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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
APPEAL BY Avant Homes Central

An Appeal Against the refusal of
Full Planning Permission for 72 no. dwellings (as amended)
at land off Moorthorpe Way, Sheffield.

PINS REFERENCE APP/J4423/W/20/32558555
PLANNING APPLICATION REF: 19/03143/FUL

Appendix 1

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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 4 years 73% of all dwellings delivered in the city were apartments or student clusters only 23% of the supply were traditional houses.

	Apartments and maisonettes	Student cluster flats	Apartments, maisonettes, student cluster flats total		Houses and bungalows		Total
	Gross completions	Gross completions	Gross completions	%	Gross completions	%	Gross completions
2015/16	1,229	24	1,253	77%	368	23%	1,621
2016/17	1,102	723	1,825	74%	633	26%	2,458
2017/18	925	802	1,727	72%	659	28%	2,386
2018/19	557	831	1,388	69%	612	31%	2,000
Total	3,813	2,380	6,193	73%	2,272	27%	8,465

Table 1. Gross Completions in Sheffield by Housing Type (2015-2019)

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

	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
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%
Average	31%	13%	1%	0%	45%	0%	7%	11%	8%	27%	28%	100%

Table 2. Gross Completions by Housing Type and Bed spaces

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 (CD4.10.24) undertakes an analysis of demand in different sectors of the city (as shown on the Fig on the next page).

A1.6 The table below shows that not only are completions dominated by apartments and student cluster flats but that completions are also locational concentrated in just two locations City Centre and City Centre West.

HMA	House	Apartment	Student Cluster
	2015-2019		
Chapeltown/Ecclesfield	0%	0%	0%
City Centre	2%	23%	17%
City Centre West	2%	14%	11%
East	1%	1%	0%
Manor/Arbourthorne/ Gleadless	6%	1%	0%
North East	5%	1%	0%
North West	1%	1%	0%
Peak District National Park*	1%	0%	0%
Rural upper Don Valley	0%	0%	0%
South	1%	1%	0%
South East	4%	2%	0%
South West	2%	1%	0%
Stocksbridge and Deepcar	2%	0%	0%
Total	**26.83%**	**45.06%**	**28.12%**

Table 3. Location of completions

SHMA 2019 Housing Market Areas

A1.7 In respect of the nature of existing demand the councils SHMA 2019 Table 8.1 (CD4.10.24) suggest that the majority of households (80%) are wishing to access houses rather than apartments (20%) as shown in the table below.

	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

Table 4. Demand for dwellings by size, type and tenure

A1.8 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.

A1.9 It further suggests that there is unmet demand for 3 bed houses and an oversupply of 1 person dwellings (these will predominantly mean apartments).

	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%
2018/19	29%	30%	26%	15%	48%	52%
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%

Table 5. Comparison of past completions against demand from Existing and Emerging Households

A1.10 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 table below.

