Peak District National Park

Affordable Housing Need and Housing Size Update

Peak District National Park Authority

11 May 2026

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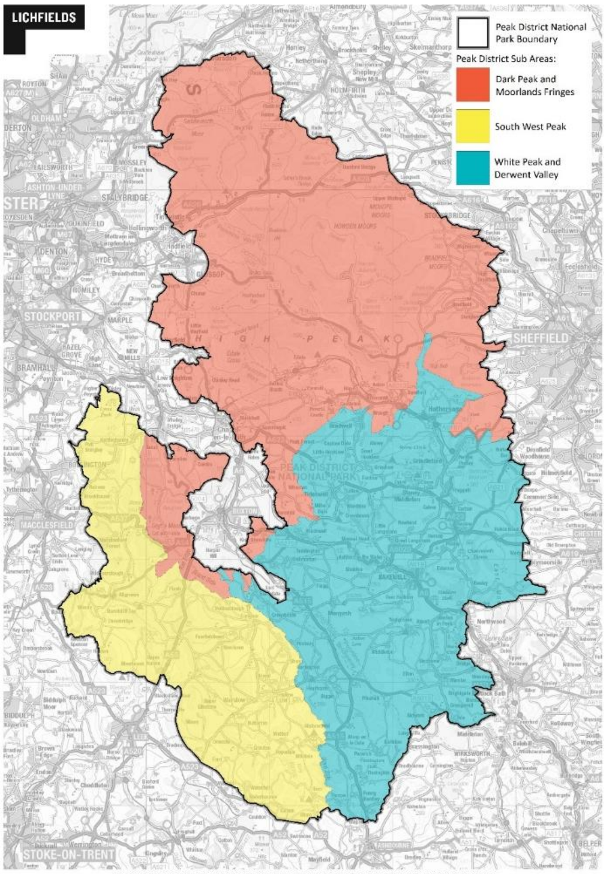
1.0 Introduction

1.1 In April 2023 Lichfields produced a *Population Projection Update and Housing Needs Assessment* [HNA] on behalf of the Peak District National Park Authority [PDNPA]. The study provided the housing evidence base to support policy development as the PDNPA reviewed its Local Plan. There is a requirement on the PDNPA to assess its housing need and to plan for appropriate levels of development in line with national park purposes, the guidance and the PDNPA's duty to foster the economic and social well-being of its local communities. The study area is illustrated in Figure 1.1:

Figure 1.1 Peak District National Park Boundaries



Source: Lichfields

1.2 The HNA was intended to assist the PDNPA in understanding the housing picture of the Peak District National Park [the Peak District] and the implications of population growth on housing requirements. A key element of the work involved determining overall housing need using a range of scenarios to understand local housing needs with a focus on meeting local affordable housing requirements. The 2023 HNA modelled 12 scenarios providing a wide range of future housing needs, from -145 dpa based on balancing net migration levels, to as high as +150 dpa based on a dwelling-led constraint.

1.3 The study also analysed the need for affordable housing in the National Park area, concluding that over the period 2021 to 2044 this amounted to between 114 and 150 dwellings per annum [dpa] for affordable/social rent, plus between 21 and 33 dpa of shared ownership properties.

1.4 The Report also modelled the future housing size and type of properties required in the area, concluding that for market housing, between 25% and 35% of housing should be for smaller 1 or 2 bed properties. For social housing, between 60%-85% of the social housing provision should be for smaller 1 and 2-bed properties, with the majority of the remainder comprising 3 and 4-bed properties. The housing needs of specific groups were also examined.

1.5 Since the HNA was produced, the planning policy landscape has changed significantly at a national level, with the Labour Government publishing an updated National Planning Policy Framework [NPPF] in December 2024.

1.6 A central tenant of the revised NPPF is a comprehensive revision to the standard method [SM3] for calculating local housing need. The new method is much more ambitious than its predecessor, targeting 370,408 homes per year. This is up 21% from 305,223 dwellings previously.

1.7 Lichfields produced a briefing note on behalf of the PDNPA in 2025 summarising the findings of the new SM3 housing need calculation when applied to the Peak District, and how it related to the Local Housing Need [LHN] range previously identified in the 2023 HNA. It did not revisit the remainder of the HNA analysis.

1.8 Our analysis utilised bespoke data generated by the ONS regarding the existing housing stock within PDNP boundaries for each of the relevant Local Authorities. We then took two approaches to applying affordability ratios based on guidance in the NPPF. The first used calculations of bespoke, localised affordability ratios for the PDNP areas of each authority using local income and house price data. The second option simply applied Local Authority-level affordability ratios.

1.9 **For the Peak District as a whole, this resulted in an LHN using the revised standard methodology of between 270 dpa and 362 dpa.**

Study Scope

1.10 As the PDNPA progresses its Local Plan preparations with the intention of submitting its draft plan by December 2026 under current Regulations, Lichfields has been asked to update the Affordable Housing Needs Chapter of the *Peak District National Park: Population Projection Update & HNA* so that it is within the required 2-year timeframe for evidence to support local plans.

1.11 This report therefore focuses on updating the National Park's overall affordable housing need and how it should be provided in relation to the different tenure types and sizes. Whilst the overall level of housing need has not been reviewed, this Update also revisits the size of properties required across the National Park based on the LHN figures derived from the 2025 Briefing Note.

2.0 Policy Context

Introduction

2.1 This section summarises the latest national planning policy and practice guidance relating to housing need that has evolved since the original 2023 HNA was undertaken.

National Planning Policy Framework

2.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner [§7].

2.3 It places a particular emphasis on sustainable development, including the provision of homes and employment land, through a process of:

1. Supporting strong, vibrant and healthy communities by ensuring that there is a sufficient number and range of homes to meet the needs of present and future generations;
2. Fostering well-designed, beautiful and safe places that reflect current and future needs;
3. Reviewing employment land allocations to ensure the supply meets identified needs;
4. Proactively supporting sustainable economic development to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; and,
5. Encouraging the effective use of land by re-using land that has been previously developed (brownfield land), with a view to promoting regeneration.

2.4 It states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner [§7].

2.5 Paragraph 11 of the NPPF retains the presumption in favour of sustainable development and refers to the expectation that plans should *"meet the development needs of their area"* and:

"as a minimum provide for the objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area*[7]*; or*

ii *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

2.6 Ultimately, the PDNPA's Local Plan will need up-to-date and comprehensive evidence to inform its judgements about the need for, and relative importance of, housing and employment land in its area, taken in the context of the purposes of the National Park.

2.7 Regarding housing need, the NPPF reinforces the Government's objective of significantly boosting the supply of homes, making explicit reference to the overall aim of meeting an area's identified housing need, including with an appropriate mix of housing types for the local community [§61]. It states that:

"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for." [§62]

2.8 LHN is defined in Annex 2 of the NPPF as:

"The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance."

2.9 Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes [§63].

2.10 There is an increasing emphasis on the need to plan specifically for social rented properties in the current NPPF compared to previous iterations. Paragraph 64 states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, including the minimum proportion of Social Rent homes required. In the Annex 2 Glossary, Social Rent is now given increased prominence and is defined separately from 'other affordable housing for rent' when discussing affordable housing.

2.11 The NPPF reconfirms that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. It goes on to state that:

"The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations." [§69]

2.12 The NPPF also includes a new paragraph extoling the virtues of mixed tenure sites. This states that:

"Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures." [§71]

2.13 The NPPF goes on to say that authorities should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability [§72].

2.14 Paragraph 189 of the NPPF sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The NPPF goes on to note that:

"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

2.15 The NPPF references the '*English National Parks and the Broads: UK Government Vision and Circular 2010*' for further guidance.

2.16 The mechanics of the new SM3 are set out in the ***Housing and Economic Need* Planning Practice Guidance [PPG] chapter**, which was updated on 12th December 2024 and (partially) on 24th February 2025. The SM3 identifies a minimum annual housing need figure in order to ensure that plan-making is informed by an unconstrained assessment of the number of homes needed in an area. The PPG is clear that this does not produce a 'housing requirement' figure, which is the minimum number of homes that a plan seeks to provide during the plan period. Once local housing need has been assessed, this should be justified by authorities' evidence on land availability, constraints on development and any other relevant matters[1].

2.17 The PPG also confirms[2] that National Parks may continue to use a locally determined method for identifying housing need:

"Where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, or local authority areas where the samples are too small, an alternative approach may have to be used.

