



LDF AMR Annual Completions Report 2013-14

Contents

1. About the report
2. Policy Monitoring
 1. Housing Stock by Type
 2. Level and nature of local housing need
 3. Change to housing stock – Permissions & Completions
 4. Section 106 Occupancy Restriction
 5. Section 106 Occupancy Restriction Removed
 6. Gypsy and travellers' pitches available
 7. Losses of Community Facilities
3. Gross Completions
4. Net Completions

1.0 Annual Completions Report

This report provides an overview of the annual housing completions survey. It provides an overview of all housing figures collected over the past year with reference to longer term data where appropriate. This data does not replace the Annual Monitoring Report (AMR) but will augment future reports.

2.0 Completions Monitoring

2.1 New Build Housing Stock by Type

Between 1991-2014 there were on average, 18 new build Open Market new build and 17 Local Needs new build completions per annum. In 2013-14 there were 0 Net new build open market and 2 new build Local Needs completions. There are large fluctuations in the housing stock completions levels with no trend.

Table 1: New Build Housing Completions (Gross & Net)

Type	Gross 2012/13	Net 2012/13	Gross 2013/14	Net 2013/14
Open Market	7	7	1	0
Local Needs	14	1	2	2
Agricultural	3	3	1	1
Ancillary	1	1	0	0
Agriculture or Holiday	0	0	0	0
Ancillary or Holiday	0	0	0	0
Holiday	0	0	0	0
Total	25	12	4	3

The significant difference in the Local Needs Gross and Net figures, 2012/13 is due to one application NP/DDD/1111/1153 – Demolition of 12 sheltered flats and 1 house at Mount Pleasant Grindleford.

2.2 Level and nature of local housing need (and stock)

The Peak District National Park Authority recognises there is a need to provide adequate affordable housing to address the shortfall of affordable housing in the community. Therefore, exceptions are allowed where a local need is identified or where development will conserve and enhance the area. This allows National Park Purposes to be met in a way that takes account of the social objectives of the Housing Authorities.

2.3 Change to housing stock ie: Number of dwellings permitted and completed (gross and net) by type (including open market, affordable, key workers, grant assisted, new-build, change of use)

Between 1991-2014 there were on average, 21 Holiday and 81 Residential (not including Holiday) Net completions per annum. In 2012-14 there were 11 Holiday and 36 Residential Net completions. There are large fluctuations in the housing stock completions levels with no trend.

Table 2: Housing Completions (Gross & Net)

Open Market Completions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	7	7	1	0
Conversion	3	3	1	1
COU	4	4	6	6
LDCE	0	0	0	0
Var. of Cond	1	1	0	0
Total	15	15	8	7
Local Needs Completions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net

New	14	14	2	2
Conversion	0	0	0	0
COU	1	1	1	1
LDCE	0	0	0	0
Var. of Cond	0	1	0	0
Total	15	16	3	3
Agricultural Completions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	3	2	1	1
Conversion	0	0	0	0
COU	0	0	1	1
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	3	2	2	2
Ancillary Completions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	1	1	0	0
Conversion	0	0	0	0
COU	0	0	3	3
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	1	1	3	3
Ancillary or Holiday Completions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	0	0	0	0
Conversion	0	0	0	0
COU	1	3	0	0
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	1	3	0	0
Holiday Completions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	0	0	0	0
Conversion	0	1	0	0
COU	14	10	14	14
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	14	11	14	14

During 2013/14 the 2 New Local Needs properties were completed in Hope NP/HPK/0711/0638. The 1 Change of Use property was completed in Monyash NP/DDD/0811/0802.

Table 3: Housing permissions (Gross & Net)

Open Market Permissions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	3	3	3	-3
Conversion	4	4	5	-1
COU	21	20	10	10
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	28	27	18	10

Local Needs Permissions				
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	4	4	12	12

Conversion	0	0	0	0
COU	1	1	2	2
LDCE	0	0	4	4
Var. of Cond	0	0	0	0
Total	5	5	18	18

New Local Needs properties is primarily due to one application at Youlgrave NP/DDD/0313/0179 for 8 properties which are currently under construction. The rest of the figure is made up from smaller private schemes.

