Appendix 1

Peak District National Park

Annual Housing Report 2019

Contents

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1 Executive Summary

1.1 Purpose

The Annual Housing Report 2019 updates information on housing development, land availability, contributions towards local housing needs and significant development issues in the Peak District National Park (PDNP) from 2006/07 (the implantation of the Core Strategy (CS) and Local Development Framework (LDF), to 2018/19. The information helps the Peak District National Park Authority (PDNPA) develop housing policy for the area and will be updated every financial year.

This report has a specific focus on housing but contributes to the wider communities and policy evidence base.

1.2 Key Findings

- Over the last 13 years, there has been **1000 completions**, providing an average dwelling completion rate of **77 per annum**
- **One quarter** of all completions are Holiday lets
- **4 in 10** completions are for Open Market Housing
- **There continues** to be housing and other developments granted contrary to policy
- **There is an ageing population** above the National trend but akin to many other rural areas
- **15%** of households are one person households aged 65 & over
- **Increased numbers** of housing commitments over the last 4 years (average of 58 per annum, includes Holiday)
- **16,461 Households** in the PDNP at the time of the 2011 Census
- It is projected that an average of **61 dwelling completions** per annum would be needed to stop any population **decline**

2 Introduction

2.1 Policy & Monitoring Context

The PDNPA has a duty to 'seek to foster the economic and social well being of local communities' whilst pursuing its statutory purposes 'to conserve and enhance the natural beauty, wildlife and cultural heritage' of the PDNP and 'to promote understanding and enjoyment of its special qualities' (Section 61 of the Environment Act, 1995[1]).

Forward planning by National Park Authorities is very different to other normal local authorities who must 'ensure choice and competition in the market for land'[2]. Development Management in National Parks, which 'have the highest status of protection in relation to landscape and scenic beauty'[3] , is conservation led, rather than market led.

Addressing the community's need for housing is a key part of the Authority's aim to support vibrant and thriving communities. National Park policies seek ways to address a particular part of overall housing provision, and that is the unmet need for new affordable homes, both now and for future generations[4]. The National Park Authority is not the Housing Authority so the housing policies of the Housing Authorities cover the provision of housing in its widest sense.

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. That view is confirmed by the National Park Vision and Circular[5], and the Strategic Housing Market Assessments (SHMAs), of Derbyshire Dales and High Peak. These two councils comprise 82.3% of the National Park population[6].

This forms part of the evidence base for these councils' local plans and has led to agreed reasonable estimates for housing delivery in the National Park based on past trends. Estimates do not represent a target but neither do they represent a limit. However, 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.

Following the Localism Act in March 2012[7], the statutory requirement for local planning authorities to produce an Annual Monitoring Report was removed, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the National Planning Policy Framework and relevant UK and EU legislation. Guidance from Planning Advisory Service (an advisory agency for the department of Communities and Local Government) confirms that in future the report's primary purpose will be to consider and share the performance and achievements of the Planning Service with the local community.

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[1] https://www.legislation.gov.uk/ukpga/1995/25/section/61

[2] NPPF (2012), paragraph 47

[3] NPPF (2012), paragraph 115 & NPPF (2019), paragraph 172

[4] 7 https://www.peakdistrict.gov.uk/looking-after/national-parkmanagement-plan

[5] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/221086/pb13387-vision-circular2010.pdf

[6] Source ONS Constitutional Boundaries Population Peak District National Park population estimates, mid-2010 by part Local Authority Quinary age groups, Persons, Males and Females

[7] http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted

There has been development and implantation of wider community, policy and development management monitoring, such as the State of Communities Report, Special Qualities and Landscape monitoring. This has reduced the need to focus on wider policy monitoring in the last series of Annual Monitoring reports 2012-2018. The following report focuses on housing statistics.

Care has to be taken in interpreting all housing data for the Park year on year as there are few developments and data is prone to relatively wide fluctuations each year.