Such authorities may continue to identify a housing need figure using a method determined locally. In doing so ***authorities should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability****. In the absence of other robust affordability data, authorities should consider the implications of using the median workplace-based affordability ratio for the relevant wider local authority area(s).*

[1] PPG Paragraph: 040 Reference ID:2a-040-20241212
[2] PPG Paragraph: 014 Reference ID:2a-014-20241212

For local authorities whose boundaries cross National Parks or Broads Authority areas, the proportion of the local authority area that falls within and outside the National Park or Broads Authority area should also be considered – for example where only a minimal proportion of the existing housing stock of a local authority falls within the National Park or Broads Authority area it may be appropriate to continue to use the local housing need figure derived by the standard method for the local authority area." [Lichfields emphasis]

NPPF Consultation Draft 2025

2.18 The Government has recently published a draft revised NPPF, open for consultation until 10th March 2026. The consultation proposes very substantial and detailed changes to the current NPPF and reaffirms that economic growth is the Government's number one mission.

2.19 As for housing, small and medium sites are considered key to housing delivery and should benefit from 'easements' in law and policy, recognising viability matters including the cost of bringing planning applications forward and the developer contributions sought affect that delivery. The Government is proposing that for the purpose of the NPPF 'medium development' is defined as, *"for housing, development where 10-49 homes (inclusive) will be provided, and the site has an area of up to 2.5 hectares"*.

2.20 The NPPF consultation seeks to 'secure a diverse mix of homes' by better supporting the needs of different groups through the planning system. It does this with several key proposals:

- **Stronger support for rural social and affordable housing**, by widening the previous narrow definition of 'designated rural areas' to include Parishes with a population of less than 3,000 and population density of two persons or less per hectare, allowing affordable housing contributions to be sought on minor developments in those areas.
- **Mandating that LPAs set out policies for the proportion of housing to be delivered to building regulations optional standards part M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair user dwellings'**, with a set minimum of 40% of homes delivered to one or other of the standards.
- **Requiring authorities to allocate sites to provide for specific types of housing such as older persons housing, purpose-built student accommodation, and self-build plots**. Such a change would require a wider consideration of site selection through Local Plans to meet those needs.
- **More flexibility on the housing unit mix,** where local requirements on the mix of affordable homes are met or exceeded. In practice this is brought through in policy wording which indicates that where such affordable housing stipulations on tenure and mix are met, including a minimum proportion of social rent, "*a flexible approach should be taken to taken to the application of any development plan requirements relating to the size of market homes, taking into account prevailing market conditions*" (Policy HO8(3)).

3.0 Affordable Housing Needs

Introduction

3.1 On 2nd July 2025 the Labour Government announced its ambitions for a 'social rent revolution' through its new £39 billion Social and Affordable Homes Programme. The Government announced its intention to deliver around 300,000 new social and affordable homes, through the £39 billion new Social and Affordable Homes Programme announced at the Spending Review. Through this, the Government set an ambitious target that at least 60% of homes will be for social rent which is linked to local incomes – achieving this would mean delivering around 180,000 homes for social rent, which is six times more than the decade up to 2024[3].

3.2 Against this context, the PDNPA's completions data reported that between 2006/07 and 2024/25 there were 271 gross affordable housing completions, compared to 510 on the open market (i.e. 35% of the total), all of which were intended to meet local needs. An annual breakdown is provided in Table 3.1.

Table 3.1 Gross Housing Completions in the Peak District National Park (2006/07 – 2024/25)

	Affordable Housing (Local Needs)	Open Market	Agricultural, Ancillary or Holiday	**Total**
2006/07	79	25	26	**590**
2007/08	4	34	34	**548**
2008/09	30	82	93	**548**
2009/10	20	27	10	**354**
2010/11	21	27	34	**339**
2011/12	27	25	54	**365**
2012/13	15	13	5	**224**
2013/14	1	15	8	**217**
2014/15	1	24	30	**286**
2015/16	4	9	13	**337**
2016/17	7	53	36	**371**
2017/18	1	25	25	**347**
2018/19	6	22	30	**365**
2019/20	9	11	13	**283**
2020/21	34	33	1	**269**
2021/22	7	33	33	**210**
2022/23	3	32	26	**235**
2023/24	0	8	6	**244**
2024/25	2	12	20	**244**
Total	**271**	**510**	**497**	**6,376**

Source: Peak District National Park Authority Officers (2026)

[3] https://www.gov.uk/government/news/hundreds-of-thousands-to-get-secure-roof-over-their-heads#:~:text=The%20last%20five%20year%202021,4bn%20in%202029%2F30).

Overarching Approach

3.3 Within this section, a calculation of affordable housing need, in accordance with the PPG on affordable housing needs assessment[4], has been undertaken for the Peak District.

3.4 The first stage analyses affordable housing needs based on households unable to afford private market rents as per the PPG. We also set out an assessment of the further potential demand for intermediate housing, based on households which can afford to rent in the local market but are unable to access home ownership in the market, and where ownership is their aspiration. This adopts a simplified version of the methodology set out above based on net change/need.

3.5 This PPG requirement states that as part of the calculation needed to understand the current unmet gross need for affordable housing, this should include households who, in theory, can afford to rent privately but have an aspiration to own their property, can be assumed to be in need. This element has been calculated separately in the analysis below.

3.6 The over-arching approach is set out in Figure 3.1.

Figure 3.1 Net Housing Need Methodology

Total Current Housing Need (gross) to be addressed

Plus

Total Newly Arising Housing Need (gross per annum)

Less

Annual Supply of Affordable Housing

Equals

Net Housing Need

Source: Lichfields

3.7 Affordable housing is defined within Annex 2 of the NPPF as:

"housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

***Social Rent**: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.*

***Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent*

[4] Reference ID 2a-018-20190220 to 2a-024-20190220

schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Discounted market sales housing: *is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

Other affordable routes to home ownership: *is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*"

3.8 With regards to the incorporation of affordable housing needs into the total housing figures included in Local Plans, the PPG requires that LPAs consider how and whether affordable housing needs can be met. This is in the context that paragraph 64 of the NPPF requires LPAs to specify the type of affordable housing required where a need is identified.

Affordable Housing Needs Calculation

Lower Quartile House Prices

3.9 HM Land Registry [HMLR] 'Price Paid' data indicates that lower quartile [LQ] house prices for the year ending December 2025 averaged £261,250 across the Peak District National Park, some way below the Median House Price of £370,000. This is based on the sale of 422 properties in 2025. Having analysed HMLR Price Paid data at sub-area level, there were a total of 305 house sales in the White Peak and Derwent Valley, which resulted in a LQ average price of £260,000; 76 in the Dark Peak and Moorland Fringes (with an LQ average price of £271,375), and 41 sales in the South West Peak (with a LQ average price of £255,000).

Table 3.2 House Prices in the Peak District National Park (2025)

	Median House Prices	LQ House Prices
Dark Peak and Moorland Fringes	£372,500	£271,375
White Peak and Derwent Valley	£370,000	£260,000
South West Peak	£460,000	£255,000
Peak District National Park	**£370,000**	**£261,250**

Source: HMLR 'Price Paid' data for yr/ending December 2025

3.10 Given the limited numbers of sales in some parts of the Peak District, we have checked the figures against a one-off cut of data of house price to earnings affordability ratios for Local Authorities split across National Park boundaries in England that was produced by ONS in 2019 (and released on 1st February 2021). As can be seen in Table 3.3, for all three sub-areas, LQ house prices within the Peak District are significantly higher than those parts of the same districts outside the National Park's boundaries. When compared to the overall LQ house prices for the respective districts as a whole, the price premium, or uplift, ranges from between 21% in Derbyshire Dales, to 100% in Staffordshire Moorlands.

Table 3.3 LQ House Prices (Sept 2019)

2019	All	Outside the Peak District	Inside the Peak District	Peak District Uplift
High Peak	£145,000	£145,000	£231,000	59%
Derbyshire Dales	£195,000	£184,995	£235,000	21%
Staffordshire Moorlands	£130,000	£129,995	£260,000	100%

Source: ONS (March 2020): Ratio of house price to workplace-based earnings (LQ) for Local Authorities split across National Park boundaries in England, 2019

3.11 On the presumption that this price premium has been maintained over the intervening years to 2022, Table 3.4 indicates that this could suggest a LQ house price of £272,421 in High Peak; £271,154 in Derbyshire Dales; and £290,000 in Staffordshire Moorlands. When compared against the analysis of the HMLR's Price Paid data discussed above and reported again in Table 8.5 below, it is clear that the earlier dataset suggests a greater divergence, particularly in Staffordshire Moorlands. The latest data indicates that house prices have started to narrow somewhat for houses outside / inside the National Park.

Table 3.4 LQ House Prices (y/e March 2025)

2022	All	Peak District Uplift	Potential adjusted LQ prices inside Peak District	**Observed LQ from HMLR Price Paid data**
High Peak	£190,000	59%	£302,100	**£271,375**
Derbyshire Dales	£230,000	21%	£278,300	**£260,000**
Staffordshire Moorlands	£161,750	100%	£323,500	**£255,000**

Source: ONS (2025): LQ House Prices 2025 / HMLR 'Price Paid' data for yr/ending December 2025

3.12 By way of comparison, the average LQ house price for England was £202,000 in the year to March 2025, indicating that in general, the Peak District's overall house prices are significantly higher than the national level. The comparable figure for both the East Midlands and West Midlands was around £185,000 – also significantly below the National Park average. Given that the Price Paid data is the most up to date, this is the data that has been included in the affordable housing model discussed in detail below.

