

6 CHARACTERISTICS AND STRUCTURE OF HOUSING SUPPLY

6.01 This section examines the characteristics and structure of housing supply in the HPDD Sub-Area giving an assessment of the range, quality and spatial distribution of housing that is currently available within the existing stock. As in previous sections, data is presented for each of the local authorities within the study area and is compared (where possible) to the benchmark areas, Derbyshire, the East Midlands and England.

Key Points

- The 69,000 dwellings in the HPDD Sub-Area are relatively evenly split between detached (32%), semi-detached (30%) and terraced stock (28%), though with more of an emphasis on detached housing (42%) in Derbyshire Dales, and terraced housing (36%) in High Peak, where in these two areas such figures, for detached and terraced housing respectively, are significantly above the regional and national benchmarks
- However, growth of semi detached houses and flats (from a low base), alongside detached dwellings, has in recent years (1991-2001) matched regional and national growth trends
- Growth in overall housing stock since 2001 has matched the national rate, though has been significantly behind that for Derbyshire and the East Midlands
- Within the HPDD Sub-Area, the growth in stock has not been even, with growth in High Peak, alongside that for Derbyshire and the East Midlands, comfortably exceeding the rate for England, whilst the rate for Derbyshire Dales has more closely matched the rate for England
- Using the number of rooms as a proxy for the number of bedrooms suggests significant over-representation of four bedroom (and larger) properties in Derbyshire Dales and the Peak National Park, compared to High Peak and the regional and national benchmarks, and, likewise, an under-representation of smaller properties
- The over-representation of four bedroom (and larger) dwellings in Derbyshire Dales is confined to owner occupied dwellings, with an under-representation of such larger dwellings in the social and private rented sectors
- There is a notable level of under-occupancy (where households occupy more space (by numbers of rooms) than their size suggests they need) in Derbyshire Dales and the Peak National Park. Conversely, dwellings in High Peak, as with the East Midlands region, have notably lower levels of under-occupation, and relatively higher levels of over-occupation. This pattern may be being perpetuated – a survey of new build schemes undertaken as part of the Housing Needs Study suggests a higher emphasis on larger housing (three and four bedrooms) in Derbyshire Dales than in High Peak and the regional benchmarks
- Overall, across the HPDD Sub-Area, the social rented stock of dwellings has a disproportionate representation in the incidence of over-occupation, making up 38% of all incidences of over-occupation compared to its accommodating 13% of all households

- The housing stock in the HPDD Sub-Area is efficiently used, with vacancy rates lower than regional and national benchmarks. However, reflecting the natural beauty and accessibility of the HPDD Sub-Area, there is a high proportion of second home ownership in the Derbyshire Dales and Peak National Park parts of the HPDD Sub-Area, though it is notable that second home ownership (according to the 2001 Census figures) is much less in the Peak National Park than in the Lake District National Park (though figures from 2005 Council Tax records suggest significant growth since 2001)
- Using Council Tax bands as a proxy for the quality and price for housing, suggests the Sub-Area has a significantly higher proportion of higher priced stock (reflecting a greater proportion of larger detached houses) than in the East Midlands and England, and much lower proportions of the relatively “more affordable” Band “A-D” stock, with the difference being especially marked in Derbyshire Dales
- Representation of owner occupied stock is significantly greater, and social rented stock, significantly less, than regional and national benchmarks, with the deviation even greater in the Peak National Park area
- Assuming trend based completion rates for the High Peak and Derbyshire Dales planning authorities, and applying the PDNP’s estimated dwelling completion rate (adjusted for the area of the National Park within the HPDD Sub-Area), would suggest that the dwelling target featured in the emerging RSS for the period 2002-26 will be exceeded.
- However this is unlikely to be the case in reality as maintaining the momentum of new development is likely to prove challenging as housing land supply reduces and the need to increase the proportion of affordable housing developed makes profit on remaining sites more marginal.
- Indeed, planned development and further identified capacity in the three component planning authority areas (which includes an area of the Peak District National Park outwith the HPDD Sub-Area) amounts to 8,780 over the period 2006 – 2026, or 439 completions a year (according to the East Midlands Regional Assembly), which is 61 per year less than the EIP Panel target.
- Turnover of market housing varies across the HPDD Sub-Area, being reasonably close to the regional and national averages in High Peak Borough, but notably lower in Derbyshire Dales District.
- Across the HPDD Sub-Area, the supply of “entry level” one bedroom and four bedroom market housing is low, and in parts of Derbyshire Dales the availability of some two and three bed house types is also limited.
- The limited availability of “entry level” one bedroom and four bedroom market housing for owner occupation is compounded by the low level of rental opportunities for dwellings of this size, and the low turnover of one bedroom and four bedroom social housing
- The tendency towards larger units for new build market housing in Derbyshire Dales suggests that the shortage of entry level one bedroom housing in that area (and a shortage of two bedroom housing in parts) may continue if new build continues to follow the trend identified by the JHA research.

Current Housing Stock

- 6.02 According to the 2001 Census, the total number of properties in the HPDD Sub-Area is approximately 68,900 (nearly 22% of the total stock of Derbyshire), and some 17,200 of these properties are in the National Park. The total numbers of dwellings in each area is shown in Table 6.1 below. The High Peak area has approximately 7,500 more properties than the Derbyshire Dales (38,200 over 30,700).

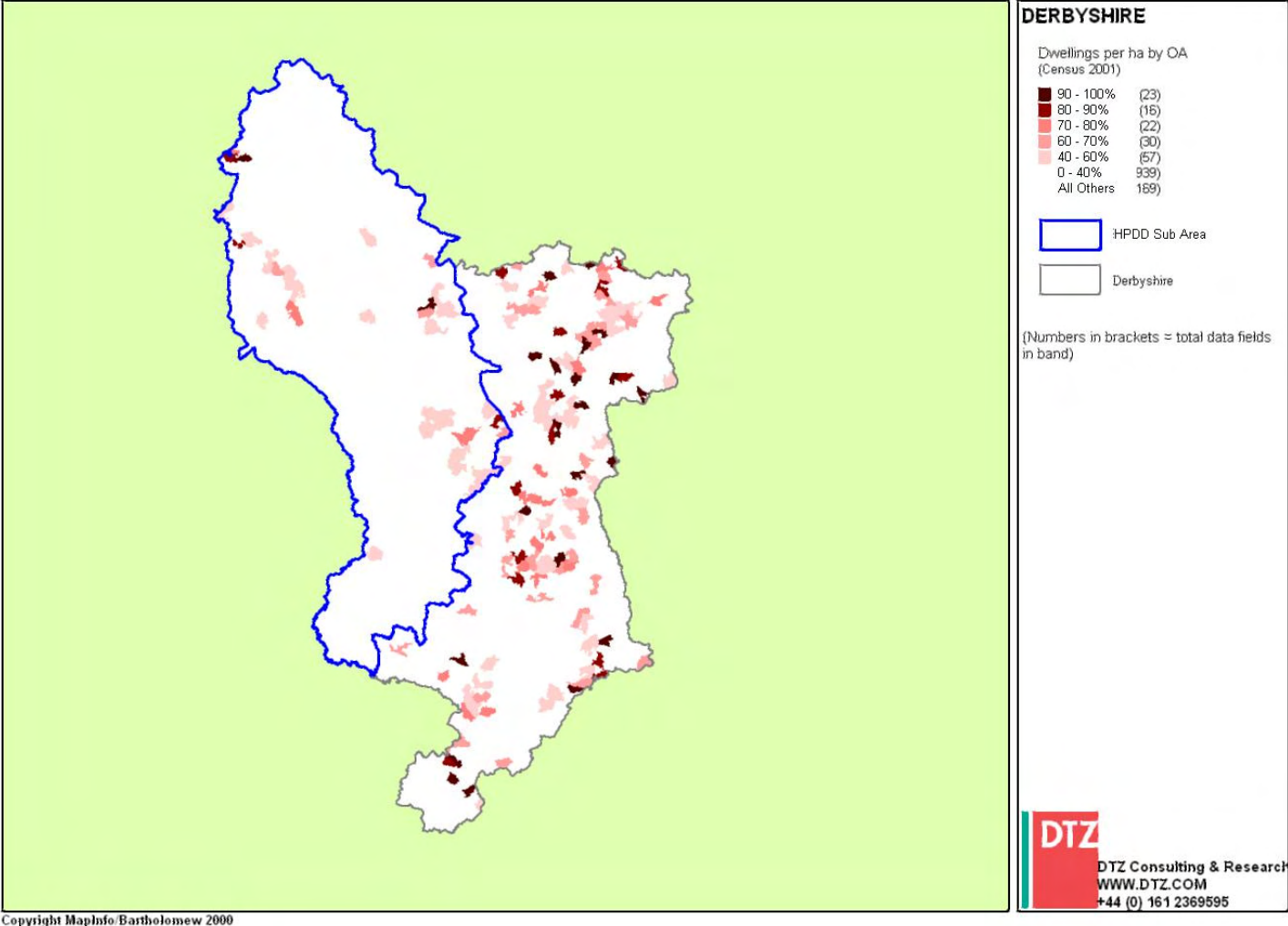
Table 6.1: Dwelling Numbers

Area	Total Dwelling
High Peak	38,200
Derbyshire Dales	30,700
HPDD Sub-Area	68,900
Derbyshire	319,700
East Midlands	1,796,700
England	21,262,800
<i>PDNP</i>	<i>17,200</i>

Source: 2001 Census

- 6.03 Looking at the spatial distribution of the dwellings in the HPDD Sub-Area is important in considering transport services and road infrastructure. As Figure 6.1 illustrates, dwellings in the HPDD Sub-Area are widely distributed, significantly more so when compared with the rest of Derbyshire. These low density levels result from the rural nature of the area. There is a situation of clustering throughout the HPDD Sub-Area, although generally density remains below one dwelling per hectare. These areas of clustering include the Matlock/Darley Dale area and between Buxton and New Mills.

