

**CONSULTATION ON CORE STRATEGY  
ISSUES AND OPTIONS  
Spring 2007**

**Sheet 8**

**Housing**



## Peak District National Park Authority

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**Your comments and views on this options paper are welcomed up to 29 June 2007.** Enquiries can be directed to Brian Taylor, Policy Planning Manager on 01629 816 303. This report is also accessible from our website located under [www.peakdistrict.gov.uk/plansandpolicies.htm](http://www.peakdistrict.gov.uk/plansandpolicies.htm) .

**We are happy to provide this information in alternative formats on request where reasonable.**

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<b>Issues</b>	<ol style="list-style-type: none"> <li>1. To ensure an adequate supply of housing to maintain balanced communities whilst conserving and enhancing the valued characteristics of the Park.</li> <li>2. The overall role and potential of the building stock</li> <li>3. The complexity and cost of conversions and their potential to meet general housing needs</li> <li>4. Meeting the local need for affordable housing</li> <li>5. Meeting the needs of agricultural and forestry workers</li> <li>6. Pressures on green space and rural character</li> <li>7. Gypsy and traveller sites</li> <li>8. Meeting the needs of the elderly</li> <li>9. Meeting the Needs of Key Workers</li> </ol>
<b>Evidence</b>	<p><b>National</b></p> <p><a href="#">PPS3 Housing</a></p> <ul style="list-style-type: none"> <li>• Housing should produce mixed and sustainable communities, with high quality affordable housing for future generations.</li> <li>• Housing provision should be related to evidence of need.</li> <li>• It is permitted to allocate or release small sites for affordable housing within and adjoining small rural communities in the National Park.</li> <li>• This housing should remain affordable ‘in perpetuity’.</li> <li>• Planning Authorities should aim for sustainable, mixed, inclusive and cohesive communities that meet the needs of the rural economy.</li> <li>• Affordable housing is defined as ... ‘non-market housing, provided to those whose needs are not met by the market eg homeless persons and key workers.</li> <li>• It can include social rented and ‘intermediate’ housing. (‘housing priced between social and free market prices or rents )</li> <li>• It should meet the needs of eligible households, by being available at a cost determined by local incomes and house prices and by remaining at an affordable price for future eligible households.’</li> </ul> <p><a href="#">PPS7 Sustainable Development in rural areas</a></p> <ul style="list-style-type: none"> <li>• National Parks have the highest status of protection, but should support development that is needed for the economic and social well-being of communities, (including adequate housing to meet local needs)</li> <li>• New development should be mainly in existing towns and identified service centres.</li> <li>• It will also be necessary to provide some new housing to meet identified needs in other settlements.</li> <li>• Sufficient land should be made available in settlements to meet the needs of local people</li> <li>• New houses (including single dwellings) in the countryside will require special justification.</li> </ul>

[Commission for Rural Communities report \*Rural Housing -A place in the countryside?\*](#)

- Recommends more effective rural proofing of housing policies at all levels
- Recommends a real increase in resources to meet rural needs for affordable housing
- Recommends planning policies which enable villages to grow and adapt to meet their changing economic and social circumstances
- Recommends that local communities are involved in finding solutions so that they have a real stake in their future.

[The Affordable Rural Housing Commission 2005:](#)

- Stresses the importance of establishing need,
- Recommends that Government commits itself (partly through additional funding) to seeking sustainable, well designed development in rural communities,
- Recognises the importance of allocating sites for affordable rural housing,
- Encourages involvement of the private sector, land owners and not-for-profit organisations in delivering affordable housing.
- Recommends that cross-subsidy from market housing to affordable housing should be avoided. (this preserves the long term supply of land for exceptions sites)
- Says that planning policies in National Parks have not been a barrier to the delivery of housing but recommends a more proactive partnership working, funding arrangements and enabling to deliver more within existing and emerging policy.

An accompanying research document into the provision of affordable and supported housing in England's National Parks

- Recommends elevating the importance of the National Park Authority's duty to foster the economic and social welfare of local communities
- Recommends the consideration of a dedicated Rural Housing Enabler to work within each National Park
- Recommends consideration of the use of policies that restrict conversions for use as affordable housing

[Joseph Rowntree Foundation \(JRF\) research in 2004.](#)

- Over 4 times average household earnings are needed to buy homes in Derbyshire Dales District, High Peak and Macclesfield Borough Councils. (Elsewhere in the National Park, the ratio lies between 3 and 4.)

[Gypsy and Traveller Accommodation : Circular 01/2006](#)

- Local planning authorities should identify appropriate land for Gypsy and Traveller sites in accordance with the number of pitches required in the Regional Spatial Strategy.
- Planning permission should only be granted where it can be demonstrated that the objectives of National Park designation will not be compromised by

the development.