Lower Quartile Rents

3.13 Data on rents at a sub-district level is not available in any publicly available datasets. A search for properties available to rent in the National Park as of March 2026 showed that 40 properties were available, with LQ and median rents summarised in Table 3.5.

Table 3.5 Private Rental Market Statistics in the Peak District National Park (March 2026)

	LQ Rents	Median
Dark Peak and Moorland Fringes	£890	£1,175
White Peak and Derwent Valley	£895	£1,050
South West Peak	£1,100	£1,100
Peak District National Park	**£895**	**£1,100**

Source: Lichfields search of property websites, March 2026

3.14 It indicates that LQ private sector rents were particularly high in the South West Peak, at £1,100 per calendar month, or 123% of the Peak District-wide total. The £1,100 figure is unchanged from the 2023 HNA. LQ rents in the Dark Peak and Moorland Fringes were 99% of the Peak District-wide total, at £890. Private sector rents across the White Peak and Derwent Valley (£895) are consistent with those across the wider National Park (£895), given that this is where the bulk of the Peak District's properties are located.

Income Profiles

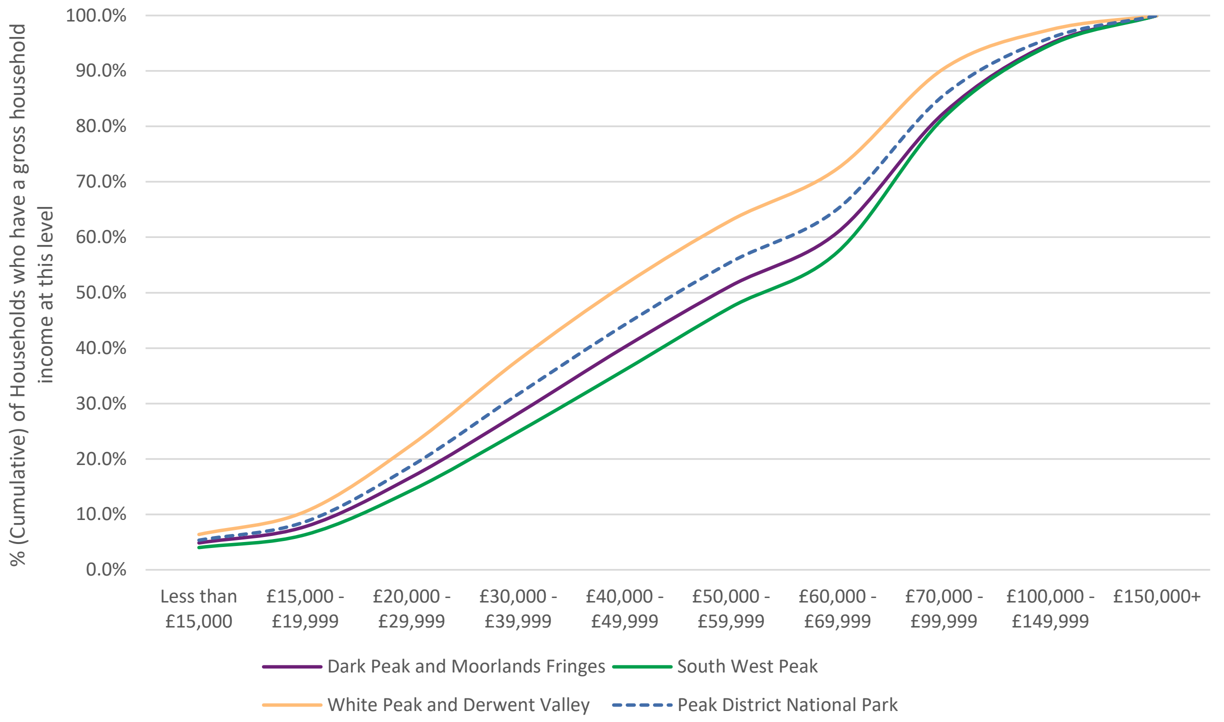
3.15 To understand how affordable (or unaffordable) local housing is to local residents, the analysis requires an understanding of local household incomes. The LQ household income across the Peak District is around £32,660, with LQ incomes generally higher in the South West Peak sub-area (£40,100) and the Dark Peak (£37,200) than in the White Peak (£29,500). The distribution of household incomes for the Peak District and its component sub-areas are shown in Table 3.6 and plotted in Figure 3.2:

Table 3.6 Comparison of LQ and Median Incomes – Peak District National Park (2025)

	LQ Income
Dark Peak and Moorland Fringes	£37,205
White Peak and Derwent Valley	£29,480
South West Peak	£40,104
Peak District National Park	**£32,658**

Source: Experian (2026) / Lichfields analysis

Figure 3.2 Household Income Profiles – Peak District National Park and sub-areas (2025)



Source: Experian (2026)

Affordability

3.16 A key stage of the assessment involves an affordability test. Information in respect of local house prices, market rents and household income levels has informed the test which estimates the ability of households to afford LQ market housing for sale. The affordability test has been calculated by identifying the costs of entry level (LQ) market housing, the costs of which have been obtained from the HMLR and private rental costs obtained from an analysis of commercial property websites as set out above.

3.17 Drawing upon the review of current house prices and private rental values, LQ prices for a house (£271,375 price paid for an LQ dwelling in the Dark Peak; £260,000 in the White Peak; and £255,000 in the South West Peak for all property types in 2025) and an LQ rental property (£10,680 per annum in the Dark Peak; £10,740 in the White Peak; and £13,200 in the South West Peak) have been used as an indicator of the entry price to market housing. Such houses are available within the National Park and these values are relatively typical of smaller properties on the market (of which several operate across the Peak District), suitable for newly forming households seeking to move into a first property, very high prices notwithstanding.

3.18 To understand what income would be required to sustain ownership or occupation of such properties, it is necessary to consider how much households can afford to spend on their housing. The former SHMA Guidance from 2007 (superseded by the NPPF and PPG but still containing useful context where the PPG is silent) sets out that a household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner or 2.9 times the gross household income for a dual-income household. However, the PPG does not prescribe exactly how affordability calculations should be undertaken other than to say that access to LQ (entry level) market housing is the relevant barometer.

3.19 The household income data utilised for the Peak District does not differentiate between single earners and dual earners, whilst the former SHMA Guidance is now some fifteen years old and the loan to income mortgage ratios do not reflect current lending practices.

3.20 In 2014 the Bank of England's Financial Policy Committee said that it would only allow 15 percent of new mortgages to be at multiples higher than 4.5 times a borrower's income, in effect 4.5 times as a maximum. There are even cases where this is exceeded; for example, Halifax will allow couples with a combined income of £50,000 to £75,000 to borrow five times their income at up to 75% LTV[5]. More generally, income multipliers of between 4 and 4.5-times a borrower's income are fairly standard in the industry.

3.21 Lichfields has complemented this with evidence from the Council of Mortgage Lenders[6], which identified that in Q3 2018, average loan-to-value ratio for first time buyers in England was 85%, whilst according to the English Housing Survey [EHS], the median deposit for first time buyers was also around 15.5% in 2021/22. Although there may be difficulties in newly forming households in being able to secure a 15% deposit, there are options available including Government initiatives as well as traditional sources of deposits such as parents.

3.22 More recently, and according to the EHS 2023/24 (November 2024), the average (mean) deposit of a first time buyer in 2023-24 was £55,372 (£32,700 median). In 2023-24, most first-time buyers (40%) paid a deposit between 10-19% of the property price and 22% paid a deposit between 20-29%. Table 3.7 indicates that the median first-time buyer deposit was somewhere between 10% and 19%, and in all likelihood, around 16-17%:

Table 3.7 Deposit and type of mortgage, recent first time buyers in England, 2023-24

Percentage of purchase price paid	Thousands of households	%
0%	30,000	3.4%
1-9%	146,000	16.3%
10-19%	361,000	40.5%
20-29%	192,000	21.6%
30-99%	117,000	13.2%
100%	45,000	5.0%
Total	**891,000**	**100.0%**

Source: EHS 2023/23 (2024) Annex Table 2.1

[5] https://www.which.co.uk/news/2021/11/how-much-can-you-borrow-when-taking-out-a-mortgage/
[6] Median loan to value ratio for first time buyers - data.gov.uk

3.23 Furthermore, Halifax released a press release in February 2025 regarding the recovery of the first-time buyers market[7]. It stated that:

> *"In 2024, the average cost of a first-time buyer home was £311,034 (up +8% vs 2023), with **deposits averaging 20% of the purchase price**. This means a typical new buyer is putting down a deposit of £61,090, around £7,500 (+14%) more than in 2023."*

3.24 This suggests that the average deposit placed by a first-time buyer has gradually crept up in recent years and is likely to sit somewhere between 15% and 20%, no doubt in response to the ever-increasing growth in house prices.