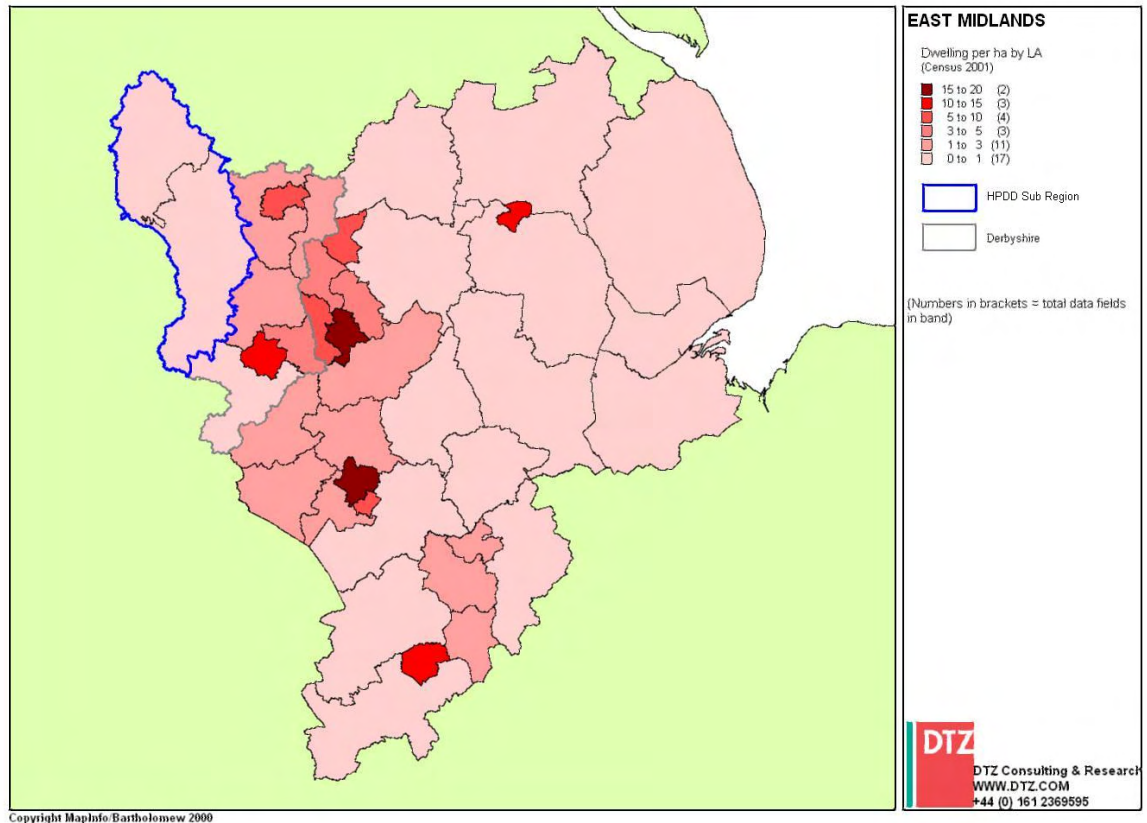
Figure 6.1: Spatial Distribution of Dwellings: Number of Dwellings per Hectare by Output Area



Source: 2001 Census

6.04 Figure 6.2 shows the spatial distribution of dwellings per hectare (dwelling density) by the local authority in the East Midlands. The higher dwelling density reflects the higher levels of urban development. In particular, the high concentration of dwellings in the centre of the map is associated with Nottingham, Leicester, Northampton and Lincoln. The map clearly highlights the lower density of the HPDD Sub-Area compared with Derbyshire and the East Midlands, in particular, Nottingham and Leicester.

Figure 6.2: Spatial Distribution of Dwellings: Number of Dwellings per Hectare by Local Authority, East Midlands

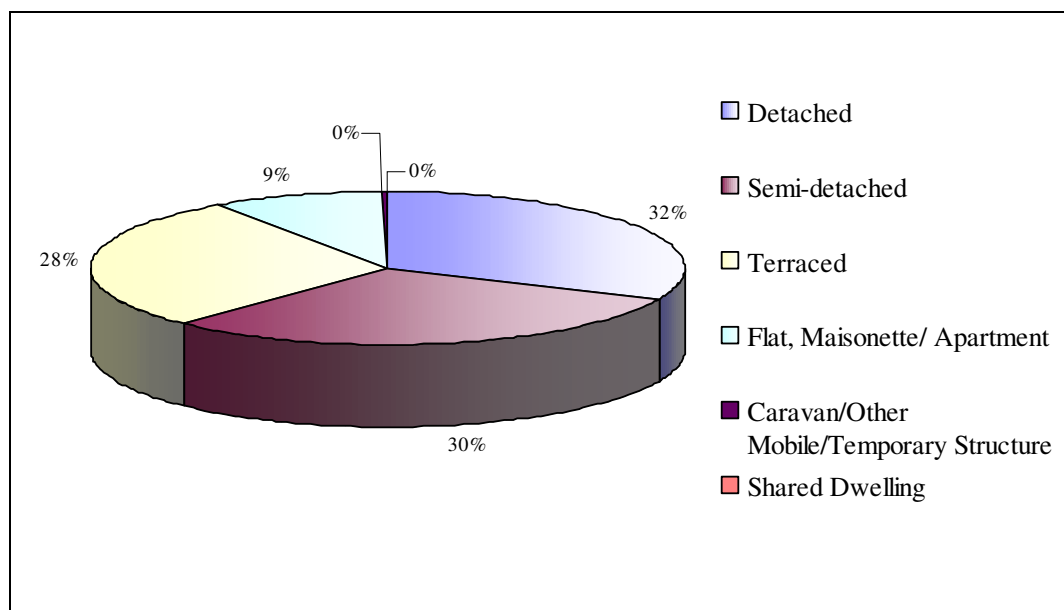


Source: 2001 Census

- 6.05 The type of housing stock in the study and benchmark areas is shown in Figures 6.3 and Table 6.2. The proportion of housing types for the HPDD Sub-Area is predominately detached (32%), semi-detached (30%) and terraced (28%). Compared with High Peak, the Derbyshire Dales has a significantly higher proportion of detached properties (42% rather than 24%), and significantly lower proportion of terraced properties (19% rather than 36%).
- 6.06 The National Park closely resembles the characteristics of the Derbyshire Dales in having a high proportion of detached and semi-detached properties (45% and 27% respectively). A distinguishing feature of the National Park, although not hugely significant is the low proportion of terraced properties (7%), the lowest of all comparator areas in the study.
- 6.07 Derbyshire and the East Midlands have the same proportion of detached properties as the HPDD Sub-Area (32%). Both the County and the Region have a higher proportion of semi-detached properties and a lower proportion of terraced properties when compared with the HPDD Sub-Area. The national figure shows a higher proportion of semi-detached properties and flats/maisonettes.

6.08 Overall, the HPDD Sub-Area is slightly skewed towards detached properties when compared with the national figure. However locally and regionally the HPDD Sub-Area has a lower proportion of detached and semi-detached properties and is skewed towards having more terraced properties.

Figure 6.3: Housing Stock by Type 2001 – HPDD Sub-Area



Source: 2001 Census

Table 6.2 Housing Stock by Type 2001

	Detached	Semi-detached	Terraced	Flat, Maisonette/ Apartment and all others
High Peak	24%	30%	36%	10%
Derbyshire Dales	42%	30%	19%	8%
HPDD Sub-Area	32%	30%	28%	9%
Derbyshire	32%	40%	21%	7%
East Midlands	32%	36%	21%	10%
England	23%	32%	26%	19%
PDNPA	45%	27%	20%	7%

Source: 2001 Census

6.09 Table 6.3 shows the tenure composition of the housing stock in the study and benchmark areas. The tenure of the HPDD Sub-Area is predominately owner occupied (76%) with 13% being either council or social rented and 11% being privately rented, with slightly more owner occupation in High Peak (and slightly more private rented / rent free in Derbyshire Dales District. Within the National Park there is a notably smaller social rented sector (11%) and a larger incidence of private renting/rent free (13%).

Table 6.3: Housing Stock by Tenure 2001

	Owner Occupied	Council Rented	Other Social Rented	Private Rented/ Living Rent Free
High Peak	77%	11%	2%	10%
Derbyshire Dales	75%	11%	2%	12%
HPDD Sub-Area	76%	11%	2%	11%
<i>National Park</i>	76%	9%	2%	13%
Derbyshire	74%	15%	2%	8%
East Midlands	72%	14%	4%	10%
England	69%	13%	6%	12%

Source: Census 2001

- 6.10 The HPDD Sub-Area has a higher proportion of owner occupied properties (77%) compared with the regional and national benchmarks (72% and 69% respectively). Derbyshire, the East Midlands and England also have a higher proportion of socially rented stock when compared with the HPDD Sub-Area. The proportion of properties accounted for by the private rented sector in the HPDD Sub-Area is similar to the East Midlands and England. The proportion of stock that is privately rented is likely to have increased since 2001 as a consequence of the take off of Buy to Let.
- 6.11 The paper *'The use of existing housing stock in rural England'¹* comments that the supply of affordable rural housing (which was historically low) has decreased significantly in rural areas through the Right to Buy, the cap on local authority building, planning constraints and the difficulties faced by rural housing associations in securing suitable sites. It is reported that the effect of the Right to Buy on the supply of affordable housing has been damaging, with some villages now lacking any social housing as a result of sales.
- 6.12 The loss of Local Authority Social Housing Grant (LASHG) has also had an adverse impact on the supply of new-build homes and the scope for the acquisition of existing properties for social housing. It should be noted however, that there has still been grant available to Housing Associations to support new build programmes.
- 6.13 However, Table 6.3 confirms the relative shortage of affordable housing in the HPDD Sub-Area. The Table shows that council and other socially rented properties account for 13.0% of dwellings in High Peak, Derbyshire Dales and the HPDD Sub-Area and 11.0% in the National Park compared to a much higher proportion of 18.0% and 19.0% in the East Midlands and England respectively.