Agricultural Permissions

Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	2	2	2	1
Conversion	0	0	0	0
COU	0	0	0	0
LDCE	0	0	1	1
Var. of Cond	0	0	0	0
Total	2	2	3	2

Ancillary Permissions

Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	0	0	0	0
Conversion	0	0	0	0
COU	6	6	1	1
LDCE	0	0	0	0
Var. of Cond	0	-1	0	0
Total	6	5	1	1

Ancillary or Holiday Permissions

Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	0	0	0	0
Conversion	0	0	0	0
COU	4	4	1	1
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	4	4	1	1

Holiday Permissions

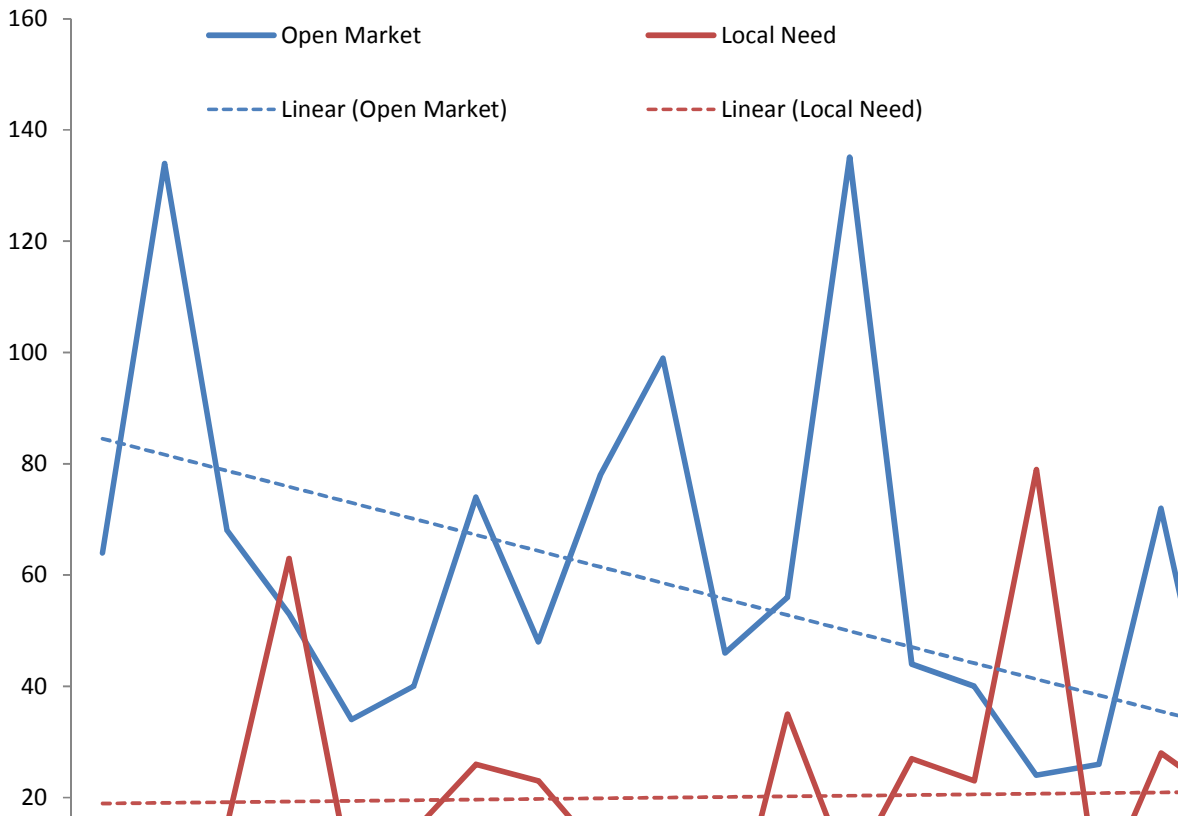
Type of Application	2012/13 Gross	2012/13 Net	2013/14 Gross	2013/14 Net
New	0	0	0	0
Conversion	0	0	0	0
COU	25	25	15	15
LDCE	0	0	0	0
Var. of Cond	0	0	0	0
Total	25	25	15	15

Proactive work with housing enablers is currently ongoing across several communities in the Derbyshire Dales and High Peak areas, with schemes currently being negotiated for Hathersage, Bakewell, Taddington, Litton, Winster, Ashford, Chelmorton

Furthermore a revised planning application for the redevelopment of the former cheese factory in Hartington is anticipated in the near future.

Collectively these schemes are anticipated to deliver around 60 locally needed afforded houses. Another 6 houses already built in Warslow (but as yet unoccupied for legal and planning reasons) may become available pending successful outcome of negotiations currently ongoing (December 2014) between the developer of the houses and a housing association.

Net completions 1991-2014 Open Market to Local Need



The above graph shows a linear trend for Open Market and Local Need housing. The data shows weak regression and is not statistically robust. Due to the low number of completions and large external factors such as the economy, completions data in the National Park will never show correlation. However, over the past 24 years the cumulative levels of average completions do appear to be decreasing for Open Market and Increasing for Local Need.

2.4 Number of dwellings permitted and completed tied to S106 occupancy restriction (gross and net)

The average Net completions between 1991-2014 for Agricultural housing are 4 per annum.