## **Regional**

[East Midlands Regional Spatial Strategy RSS8](#) .

This places no target for the National Park and states that housing should be of local significance only

East Midlands Rural Action Plan 2005: ( prepared by Housing Corporation)

- Partners must work together to create A 'pipeline' of future schemes
- Increased and more effective provision of affordable housing is needed in the National Park.

## **Local**

[Structure Plan](#)

Policies aim to ensure an adequate supply of housing shops and services to meet the essential needs of local residents, communities and businesses while conserving and enhancing the valued characteristics of the Park

[Local Plan](#)

This level of policy adds detail to the general thrust of policy outlined in the structure plan. The aim is the same

[Supplementary Planning Guidance](#)

This guidance was produced to help enable housing providers to bring forward affordable homes in the National Park.

[Annual Housing Report](#)

Between April 1991 and March 2006:

- Consent has been given for 1649 residential dwellings. (higher than the 1,000 dwellings anticipated in the Structure Plan.)
- Consent has been granted for an additional 454 holiday homes, (mainly through conversion.)
- Consent has also been granted for 80 local needs dwellings.

[Survey 2004 results](#)

Should new housing be for the local community or open to all?

- 68% 'Local communities'
- 30.4% 'Anyone'
- 2.3% had 'No opinion'

Where should houses be built?

- 8.8% 'Bakewell'
- 36.6% 'Larger settlements'
- 45.4% 'Any village'
- 13.9% 'Other'
- 6.7% did not reply

Should holiday homes/ second homes be permitted if this reduces numbers of permanent homes?

- 19.1% 'Yes'
- 72.4% 'No'
- 7.7% 'No opinion'
- 1.5% did not reply

**Draft NPMP Question**

There is considerable work being done to address the issue of affordable housing. What else do you think we could do to enable more affordable housing to be built?

Response

- English Nature, Peak District & Derbyshire Team  
Explore ways in which the planning system could help.
- Peak District Sustainable Tourism Forum  
Get employers to fund essential worker accommodation because they will only supply it if it IS essential.
- Hayfield Parish Council  
look at encouraging building of property to let - look at ways to prioritise take up by local people not outsiders -- join together as NPA to seek legislation to give clout to these aspirations ( see Channel Islands approach)
- Sheldon Parish Council  
A park wide scheme to identify need is required
- Hope Valley Access  
Provide affordable housing for elderly wishing to downsize to 2 bedroom bungalows. Rented property is an option for young people.
- Outseats Parish Council  
Identify genuine need amongst young and elderly to include where old people want to downsize. Incorporate housing for employees when re-developing sites such as Riverside Bakewell.
- Bakewell Access Group  
You could put levy on second and holiday homes - restrict luxury flats and bungalows which unbalance populations - cap house prices on starter homes
- Hathersage Parish Council  
Make sure development land sales are offered to Local Authorities as well as the public. Be stronger about localness and need.

- Groundwork Derby and Derbyshire  
Re-word Section 106s and ensure their existence is acknowledged and make sure they are stuck to. Homes must be let or sold to those to local people in housing need. - Maintaining a supply of land at a price well below that of land for open market housing is critical and goodwill is quickly lost if houses are let or sold outside of the spirit of the 106. Estate Agents must make tenants or buyers aware of local needs criteria. Given the interest of the estate agent in selling or letting a property, they don't always do this. This message to Estate Agents needs to go from RSL and HAs as well when homes are re-allocated. (ex housing enabler response)
- Friends of the Peak District  
Landowners bank their land for open market housing. They should be encouraged to bring suitable sites forward for affordable housing. If a moratorium on open market housing or schemes without a percentage of affordable housing were brought in, landowners would more likely favour affordable housing schemes. The Authority may wish to consider spatial allocations for affordable housing, based on the most sustainable sites, as part of an Affordable Housing DPD. New homes should be built for residents who work in the Park only.

### **Appeal Decisions**

- There is strong support for the Authority's affordable housing policies, particularly the role that 'more affordable' homes can have in providing for a community's need.