3.25 **For the purposes of this modelling exercise, and to ensure the findings are as robust as possible to reflect the fact that finding a 20% deposit remains highly challenging for most first time buyers with external assistance (such as the 'bank of Mum and Dad'), we have retained the 15% deposit assumption**[8].

3.26 As for the loan to income multiple, most lenders typically allow households to borrow between 4 to 4.5 times their household income for a mortgage, although they may be eligible for a smaller or larger mortgage than this. There are examples, however, of the loan to income multiple increasing from this range.

3.27 To take a high-profile example, in August 2024, Lloyds Banking Group launched a new proposition called First-time Buyer Boost. This enhanced the maximum loan to income multiple to 5.5 times for eligible first-time buyers who take out a mortgage with Halifax or Lloyds Bank with a loan-to-value of 90% or less. Previously, the maximum amount Lloyds Banking Group lent to these customers was 4.49 times their income. First-time Buyer Boost enables them to lend eligible customers up to 22% more[9]. Another example is Nationwide, which stated in September 2024 that new borrowers could request a mortgage up to six times their income with a 5% deposit, although this would only be available for those taking out a five or 10-year fixed-rate deal[10].

3.28 **On balance, and given that for now the higher income multiples remain the exception rather than the rule, we have led with the assumption that households can borrow between 4x and 4.5x their annual income when buying housing, with a 15% deposit secured.**

3.29 In respect of renting, there is no official, or definitive, threshold for how much a household can spend on rent before it is unaffordable. The former SHMA Guidance (2007) set out that a household can be considered able to afford renting on the private market in cases where the rent payable was up to 25% of their gross household income.

3.30 However, there is more up to date evidence which suggests that the proportion of gross household income spend on rent may be higher than 25%.

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[7] www.lloydsbankinggroup.com/assets/pdfs/media/press-releases/2025-press-releases/halifax/250214-halifax-first-time-buyer-market-rebounds.pdf

[8] It is acknowledged that the methods by which lenders now determine borrowing limits is more complex than simply using mortgage multipliers – lenders take into account a wide range of factors including length of mortgage (which can now be up to 35-40 years), committed expenditure and loan-to-value ratio which can affect the amount borrowed relative to income. However for the purposes of this assessment it is necessary to make some assumptions, and the use of a 4-4.5 income multiplier is considered reasonable for first-time buyers with around a 15% deposit. The lower multiplier used for single person households reflect the higher risk associate with single earner households.

[9] https://www.lloydsbankinggroup.com/insights/giving-first-time-buyers-a-boost.html

[10] https://www.bbc.co.uk/news/articles/c5y947573k5o

3.31 For example, data released more recently estimates that the national average is 34% of gross household income (excluding services but including Housing Benefit), although there is a wide range across the country, from a low of 25.3% in the North West, to a high of 45.6% in Greater London. The equivalent figure for the East Midlands is 30.6% and for the West Midlands, 32.4%[11].

3.32 For the purposes of this assessment, we have assumed that households in the private rented sector in High Peak can reasonably be expected to spend **between 25% and 32% of their annual income on rent, with the latter aligning with the West Midlands average.**

3.33 These affordability criteria have been applied to the identified rental costs to arrive at an income threshold to support ownership / occupation of entry level market housing. Under both scenarios, households require lower incomes to rent privately in the Peak District (in every sub-area) and require much higher incomes to buy a property on the open market.

Table 3.8 Income Thresholds for Entry Level Market Housing in the Peak District National Park

	Market	Product	Cost	Basis	Income Threshold
Peak District	**Private Purchase**	**LQ House Prices**	**£261,250**	**4 x income and 15% deposit**	**£55,516**
				4.5 x income and 15% deposit	**£49,347**
	Private Rent	**LQ Rental Prices**	**£10,740 per annum**	**25% income**	**£42,960**
				32% income	**£33,563**
Dark Peak	Private Purchase	LQ House Prices	£271,375	4 x / 15%	£57,667
				4.5 x / 15%	£51,260
	Private Rent	LQ Rental Prices	£10,680 per annum	25% income	£42,720
				32% income	£33,375
White Peak	Private Purchase	LQ House Prices	£260,000	4 x / 15%	£55,250
				4.5 x / 15%	£49,111
	Private Rent	LQ Rental Prices	£10,740 per annum	25% income	£42,960
				32% income	£33,563
South West Peak	Private Purchase	LQ House Prices	£255,000	4 x / 15%	£54,188
				4.5 x / 15%	£48,167
	Private Rent	LQ Rental Prices	£13,200 per annum	25% income	£52,800
				32% income	£41,250

Source: SHMA Guidance, CML, English Housing Survey, HMLR, ONS and Lichfields analysis

3.34 The income distribution of newly forming households is different from total households, reflecting their lesser incomes compared to the average[12]. This means that a greater proportion of newly-forming households are unable to access market housing than households overall. The PPG, however, sets out clearly that the affordability of housing for

[11] DLUHC EHS 2023/24 – Rented Sectors Report, Annex Table 1.8: Proportion of income spent on housing costs, including housing support

[12] EHS 2015-16: housing costs and affordability – Annex Table 2.1: Mean and median income, 2015-16. HRP aged 16-34 have an average weekly income of £718 per week compared to £780 per week for all households, meaning younger newly forming households earn **92%** of the 'all households' amount.

newly-forming households must be considered foremost, as it is these households that will most likely fall into housing need if their housing requirements are not met in the market.

Stage 1: Current Housing Need

3.35 The first stage of the assessment considers current affordable housing need, also referred to as the 'backlog' (those needs which exist, and are unmet, now). The PPG is clear that an estimate should be made of the number of households who lack their own housing or who cannot afford to meet their housing needs, in the open market. The PPG[13] provides an indication of the types of housing that should be considered unsuitable which are set out below:

- The number of homeless households;
- The number of those in priority need who are currently housed in temporary accommodation;
- The number of households in over-crowded housing;
- The number of concealed households;
- The number of existing affordable housing tenants in need (i.e., householders currently housed in unsuitable dwellings); and,
- The number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.

3.36 Although potentially not including all households in need of housing, the housing waiting list is the starting point for estimating what the need and demand for affordable housing is. If all households on the waiting list and in priority need were accommodated, it would be reasonable to assume that all demand for affordable housing would be met, even if there remain households in need which are not reflected in the housing waiting list.

3.37 Therefore, it is considered that the components of affordable housing need including those in need and within a reasonable preference group for affordable housing (e.g. homeless households and overcrowded households), currently concealed households and other groups in need, are represented by those identified on the waiting list as a best-case proxy.

3.38 PDNPA Officers have indicated, with reference to constituent housing authorities home options data and in consultation with constituent authority housing officers, that there are **262 households** on the Housing Register as of January 2026 in Bands A-C, i.e. they are classified as being in priority need of social housing. Of this total, 95 households already live in social housing and would represent transfers seeking to move to alternative social housing, resulting in a net priority need for 167 homes. This is summarised in Table 3.9 below, with a total of 38 households in need of social housing in the Dark Peak (net), 125 (net) in the White Peak, and just 4 (net) in the South West Peak.

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Table 3.9 Number of Households on the Housing Register in the Peak District National Park (January 2026)

	Bands A-C Total	**Bands A-C Total excl. transfers**
Dark Peak and Moorland Fringes	54	**38**
White Peak and Derwent Valley	199	**125**
South West Peak	9	**4**
Peak District National Park Total	**262**	**167**

Source: PDNPA Planning Officers (January 2026) Households in priority bandings not already living in social housing

3.39 The figures only include those people who have applied for and are eligible for social or affordable rent housing in accordance with the PDNPA's Housing Allocation Policy. The figures do not include households in housing need and who are seeking and eligible for intermediate affordable housing tenures (e.g. shared ownership). The PDNPA does not hold data on intermediate housing need as sales are normally done through the national Homebuy agent.

3.40 Households in unsuitable housing already living in affordable housing have therefore been excluded from the calculation at Step 1.4. Although these households do have a housing need, this could be addressed via a transfer within affordable housing (e.g. by transferring an overcrowded household living in social rented to a larger social rented house). This transfer would result in their existing home becoming available for someone else in need. Thus, these households do not contribute to the net requirement for affordable housing and in turn when these households move, this does not contribute to net supply.

3.41 Although existing households in need already occupying affordable housing are excluded from the affordable housing calculation, it is noted that they do still have a requirement for the right type of affordable housing to become available to meet their needs. If an appropriate unit does not become available (e.g. due to shortage of supply of a specific type or size of unit) then these households will remain in need, despite not contributing to a net need requirement. New affordable housing provision provides the opportunity to focus on the size / type of provision to balance affordable housing mix.