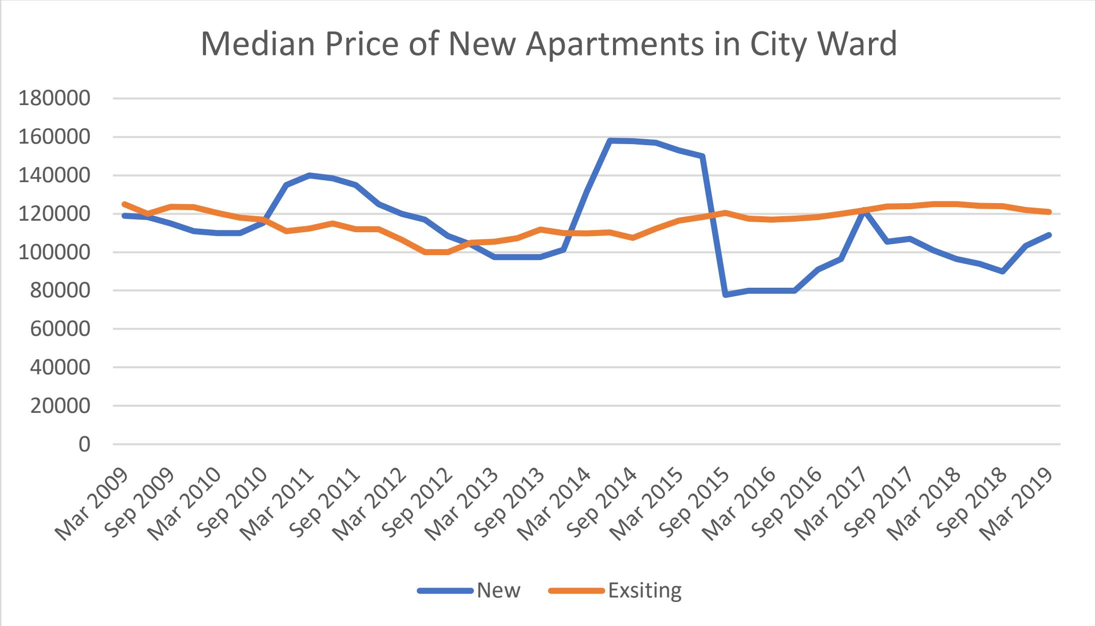

Figure 1. Price of new and existing apartments in City Ward

A1.11 The future supply over the next five years also demonstrates similar characteristics to the recent past supply with only 27% of the projected supply being housing as opposed to apartments and student cluster flats as shown on in the table below.

	2015-2019	%	2019-2024	%
Apartments / maisonettes	3,813	45%	5,658	52%
Student cluster flats	2,380	28%	2,650	24%
Houses and bungalows	2,272	27%	2,642	24%
Total	**8,465**	**100%**	**10,950**	**100%**

Table 6. Nature of future Five Year Supply

C) The delivery of Affordable Housing

A1.12 The SHMA 2018 table 6.1 indicates that the annual requirement for affordable housing for Sheffield is 902 dpa.

A1.13 Paragraph 6.7 indicates that this is an increase from previous estimates indicating that issues of affordability are worsening and suggests that the increase in demand is the impact of the lower level of relets.

A1.14 The table below illustrates that over the last decade council owned housing stock in Sheffield decreased by some 2,893 (6.9%). This loss of affordable stock has not been replaced by an increase in Private Registered Providers who have only added 970 dwellings in the decade.

	Lower and Single Tier Authority Data	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector (P)1	Total (P)1
2009	Sheffield	42,153	16,927	155	175,211	234,446
2010	Sheffield	41,802	16,880	155	177,290	236,127
2011	Sheffield	41,652	16,978	155	178,026	236,811
2012	Sheffield	41,366	16,867	155	178,856	237,244
2013	Sheffield	41,059	17,188	98	179,660	238,005
2014	Sheffield	40,733	17,235	94	180,860	238,922
2015	Sheffield	40,383	17,568	78	182,658	240,687
2016	Sheffield	40,195	17,637	75	184,369	242,276
2017	Sheffield	39,930	17,763	75	186,756	244,524
2018	Sheffield	39,559	17,854	71	189,344	246,828
2019	Sheffield	39,260	17,897	63	191,584	248,804
		-2,893	970	-92	16,373	14,358
		-6.9%	5.7%	-59.4%	9.3%	6.1%

Table 7. Changes to total stock by tenure

D) Conclusion on the delivery and Supply of housing in Sheffield

A1.15 As highlighted in the main body of the evidence there is at best a marginal supply of housing in terms of the minimum 5 year requirement.

A1.16 About 73% of the future supply is apartments and student accommodation which mirrors recent past supply at 72%.

A1.17 The main location for these developments has been (and will continue to be) focused in just two Market Areas of the SHMA City Centre and City Urban West awards.

A1.18 The demand identified by the SHMA (CD4.10.24) is that 80% of households would prefer houses while only 20% prefer apartments. This suggest that there a mismatch in terms of dwelling type. Similarly, there would appear to be a mismatch in terms of dwelling size with the largest potential under provision being for 3 bed family houses.

A1.19 In addition to the low level of supply of family housing these is also a very low level of affordable housing provision (again linked to the concertation of new build in areas with no affordable or low levels of affordable housing requirement (due to limited viability)).

A1.20 Against a recent requirement of 902 affordable dwellings a year the council have experienced a net loss of affordable housing stock year on year for the last decade. These losses have not been made up by the limited level of additional supply from the Private Registered Providers (these have average 97 dpa).

A1.21 In these circumstances the provision of family housing especially 3 and 4 bed accommodation should be given significant weight.

The high need for affordable housing and the very low levels of provision by comparison also require significant weight to be placed on the delivery of affordable housing.

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