

Dore Neighbourhood Plan – Evidence base for housing need

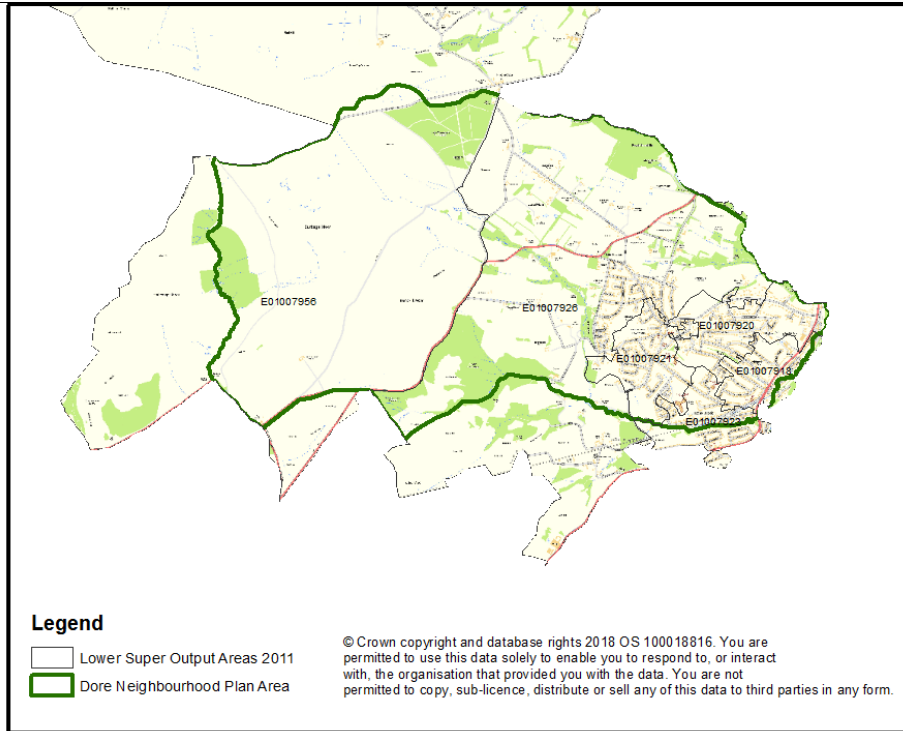
The Tools available on the [Neighbourhood Planning Support](#) website include a [guide](#) to housing needs assessments at neighbourhood plan level. The guide includes a section on the key data sources that can inform a Neighbourhood Plan Housing Needs Assessment (Table 1/Page 9 onwards).

The document is intended as a guide to help locate the data sources the table refers to, in particular those that are concerned with Sheffield particularly.

Data Source	Sheffield data
<p>Most recent Local Authority strategic Housing Market Assessment</p>	<p>It is available at http://www.sheffield.gov.uk/content/sheffield/home/housing/strategic-housing-market-assessment.html</p> <p>The SHMA also identified 13 ‘sub-markets’ in Sheffield, and its analysis of the characteristics of each may provide valuable context for the creation of neighbourhood plans. The area covered by the Dore Plan is in the South West and Peak District Housing Market Areas. The majority of the village itself is in the South West Housing Market Area, as the map below illustrates.</p> <div data-bbox="403 947 1161 1556" data-label="Image"> </div> <p>The current assessment was completed in 2013, and it due to be updated in 2019.</p> <p>Sheffield City Council also publishes Housing Market Area profiles and a Housing Market Bulletin.</p> <p>The Profiles use the SHMA data, in addition to a range of other data sources including crime, education, economy health and housing as the basis for a detailed analysis of each Housing Market area. The Housing Market Bulletin tracks key housing market indicators and is produced quarterly.</p> <p>They are both produced by the Council’s Strategic Housing team and are available here http://www.sheffield.gov.uk/content/sheffield/home/housing/sheffield-</p>

