



## Rural Upper Don Valley 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 RUDV will see a considerable number of new homes in the next few years.

The former paper mill at Oughtibridge will provide around 280 new homes, and other large sites with the potential to deliver around 180 new homes in the next 5 years.

Onsite developer contributions for affordable housing should allow a large proportion of the identified affordable housing shortfall to be met through S106 agreements.

### SUMMARY OF RECOMMENDATIONS FOR DEVELOPMENT

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

- 2 and 3 bed age friendly general needs for sale
- 2 bed specialist OPIL for sale
- 4 bed houses for social/affordable rent

There is **additional demand** for:

- 1 and 2 bed flats for sale
- 1 and 2 bed flats for private rent
- 1 bed specialist OPIL for sale
- 1 and 2 bed specialist OPIL for shared ownership
- 1 and 2 bed specialist OPIL for social/affordable rent
- 2 and 3 bed age friendly generally needs for shared ownership

- 2 bed age friendly general needs for social/affordable rent

## IN DEPTH RECOMMENDATIONS FOR DEVELOPMENT

### 1. *Flats for sale and private rent*

Flats for sale and private rent will help to widen the housing choices in this area for newly-forming and single households.

### 2. *Larger social/affordable properties*

Additional social-rented properties with four or more bedrooms will address the current extremely low provision of this type in the area.

### 3. *Older people*

Age-friendly general needs homes (e.g. bungalows or accessibly designed houses/apartments) close to transport, facilities and services), predominantly for sale will help to meet the needs of older households.

Specialist retirement living units predominantly for sale will help to meet the needs of older households who may need low level support to continue living independently. The area may struggle to attract some providers of extra care housing due to its semi-rural, low-density character but there is likely to be a growing need for this type of accommodation in the future.

## FURTHER INFORMATION

For further information about this or any other Housing Market Area Profile, please contact [mbox\\_housingstrategy@sheffield.gov.uk](mailto:mbox_housingstrategy@sheffield.gov.uk).