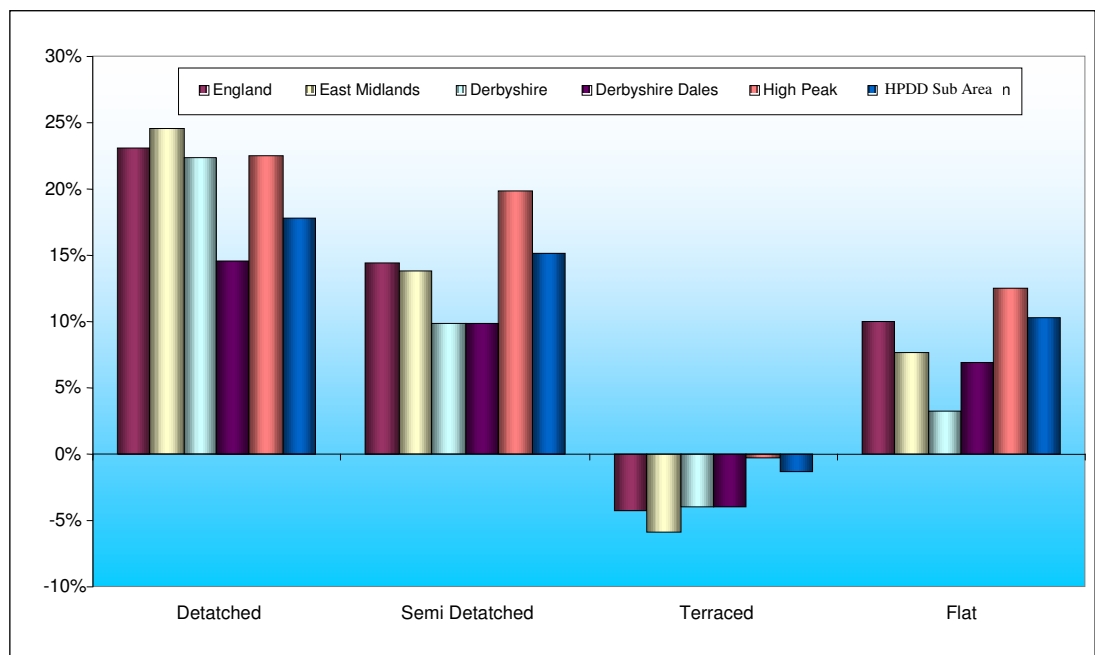
Growth in Stock

- 6.14 Analysis of the differences between the 1991 and 2001 Census shows the change in dwelling type over the ten-year period. This is highlighted in Figure 6.4.
- Detached housing has experienced the highest proportionate rise across all benchmark areas, with the increase in High Peak similar to the national average. In absolute terms, this growth represents an increase of 3,200 dwellings in the HPDD Sub-Area.

¹ Commission for Rural Communities, Housing Corporation: *The use of existing housing stock in rural England*.

- Semi-detached housing has also increased significantly, with the rate of increase in the housing stock in High Peak exceeding the national and regional average. In absolute terms this growth represents an increase of 2,700 dwellings in the HPDD Sub-Area.
- Terraced housing across all areas has decreased. However, the level of decline in High Peak is very limited. There has been a decline of only 300 terraced dwellings.
- The rate of increase in the number of flats in the HPDD Sub-Area matches the national average and exceeds the rate of growth nationally (although they still represent a smaller proportion of the stock. Overall, there has been an increase of 600 flats between 1991-2001).

Figure 6.4: Change in Dwellings by Type (1991-2001)



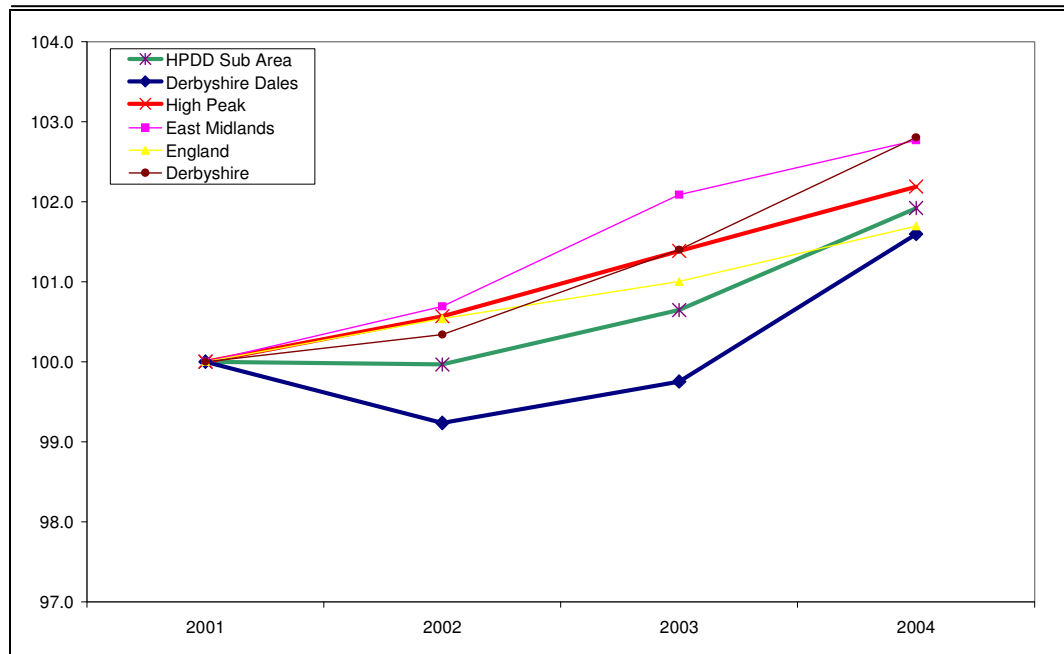
Source: Census 1991/2001

- 6.15 Figure 6.5 and Table 6.4 show the pattern of growth in housing stock between 1999 and 2004 in the study and benchmark areas. This comparison has been achieved by indexing the 2001 figures at 100. Strong growth in housing stock has been evident in the East Midlands and above that seen in England. The High Peak saw strong growth in housing stock over the four years 2001-04, overtaken by Derbyshire in 2003. Growth in housing stock has been consistently low for Derbyshire Dales compared to the other observed areas. Table 6.4 shows that the overall growth in stock has remained slow but steady for the HPDD Sub-Area increasing the number of properties by approximately 1,300 (1.9%) between 2001 and 2004. A larger proportion of this growth is attributable to the High Peak (2.2%), rather than the Derbyshire Dales (1.6%). The growth rate for the HPDD Sub-Area is still however 0.9% below that for Derbyshire between the period 1999 and 2004.
- 6.16 There are a number of factors which have contributed to this growth profile, such as land availability within a topographically challenging area and National Park planning restrictions. National Park completions data² for the period April 1991 – March 2007, shows that 1,514 dwellings were built within the National Park during this period. Of

² Peak District National Park Authority – The Annual Housing Report 2007

these 1,514 dwellings, a large proportion (81%) was built within Derbyshire Dales District and High Peak Borough. Indeed, 18% of completions within the HPDD Sub-Area over the period 2001-2006 were within the National Park³.

Figure 6.5: Change in Housing Stock (2001 = 100)



Source: CLG

Table 6.4: Change in Housing Stock 2001-2004

	2001	2004	Absolute Change	Change (%)
High Peak	37,737	38,563	+826	2.2%
Derbyshire Dales	31,183	31,681	+498	1.6%
HPDD Sub-Area	68,920	70,244	+1,324	1.9%
Derbyshire	318,614	327,554	+8,940	2.8%
East Midlands	1,794,806	1,844,523	49,717	2.8%
England	21,360,647	21,723,001	362,354	1.7%

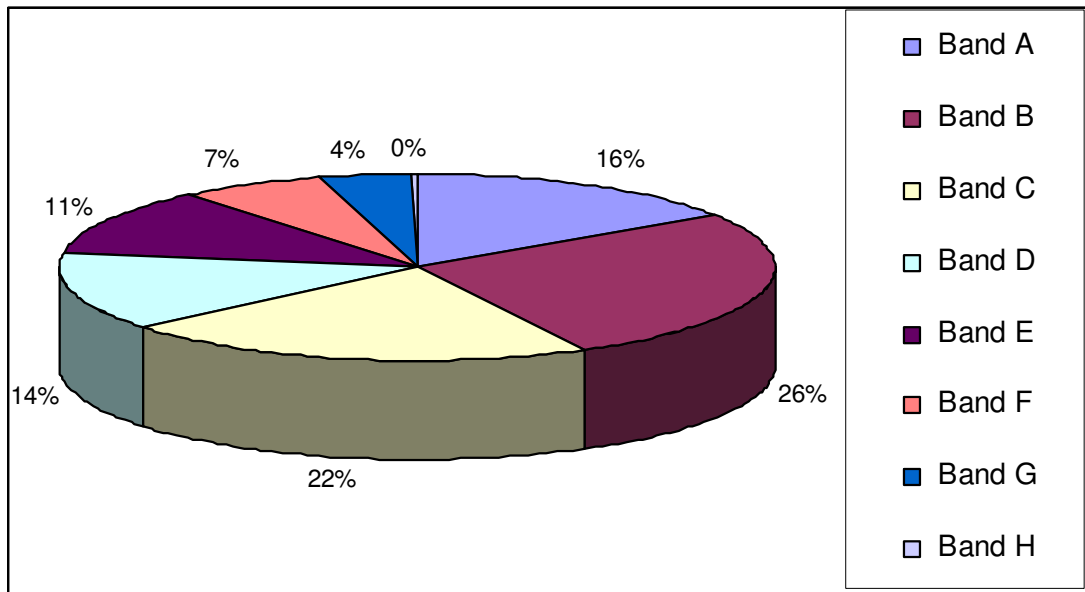
Source: CLG

- 6.17 A good indication of the quality and price of the housing stock in a given area is the proportion of housing stock in each council tax band. Figure 6.6 shows the breakdown by Council Tax Band and Table 6.5 compares it with national and regional averages. Table 6.5 shows that the HPDD Sub-Area has a higher proportion of high priced stock and much lower proportions of stock in bands A and B compared to regional and national averages. This has clear implications for affordability in the area.
- 6.18 Although this is the overall picture, there are differences between High Peak and the Derbyshire Dales. For example, looking at the proportion of properties in the “lower price” bands (Bands A – D) shows a significantly lower proportion of properties in Derbyshire

³ Updated Appendix 2 with HMA Housing Trajectories, Core Doc HOU43, EMRA

Dales falling into Band A-D (70%) than for High Peak (84.1%). High Peak more closely reassembles the regional and national profile.