	housing-market.html
Adopted local authority core strategy/local plan	https://www.sheffield.gov.uk/content/sheffield/home/planning-development/sheffield-plan.html
Emerging local authority core strategy/local plan	https://www.sheffield.gov.uk/content/sheffield/home/planning-development/emerging-sheffield-plan-draft.html As at Feb 2019, Citywide Options for Growth consultation done ; another Reg 18 consultation anticipated
MHCLG household projections	https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland Only available at Local authority level. See guide for advice on a pro-rata calculation
Dwelling completion rate 2001 - 2011	The Strategic Housing Land Availability Assessment (2015) is available on request via the neighbourhoodplanning@sheffield.gov.uk email address. It shows annual gross dwelling completion for city and by housing market area. It also gives number of homes built in the city since adoption of Core Strategy (2004/5) to current year. Also available by Housing Market Area from 2008/9 onwards.
Dwelling completion rate 2011 - present	https://www.sheffield.gov.uk/content/sheffield/home/planning-development/housing-land-sites.html See the SHLAA Interim Position Paper is an update since the last SHLAA report from November 2015 The local planning authority could provide dwelling completions for the Dore Neighbourhood Area but only for the last year.
Local housing Waiting list	The 'facts and figures' report is available at https://www.sheffield.gov.uk/home/housing/sheffield-housing-market.html Section 1.4/page 12 gives details of the overall number of households on the rehousing register. The property shop website http://www.sheffieldpropertyshop.org.uk/ has a search facility that allows the user to view the properties that are currently available, and to see details of recent lets, including the number of households who registered an interest in the property (number of bids). All council properties and the majority of housing association properties let in Sheffield are advertised on this website.
Local Enterprise Partnership Economic Strategy	The Sheffield City Region website has the Strategic Economic Plan and other relevant documents. The SCR LEP's Strategic Economic Plan (SEP) is a 10 year plan for private sector growth from 2015-2025. One of the key targets set out to deliver this ambition is the creation of 70,000 jobs. This target already appears to be easily achievable, as the City Region has shown a gain of 37,000 jobs in three years since 2014, when it

	<p>launched the SEP. Sheffield's share of this increase is 8,300, which is well above the 2,550 per year target for the city set out in the SEP.</p>						
<p>Most recent Local authority Employment Land Review (ELR)</p>	<p>In 2013, Sheffield City Council commissioned an ELR from Nathaniel Lichfield & Partners (NLP) to provide a robust evidence base to demonstrate the need for and deliverability of, employment land allocations across the City. This ELR formed the evidence base and informed the site allocations for the 2013 consultation on City Policies and Sites.</p> <p>http://www.sheffield.gov.uk/content/sheffield/home/planning-development/sheffield-plan-background-studies-reports.html http://www.sheffield.gov.uk/content/sheffield/home/planning-development/draft-city-policies-sites-document.html</p> <p>Given the evidence presented above regarding the FEMA, Sheffield City Council and Rotherham Metropolitan Borough Council then agreed that a joint Employment Land Review (ELR) would be appropriate, to analyse employment need and supply across the whole Functional Economic Market Area. So, in 2015, the same independent consultants were appointed to prepare a joint ELR covering the two authority areas. The report assesses economic development needs objectively in line with the 2012 NPPF and 2015 NPPG.</p> <p>http://www.sheffield.gov.uk/content/sheffield/home/planning-development/sheffield-plan-background-studies-reports.html</p> <p>It is the intention that a new, updated, ELR will be produced in time for the Publication (Pre-submission) version of the Sheffield Plan in 2019. This will meet the NPPG requirement to have a clear understanding of business requirements in the area (Paragraph: 033 Reference ID: 61-033-20180913).</p> <p>https://www.gov.uk/guidance/plan-making</p>						
<p>Data from census</p>	<p>The census is a definitive data source for a range of property and population information. The full 2011 census dataset is available at https://www.ons.gov.uk/census/2011census</p> <p>The guide explains that one way to analyse census data is to aggregate the data available at small area level to the approximate area covered by the neighbourhood plan. Census data is published in several geographical classifications. This example uses Lower Super Output Areas (LSOA). LSOA's have an average population of 1,500. The LSOA's that intersect the Dore area can be combined to create a dataset that covers the area. The codes are;</p> <table border="1" data-bbox="652 1552 1142 1632"> <tr> <td>E01007918</td> <td>E01007921</td> <td>E01007926</td> </tr> <tr> <td>E01007920</td> <td>E01007923</td> <td>E01007956</td> </tr> </table> <p>The area covered by these 6 LSOA's is illustrated in the map below.</p>	E01007918	E01007921	E01007926	E01007920	E01007923	E01007956
E01007918	E01007921	E01007926					
E01007920	E01007923	E01007956					



There are some qualifications to be aware of;

- The LSOA's also include areas outside the plan area (indicated with the green boundary)
- The LSOA E01007956 includes a lot of the plan area, but very few dwellings. As the majority of the population in this LSOA are outside Dore, data from this area is not included in the tables below.

The tables below show the tenure, age profile and profile of property/bedroom size for the Dore area (as defined by the 5 LSOA's) in comparison with Sheffield as whole, at the 2011 census. They illustrate one way in which census data can be used to help understand the characteristics of a neighbourhood plan area.

