

PEAK DISTRICT NATIONAL PARK AUTHORITY - ANNUAL HOUSING REPORT 2007

SUMMARY

Purpose of Report

1. The Annual Housing Report 2007 updates information on housing development, land availability and contributions towards local housing needs in the Peak District National Park (PDNP) from 1991/92 to 2006/07. The information helps the Peak District National Park Authority (PDNPA) develop housing policy for the area.

Findings

2. At the end of 2006/07 there were approximately 18000 dwellings in the PDNP. 1828 new residential and holiday dwellings have been built since 1991/92.
3. In this 16 year period, 1512 (approximately 95 per annum) residential dwellings have been built. Planning permission has been given for 1376 new residential dwellings (approximately 86 per annum) over the 16 year period. The difference between the permissions granted and completion rates has resulted in a slow reduction in incomplete schemes.
4. This reduction can be partly explained by the introduction of stricter policies by the PDNPA in the Structure Plan (adopted 1994)¹. In addition, over the 16 years the completion of a few large residential schemes, by new build¹ or conversion to conserve historic buildings, resulted in an inflation of the average completion rate. For example in 2006/07, 105 residential units were completed. This included three schemes providing affordable housing². Supply of large sites suitable for or in need of redevelopment is likely to be finite, so in the future it is possible that the housing supply will be closer to the completion rate of small schemes (48 dwellings per annum).
5. If 48 dwellings are built per annum until 2026 the PDNP population is predicted to reduce by around 6% and the percentage of over 60 years olds will increase from around 26% to around 47%. If 95 dwellings per annum are built, the population will probably not decline but it will still age similarly.
6. These large schemes affect the PDNPA's performance against the government target of 60% of new dwellings to be built on brownfield land. The three large schemes² are all on greenfield sites, hence only 23% were of all completions were on brownfield land.
7. 473 of the 1512 completions have been permitted specifically to meet a need for people to live or work in the area³. 2006/07 contributed 80 to this total, 70 from three large schemes².

¹ Allowing new build housing only to meet a local need or enhance the overall site. New build dwellings for other purposes have been reduced since 1994.

² Highfields Drive, Bakewell (36 units), Michlow Drive, Bradwell (12 units) and Chantry Court, Tideswell (22 units)

³ 110 are restricted just to those employed in agriculture or forestry, 355 are restricted to other people with this local need and 8 are restricted to either of the above.

8. 316 holiday units (19.8 per annum) have been completed in the 16 year period. 555 units (34.7 per annum) have been permitted and for 84 (5.3 per annum) permission has lapsed. This suggests that drivers for the completion of holiday units have not been as strong as those for residential units. In 2006/07, 97 holiday units were permitted and unusually in the case of holiday accommodation this was due to one large scheme⁴.
9. Since 1991/92, PDNPA has received 52 (3.3 per annum) applications for the removal of local needs, agricultural or holiday occupancy restrictions on dwellings, 48% of which have been granted.
10. It has also received 38 (2.4 per annum) applications for certificates of lawfulness for the occupation of other buildings as dwellings or for non-compliance with an occupancy restriction attached to a dwelling; 61% have been granted. A cause for concern is that 21 of the 38 have occurred in the last three years.
11. Further work is underway to:
 - assess the local need for housing,
 - calculate house prices, and
 - investigate whether land for affordable housing can be adequately allocated and protected.

Obtaining Copies or Further Information

12. A summary will be circulated to Members of the Peak District National Park Authority and the full report will be available via the internet site <http://www.peakdistrict.gov.uk/index/pubs.htm>. For further information please contact Joe Bawden on 01629-816-234 or by email: joe.bawden@peakdistrict.gov.uk

⁴ Marquis of Granby, Bamford (2 by conversion, 44 of which will be by new build).