

## Housing

The National Park Authority is not a Housing Authority and has no housing delivery target. The Strategic Housing Market Assessments (SHMAs), of Derbyshire Dales and High Peak District Councils, which cover over 80% of the National Park population provides the evidence base for these councils' and has led to agreed reasonable estimates for housing delivery in the National Park based on past trends.

The adopted Core Strategy for the National Park states that it is not appropriate to permit new housing simply in response to the significant open market demand to live in its sought after environment. The Authority considers that an increase in the overall provision of market housing would, rather than meet the needs within the National Park, stimulate market demand from outside the National Park, with cumulative negative consequences for the special qualities of the National Park and for the ability of existing communities to access and afford the homes they need.

All new housing is permitted as an exception to the strategic principle that development of all types should be constrained in the National Park. All development on previously undeveloped land is classed as an exception site, as housing allocations are not made in the Development Plan. As far as National Park purposes can be upheld, planning policies enable 'affordable housing' to address local needs on these sites.

The criteria for affordable homes within the National Park are:

- that the cost of the houses is, in the case of rented accommodation, no more than the prevailing market rents relative to the size of the property minus 20%
  - shared ownership, where possible, allows persons to purchase a share of the property with the remainder being owned by a social housing organisation such as a housing association
- the restricted occupancy criteria (i.e. restricted to local persons with a strong local connection to the area and being in housing need) suppresses the price that the property would be valued at were there no such restrictions on purchase or occupancy.

Planning policies also enable ancillary accommodation, holiday accommodation and open market housing, by conversion or new build where this can drive the conservation and enhancement of the National Park, e.g. by re-development of previously developed sites.

Some market housing can be provided by way of starter homes. Regulations define starter homes as housing provided for first time buyers under 40 years of age and sold at no more than 80% of market value.

### Useful links

NPPF Guidance Starter Homes <https://www.gov.uk/guidance/starter-homes>

Details of the evidence base used to develop Housing policies can be found at:

<https://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/supporting-documents/evidence-base>