Tenure	Dore		Sheffield	
	Number	%	Number	%
Private Rented or Living Rent Free	344	9%	38003	17%
Social Rented	286	8%	56917	25%
Owned or Shared ownership	3081	83%	135008	59%
Total	3711	100%	229928	100%

Age	Dore		Sheffield	
	Number	%	Number	%
under 18's	1621	19%	113311	21%

18 to 30	663	8%	118444	21%
30 to 44	1341	16%	110267	20%
45 to 59	1874	22%	96291	17%
60 to 64	623	7%	28687	5%
65 to 74	1102	13%	44688	8%
75 to 84	789	9%	29237	5%
85 to 89	218	3%	7600	1%
90 and over	129	2%	4173	1%
Total	8360	100%	552698	100%

Bedrooms	Dore		Sheffield	
	Number	%	Number	%
All 1 beds	237	6%	28961	13%
All 2 beds	656	18%	61077	27%
All 3 beds	1374	37%	104120	45%
All 4 beds	1444	39%	35770	16%
Total	3711	100%	229928	100%

- Local House Prices
- Local rental Prices
- Local Surveys
- Estate agent interviews

The guide suggests sources for this information. Other sources that may be useful are

- Sources of housing market intelligence aimed at agents or home movers can provide useful information about the availability and affordability of property in an area. They include;
 - https://www.home.co.uk/guides/house_prices_by_town.htm
 - <https://www.rightmove.co.uk/house-prices-in-my-area.html>
- Land registry - <https://www.gov.uk/search-house-prices>. House price dataset includes search facility. This can provide a data set of all sales in an area.
- The data table below is an example of how this data can be utilised. It summarises the house sales in Dore in 2017, and contrasts average prices with Sheffield as a whole.

2017 – House sales	Dore		Sheffield	
	Number of sales	Average price paid	Number of sales	Average price paid
Detached	72	£562,096	1202	£322,978
Flat	20	£262,020	1387	£128,746
Semi Detached	25	£407,898	2846	£178,671
Terrace	14	£248,472	2556	£143,994
Total	131	£453,339	7991	£180,621

Data for property sales in Dore is drawn from Postcodes in the table below. This list can be used to analyse any dataset that is available at postcode level.

S17 3HF	S17 3NS	S17 3AH	S17 3DT	S17 3QA	S17 3EU	S17 3GY
S17 3HG	S17 3NT	S17 3AJ	S17 3DU	S17 3QB	S17 3EW	S17 3GZ
S17 3JU	S17 3NU	S17 3AL	S17 3DW	S17 3QD	S17 3EX	S17 3HA
S17 3JY	S17 3NW	S17 3AP	S17 3DX	S17 3QE	S17 3EY	S17 3HB
S17 3JZ	S17 3NX	S17 3AQ	S17 3DY	S17 3QF	S17 3EZ	S17 3HD
S17 3LD	S17 3NY	S17 3AR	S17 3DZ	S17 3QG	S17 3GA	S17 3HE
S17 3LJ	S17 3NZ	S17 3AS	S17 3EA	S17 3QH	S17 3GB	S11 9QD
S17 3LL	S17 3PA	S17 3AT	S17 3EB	S17 3QJ	S17 3GD	S11 9QE
S17 3LN	S17 3PB	S17 3BA	S17 3ED	S17 3QL	S17 3GE	S11 7TU
S17 3LP	S17 3PD	S17 3DA	S17 3EE	S17 3QN	S17 3GF	S11 7TW
S17 3NA	S17 3PE	S17 3DB	S17 3EF	S17 3QP	S17 3GG	S11 7TX
S17 3NB	S17 3PF	S17 3DD	S17 3EG	S17 3QQ	S17 3GH	S11 7TY
S17 3ND	S17 3PG	S17 3DE	S17 3EH	S17 3QR	S17 3GJ	
S17 3NE	S17 3PH	S17 3DF	S17 3EJ	S17 3QU	S17 3GL	
S17 3NF	S17 3PJ	S17 3DG	S17 3EL	S17 3QX	S17 3GN	
S17 3NG	S17 3PL	S17 3DH	S17 3EN	S17 3QY	S17 3GP	
S17 3NH	S17 3PN	S17 3DJ	S17 3EP	S17 3RE	S17 3GQ	
S17 3NJ	S17 3PP	S17 3DL	S17 3PR	S17 3RU	S17 3GR	
S17 3NL	S17 3PQ	S17 3DN	S17 3PS	S17 3RZ	S17 3GS	
S17 3NN	S17 3AA	S17 3DP	S17 3PT	S17 3EQ	S17 3GT	
S17 3NP	S17 3AB	S17 3DQ	S17 3PU	S17 3ER	S17 3GU	
S17 3NQ	S17 3AD	S17 3DR	S17 3PW	S17 3ES	S17 3GW	
S17 3NR	S17 3AG	S17 3DS	S17 3PX	S17 3ET	S17 3GX	

**Housing for
older people
in Sheffield**

This is not included in the guide, but is valuable evidence for any assessment of the needs of older people in Sheffield.

The DWELL project was a Sheffield based research project investigating how the design of houses and neighbourhoods can facilitate the mobility and well-being of older people. Their website has a wealth of information about accommodation for older people and includes an assessment of supply and demand of retirement housing in Sheffield.

- <http://dwell.group.shef.ac.uk/>
- <http://dwell.group.shef.ac.uk/retirement-housing-sheffield/>