2.2 PDNP National Park Demographic & Housing Context

The Park is in a unique position, at the heart of the nation surrounded by major urban areas. The resident population remains at around 37,905 living in Bakewell and more than 140 villages and hamlets. The population within the PDNP has remained stable from 2001 to 2011; this is well below the national increase of 7.1 % but is consistent with other National Parks. Unlike national and regional trends, the population has remained stable within the PDNP and is not expected to rise over the coming years[8].

Levels of self-employment amongst National Park residents were recorded at over one in four (>25%) of the economically active population. This is almost double the national level, whilst levels of employment amongst the economically active population are higher than the national average[9].

Further 2011 Census data shows:

- 28% of households in the PDNP comprise people over 65 and this has not changed since 2001. The average household size in the PDNP is 2.3 persons with an average of 3 bedrooms per house.
- A large number of houses in the PDNP are occupied by a single resident aged 65+ (15%). As population increases, under occupation of houses could impact on housing availability for other age groups
- The number of households owned outright has been increasing since 1991 in the PDNP. Approximately 75% of houses in the PDNP were owned by the occupier, with 46% owned outright and 27% owned with a mortgage. This is higher than other National Parks and the regional and national average.

2.3 Housing Development Outside of Named Settlements [New-Build Completions]

63 settlements are identified as places where new buildings are acceptable for affordable housing, small shops, community and business uses. In the countryside, scope is limited to agricultural and land management uses, with a preference for the re-use of traditional buildings.

6 new-build developments were located outside of Named Settlements. However, all these were for local need or agricultural workers dwellings.

Figure 1: Applications located outside of Named Settlements 2018/19

Application Number	District	Development Description	Gross	Net	Proposed Occupancy Type
NP/DDD/0515/0425	DDD	Erection of an affordable dwelling to meet a local need	1	1	Local Needs
NP/HPK/0817/0854	HPK	Erection of agricultural worker's dwelling	1	1	Agricultural
NP/DDD/1115/1096	DDD	New Dwelling	1	1	Open Market

8 ONS: Census 2011 National Parks
9 ONS: Census 2011 National Parks

NP/SM/0315/0158	SMDC	Proposed change of use of New Building into an agricultural workers dwelling.	1	1	Agricultural
NP/HPK/0216/0130	HPK	Proposed erection of agricultural workers dwelling	1	1	Agricultural
NP/DDD/0814/0879	DDD	Erection of 2 affordable dwellings.	2	2	Local Needs
NP/SM/1014/1050	DDD	Erection of a single storey agricultural workers dwelling.	1	1	Agricultural

2.4 Major Development [Permissions] (Major Applications and 13 week deadlines)

There are seven applications for Major Applications and 13 week deadlines. One significant application relating to housing for 30 local needs dwellings in Bakewell.

Figure 2: Major Development permissions 2018/19

Application Number	**Development Description**
NP/DDD/0318/0214	Erection of proposed warehouse extension at Outlands Head Quarry for use in connection with existing mineral processing operations.
NP/DDD/0418/0281	Erection of cattle shed silage clamp slurry tank and yard area
NP/DDD/0617/0600	'Construction of 30 affordable dwellings and associated works'.
NP/DDD/0918/0870	Erection of industrial building housing 2 units - retrospective consent
NP/S/0818/0705	Demolition of existing buildings and erection of a replacement dwelling carport stables and associated ancillary buildings.
NP/S/0914/1007	Conversion of redundant water treatment works into 16 apartments. Conversion of a stone outbuilding into a studio apartment and 4 new cottages.
NP/SM/0318/0223	Redesign of existing car park layout plus re-alignment of car park approach road; Change of use from caravan site to car park; Change of use of part of Hall Cottage Garden from garden to car park.

3 Housing

3.1 <u>Gross Completions and Commitments 2006/07 – 2018/19</u>

Between 2006/07 and 2018/19 there has been 997 housing completions giving an average of 77 dwellings per year. There is no statistical correlation between the commitments and completions. The largest years for commitments i.e. development, outstanding (not started), or under construction, and completions remains 2006/07, 2007/08 and 2008/09 with an average of 562 per annum. This was just before the economic crash in 2008 from which the numbers of commitments and completions has not recovered averaging around 321 per annum between 2009/10 and 2018/19.