Stage 2: Future Need Steps 2.1 to 2.3

3.42 Future housing need is split into two components. The PPG[14] sets out that projections of affordable housing need will firstly have to reflect new household formation and the proportion of these newly forming households unable to buy or rent in the market area, and secondly an estimate of the number of existing households falling into need:

"This process will need to identify the minimum household income required to access lower quartile (entry level) market housing (strategic policy-making authorities can use current costs in this process, but may wish to factor in anticipated changes in house prices and wages). It can then assess what proportion of newly-forming households will be unable to access market housing".

3.43 This could be either through purchasing a dwelling or renting privately, although as we have set out below, households require a considerably higher income to buy, than to rent privately under all scenarios, in all sub-areas of the Peak District. For the purposes of this affordable / social rented analysis therefore, we have focused on those newly forming

[14] 2a-021-20190220

households unable to rent, with the separate calculation on intermediate housing to purchase analysed in a subsequent section.

New Household Formation (Step 2.1)

3.44 The PPG[15] recommends that gross household formation should be used as the measure of newly forming households, as opposed to net household growth which takes into account household dissolution. This is required to ensure that household dissolution is not double-counted in the calculation, once as a net loss of households and potentially again as a re-let of the house they may have occupied. However, gross household formation is typically much higher than net rates and may represent an overestimate of the number of households seeking new housing in each year within the Peak District. This is limited to households forming who are under the age of 45, which is consistent with the former 2007 SHMA Guidance (Annex B) which notes that after 45 years of age, household formation rates 'plateau'[16].

3.45 For the purposes of considering future newly forming households, the modelling underpinning the SM3 calculation of between 270 dpa and 362 dpa as set out in the Note entitled: "*Peak District National Park Authority: new standard methodology for calculating housing need*" (February 2025) has been used, alongside the much lower 2022-based SNHP forecasts (76 dpa). These generate annual figures of between **268 and 446 hpa gross**[17] (Table 3.10).

3.46 This output of future housing need should be treated with caution. Such gross estimates may include people that form several different households over the period at different stages of their life, but does not account for their previous household no longer existing (i.e. two single person households becoming a couple and moving in together).

Table 3.10 Gross newly-forming households in the National Park over 20 years

	Dwellings per annum (net)	No. newly forming households annually (gross)
SM3 Method #1 (bespoke ARs)	362	446
SM3 Method #2 (District ARs)	270	387
2022-based SNHP	76	268

Source: Lichfields analysis

Those unable to rent or buy (Step 2.2)

3.47 This stage of the assessment involves an affordability test. Information in respect of local house prices, market rents and household income levels has informed the test which estimates the ability of households to afford LQ market housing. The affordability test has been calculated by identifying the costs of entry level (LQ) market housing, the costs of

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[16] This is supported by the EHS data for 2021/22 *(Annex Table 1.8: Demographic and economic characteristics, recent first time buyers, 2021-22)*, which indicates that 90.3% of First Time Buyers are aged between 16 and 44, with 51.4% aged between 25 and 34.

[17] We note that SHMAs undertaken by some other housing consultants prefer to apply average gross household formation rates based on applying national rate to total households over the period, using data from the EHS. If such an approach were to be applied here, then using the 3-year average national gross household formation rate of 1.439% from the EHS 2016/17-2018/19 and applying it to the 2021 position for the Peak District and trending this forward 20 years would generate a gross annual household formation of 267 hpa, which is significantly lower than the 387-446 dpa growth associated with the SM3 modelling but virtually identical to the 2022-based SNHP approach.

which have been obtained from the HMLR, as well as private rental costs obtained from ONS[18].

3.48 As set out above, drawing upon the review of current house prices and private rental values, LQ prices for a house (price paid by local authority and equal to £261,250 across the Peak District) and a rental property (£895 per month) have been used as an indicator of the entry price to market housing. Such houses are available within the National Park and such values are relatively typical of smaller properties on the market, ideal for newly forming households seeking to move into a first property.

3.49 The income distribution of newly forming households is different from total households, reflecting their lesser incomes compared to the average[19]. This means that a greater proportion of newly forming households are unable to access market housing than households overall. The PPG, however, sets out clearly that the affordability of housing for newly forming households must be considered foremost, as it is these households that will most likely fall into housing need if their housing requirements are not met in the market.

3.50 The percentage of both existing and newly forming households unable to afford to buy/rent is set out below and equates to 46% for newly forming households based on 25% gross income, falling to 35% of all the National Park's households if a 32% gross income threshold is modelled rather than 25%[20].

3.51 In addition, Step 2.3 uses secondary data for the number of households who move house each year (based on past trends) to estimate the number of existing households falling into need annually. Using data for the number of people moving (from the HMLR and CORE data[21]) provides a good indicator of need, as it shows actual moves, whereas the Housing Register only provides an indication of intentions to move.

3.52 Existing households falling into need is therefore based upon an analysis of recent trends of movements from the private sector into the social sector as a proxy for existing households falling into need. These figures were averaged from CORE data over the past 5 years. CORE data is only available at Borough-level rather than sub-area / National Park area level. Therefore, an analysis was undertaken of the number of social rented and shared ownership properties present in each output area wholly / partially within the Peak District, using the latest 2021 Census data. A proportionate split was applied to those Output Areas straddling the National Park boundary as per the analysis set out above using the bespoke ONS data. This proportionate split was then applied to the respective Boroughs of High Peak, Derbyshire Dales and Staffordshire Moorlands to arrive at an approximate figure for the likely level of existing households living within the Peak District likely to fall into social housing need for a given year.

3.53 In summary, the components of the future affordable housing need for the Peak District are set out in Table 3.11. A further test is modelled in Table 3.12, with a lower level of net household formation based on the SM3 #2, adjusted for the lower LQ affordability ratios associated with the component districts rather than the National Park areas themselves.

[18] ONS (2025): Private Rental Market Statistics Summary – Table 2.7

[19] EHS 2015 to 2016: housing costs and affordability - Annex Table 2.1: Mean and median income, 2015-16. HRP aged 16-34 have an average weekly income of £718 per week compared to £780 per week for all households, meaning younger newly forming households earn 92% of the 'all households' amount.

[20] Note: As has been well publicised the country is in the midst of a 'cost of living' crisis. These figures are a point in time estimate and are reflective of what people can currently afford to borrow, although clearly the adverse economic headwinds and soaring utilities bills may make such levels unaffordable. As such, despite the analysis including sensitivity testing to help future-proof the analysis, this should be monitored by the PDNPA and adjustments made as necessary going forward.

[21] CORE (COntinuous REcording of Lettings and Sales in Social Housing in England) is a national information source funded by DLUHC that records information on the characteristics of both private registered provider's and LA's new social housing.

The final test (Table 3.13) applies the much lower 2022-based SNHP gross household formation rates.

Table 3.11 Future Affordable Housing Needs for Peak District National Park SM3 #1 Scenario

Component	Dark Peak		White Peak		SW Peak		**National Park**		Source/Calculation
	25%	32%	25%	32%	25%	32%	**25%**	**32%**	
Newly forming households (Gross per annum)	107		274		65		**446**		Lichfields modelling of SM3 #1 housing need of 362 dpa
% unable to rent or buy in the private market	35.9%	23.9%	47.0%	32.5%	44.4%	30.3%	**42.8%**	**29.3%**	Lichfields' Affordability Modelling
Newly forming households unable to afford market housing (per annum)	37	25	125	87	28	19	**191**	**131**	Newly forming households (Gross per annum) x % unable to rent or buy in the private market
Existing households falling into need (annual average)	8		26		3		**37**		CORE 2020/21 to 2024/25.
Estimate of Future Housing Need (p.a.)	**45**	**33**	**151**	**112**	**31**	**22**	**228**	**167**	Newly forming households unable to afford market housing (per annum) + Existing households falling into need (annual average)

Source: CORE Data and Lichfields analysis. Note some sums may not add due to rounding errors.

Table 3.12 Future Affordable Housing Needs for Peak District National Park SM3 #2 Scenario

Component	Dark Peak		White Peak		SW Peak		**National Park**		Source/Calculation
	25%	32%	25%	32%	25%	32%	**25%**	**32%**	
Newly forming households (Gross per annum)	88		251		48		**387**		Lichfields modelling of SM3 #2 housing need of 270 dpa
% unable to rent or buy in the private market	35.9%	23.9%	47.0%	32.5%	44.4%	30.3%	**42.8%**	**29.3%**	Lichfields' Affordability Modelling
Newly forming households unable to afford market housing (per annum)	31	20	114	79	21	14	**166**	**113**	Newly forming households (Gross per annum) x % unable to rent or buy in the private market
Existing households falling into need (annual average)	8		26		3		**37**		CORE 2020/21 to 2024/25.
Estimate of Future Housing Need (p.a.)	**39**	**28**	**140**	**105**	**24**	**17**	**202**	**150**	Newly forming households unable to afford market housing (per annum) + Existing households falling into need (annual average)

Source: CORE Data and Lichfields analysis. Note some sums may not add due to rounding errors.