Figure 6.6: Dwellings by Council Tax Band 2004 – HPDD Sub-Area



Source: Valuation Office Agency

Table 6.5: Dwellings by Council Tax Band 2004

	Total	Bands A-B	Bands C-D	Bands E-F	Bands G-H
High Peak	38,500	51.1%	33.0%	13.6%	2.4%
Derbyshire Dales	31,400	31.3%	38.4%	23.4%	7.0%
HPDD Sub-Area	69,900	42.2%	35.4%	18.0%	4.4%
Derbyshire	328,100	61.1%	27.1%	9.6%	2.2%
East Midlands	1,848,100	60.8%	28.1%	9.1%	1.9%
England	21,743,000	44.9%	36.6%	14.4%	4.1%

Source: Valuation Office Agency

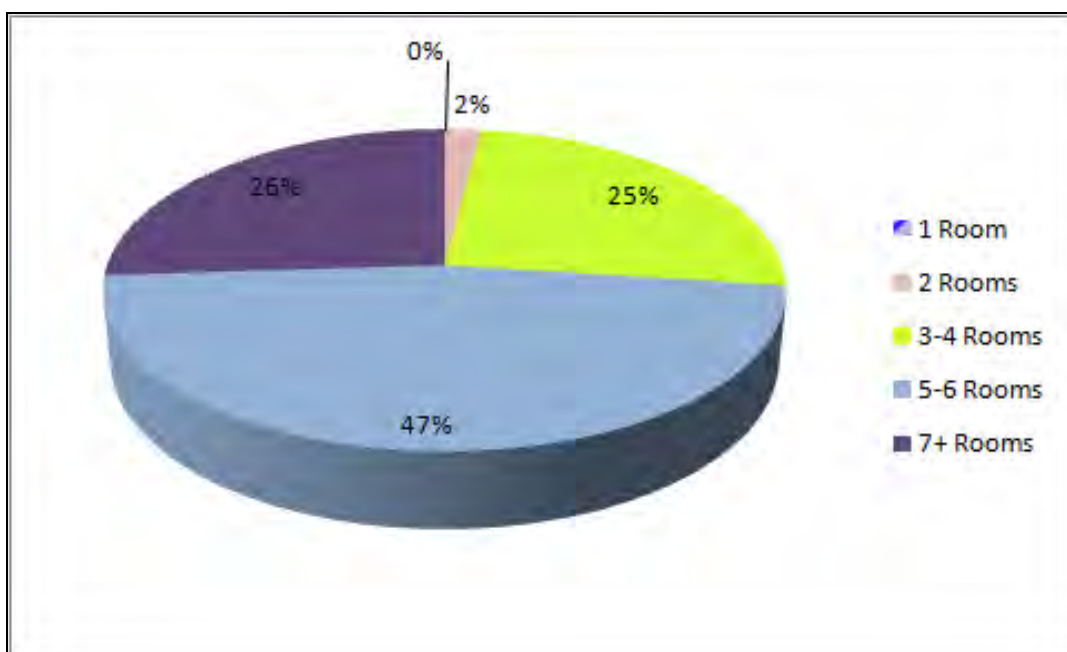
6.19 Figure 6.7 and Table 6.6 show the size of stock by number of rooms according to the 2001 Census. The count of the number of rooms in a household's accommodation does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms and studies are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted.

6.20 For the purposes of this discussion we have assumed the following relationship between the number of rooms and the number of bedrooms:

- 1-4 room dwellings equate to a 1-2 bed property if we assume this includes a kitchen, and could include 1 or 2 reception rooms.
- 5-6 room dwellings equate to a 2-3 bed property if we assume a kitchen and one or two reception rooms.
- 7-8 room dwellings equate to 4 bed plus properties.

- 6.21 The majority of stock in the HPDD Sub-Area consists of either five – six rooms (47%) and seven+ rooms (26%) and therefore the area has larger sized properties. Compared to the Derbyshire Dales, the High Peak area clearly has a lower proportion of seven+ room properties (23% compared with 30%). The National Park once again has very similar characteristics to the Derbyshire Dales and is skewed towards the larger room sized properties.
- 6.22 In comparison to Derbyshire, the East Midlands and England, the HPDD Sub-Area has a lower proportion of properties with five – six rooms but has a higher proportion of properties with over seven rooms, indicating a tendency for larger properties in the HPDD Sub-Area. This conforms with the earlier evidence presented in this section and elsewhere in the report that HPDD Sub-Area is less densely developed than Derbyshire, the East Midlands and England and has a greater proportion of detached dwellings.

Figure 6.7: Size of Stock –HPDD Sub-Area



Source: Census 2001

Table 6.6: Size of Stock

	1 room	2 rooms	3 - 4 rooms	5 - 6 Rooms	7+ Rooms
High Peak	0%	2%	28%	47%	23%
Derbyshire Dales	0%	1%	22%	46%	30%
HPDD Sub-Area	0%	2%	25%	47%	26%
National Park	0%	1%	24%	44%	31%
Derbyshire	0%	1%	26%	53%	19%
East Midlands	0%	2%	25%	52%	21%
England	1%	3%	29%	48%	20%

Source: Census 2001

- 6.23 Table 6.7 and Figure 6.8 show the size of stock by tenure for the HPDD Sub Area. Table 6.7 compares the distribution of different sized units by tenure with the overall tenure distribution. The table shows that there is an under representation of the very largest

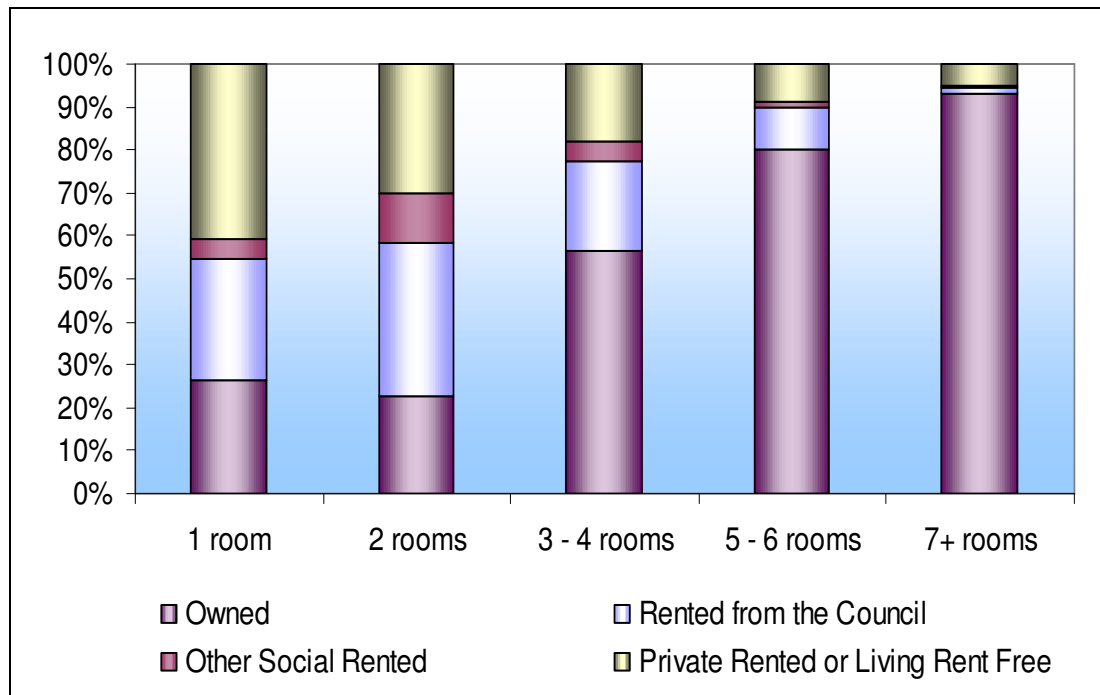
(seven+ rooms) stock, and an over representation of the smaller (one-four rooms) stock in the social (Rented from Council and “Other Social Rented) and private rented tenures.