Figure 3: Summary of Gross Completions & Commitments 2006/07-2018/19

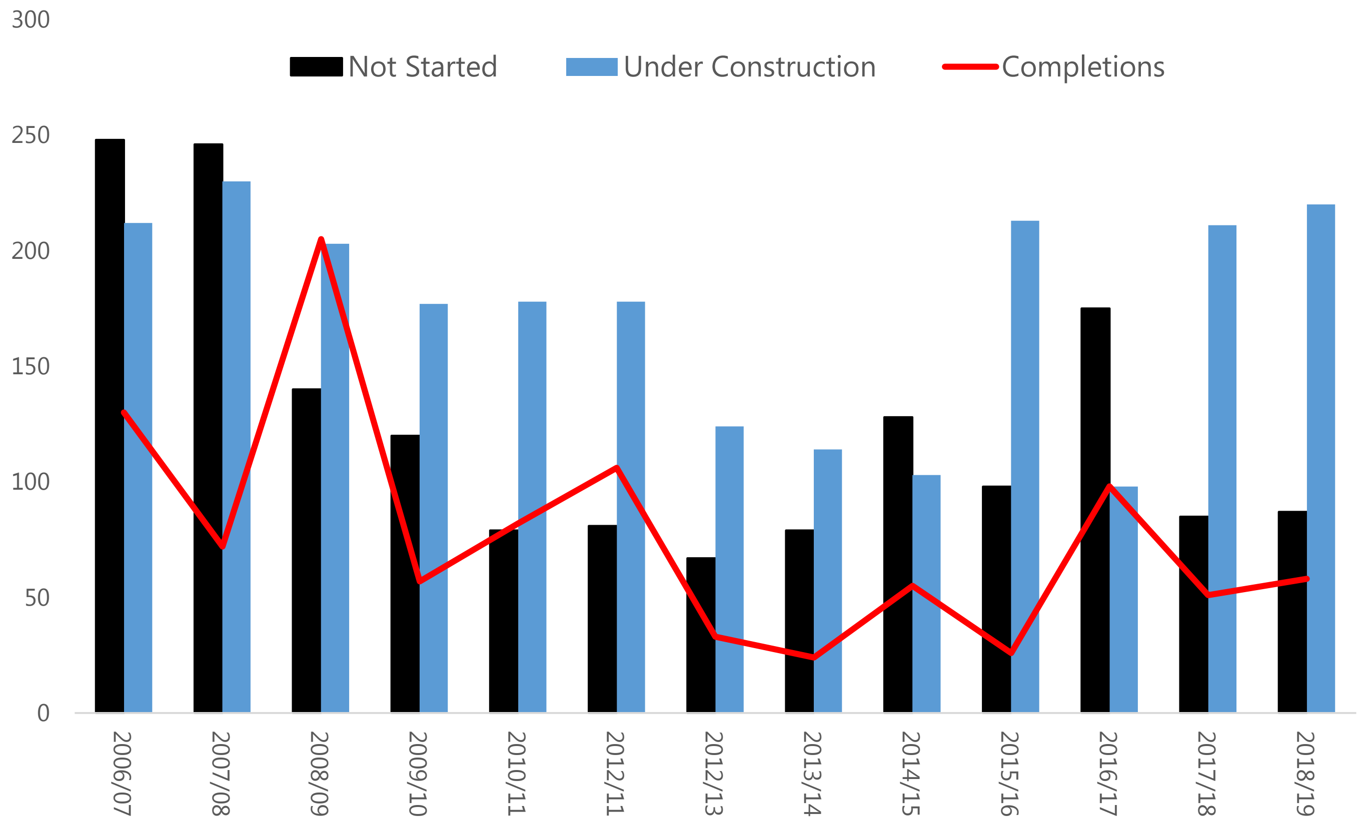

Figure 4: Summary of Gross Completions & Commitments 2006/07-2018/19 NS Outstanding UC Under Construction CO Completions