Table 3.13 Future Affordable Housing Needs for Peak District National Park 2022-based SNHP Scenario

Component	Dark Peak		White Peak		SW Peak		**National Park**		Source/Calculation
	25%	32%	25%	32%	25%	32%	**25%**	**32%**	
Newly forming households (Gross per annum)	62		171		35		**268**		Lichfields modelling of 2022-based SNHP housing need of 76 dpa
% unable to rent or buy in the private market	35.9%	23.9%	47.0%	32.5%	44.4%	30.3%	**44.4%**	**30.3%**	Lichfields' Affordability Modelling
Newly forming households unable to afford market housing (per annum)	22	14	78	54	15	10	**115**	**78**	Newly forming households (Gross per annum) x % unable to rent or buy in the private market
Existing households falling into need (annual average)	8		26		3		**37**		CORE 2020/21 to 2024/25.
Estimate of Future Housing Need (p.a.)	**30**	**22**	**104**	**80**	**18**	**13**	**151**	**115**	Newly forming households unable to afford market housing (per annum) + Existing households falling into need (annual average)

Source: CORE Data and Lichfields analysis. Note some sums may not add due to rounding errors.

3.54 These outputs of future affordable housing need should be treated with caution. Utilising gross estimates of household formation may include people that form several different households over the period at different stages of their life but does not account for their previous household no longer existing.

Stage 3: Affordable Housing Supply steps 3.1 to 3.8

3.55 This Section estimates the existing and forthcoming stock of affordable housing as per the PPG. This stage examines housing stock that can accommodate households in housing need. The information is required to calculate net affordable housing requirements. The model considers both current affordable housing stock (including how much of this is available) as well as the level of future annual new supply.

Current Affordable Housing Stock (Steps 3.1 to 3.5)

3.56 The PPG[22] sets out the current components of housing stock used to accommodate current households in affordable housing need as well as future supply:

- the number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in need;
- Suitable surplus stock (vacant properties);
- The committed supply of new net affordable homes at the point of the assessment (number and size); and,
- Identifying units to be taken out of management (demolition or replacement).

3.57 The PPG states that the first three components are to be added together, and the number of social housing units to be taken out of management deducted, to equate to the total affordable housing stock that is available.

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Affordable Dwellings occupied by Households in Need (Step 3.1)

3.58 The purpose of Step 3.1 is to identify the number of affordable dwellings which become available but are occupied by households in housing need. Thus, this step considers transfers within the affordable housing stock. The movement of these households (within affordable housing) will have a nil effect overall in terms of housing need. These 95 households have already been netted off at Stage 1 of the calculation and the figure for this step is therefore zero.

Surplus Stock (Step 3.2)

3.59 A certain level of voids is normal and allow for transfers and works to properties. The former SHMA Guidance (page 48) noted that a social housing vacancy rate in excess of 3% (and properties which are vacant for considerable periods of time), should be counted as surplus stock.

3.60 An analysis has been undertaken utilising vacancy level data. This indicates a social housing vacancy level of 1.3% in 2025[23] for High Peak Borough; 1.7% for Derbyshire Dales District; and 1.5% for Staffordshire Moorlands District, with just 199 vacant Registered Provider [RP] / Local Authority properties on average across the three districts over the past 5 years. Therefore, as the current vacancy rate in these districts is well below the 3% rate recommended by the former SHMA guidance, **a surplus stock rate of zero has been included within the model.**

Committed Supply of New Affordable Housing (Step 3.3)

3.61 The former SHMA Guidance states that this step of the model should utilise information about new social rented and intermediate affordable dwellings which are committed at the point of assessment. The Local Authority Housing Statistics [LAHS] data no longer shows the number of planned and proposed affordable units.

3.62 However, data on committed supply of affordable housing has been provided by PDNPA. This suggests that as of 2025 there were **11** social housing units with extant planning permission that were either under construction (8) or had yet to start (3). Furthermore, two significant affordable housing schemes have recently been granted planning permission in that part of Derbyshire Dales District that is located within the National Park. These are:

- Conksbury Lane, Youlgrave (NP/DDD/0425/03546): erection of **9 affordable dwellings** with associated access, parking and gardens, along with allotments, and soft landscaping including a mixture of grassland and tree planting.
- Land off Yeld Close, Bakewell (NP/DDD/0225/0128): **42 dwellings** and associated infrastructure. The proposed dwellings would all be affordable to meet eligible local need. The applicant is the developer who would deliver the scheme in partnership with Nottingham Community Housing Association, a Registered Provider. The planning documentation associated with the application states that the majority of the proposed dwellings (**35**) would be for Social Rent where the rent is set in accordance with the Government's rent policy for Social Rent. The remaining 7 dwellings would be for shared ownership.

[23] DLUHC Data: Table 100 (2026) and Table 615 (2026)

3.63 For the purposes of this calculation, a forward supply of **55** has been included (social rent and affordable/intermediate rent) with the shared ownership properties considered in the Shared Ownership analysis.

Units to be taken out of Management (Step 3.4)

3.64 The former SHMA Guidance states that this stage should *"estimate the numbers of social rented or intermediate affordable housing units that will be taken out of management."* This includes properties which are planned to be demolished or redeveloped (with a net loss of stock).

3.65 Discussions with Housing Officers at PDNPA indicated that no major estate regeneration projects or other council house losses were on the horizon at the time of writing.

Total Affordable Housing Stock Available (Step 3.5)

3.66 Table 3.14 sets out these current components of supply in the National Park.

Table 3.14: Current Supply of Affordable Housing in the Peak District National Park

Component	#	Source
Step 3.1 (Affordable Dwellings Occupied by households in need)	**None** – already netted off at Stage 1 (Step 1.4 – 95 units)	Housing Register Jan 2026
PLUS Step 3.2 (Surplus Stock) – Vacant but available for letting	0	MHCLG Table 615
PLUS Step 3.3 (Committed Supply of New Affordable Housing to Rent)	55	PDNPA as at Feb 2026
MINUS Step 3.4 (Units to be taken out of management) – Vacant but not available for letting	0	PDNPA Officers
EQUALS Step 3.5 Current Supply of Affordable Housing	**55**	

Source: PDNPA 2026 / Lichfields analysis

Future Affordable Housing Supply (Steps 3.6 to 3.7)

3.67 The final part of the calculation relates to an analysis of the level of likely future affordable housing supply coming forward, which considers future annual supply of social housing re-lets (net), calculated based on past trends (generally the average number of re-lets over the previous three years should be taken as the predicted annual levels). This only includes those re-lets that would lead to a net gain in the stock, hence it excludes first lets, internal transfers and tenancy renewals.

3.68 Social re-lets data has been obtained from 5 years-worth of CORE data (for 2020/21 to 2024/25). The data obtained for this component is set out in Table 3.15. As noted above, CORE data is only available at district level rather than sub-area / National Park area level, an analysis was undertaken of the number of social rented and shared ownership properties present in each output area wholly / partially within the National Park's boundaries, using 2021 Census data, with a proportionate split applied to those Output Areas straddling the National Park boundary as per the analysis set out above using the bespoke ONS data. This proportionate split was then applied to the respective Boroughs of High Peak, Derbyshire Dales and Staffordshire Moorlands to arrive at an approximate figure for the likely level of social re-lets in the Peak District for a given year.

Table 3.15: Future Annual Supply of Social Re-lets

	High Peak	Derbyshire Dales	Staffordshire Moorlands	National Park TOTAL
2019/20 – 2023/24 Average	111	101	105	**317**
% of social housing in the National Park (2021 Census)	6%	29%	3.5%	
Estimated social re-lets in the National Park	7	29	4	**40**

Source: 2019/20 -2023/24 CORE Data / Census 2021 / Lichfields Analysis

3.69 It should be noted that CORE does not capture any information about the location to where a previous occupant moved, only their tenure. Therefore, "*Relet – tenant moved to other social housing provider*" could mean in the same district (i.e. High Peak) or anywhere else in the country. In the Table above, it has been assumed that all relets that have arisen due to the tenant moving to another social housing provider or internal transfers have been internal to the Peak District National Park.

3.70 As a sensitivity test, we have also modelled the number of social re-lets if it is assumed that all of the transfers resulted in the household in question moving to another provider outside of the atonal Park. If this was the case (which is very unlikely), then the future annual supply of social re-lets would **increase from 40 to 56**. This has been modelled as a sensitivity at the end of this section albeit with the strong caveat that it is highly unlikely that every internal relet will involve a household moving out of the National Park.