Table 6.7: Size of Stock by Tenure, HPDD Sub-Area

HPDD Sub-Area	1 room	2 rooms	3 - 4 rooms	5 - 6 rooms	7+ rooms	Tenure Profile
Owned	26%	23%	57%	80%	93%	76%
Rented from the Council	28%	35%	21%	10%	1%	11%
Other Social Rented	5%	12%	5%	1%	0%	2%
Private Rented or Living Rent Free	41%	30%	18%	9%	5%	11%

Source: Census 2001

Figure 6.8: Size of Stock by Tenure – HPDD Sub Area



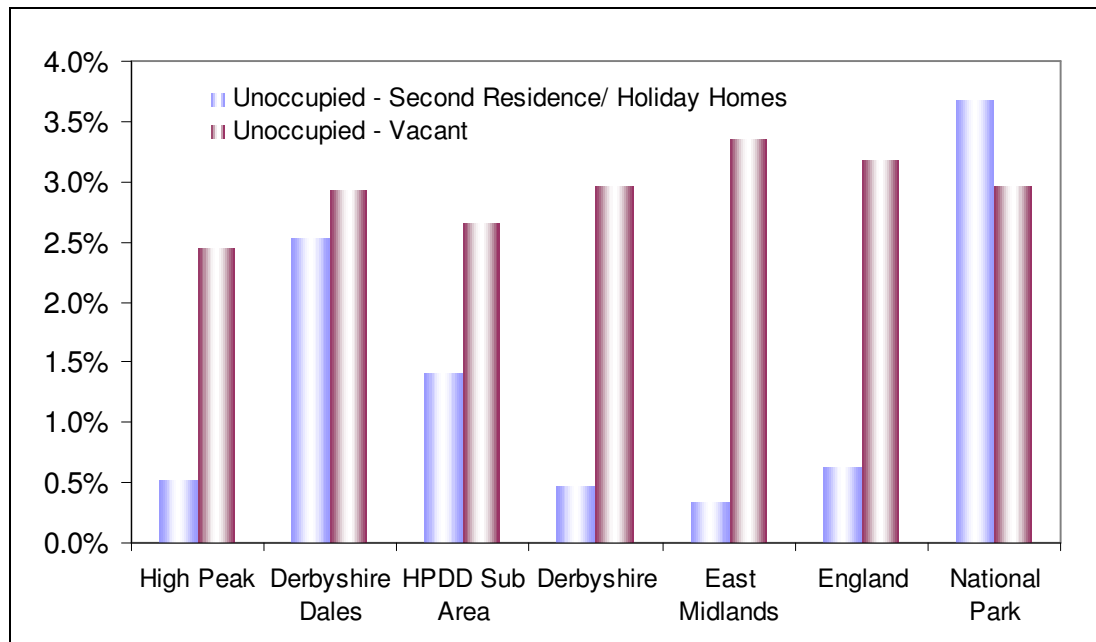
Source: Census 2001

Vacancy, Occupancy and Overcrowding

6.24

External demand for dwellings generated by commuting, retirement and second-home ownership is high in many rural areas leading to competitive housing markets in which local people often struggle to compete. Figure 6.9 illustrates the 2001 Census of Population information on unoccupied dwellings identifying whether they are vacant or whether they are second homes/holiday homes.

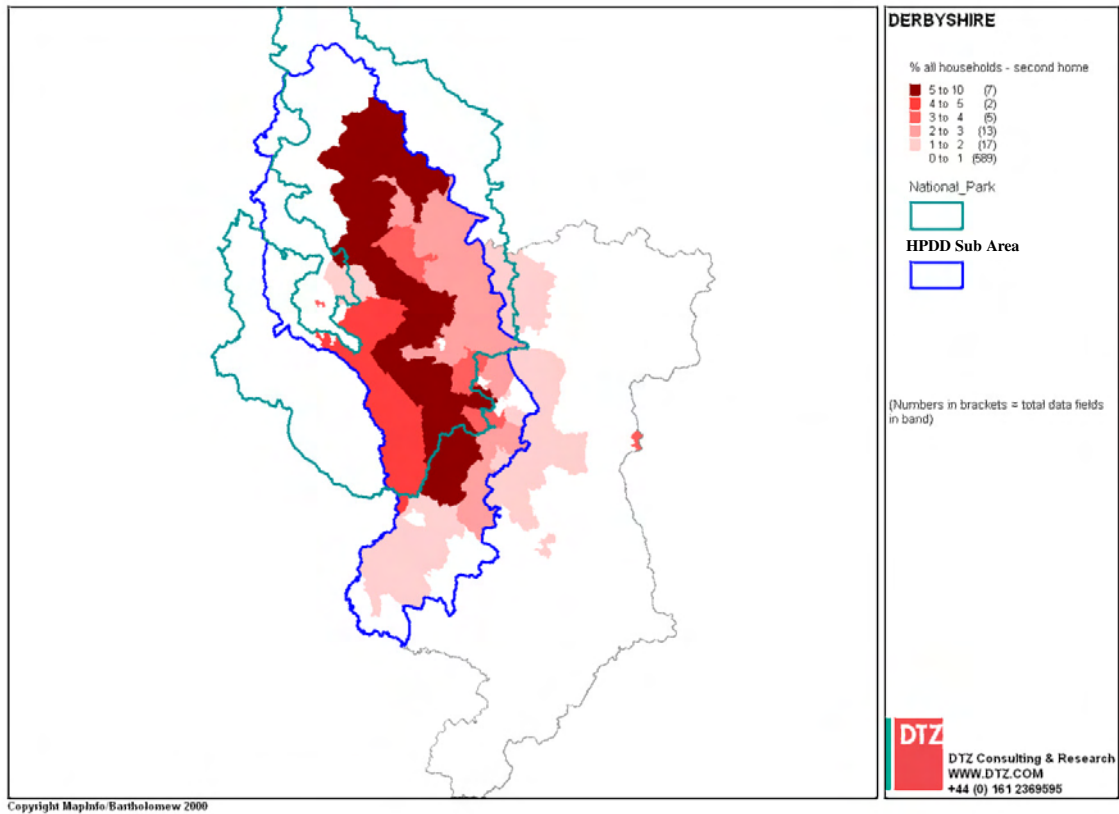
Figure 6.9: Vacancy Rates and Second Home Ownership 2001



Source: Census 2001

- 6.25 The proportion of dwellings that are unoccupied because they are vacant is slightly lower in the HPDD Sub-Area than in the benchmark areas (2.7% compared with 3.3% across the region as a whole), indicating that the existing housing stock is being used relatively efficiently. Within the HPDD Sub-Area, the level of vacancy in Derbyshire Dales and the National Park area is slightly higher than the level in High Peak.
- 6.26 However, the proportion of dwellings that are identified as second homes/holiday homes within the HPDD Sub-Area is high (1.4%) compared to the regional average (0.75%). The rate is particularly high within the Derbyshire Dales (3%) and within the National Park area (3.4%). The rate within High Peak (0.5%) is the same as the county average (0.5%).
- 6.27 Figure 6.10 illustrates there is a band of high levels of second home ownership within the area in the centre of HPDD Sub-Area. These areas all lie within the National Park area. The figure also illustrates that the prevalence of second home ownership in Derbyshire is contained within the HPDD Sub-Area.
- 6.28 However, notably no area has a level of second home ownership that is over 10% - in comparison some 18% of household spaces within the Lake District National Park are classified as second or holiday homes (Census 2001).

Figure 6.10: Second Home Ownership 2001



Source: 2001 Census

- 6.29 Recent data available from Council Tax returns (2006) illustrates further the level of second home ownership. This data suggests that there are 293 second homes within High Peak, and 973 within Derbyshire Dales, compared to figures of 196 (High Peak) and 776 (Derbyshire Dales) recorded in the 2001 Census. Whilst there must be caution exercised when comparing data collected using different methodologies, the more recent data suggests that the incidence of second home ownership continues to grow strongly (by 25% over the period) in the traditionally popular Derbyshire Dales, whilst the significant 50% growth in the traditionally less popular second home ownership in High Peak is notable.
- 6.30 The increase in second homes is as expected since nationally there has been significant increases in second (or multiple) home ownership among English households. However, it is increasingly hard to differentiate between what is a primary residence and what is a secondary residence of families that own more than one property, due to changing patterns of life and work. Changing regulations regarding Council Tax can also affect whether people register homes as second homes.
- 6.31 Conversion of dwellings to holiday lettings may also put further pressure on the housing stock, effectively removing dwellings used for permanent occupation from the residential stock. There are some compensating benefits in terms of sustaining and fostering growth of the tourism sector, and in many cases being a means of diversifying farm incomes. However, this is nevertheless another factor which may contribute to affordability problems.
- 6.32 Table 6.8 presents unit vacancy rates for social rented and all units for 2002 and 2006, using HSSA returns data for Derbyshire Dales District and High Peak Borough. Overall stock vacancy rates are stable and low for both areas, though slightly higher at around 4%

in Derbyshire Dales compared to 3% in High Peak. The vacancy in the social housing stock in High Peak is very low and stable (at around 1%). However, the increase in the vacancy rate within the social housing stock of Derbyshire Dales, from 0.6% to nearly 4%, is notable.

