



Housing





Headlines

We deliver four market houses (mostly by conversion and change of use) for every one new build local need affordable house, and the market housing includes holiday accommodation and agricultural workers dwellings. We don't deliver enough affordable housing to meet the need, but we address need to the extent possible without harming valued village character.

We have a proven record of working with communities and housing bodies to deliver affordable housing in a sensitive consensual way, and we have taken opportunities to enhance brownfield sites and conserve valued building by permitting market housing.

We have a declining population, ageing communities and marginal service provision in many villages and we are not currently permitting the numbers of houses of all types to have a positive impact on the population profile, or guarantee the survival of essential services such as schools and health services. The first objective for us has to be conservation and enhancement of cultural heritage and this limits our capacity to these structural issues.



What has worked well

- Partnership working with housing enabler and housing associations to determine need, find sites and get housing association on board- all alongside the community.
- Our commitment to 100% exception site development to address local housing need is more than matched by the main District (Dales) in terms of funding and community liaison and ensures best value to the community for least loss of undeveloped National Park land.
- Peak District Rural Housing Association continues to bring forward a pipeline of small schemes, and other RSLs such as Nottingham Community Housing Association and Platform also build when the site offers up the appropriate size of housing
- Our policy and partnerships give us the flexibility to support community housing initiatives such as Community Land Trust as well as the individual wanting to address their own housing need
- The site search approach has helped prove capacity for development in the future, and offers communities a way to get involved from the outset.



What has not worked so well

- The reduction in grant for affordable housing (particularly affecting the area outside Derbyshire Dales). This has created pressure for mixed housing schemes to finance affordable housing to meet need. It has also discouraged some local authorities from working to bring forward housing to meet local need.
- The rate of completions. We can't bring permissions to completion and there are a lot of them still on the system that could be implemented (of all types). Our records show we had 562 dwelling units from unimplemented planning permissions, between 2006 and 2009; and, despite the economic downturn, this remained at 321 between 2009 and 2019.
- Community appetite for housing. There is much support and drive from some communities (e.g. Bradwell, Youlgrave, and Bakewell), but some communities have more difficulty accepting new housing and some appear to have no desire for new development at all (or feel their community doesn't need it to remain vibrant and thriving). The process is inclusive but can be very slow.
- Attitude towards cultural heritage. Some communities and some NPA members can appear willing to compromise cultural heritage because they want to respond positively to the community push for housing.
- Community attitude towards holiday accommodation and second homes. Some communities resent the impact these can have on the services and facilities in a community. We can do little about this on existing housing stock unless there are legal obligations on housing to prevent this, and this isn't the case for the vast majority of housing stock that is privately owned.
- The attitude towards meeting housing need for local people only. It is unclear whether communities want such rigorous connection requirements on local need homes.

What are the big issues for the Plan review?

- Is the impact of the current level of housing delivery sustainable? (particularly in terms of the impact on cultural heritage and landscape character)
- How do we best conserve and enhance the cultural heritage of the National Park if we accept (or are forced to accept) more new build housing under the new planning system proposed by Government?
- Are we sufficiently in tune with what our communities think they need by way of housing to thrive?
- Is the “new build for local need only” a sustainable approach for the future (in terms of space to build and the other needs of communities)?
- Are we sufficiently supportive of farming and other business needs for accommodation, including the tourism sector?
- Should we ensure all new build housing (market as well as local need housing) is subject to a primary occupancy clause to stop it being used as second or holiday home?