Estimate of Net Affordable Housing Needs

3.71 Bringing the above elements together the analysis can calculate net affordable housing need. This is done on an annual basis over the whole 20-year period starting from 2025, and as such it will be necessary to convert the backlog of need into an annual quota based upon the period which this backlog will be addressed. It is a point for any Local Plan's housing trajectory to set out how and when the backlog of affordable housing need will be delivered in the plan period. However, for the purposes of an LHN calculation, an average figure over the 20-year period from 2025 will still match the total affordable housing need over the plan period (even if this is addressed fully in the first 5 years).

3.72 Table 3.16 below sets out the calculation of net annual affordable housing need, incorporating the higher SM3 figure of 362 dpa in the household formation stage.

Table 3.16 National Park's Affordable Housing Need Calculation: SM3 Method #1

		Peak District		Dark Peak		White Peak		SW Peak	
Stage and step in calculation	**Notes**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**
Stage 1: Current Need (Gross)									
1.1-1.3 Current Need (including Backlog)	Housing Register January 2026	**167**		38		125		4	
Stage 2: Future Need									
2.1 New household formation (gross p.a.)	SM3 Method #1 (bespoke ARs)	**446**		107		274		65	
2.2 Proportion of new households unable to buy or rent in the market	Unable to afford LQ rents	**42.8%**	**29.3%**	35.9%	23.9%	47.0%	32.5%	44.4%	30.3%
2.3 Existing households falling into need	5-year average CORE 2020/21 to 2024/25	37		8		26		3	

		Peak District		Dark Peak		White Peak		SW Peak	
Stage and step in calculation	**Notes**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**
2.4 Total newly arising housing need (gross p.a.)	(2.1 x 2.2) +2.3	**228**	**167**	**45**	**33**	**151**	**112**	**31**	**22**
Stage 3. Affordable Housing Supply									
Current Supply									
3.1 Affordable dwellings occupied by households in need	Housing Register April 2023	**0 (95 units deducted)**		0 (16 units already deducted)		0 (74 units already deducted)		0 (5 units already deducted)	
3.2 Surplus stock (Vacant but available for letting)	DLUHC Tables 100 and 615	**0**		0		0		0	
3.3 Committed supply of affordable housing for rent	(Peak District data return 2025)	**55**		0		54		1	
3.4 Units to be taken out of management (vacant but not available for letting)	PDNPA Officers	**0**		0		0		0	
3.5 Total affordable housing stock available	3.1+3.2+3.3-3.4	**55**		**0**		**54**		**0**	
Future Supply									
3.6 Annual supply of social re-lets (net)	5-year average from 2020/21 to 2024/25 CORE data	**40**		7		29		4	
3.8 Annual supply of affordable housing	3.6	**40**		7		29		4	
Net Annual Affordable Housing Need	1.3 – 3.5 (annualised over 5 years)+2.4-(3.1+3.2+3.4)-3.8	**210**	**150**	**46**	**34**	**136**	**97**	**28**	**19**

Source: PDNPA, Local Authority Live Tables, CORE Data, Housing Register and Lichfields analysis.

3.73 This illustrates that net annual need based on current data over the period 2025 to 2045 amounts to **between 150 and 210 homes for affordable / social rent** (depending on the income multiplier used). This reflects gross household formation and therefore does not account for household dissolutions, with the implication that needs are likely to be ‘worst case’ under this approach as it could include some double counting. It also assumes that the **backlog need will be addressed in full in the first 5 years of the Plan**. Strongest levels of affordable housing rental need are identified for the White Peak and to a lesser extent the Dark Peak, and the lowest in the South West Peak.

3.74 **If the backlog were to be removed over the full 20-year period (rather than in the first 5 years of the Plan), then the net annual affordable housing need would reduce to between 133 and 194 dpa.**

3.75 Alternatively, if the lower household growth associated with the district-level affordability ratio based SM3 figure were applied (resulting in a newly arising net household growth of 387 p.a. rather than 446 p.a.), with a higher 32% assumption applied to gross income, then the net annual need for the National Park would fall to **between 133 dpa and 185 dpa, or between 116 dpa and 168 dpa if the backlog were reduced over 20, rather than 5 years**. This would represent a more optimistic scenario (see Table 3.17).

Table 3.17 Peak District’s Affordable Housing Need Calculation: SM3 Method #2

		Peak District		Dark Peak		White Peak		SW Peak	
Stage and step in calculation	**Notes**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**
Stage 1: Current Need (Gross)									
1.1-1.3 Current Need (including Backlog)	Housing Register January 2026	**167**		38		125		4	
Stage 2: Future Need									
2.1 New household formation (gross p.a.)	SM3 Method #2 (District ARs)	**387**		88		251		48	
2.2 Proportion of new households unable to buy or rent in the market	Unable to afford LQ rents	**42.8%**	**29.3%**	35.9%	23.9%	47.0%	32.5%	44.4%	30.3%
2.3 Existing households falling into need	5-year average CORE 2020/21 to 2024/25	37		8		26		3	
2.4 Total newly arising housing need (gross p.a.)	(2.1 x 2.2) +2.3	**202**	**150**	**39**	**28**	**140**	**105**	**24**	**17**
Stage 3. Affordable Housing Supply									
Current Supply									
3.1 Affordable dwellings occupied by households in need	Housing Register April 2023	**0 (95 units deducted)**		0 (16 units already deducted)		0 (74 units already deducted)		0 (5 units already deducted)	
3.2 Surplus stock (Vacant but available for letting)	DLUHC Tables 100 and 615	**0**		0		0		0	
3.3 Committed supply of affordable housing for rent	(Peak District data return 2025)	**55**		0		54		1	
3.4 Units to be taken out of management	PDNPA Officers	**0**		0		0		0	
3.5 Total affordable housing stock available	3.1+3.2+3.3-3.4	**55**		**0**		**54**		**1**	
Future Supply									
3.6 Annual supply of social re-lets (net)	5-year average from 2020/21 to 2024/25 CORE data	**40**		7		29		4	
3.8 Annual supply of affordable housing	3.6	**40**		7		29		4	
Net Annual Affordable Housing Need	1.3 – 3.5 (annualised over 5 years) +2.4-(3.1+3.2+3.4)-3.8	**185**	**133**	**40**	**29**	**125**	**90**	**20**	**14**

Source: PDNPA, Local Authority Live Tables, CORE Data, Housing Register and Lichfields analysis.

3.76 Finally, if the 2022-based SNHP were modelled instead of the standard methodology, then the much lower level of gross household formation would reduce the need figure to between **98 dpa and 134 dpa** removing the backlog in full over 5 years, or to **as low as 81 dpa to 117 dpa** if the backlog were to be removed over the full 20 year period (see Table 3.18). This represents the most optimistic scenario modelled.

Table 3.18 Peak District's Affordable Housing Need Calculation: 2022-based SNHP

		Peak District		Dark Peak		White Peak		SW Peak	
Stage and step in calculation	**Notes**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**	**25%**	**32%**
Stage 1: Current Need (Gross)									
1.1-1.3 Current Need (including Backlog)	Housing Register January 2026	**167**		38		125		4	
Stage 2: Future Need									

Stage and step in calculation	Notes	Peak District 25%	Peak District 32%	Dark Peak 25%	Dark Peak 32%	White Peak 25%	White Peak 32%	SW Peak 25%	SW Peak 32%
2.1 New household formation (gross p.a.)	SM3 Method #2 (District ARs)	**268**		62		171		35	
2.2 Proportion of new households unable to buy or rent in the market	Unable to afford LQ rents	**42.8%**	**29.3%**	35.9%	23.9%	47.0%	32.5%	44.4%	30.3%
2.3 Existing households falling into need	5-year average CORE 2020/21 to 2024/25	37		8		26		3	
2.4 Total newly arising housing need (gross p.a.)	(2.1 x 2.2) +2.3	**151**	**115**	**30**	**22**	**104**	**80**	**18**	**13**
Stage 3. Affordable Housing Supply									
Current Supply									
3.1 Affordable dwellings occupied by households in need	Housing Register April 2023	**0 (95 units deducted)**		0 (16 units already deducted)		0 (74 units already deducted)		0 (5 units already deducted)	
3.2 Surplus stock (Vacant but available for letting)	DLUHC Tables 100 and 615	**0**		0		0		0	
3.3 Committed supply of affordable housing for rent	(Peak District data return 2025)	**55**		0		54		1	
3.4 Units to be taken out of management (vacant but not available for letting)	PDNPA Officers	**0**		0		0		0	
3.5 Total affordable housing stock available	3.1+3.2+3.3-3.4	**55**		**0**		**54**		**1**	
Future Supply									
3.6 Annual supply of social re-lets (net)	5-year average from 2020/21 to 2024/25 CORE data	**40**		7		29		4	
3.8 Annual supply of affordable housing	3.6	**40**		7		29		4	
Net Annual Affordable Housing Need	1.3 – 3.5 (annualised over 5 years)+2.4-(3.1+3.2+3.4)-3.8	**134**	**98**	**31**	**23**	**89**	**64**	**15**	**10**

Source: PDNPA, Local Authority Live Tables, CORE Data, Housing Register and Lichfields analysis.