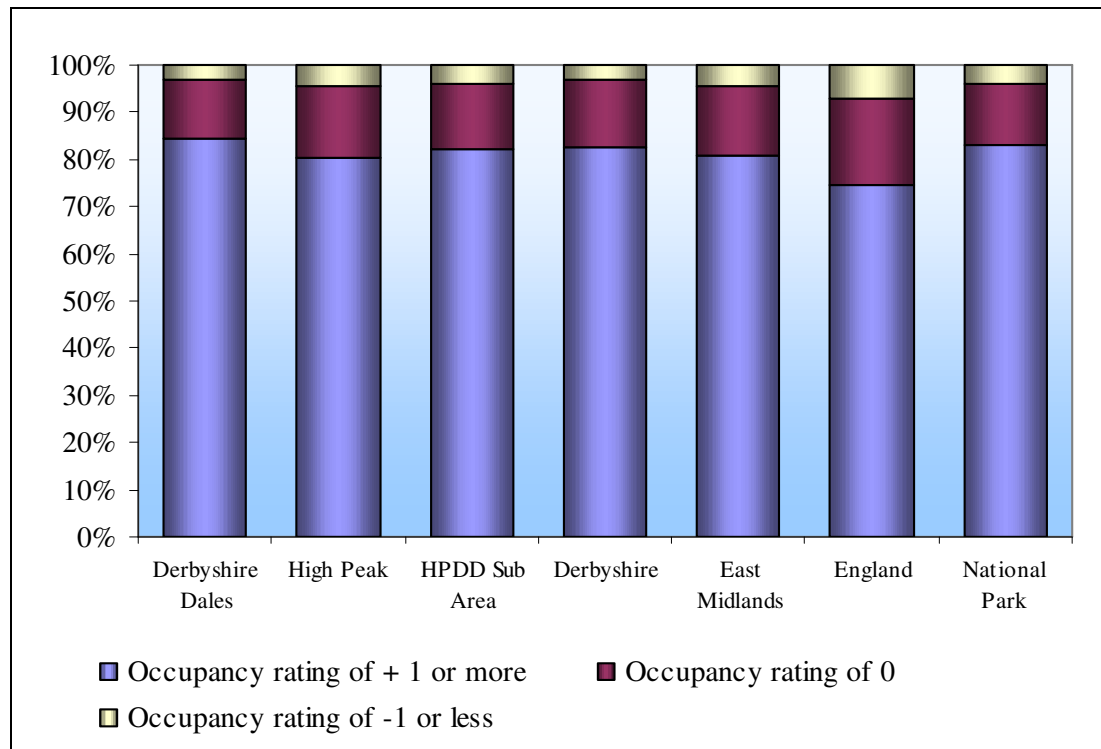
Table 6.8. Vacancy Rates for Social Rented and All Units for 2002 and 2006

% Vacant	Derbyshire Dales		High Peak	
	Social	All Stock	Social	All Stock
2001/2	0.64%	4.45%	1.18%	2.66%
2005/6	3.99%	4.11%	0.81%	3.06%

Source: HSSA Returns 2001/2 and 2005/6

6.33 Figure 6.11 shows the Occupancy Ratings for each housing market area. This provides an indication of under-occupancy and over-crowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household.

Figure 6.11: Occupancy and Overcrowding



Source: Census 2001

6.34 The data shows that over 80% of dwellings in the HPDD Sub-Area housing market area are ‘under occupied’ – that is, households are occupying more space than they are judged to need. However, it is important to note that this measure does not take into account the complex ways that people live and use their homes. For example, households may occupy houses with extra rooms in order to allow them to work from home or to have friends and family to stay in frequently or even for relatively long periods of time. What this does demonstrate however, is that a high proportion of households, particularly in the HPDD Sub-Area are able to buy or occupy larger dwellings than their household size alone would suggest they need.

6.35 Compared with the High Peak area, under occupancy is particularly prevalent in the Derbyshire Dales and the National Park. In contrast to High Peak, the East Midlands and England have lower levels of under occupancy and a relatively high level of over occupancy.

Table 6.9: Occupancy by tenure – HPDD Sub-Area

	2 or more rooms than required by bedroom standard	1 more room than required by bedroom standard	Number of rooms equals bedroom standard	1 or less rooms than required by bedroom standard
Owned	33196	12024	4342	940
	66%	24%	9%	2%
Social Rented	1855	2365	3458	963
	21%	27%	40%	11%
Private Rented	2652	2166	1521	622
	38%	31%	22%	9%

Source: Census 2001

6.36 Table 6.9, above, presents the occupancy profile for each tenure. The table shows that 88% of owner occupied dwellings in the HPDD Sub-Area are under occupied. Under occupancy for social rented and private rented tenures is much less, though still reasonably high.

6.37 Table 6.10, below, presents the tenure profile for the three broad classes of occupancy (Under-Occupied, Compliant and Over-Occupied). The table demonstrates how over-occupancy is disproportionately represented in Social Rented Stock, with this tenure accommodating only 13% of households yet accounting for 38% of all incidences of overcrowding.

Table 6.10: Tenure Profile by Occupancy Class

	Under	Compliant	Over	All
All Tenures	54,258	9,321	2,525	66,104
	82%	14%	4%	
of which social	4,220	3,458	963	8,641
%	8%	37%	38%	13%
of which private rented	4,818	1,521	622	6,961
%	9%	16%	25%	11%
of which owner occp.	45,220	4,342	940	50,502
%	83%	47%	37%	76%
Total	54,258	9,321	2,525	66,104
	100%	100%	100%	100%

Source: Census 2001

6.38 With regard to geographical distribution of overcrowding, the source table in the 2001 Census presents broadly similar figures for the two local authority areas with the exception of the number of incidences of two or more surplus rooms. There is a notably greater

incidence of under-occupation of this magnitude in Derbyshire Dales over High Peak in the Owner Occupied and Private Rented sectors.

Historic Flows

6.39 The Derbyshire Structure Plan remains the current planning context at the sub-regional level, along with the Peak District National Park Structure Plan, although the draft RSS signals the direction of emerging policy for the HPDD Sub-Area. The allocations in the Derbyshire Structure Plan are set out in Table 6.11.

Table 6.11: Derby and Derbyshire Structure Plan Housing Requirements 1991-2011

	Structure Plan Annual Average
Derbyshire Dales	155
High Peak	275
HPDD Sub-Area	430
PDNP	-

Source Derbyshire Structure Plan (January 2001)

6.40 The plan makes provision for the development of 3,345 dwellings per annum (dpa) across the whole structure plan area, with 430 dpa located within the HPDD Sub-Area. The Peak District National Park Structure Plan states that there is a need for 1,000 dwellings within the Park between 1991 and 2006 but does not set targets or make allocations.

6.41 Provision is made for housing development in Derbyshire Dales District between 1991 and 2011 for 3,100 dwellings (155 a year), located generally in the following areas:

- Ashbourne area: 1,300 (65 a year);
- Matlock/Darley Dale/Wirksworth area: 1,500 (75 a year);
- The south-east of the district, in the Derby Sub-Area: 300 (15 a year).

6.42 Provision is made for housing development in High Peak Borough between 1991 and 2011 for 5,500 dwellings (275 a year), located generally in the following areas:

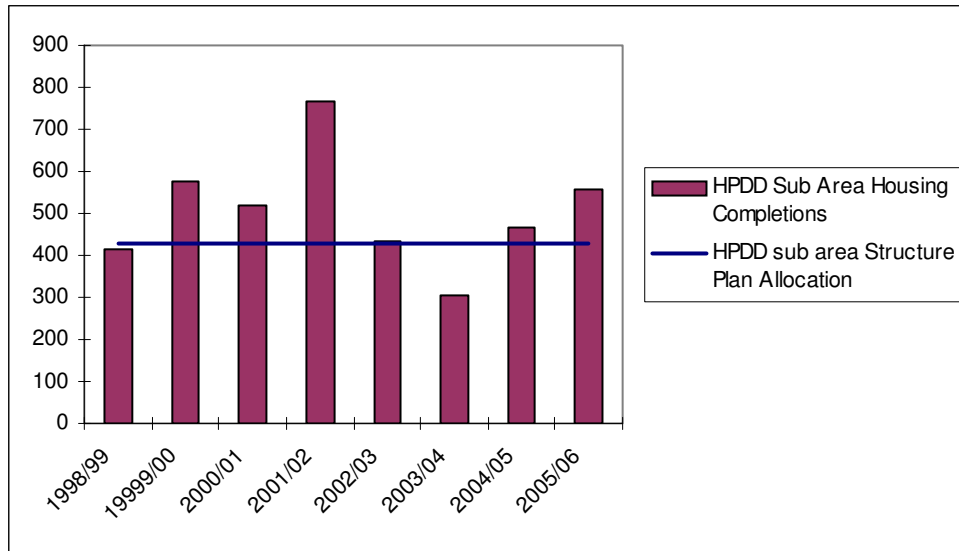
- Buxton area: 2,100 (105 a year);
- New Mills/Whaley Bridge/Chapel-en-le-Frith area: 1,400 (70 a year);
- Glossopdale area: 2,000 (100 a year).

Historic Completions

6.43 Recent performance in the level of completions provides useful context to assess the challenge entailed in delivering the level of new housing provision planned for future years in the area.

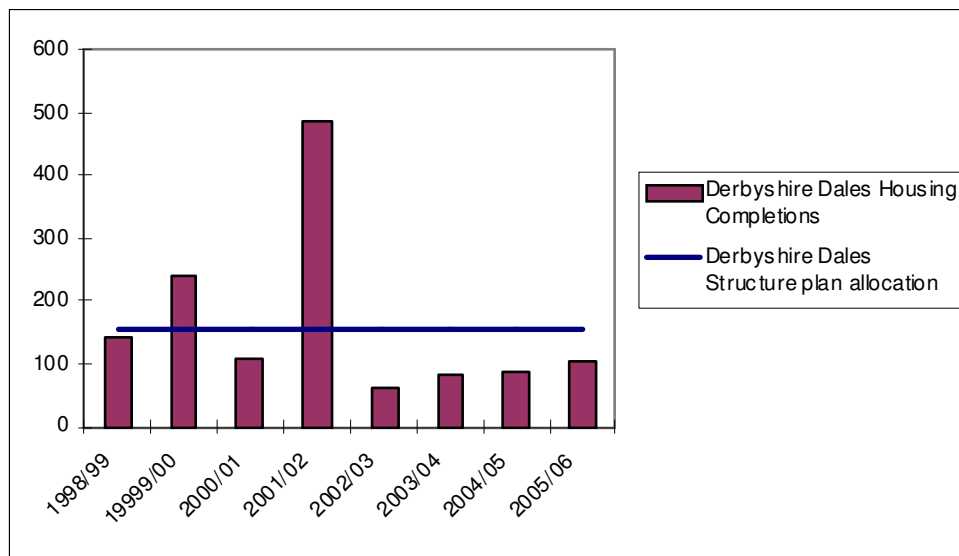
6.44 Figure 6.12 shows recent levels of housing completion (net) in the HPDD Sub-Area as a whole. A comparison is made with the allocations given in the 1991-2011 Structure Plan. There have been some peaks and troughs, in the level of completions but overall housing provision has exceeded Structure Plan targets, with an average annual build rate for the period shown of 505 dpa compared to a Structure Plan rate of 430 dpa. Figures 6.12 and 6.13 below show the same data divided between High Peak and Derbyshire Dales.