Type	Status	2006/07	2007/08	2008/09	2009/10	2010/11	2012/11	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Totals
Open Market	NS	58	54	52	41	30	30	27	39	83	49	118	46	49	676
	UC	81	88	47	48	53	53	61	37	80	94	35	108	95	880
	CO	25	34	82	27	27	25	13	15	24	11	53	25	22	383
	Total	164	176	181	116	110	108	101	91	187	152	206	179	166	1937
Local Needs	NS	17	24	22	21	4	4	1	4	6	11	6	4	1	125
	UC	27	31	14	30	33	34	5	21	12	14	4	9	49	283
	CO	79	4	30	20	21	27	15	1	1	4	7	1	6	216
	Total	123	59	66	71	58	65	21	26	19	29	19	14	56	626
Agricultural	NS	5	10	5	4	2	2	1	1	1	1	4	3	3	42
	UC	12	12	9	10	8	8	3	3	8	9	5	5	4	96

	CO	2	2	8	1	5	6	3	2	1	2	4	4	5	45
	Total	19	24	22	15	15	16	7	6	10	12	13	12	12	183
Ancillary	NS	17	17	15	11	4	4	6	2	5	2	10	3	5	101
	UC	13	14	9	12	9	9	3	7	3	6	5	8	7	105
	CO	6	5	17	1	8	7	1	3	3	1	4	8	7	71
	Total	36	36	41	24	21	20	10	12	11	9	19	19	19	277
Agricultural or Holiday	NS	0	0	0	0	0	0	0	1	3	0	0	0	0	4
	UC	0	0	0	0	0	0	1	0	0	5	0	0	0	6
	CO	0	2	0	0	0	0	0	0	0	0	0	0	0	2
	Total	0	2	0	0	0	0	1	1	3	5	0	0	0	12
Ancillary or Holiday	NS	0	0	0	0	0	0	4	1	4	3	4	3	4	23
	UC	0	0	0	0	0	0	2	2	0	5	1	6	6	22
	CO	0	2	0	0	0	0	0	0	6	1	4	1	3	17
	Total	0	2	0	0	0	0	6	3	10	9	9	10	13	62
Holiday	NS	151	141	46	43	39	41	28	31	26	32	33	26	25	662
	UC	79	85	124	77	75	74	49	44	0	80	48	75	59	869
	CO	18	23	68	8	21	41	1	3	20	9	26	12	15	265
	Total	248	249	238	128	135	156	78	78	46	121	105	113	99	1794
Total	NS	248	246	140	120	79	81	67	79	128	98	175	85	87	1633
	UC	212	230	203	177	178	178	124	114	103	213	98	211	220	2261
	CO	130	72	205	57	82	106	33	24	55	29	98	51	58	1000
	Total	590	548	548	354	339	365	224	217	286	337	371	347	365	4892

3.2 Completions

In 2018/19, there were 58 gross and 52 Net housing completions in the PDNP. Of the gross completions, 38% were Open Market and 26% were Holiday. This is the same as the 13-year average percentage since 2006/07. The average annual dwelling completions during this period was 77.

Figure 5: Proportion of housing development by Occupancy Type

Occupancy Type	**2018/19 Gross**	**2018/19 Proportion**	**2006/07-2018/19 Gross**	**2006/07-2018/19 Proportion**
Open Market	22	38%	383	38%
Local Needs	6	10%	216	22%
Agricultural	5	9%	45	5%
Ancillary	7	12%	71	7%
Agricultural or Holiday	0	0%	2	0%
Ancillary or Holiday	3	5%	17	2%
Holiday	15	26%	265	26%
Total	58	100%	999	100%

Figure 6: Gross & Net Housing Completions by Application Type 2018/19

Row Labels	**Sum of Gross**	**Sum of Net**
Change of use	45	40
LDCE	1	1
New-Build	12	11
Conversion	0	0
Grand Total	58	52

Over the last 13 years 66% of completions (662) have been in Derbyshire Dales District Council area. This provides an average of 51 residential and holiday completions over the 13 years.