### [National Park Management Plan outcome](#)

*communities within the Park have better access to services; and more affordable homes for those that need them*

National Park Management Plan actions (adopted Feb 2007)

*Identify sites for affordable and 'more affordable' housing in designated settlements in line with established need and in accordance with village design statements, village plans and landscape character assessments.*

*Develop the close working linkage to the Housing Authorities, Social Landlords and Financial Institutions so that housing can be accessed by those most in need and a stock of social housing is developed and effectively managed for both current residents and future generations.*

Additional evidence

- [Population projections and labour market projections partner workshop](#)
- [Help Shape the Future consultation 2005](#)
- [Help Shape the Future public meeting Warslow 2004](#)
- Help Shape the Future public meeting Parwich 2005 (not web based but reports can be sent by email)
- [Derbyshire Dales and High Peak Community Strategy priority 2006.](#)
- [Peak District Affordable Housing Conference and Plan for Action \(PDRDF\) 2005](#)
- NPA members' workshop May 2006. (not web based but reports can be sent by email)
- Draft Peak District National Park Management Plan consultation July Aug

	<p>2006. (not web based but reports can be sent by email)</p> <p><b>Further evidence outstanding</b></p> <p>Published report of findings of Joint Housing Market Assessment for Derbyshire Dales and the High peak Published report of findings of Strategic Housing Needs Survey for Derbyshire Dales and High Peak</p>
Option 8.1.1	<p><b>Issue 1: Housing delivery</b></p> <ul style="list-style-type: none"> <li>• More restrictive approach reflecting the pressure on green spaces in settlements and impact on rural character.</li> <li>• Should also lobby for greater investment by social housing providers in protected landscapes to help deliver NP purposes. This could support non-development solutions (e.g. purchasing open market dwellings for occupation as affordable units) in a bid to increase stock in low impact ways.</li> </ul>
Option 8.1.2	<ul style="list-style-type: none"> <li>• Retain current approach in saved policy as a balanced approach to both local needs and enhancements to meet general housing need sensitive to the conservation needs of the National Park. More active engagement with local housing partners could seek to make better use of existing policy framework.</li> <li>• Should also lobby for greater investment by social housing providers in protected landscapes to help deliver NP purposes. This could support non-development solutions (e.g. purchasing open market dwellings for occupation as affordable units) in a bid to increase stock in low impact ways.</li> </ul>
Option 8.1.3	<ul style="list-style-type: none"> <li>• Encourage more 'permissions' within policy linked to settlement review.</li> <li>• Changed approach to conversions to focus on local need in and on the edge of settlements in the first instance to increase the number of opportunities for local people to access housing in the most sustainable locations.</li> <li>• Adopt a sequential approach that offers scope for other uses (e.g. holiday accommodation in more remote (less sustainable) locations).</li> <li>• Identify sites solely for affordable housing either within a Development Plan Document or as a Supplementary Planning Document, i.e. an adopted village plan.</li> <li>• Continued role of enhancement routes for conservations and complex sites but with scope for enabling further affordable housing (by way of planning gain).</li> </ul> <p>Should we also lobby for greater investment by social housing providers in protected landscapes to help deliver NP purposes. This could support non-development solutions (e.g. purchasing open market dwellings for occupation as affordable units) in a bid to increase stock in low impact ways.</p>



Option 8.2.1	<p><b>Issue 2: Key Workers</b></p> <ul style="list-style-type: none"> <li>• Include a separate policy to address issues of key workers. This option would require greater definition, e.g. should this mean key services (teachers, nurses, police, etc), or should it relate to people contributing to the delivery of statutory National Park purposes or both?</li> </ul>
Option 8.2.2	<ul style="list-style-type: none"> <li>• Don't introduce a separate policy and focus on agricultural needs and any other functional need that depends on being located on-site, (e.g. for security or animal welfare purposes) as per current policy.</li> </ul>
Option 8.3.1	<p><b>Issue 3: Institutional Housing</b></p> <ul style="list-style-type: none"> <li>• Introduce separate policy to deal with nursing homes and sheltered housing for the elderly. For example related to larger settlements where most services are.</li> </ul>
Option 8.3.2	<ul style="list-style-type: none"> <li>• Don't introduce separate policy and deal with in context of wider settlement, housing and design policies.</li> </ul>
Option 8.4.1	<p><b>Issue 4: Gypsies and Travellers</b></p> <ul style="list-style-type: none"> <li>• Introduce separate policy to address gypsy and traveller sites</li> </ul>
Option 8.4.2	<ul style="list-style-type: none"> <li>• Don't introduce separate policy and deal with in context of wider, landscape, settlement and design policies.</li> </ul>
Option 8.5.1	<p><b>Issue 5: defining the local eligibility for affordable housing</b></p> <ul style="list-style-type: none"> <li>• From the Parish only</li> </ul>
Option 8.5.2	<ul style="list-style-type: none"> <li>• From the Parish or adjoining Parish (as now)</li> </ul>
Option 8.5.3	<ul style="list-style-type: none"> <li>• From the Parish and next 2 adjoining Parishes</li> </ul>
Option 8.5.4	<ul style="list-style-type: none"> <li>• Hybrid related to settlement hierarchy option that offers wider connection (option 3) in higher order settlements and Parish only connection in the smallest settlements</li> </ul>

**Do you have a preferred option or is there another option you would prefer to see?**