Figure 6.12 HPDD Sub-Area Completions



Source: Derbyshire Structure Plan (January 2001) /CLG

Figure 6.13 Derbyshire Dales District Completions

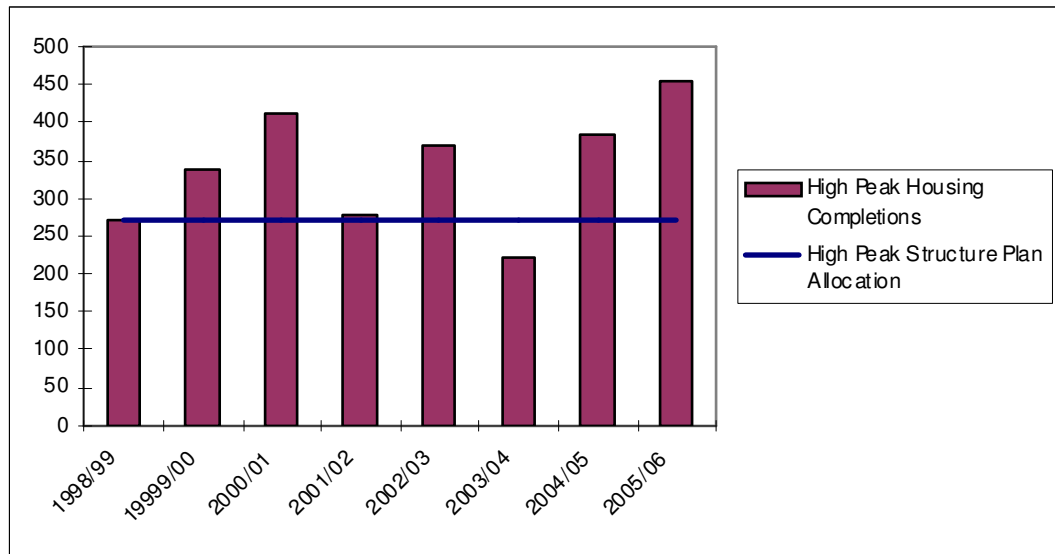


Source: Derbyshire Structure Plan (January 2001) /CLG

6.45 It can be seen that within Derbyshire Dales District whilst there have been peaks in housing provision in the period shown, annual completions have generally been below the Derby and Derbyshire Joint Structure Plan annual requirements. However, overall average annual build rates of 163 dpa against Structure Plan allocations of 155 dpa (and 200 dpa in the Secretary of State's Proposed Changes to the RSS) have been achieved. Overall completions have exceeded structure plan allocations by just 67 dwellings for the period shown.

6.46 In contrast, average annual build rates within the High Peak Borough have shown an average annual build rate of 341 for the period, compared with Structure Plan allocations of 275 per annum (and 300 dpa in the Secretary of State's Proposed Changes to the RSS). Figure 6.14 shows that completions have exceeded Structure Plan allocations substantially within the period shown.

Figure 6.14 High Peak Borough Completions



Source:Derbyshire Structure Plan (January 2001) /CLG

- 6.47 National Park completions data⁴ for the period April 1991 – March 2007, shows that 1,514 dwellings were built within the National Park during this period. Of those a large proportion (81%) were built within Derbyshire Dales and High Peak districts. Indeed, 18% of completions within the HPDD Sub-Area over the period 2001-2006 were within the National Park⁵.

Proposed Housing Allocations (Draft RSS8)

- 6.48 Following the issue of proposed changes by the Secretary of State, summer 2008, and subsequent public consultation, the Government Office for the East Midlands expects the RSS to be published in its final form by the end of 2008. The proposed allocations are set out in Policy 13 (in the Secretary of State’s proposed changes), and total 4,800 for Derbyshire Dales and 7,700 for High Peak. There is no target for the Peak District National Park.

⁴ Peak District National Park Authority – The Annual Housing Report 2007

⁵ Updated Appendix 2 with HMA Housing Trajectories, Core Doc HOU43, EMRA

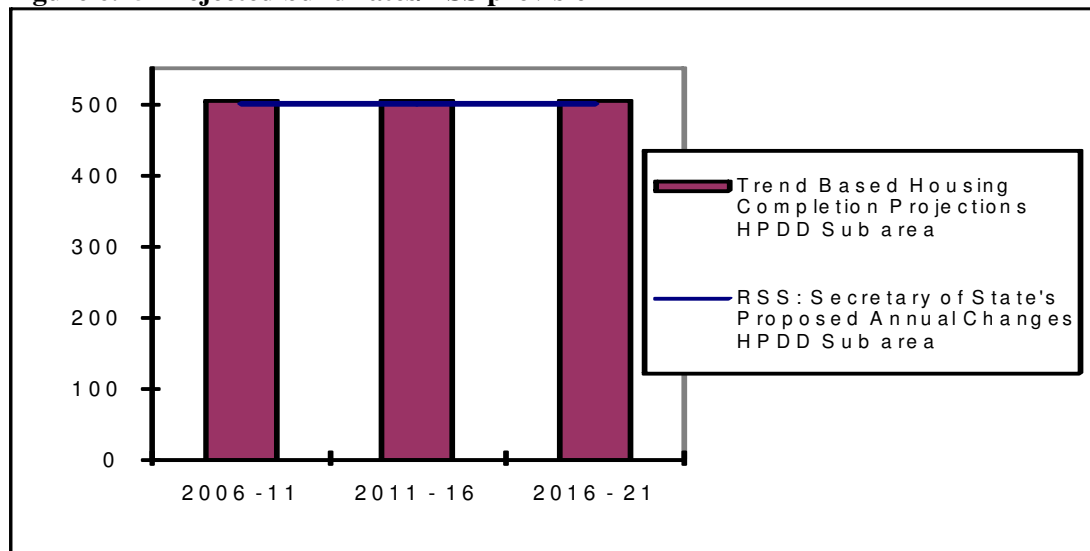
Draft RSS

- 6.49 The draft RSS provision of 420 dpa was significantly below the current build rates and was also below CLG trend and long term migration rates.
- 6.50 Particular considerations relating to the Peak District National Park meant that the Park’s dwelling provision was not included as part of the overall provision total of 420. In reality, however, some provision is made within the limited categories of National Park housing policy, and so a nominal figure of 48 dpa was seen as representing expected provision, although this is not a target or control figure.
- 6.51 The Draft RSS total of 420 dpa was therefore divided between the two other Districts in proportion to the relative growth of local household numbers. This resulted in 64% of planned growth being proposed in the High Peak Borough and 36% to the Derbyshire Dales District. These figures resulted in a total proposed provision of 10,500 dwellings to 2026.

EIP Panel Recommendations and Secretary of State’s Proposed Changes

- 6.52 The EIP Panel saw little merit in a separate figure for the National Park, believing that such a target might prove counter intuitive (see Section 1 for discussion) and instead adjusted the figures for the other two HPDD Sub-Area planning authorities, and recommended a figure of 500 dwellings per annum (200dpa for Derbyshire Dales District, 300dpa for High Peak Borough, with no target for the National Park) over the period 2006-2026. The Secretary of State has proposed targets for the period 2001 – 2026 (See Figure 6.15, below) which are consistent with the EIP Recommended average for the period 2006-2026 of 500 (200dpa for Derbyshire Dales District, and 300dpa for High Peak Borough), but which vary by Planning Authority over the period, as per Figure 6.16, overleaf.

Figure 6.15 Projected build rates/RSS provision

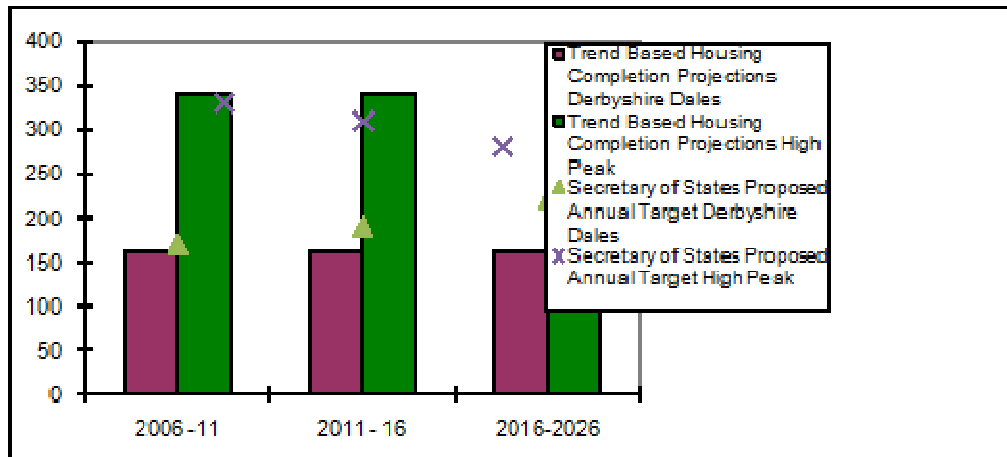


Source: Secretary of State’s Proposed Changes / CLG

- 6.53 Figure 6.15, above, illustrates the Secretary of State's proposed annual provision and compares it with recent average annual build rates projected forwards at the same level to 2026. As can be seen, the completion rates are broadly in line with the recommended annual provision.