Figure 7: Gross & Net Housing Completions by Local Authority District 2018/19

Row Labels	**Sum of Gross**	**Sum of Net**
Barnsley Metropolitan Borough Council	0	0
Cheshire East Council	1	1
Derbyshire Dales District Council	39	36
High Peak Borough Council	8	7
Kirklees Metropolitan Borough Council	0	0
North East Derbyshire District Council	0	0
Sheffield City Council	2	1
Staffordshire Moorlands District Council	8	7
Grand Total	**58**	**52**

Figure 8: Gross Housing Completions by Landscape Area

Landscape Area	Gross	Percentage
White Peak & Derwent Valley	747	75%
South West Peak	161	16%
Dark Peak & Eastern Moors	92	9%
Grand Total	**1000**	**100%**

Figure 9: Gross Completions Percentage by Build Type 2006-2019

	Conversion / Change of Use	LDCE / Var.of Cond	New	Grand Total
NO Named Settlement	26%	37%	9%	21%
WITH Named Settlement	74%	63%	91%	79%

* Parish includes a named settlement for DS1 purposes but development may still be outside of a named settlement

3.3 Commitments

In 2018/19 there 307 gross dwellings under construction or outstanding. There remains some significant housing development commitments in Bakewell and Bradwell that are under construction and will boost the completions figures in the next few years.

Figure 1: Significant (+10 Dwellings) Commitments 2018/19

Application Number	**Parish**	**Development Description**	**Gross**	**Status**
NP/DDD/0617/0600	Bakewell	'Construction of 30 affordable dwellings and associated works'.	30	Under Construction
NP/DDD/0617/0648	Birchover	Residential development - erection of 11 dwellings.	11	Outstanding
NP/DDD/0815/0779	Bradwell	Demolition of existing industrial buildings, development of 55 dwellings (C3), erection of 6 industrial starter units (B1), car parking, landscaping and drainage attentuation with access from Netherside (starter units) and	55	Under Construction

		Bradwell Head Road (residential).		

3.3.1 Open Market

The largest proportion of housing occupancy type is for Open Market housing. Of the 22 open market dwellings 17 were Change of use mainly from Agricultural buildings. There were 4 new build completions for open market housing in 2018/19 and 1 LDCE.

Figure 21: New Build Open Market dwellings 2017/18

Application Number	Parish	Description
NP/DDD/0414/0347	Bakewell	Erection of dwelling and associated landscaping
NP/DDD/0208/0148	Froggatt	Proposed erection of dwelling
NP/DDD/1115/1096	Hartington Nether Quarter	New Dwelling
NP/DDD/0116/0065	Tideswell	Demolition of detached bungalow and garage and replacement with a detached house and garage.

3.3.2 Holiday

Since 2006/07, one quarter of completions were for Holiday lets averaging around 20 completions per annum over the last 13 years. The majority of holiday completions in the Peak District are for change of use from agricultural buildings. This indicates the continuing trend of diversification within the agricultural industry.

*Figure 32: Chart of Residential and Holiday Gross Completions 2006/07-2018/19 * Holiday includes multi occupancy*

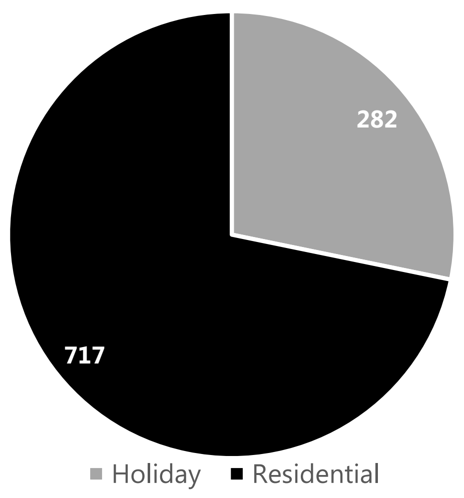

Figure 43: Holiday Completions by Build Type 2006/07 - 2018/19

Build Type	Holiday Completions
Conversion	9
Change of Use	248
LDCE	2
New-Build	1
Var. of Cond.	5
Total	265

3.3.3 Local Needs

In 2018/19 there were 6 local need completions. Over the last 13 years there has been 216 local need completions (approximately 17 per annum average) with the majority unsurprisingly being delivered in Bakewell (36). Tideswell (25), Bradwell (17), Baslow (16), Grindleford (15), Hope (13) and Eyam (11) have all had more than 10 Local Needs completions since 2006/07.