Table 4: Average net completions

Type	Gross 2012/13	Net 2012/13	Gross 2013/14	Net 2013/14
Agricultural	3	3	2	2
Agriculture or Holiday	0	0	0	0
Total	3	3	2	2

2.5 Number of dwellings which have the Section 106 occupancy restriction agreement removed, by type of restriction

Type	Gross 2012/13	Net 2012/13	Gross 2013/14	Net 2013/14
Number of dwellings which have the Section 106 occupancy restriction agreement removed, by type of restriction	0	0	0	0
Total	0	0	0	0

The intention is that none of these types of dwelling are lost and that the fact that none has been shows that the use of 106 agreements is proving more effective than planning conditions.

2.6 Number of gypsy and travellers' pitches available

There have been no Gypsy and Travellers' or travelling show people sites during the AMR series 2005-2014.

Type	Gross 2012/13	Net 2012/13	Gross 2013/14	Net 2013/14
Number of gypsy and travellers' pitches available	0	0	0	0
Total	0	0	0	0

An updated Gypsy and Traveller Accommodation Assessment (GTAA) is being compiled for the whole of Derbyshire and the National Park and currently identifies no need for permanent pitches in the National Park.

2.7 Losses of community facilities through change of use, by settlement and overall

Overall there were 6 losses to community facilities. These fell individually in the settlements of Bakewell, Birchover, Bradfield, Foolow, Rainow and Sheen.

3.0 Gross Housing Completions 5 Year Trend (2009-2014)

Occupancy Type	Type of Application	2009/10	2010/11	2011/12	2012/13	2013/14
Open Market	New	6	5	6	7	1
	Conversion	5	7	6	3	1
	COU	14	10	14	4	6
	LDCE	2	2	0	0	0
	Var. of Cond.	0	3	0	1	0
	Total		27	27	26	15
Local Needs	New	14	11	23	14	2
	Conversion	0	0	0	0	0
	COU	5	10	1	1	1
	LDCE	0	0	0	0	0
	Var. of Cond.	1	0	3	0	0
	Total		20	21	27	15
Agricultural	New	0	3	5	3	1
	Conversion	0	0	0	0	0
	COU	1	2	1	0	1
	LDCE	0	0	0	0	0
	Var. of Cond.	0	0	0	0	0
	Total		1	5	6	3
Ancillary	New	0	0	3	1	0
	Conversion	0	0	0	0	0
	COU	1	7	4	0	3
	LDCE	0	0	0	0	0
	Var. of Cond.	0	1	0	0	0
	Total		1	8	7	1
Agricultural or Holiday	New	0	0	0	0	0
	Conversion	0	0	0	0	0
	COU	0	0	0	0	0
	LDCE	0	0	0	0	0
	Var. of Cond.	0	0	0	0	0
	Total		0	0	0	0
Ancillary or Holiday	New	0	0	0	0	0
	Conversion	0	0	0	0	0
	COU	0	0	0	1	0
	LDCE	0	0	0	0	0
	Var. of Cond.	0	0	0	0	0
	Total		0	0	0	1
Holiday	New	0	0	0	0	0
	Conversion	1	1	0	0	0
	COU	7	20	41	14	14
	LDCE	0	0	0	0	0
	Var. of Cond.	0		0	0	0
	Total		8	21	41	14

4.0 Net Housing Completions 5 Year Trend (2009-2014)

Occupancy Type	Type of Application	2009/10	2010/11	2011/12	2012/13	2013/14
Open Market	New	5	3	1	7	0
	Conversion	0	5	5	3	1
	COU	14	8	13	4	6
	LDCE	2	1	0	0	0
	Var. of Cond.	0	0	0	1	0
	Total		21	17	19	15
Local Needs	New	14	11	23	14	2
	Conversion	0	0	0	0	0
	COU	5	10	1	1	1
	LDCE	0	0	0	0	0
	Var. of Cond.	1	0	3	1	0
	Total		20	21	27	16
Agricultural	New	0	3	5	2	1
	Conversion	0	0	0	0	0
	COU	1	2	1	0	1
	LDCE	0	0	0	0	0
	Var. of Cond.	0	0	0	0	0
	Total		1	5	6	2
Ancillary	New	0	-1	3	1	0
	Conversion	0	0	0	0	0
	COU	1	6	3	0	3
	LDCE	0	0	0	0	0
	Var. of Cond.	0	1	0	0	0
	Total		1	6	6	1
Agricultural or Holiday	New	0	0	0	0	0
	Conversion	0	0	0	0	0
	COU	0	0	0	0	0
	LDCE	0	0	0	0	0
	Var. of Cond.	0	0	0	0	0
	Total		0	0	0	0
Ancillary or Holiday	New	0	0	0	0	0
	Conversion	0	0	0	0	0
	COU	0	0	0	3	0
	LDCE	0	0	0	0	0
	Var. of Cond.	0	0	0	0	0
	Total		0	0	0	3
Holiday	New	0	0	0	0	0
	Conversion	1	0	0	1	0
	COU	7	20	41	10	14
	LDCE	0	0	0	0	0
	Var. of Cond.	-1	-1	-3	0	0
	Total		7	19	38	11