6.54 Figure 6.16, below, presents the Secretary of State’s proposed annual provision by local planning authority, and compares these figures with recent average annual build rates projected forwards at the same rate to 2026. On this basis it is projected that there will be a shortfall of about 732 units in Derbyshire Dales over the twenty year period 2006-2026, and an exceeding of the target by 820 in High Peak. In other words, outside the National Park, completions can broadly be expected to at least match the Secretary of State’s proposed rate based on past trends.

Figure 6.16 Projected build rates/RSS provision



Source: Secretary of State’s Proposed Changes / CLG

6.55 With regard to the National Park, the Peak District National Park Authority has estimated that the underlying dwelling completion rate is likely to be approximately 48 dwellings per year.⁶

6.56 As noted, National Park completions data⁷ for the period April 1991 – March 2007, shows that 1,514 dwellings were built within the PDNP during this period, an average of 95 dpa over this 16 year period, over twice the estimated future rate of provision. Of those, 1,514 dwellings a large proportion (81%) were built within Derbyshire Dales and High Peak districts. Based on the anticipated provision of 48 dpa to be provided in future, and splitting this between the HPDD Sub-Area and the parts of the Park outside the HPPD Sub-Area, this would indicate provision of 39 completions a year in the HPDD Sub-Area over the period 2006-26, and is a rate that would be consistent with achieving the RSS target proposed by the Secretary of State.

6.57 Whilst this is encouraging, there is a considerable challenge to be faced, however, in maintaining the momentum longer term as housing land supply reduces and the need to increase the proportion of affordable housing developed making a profit on remaining sites more marginal. Indeed, current planned development and further identified capacity for the three component planning authorities of the HPDD Sub-Area amounts to 8,780 units over the period 2006 – 2026, or 439 completions a year⁸, which are 61 less than RSS target proposed by the Secretary of State. Indeed, this figure is likely to be an over estimation as to the figure that might be provided, as the figures for the Peak District National Park

⁶ Annual Housing report 2007, Peak District National Park Authority

⁸ Updated Appendix 2 with HMA Housing Trajectories, Core Doc HOU43, East Midlands Regional Assembly

Authority include for the area of the Peak District National Park outwith the HPDD Sub-Area.

- 6.58 In this context, it is important that planning policies governing housing development are suitably precise and prescriptive so as to minimise the incidence of landowners holding rural exemption sites back on the basis of “hope value”.

Size Distribution of Recent New Build

- 6.59 As part of the Housing Needs Survey, John Herington Associates⁹ investigated the dwelling sizes of new home building for the urban sub-areas (there were too few new homes for sale in the rural areas to provide any meaningful data). It was noted that:

- 65% of new homes were three or four bedroom homes. The East Midlands Regional average over the years 2000/01 to 2005/06 was 76%
- A significant number of new homes in Buxton (High Peak Borough) and Ashbourne (Derbyshire Dales District) were five bedroom homes
- The split between one-2 bed homes and three-four bed homes (the five bedroom homes noted above where excluded from the JHA analysis) was 40/60 in High Peak Borough and 20/80 in Derbyshire Dales District.

Existing Stock - Turnover of Existing Stock by Tenure

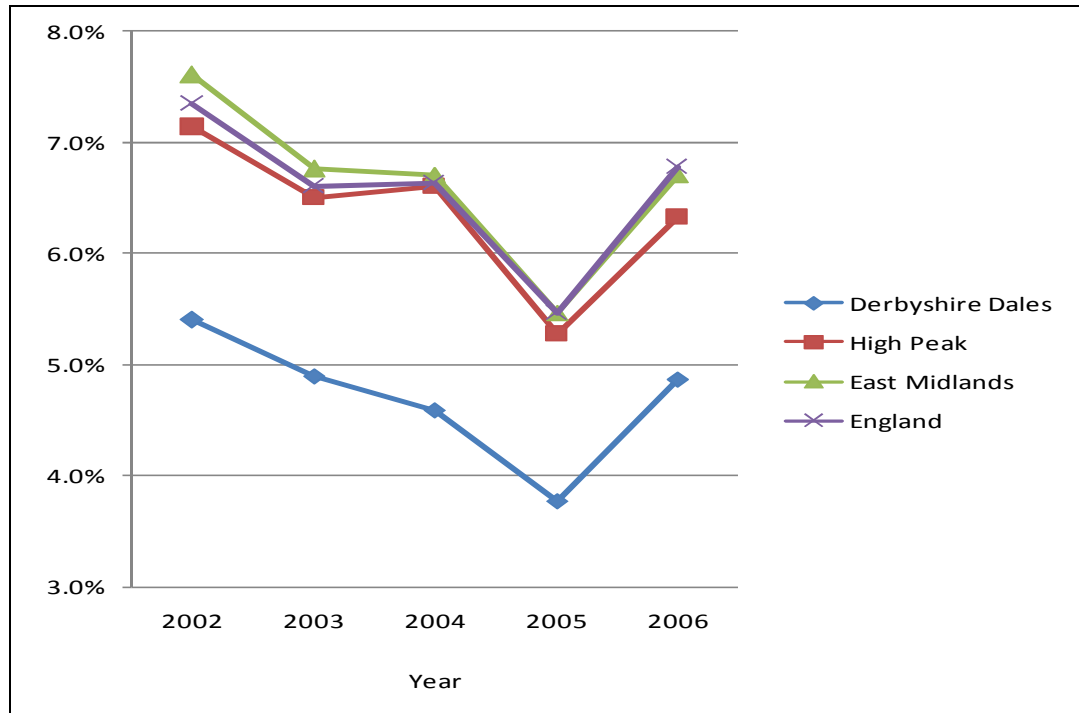
- 6.60 Access to housing in a particular housing market area is governed by a range of factors, of which affordability (discussed in the next chapter) is a key factor, alongside overall supply in relation to demand. With regard to supply, the previous sections in this chapter have considered likely new build supply in the period up to 2026. The remainder of this chapter considers the dynamics of supply within the existing housing stock.

Market Housing

- 6.61 Figure 6.17 shows that Stock Turnover (measured by the number of annual sales as a proportion of the total market housing) is similar, if a little lower, in the High Peak part of the HPDD Sub Areas to that in the wider East Midlands region and in England. However, the turnover in stock in Derbyshire Dales is significantly lower than the regional and national averages.

⁹ Derbyshire Dales & High Peak Joint Housing Needs Survey Covering the Peak Sub Region, Final Report, March 2007, John Herington Associates

Figure 6.17: Market Housing Turnover



Source: Communities and Local Government (2008)

6.62 With regard to market activity of different sized dwellings, research by John Herington Associates¹⁰ for the Housing Needs Study revealed the following with regard to “entry level” homes:

- that there was a very limited supply of one bedroom accommodation on the market in the urban areas
- two and three bedroom properties provided the greatest supply available, with two bedroom flats and terraces being quite plentiful in all the urban areas, though there were few two bed semis in the Matlock area (Derbyshire Dales), and limited amounts of three bed terraces and semis in the Ashbourne (Derbyshire Dales) area
- The supply of entry level four bed accommodation was generally more limited than either two or three bed accommodation

6.63 With regard to private rented accommodation, the research suggested:

- That there were very few four bedroom properties available
- One bedroom flats were confined mainly to the Buxton and Glossop Urban Sub-Areas
- Two bed semi detached properties were in short supply across the HPDD Sub-Area, and two bedroom flats were in short supply in Buxton, Central and Ashbourne Sub-Areas

¹⁰ Derbyshire Dales & High Peak Joint Housing Needs Survey Covering the Peak Sub Region, Final Report, March 2007, John Herington Associates

Social Housing

6.64 The supply of existing social housing stock is mostly governed by the number of re-lets. Research by John Herington Associates¹¹ revealed the following:

- An overall downwards trend in the rate of re-lets; from 754 in 2001/ to an estimated 589 per annum in 2005/6, and presumed to remain at this level for the time being. Right to Buy Sales are estimated to reduce letting capacity by only seven per annum.
- The great majority of lettings in the most recent years (2003/4 to 2005/6) were for 1 bedroom dwellings, either bedsits, one bed bungalows or one bed flats, and were found not to meet general needs; out of a total of 1,636 re-lets between 2003/4 and 2005/6, 725 re-lets (44%) fell into this category, of which 38% were in Derbyshire Dales and 62% in High Peak
- About 25% of general needs re-lets were of three bed housing (in both areas)
- 1% of general needs re-lets were of one bed housing (in both areas)
- The majority (56%) of re-lets occurred in High Peak.

Summary of Supplyside Dynamics of Existing Stock

6.65 Turnover of market housing varies across the HPDD Sub-Area, being reasonably close to the regional and national averages in High Peak Borough, but notably lower in Derbyshire Dales District.

6.66 Across the HPDD Sub-Area, the supply of “entry level” one bedroom and four bedroom market housing is low, and in parts of Derbyshire Dales the availability of some two and three bed house types is also limited.

6.67 The limited availability of “entry level” one bedroom and four bedroom market housing for owner occupation is compounded by the low level of rental opportunities for dwellings of this size, and the low turnover of one bedroom and four bedroom social housing

6.68 The tendency towards larger units for new build market housing in Derbyshire Dales suggests that the shortage of entry level one bedroom housing in that area (and a shortage of two bedroom housing in parts) may continue if new build continues to follow the trend identified by the JHA research.

¹¹ Derbyshire Dales & High Peak Joint Housing Needs Survey Covering the Peak Sub Region, Final Report, March 2007, John Herington Associates