Figure 54: Local Needs Completions 2018/19

Application Number	Parish	Description
NP/DDD/0515/0425	Aldwark	Erection of an affordable dwelling to meet a local need
NP/SM/1016/1071	Hollinsclough	Proposed barn conversion to a Local Needs Dwelling and replacement agricultural building
NP/DDD/1116/1099	Monyash	Proposed erection of local need affordable dwelling.
NP/DDD/0814/0879	Tideswell	Erection of 2 affordable dwellings.
NP/DDD/0815/0796	Winster	Conversion of barn to Local Needs dwelling

Figure 65: Local Need Gross Completions by Parish 2006/07-2018/19

Parish	Local Needs Gross	Census 2011 Parish Population
Aldwark	1	180
Alstonefield	1	304
Bakewell	36	3,949
Ballidon	1	No data
Bamford	8	1,241
Baslow & Bubnell	16	1,178
Bradfield	2	1,112
Bradwell	17	1,416
Butterton	1	248
Calver	6	710
Castleton	2	642
Chelmorton	2	322
Edale	1	353
Elton	7	397
Eyam	11	969
Fawfieldhead	2	289
Fenny Bentley	4	183
Flagg	1	192
Grindleford	15	909
Grindlow	1	No data
Harthill	2	126
Hartington Nether Quarter	4	434
Hartington Town Quarter	1	332
Hathersage	3	1,433
Hollinsclough	1	149
Hope	13	864
Hope Woodlands	1	No Data
Leekfrith	2	363

Litton	1	675
Monyash	3	314
Over Haddon	3	255
Quarnford	1	242
Rainow	1	1,250
Sheen	1	234
Taddington	1	457
Taddington & Priestcliffe	1	No data
Thornhill	1	154
Tideswell	25	1,827
Wardlow	1	118
Warslow & Elkstone	9	320
Wetton	2	No data
Winster	2	600
Youlgreave	2	1,018
Total	216	25,759

* Parish may not be entirely within PDNPA Boundary for the purpose of the 2011 Census Data

3.4 Further Monitoring

3.4.1 Peak District National Park Demographic Forecasts

In 2006, the Peak District National Park Authority first commissioned population, household and labour force projections for the National Park. To inform the National Park Authority in its plan-making, Edge Analytics was commissioned to update a range of demographic forecasts using the latest evidence available. The report was completed in May 2018.

The analysis has considered the latest mid-year population estimates and components of change together with official population and household projections. The ONS 2014-based sub-national population projection has been presented alongside two trend scenarios based on long-term (2001/02–2015/16) and short-term (2010/11–2015/16) migration histories. In addition, a 'zero population' growth and 'net nil' scenario have been presented to illustrate the dwelling growth implications of a stable population and balanced migration flow respectively.

Four dwelling-led scenarios have been configured to consider the estimated migration and population change associated with dwelling growth trajectories, consistent with those outlined in the previous, 2006 analysis. All scenarios have been developed using POPGROUP technology, with demographic data derived from published Local Authority, Census Ward and Output Area statistics. The research shows or predicts the following:

- Since 2010, the Peak District National Park has experienced a decline in its population, driven by reduced net migration and an ageing population profile
- Population ageing (an increasing imbalance in favour of older-age population) is a challenge that rural areas and National Park planning authorities in England and Wales are facing, and is a key consideration for future housing growth plans
- To maintain the National Park's population at its current level, it is estimated that 61 homes would be required each year, all of which would be associated with an average annual net in-migration flow of +190 per year
- A population increase in the Peak District is only achieved on the higher dwelling led growth targets of the model (+95 to +150 per year) during the life of the plan period

Figure 76: Edge Analytics Scenario Annual Dwelling & Population Change