



Peak Distract Fringe Housing Market Area Profile Summary

INTRODUCTION TO HOUSING MARKET AREA PROFILES

Housing Market Area Profiles are part of the wider Strategic Housing Market Assessment (SHMA). The SHMA tells us:

- About the supply and demand for different housing in the city
- Estimates the number of new homes that will be needed over the next 5 years
- Provides important evidence about the housing market that we can use in the development of housing and planning policies to help guide future housing delivery

There are 13 Housing Market Area Profiles (HMAs) as part of the SHMA. These HMAs enable us to account for localised variation in:

- housing stock prices
- tenure
- neighbourhood conditions

RECENT AND CURRENT HOUSING DEVELOPMENT IN THE NORTH WEST HMA

The Peak District National Park Authority (PDNPA) is the planning authority for all the land that falls within the national park boundary, and in the vast majority of cases new build housing is on exception sites.

The area with the most scope for new housing is the area within the PDF outside the National Park where Sheffield City Council are the local planning authority. The scope for any new build is therefore extremely limited

Recent years have seen the development of one large site, on the road between Stannington and Dungworth. Overall large (10+) sites in PDF with full planning permission would deliver 81 new homes if built out fully. (March 2021).

Although these sites are technically in the Peak District Fringe the market for the new homes is likely to come more from residents of the North West and Urban West HMA's as they are effectively part of the suburban fringe rather than the rural area itself.

SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

The property types that are in the **highest demand** are:

- 1 and 2 bed flats for sale
- 1 and 2 bed flats for private rent
- 1 and 2 bed specialist OPIL for sale
- 1 and 2 bed specialist OPIL for social/affordable rent
- 2 bed houses for sale
- 2 and 3 bed houses for social/affordable rent

There is **additional demand** for:

- 1 bed flats for social/affordable rent
- 1 and 2 bed specialist OPIL for shared ownership
- 2 and 3 bed age friendly general needs for sale
- 2 and 3 bed age friendly general needs for shared ownership
- 2 and 3 bed age friendly general needs for social/affordable rent
- 3 and 4 bed houses of intermediate market
- 4 bed houses for social/affordable rent

IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

1. Smaller properties for sale and private rent

There is a low supply of suitable high quality smaller properties in the PDF and high demand from newly forming households and downsizers.

Small developments of high quality flats, designed to meet the needs of older people, could attract these households and free up larger family homes. More entry level properties for first time buyers will enable those that wish to stay in the area to buy, while there is also demand for private rented accommodation amongst newly forming households.

2. Affordable housing

The Peak District Fringe has a shortfall of 29 affordable properties per annum. New affordable rented provision should be for one bed flats or two, three and four bed houses. These property sizes have lower availability and higher demand in the area.

House prices in this area are the highest in the city and family households that have lower than average savings or limited financial resources will struggle to buy an average priced property in this area. Shared ownership could therefore be considered as a way to offer more affordable family housing in the area.

3. Older people's independent living housing

Analysis by the University of Sheffield suggested the PDF will require around 185 units of specialist older people's independent living (OPIL) housing by 2034 but this area currently has no sheltered housing or extra care housing and its rural character may make it difficult to provide this type of accommodation. Provision of specialist OPIL housing in neighbourhoods that border the PDF, particularly in the RUDV HMA, could help to meet some of this demand. OPIL housing for sale, shared ownership and social rent should be considered to meet the area's income levels.

More general needs housing designed to accessible and adaptable standards is required in all parts of the city to meet current need and the requirements of a growing older population.

FURTHER INFORMATION

For further information about this or any other Housing Market Area Profile, please contact mbox_housingstrategy@sheffield.gov.uk.