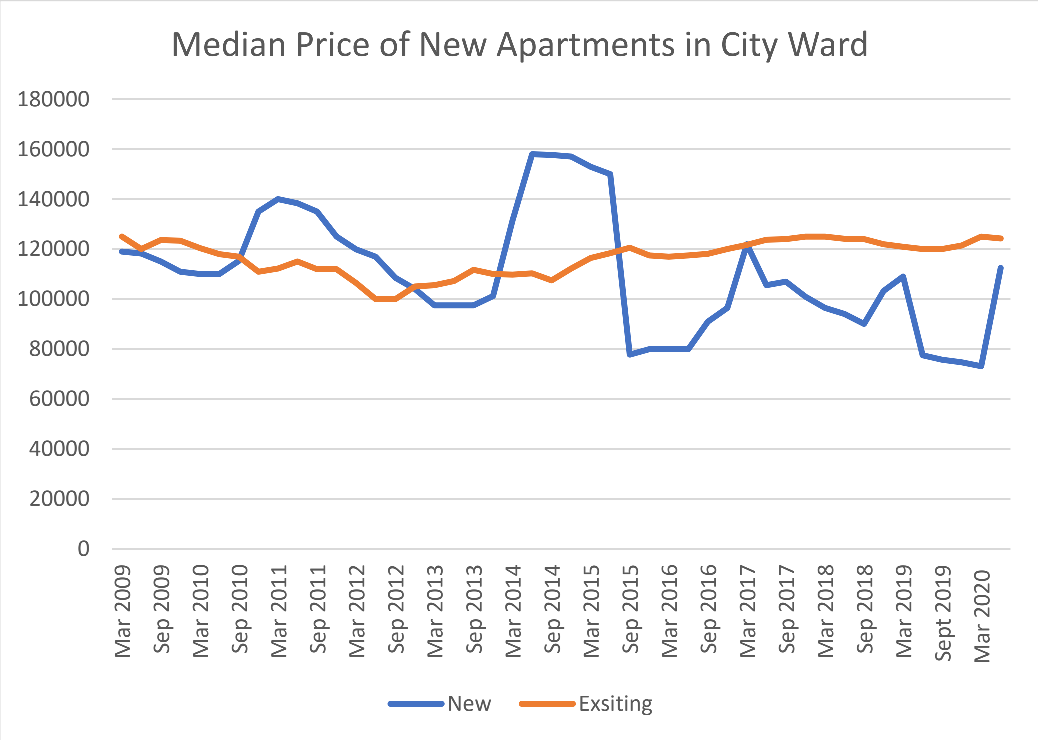


Figure 2. Median Price of dwellings in Sheffield

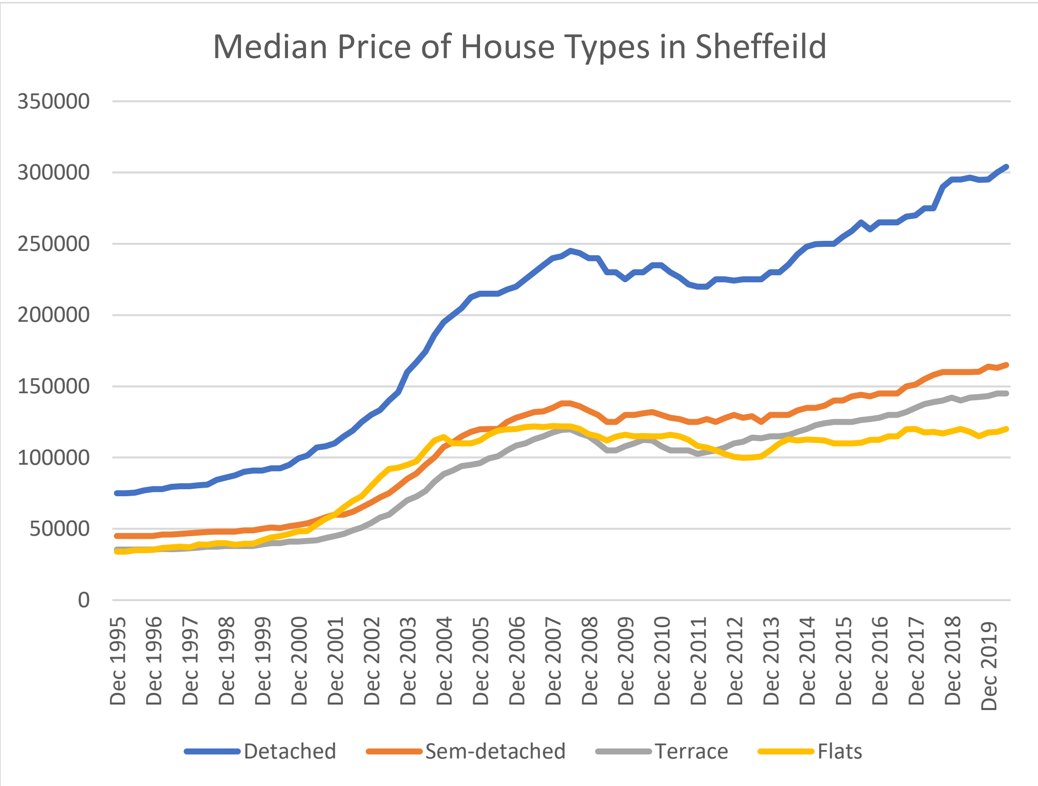
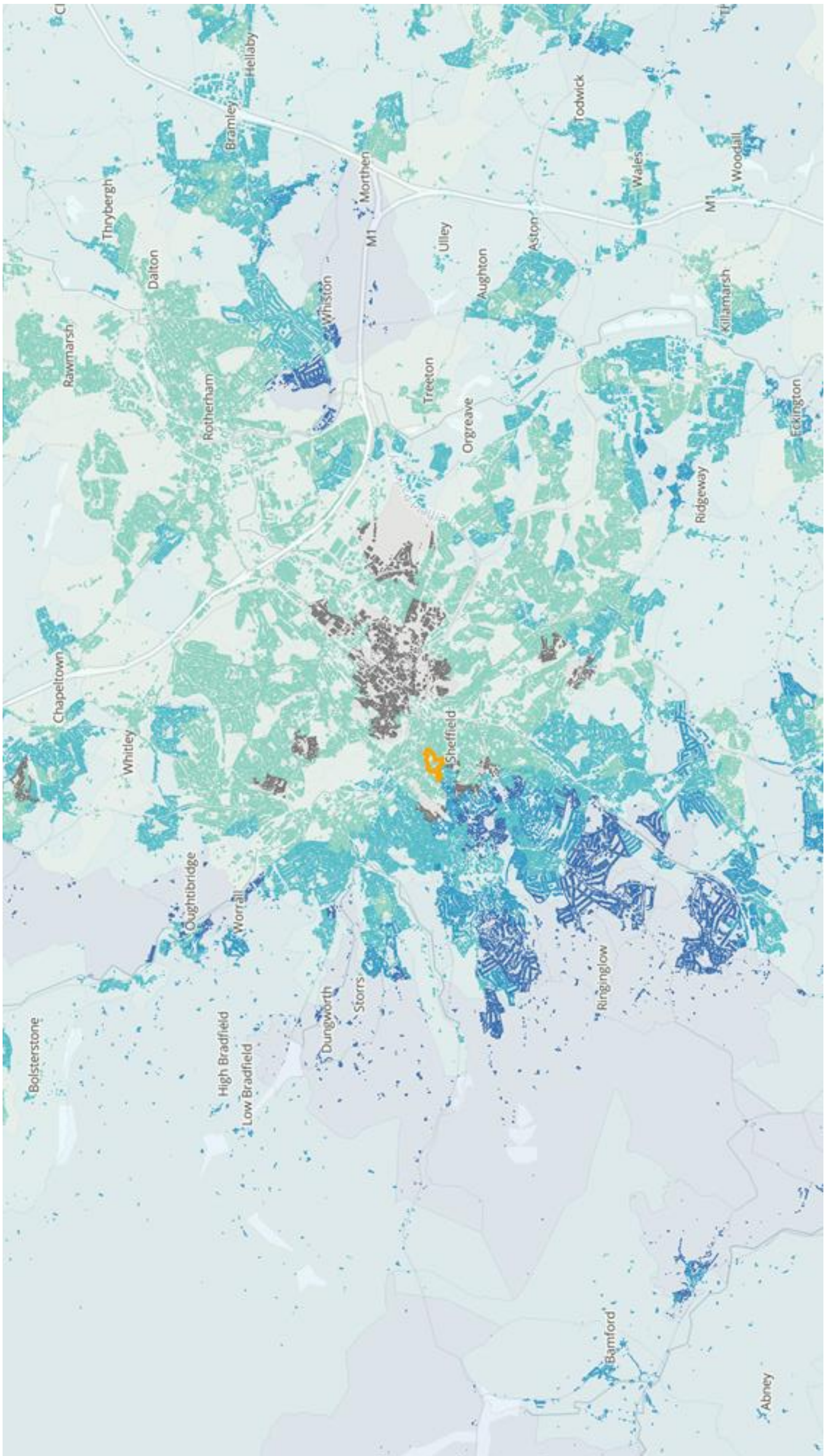


Figure 3. Geographic distribution of Median Price of Dwelling June 2020



A1.15 Given the above analysis of the past supply of accommodation being focused in recent years predominantly on Student accommodation and flats it is relevant to note that the census in 2011 already records that Sheffield had the highest percentage of Flat development as a total of its housing stock within Yorkshire and Humberside (although Leeds did have a very similar percentage). The difference however with Leeds is that it is planning green belt release as part of its strategy to meet the housing needs of its population while the position in Sheffield remains undecided.

Table 7. Present housing stock by type

Area	Detached	Semi-detached	Terraced	Flat, maisonette or apartment
Sheffield	14.3	36.4	27.3	22
Leeds	14.5	36.9	26.7	21.8
York	21.9	35.5	24.5	18
Kingston upon Hull	7	26.9	49.2	16.8
Bradford	14	35.6	34.4	15.8
Kirklees	20.3	32.8	33.8	13
Wakefield	20.7	43.7	23.4	12
Rotherham	21.1	48.8	19.5	10.6
Doncaster	23	44.8	23.6	8.1
Barnsley	22.1	44.9	25	8

d) The future supply of Housing by Type

A1.16 The future supply over the next five years also demonstrates similar characteristics to the recent past supply with only 18% of the projected supply are known to be houses a further 10% being delivered on the Council's brownfield land are presently without plans or planning permission but are assumed to be delivering houses. This leaves the majority of the future supply (72%) over the next five years comprising of apartments (43%) and student cluster flats (24%) as shown on in the table below.

Table 8. Breakdown of 5 year supply by type of dwelling

	SCC 2020/21 to 2025/26	%
Apartments / maisonettes	4,897	43%
Student cluster flats	2,763	24%
Houses and bungalows	2,033	18%
Student cluster flats and Apartments	132	1%
Houses and bungalows and Apartments	421	4%
Brownfield Sites Assumed to be houses	1,135	10%
Total	11,381	100%

Source: HELAA 2020 (where no dwelling type identified assumption is that it will deliver housing not apartments or Student accommodation)