Affordable Homes for Purchase

3.77 The current version of the PPG states that the affordable housing need assessment should include an estimate of those that cannot afford their own home to rent or to own their home where that is their aspiration[24]. This introduces a new concept whereby the need figure must include an indication of the number of households who can currently afford to rent privately, but who nevertheless aspire to own their own home (which could include intermediate affordable home ownership products and First Homes).

3.78 There is therefore a need to also consider households who want to move towards ownership tenures, but may be unable to, even if their needs are currently being met in the private rented sector. These households' needs would be met through affordable home ownership products, including shared ownership and other types (e.g. discount market). Being a current tenant of the private rented sector does not exclude a household from being able to apply for shared ownership, as long as they are a first-time buyer or cannot afford to buy a home now (if they used to own a home).

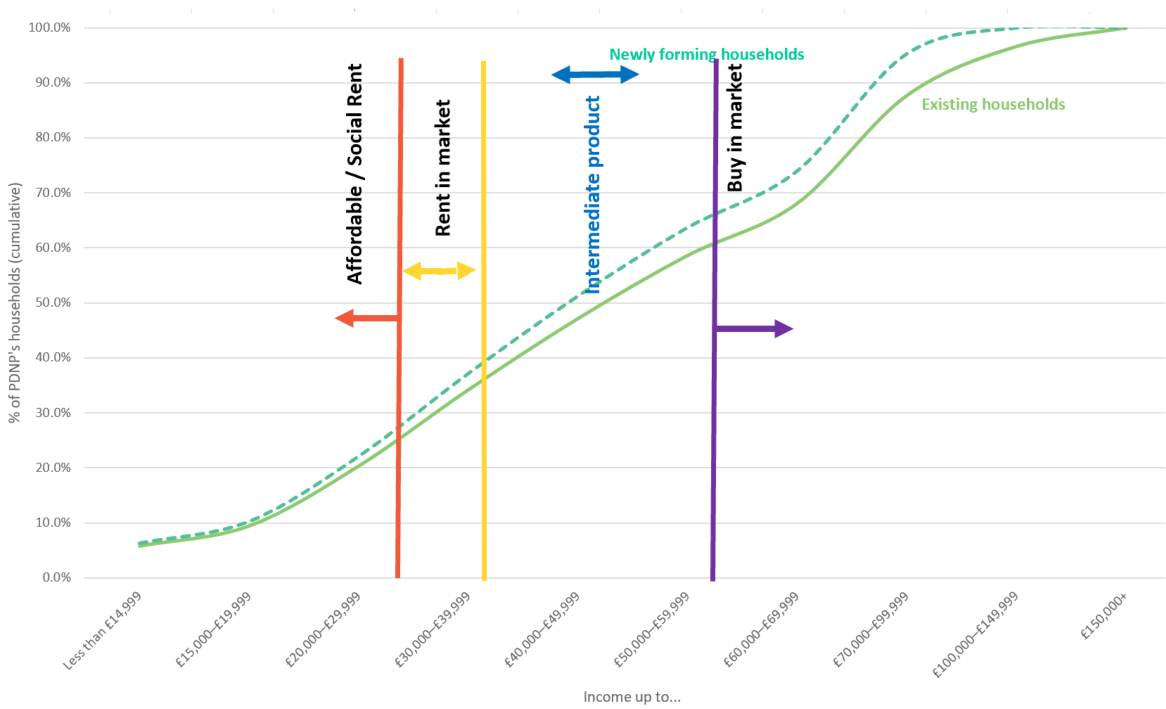
[24] PPG ID: 2a-020-20190220

3.79 In the case of assessing needs of affordable homes for purchase, it is therefore necessary to capture households who can afford to rent in the market but are unable to afford to buy. This is because those unable to afford renting are captured in the assessment of affordable rented need, whilst those able to buy in the market without assistance are unlikely to be eligible for forms of affordable housing for purchase (except for First Homes).

3.80 To calculate this, and as set out above, we have obtained household income data for the Peak District from Experian and adjusted this based on data from the EHS, which shows younger / newly forming households have a slightly lower than average income[25]. We have assumed that households which cannot afford more than 80% of market rents need affordable rented or social rented housing and that households which can afford market rents and private home ownership represent the potential market for intermediate products such as shared ownership.

3.81 This results in a household income distribution for the Peak District as shown in Figure 3.3.

Figure 3.3 Income Distribution and Product Affordability in the Peak District National Park



Source: Experian (2025). Figures are calculated on the basis of 4.5x income multiples for home ownership and 32% of gross annual earnings for rentals.

3.82 This indicates that, based on 4.5x income multiples for home ownership and 32% of gross annual earnings for rentals:

- 20.3% of newly forming Peak District households have income levels below the threshold likely to afford affordable rent (and 8.6% cannot afford social rent);
- 30.4% of newly forming Peak District households cannot afford to rent privately; and,
- 51.4% of newly forming Peak District households cannot afford to buy a property on the open market.

[25] English Housing Survey (2015/16) Housing costs and affordability – Annex Table 2.1: Mean and median income by age of Household Reference Person (HRP). Households with HRP age 16-34 have average weekly income of £718 per week compared to £780 for all households; therefore younger/newly forming households earn 92% of the overall average

3.83 For the local area, the potential additional demand for intermediate housing is therefore quite wide and ranges from households with an income of between £33,563 (the income needed to access LQ market rents @32%) and £49,347 (the income needed to buy at LQ prices @4.5x income multiplier). Any household earning in this range can afford to rent privately but cannot afford to buy in the open market (assuming a 15% deposit). This range would widen to between £42,960 and £55,516 if the sensitivity thresholds of 25% income threshold for renting and 4x income multiplier for purchase are applied for dual earners.

3.84 The households in this range represent the further potential demand for intermediate housing in the Peak District. Based on this income distribution with an income multiplier of 4.0 / 25%, an estimated 15.4% of all existing households in the local area can afford market rents but are unable to buy, staying at around 16.1% for newly forming households, as shown in Table 3.19. This rises to 21.0% if a 32% income multiplier is used for existing households, and 22.0% for newly forming households. This represents a substantial portion of the local population that are unable to purchase their own home. As indicated in Table 3.19, the gap is particularly wide in the Dark Peak and White Peak and very narrow in the South West Peak due to the high rents. This still reflects the fact that it is relatively unaffordable to buy a property in the Peak District, whilst renting is increasingly unaffordable also.

Table 3.19: Percentage of households able to afford private rent but unable to buy

	Income multiples	Dark Peak	White Peak	South West Peak	**Peak District**
All households	4x / 25%	17.2%	15.7%	1.6%	**15.4%**
	4.5x / 32%	21.0%	22.2%	7.7%	**21.0%**
Newly Forming Households	4x / 25%	17.9%	16.2%	1.7%	**16.1%**
	4.5x / 32%	22.6%	22.9%	8.4%	**22.0%**

Source: Lichfields analysis of Experian/VOA/ONS data

3.85 This means that affordable home ownership options are needed for private rented households which cited affordability as a main reason for them not expecting to buy (i.e. those who would expect to buy if they could afford to do so). This assessment should therefore be regarded as a minimum, because if any private renters who do expect to buy need (or expect that) an affordable home ownership option will be available when they plan to buy, the demand for affordable ownership products will be higher.

3.86 Having established the percentage of households falling in this 'gap', we need to understand how many households this is likely to represent over the course of the 20-year period. For the purposes of this assessment, we have projected household growth using the three scenarios of housing need, from the lowest 2022-based SNHP forecasts (76 dpa) through to the two higher SM3 LHNs of 270 dpa and 362 dpa as modelled in PopGroup.

3.87 The assessment of need has been restricted to under 45s on the basis that this the age most newly forming households form[26] (and older households may have equity as well as income, which would affect their eligibility for affordable home ownership products). However, it is entirely possible that households over the age of 44 would be eligible for (and be interested in purchasing) discounted market housing. Whilst occupants of the scheme would be subject to income and local connection criteria, there is no proposal to specifically restrict

[26] The English Housing Survey for 2020/21 indicates that 92.9% of First Time Buyers are aged 44 and under. Source: English Housing Survey, full household sample, Annex Table 1.8: Demographic and economic characteristics, recent first-time buyers, 2020-21

occupants based solely on age, thus households over the age of 44 could potentially add additional demand on top of that identified in this analysis.

3.88 With the above caveat, and when applied to the household growth from the PopGroup modelling, this could suggest that there will be an annual pool averaging as follows:

1 **SM3 #1: 795 households over the period 2025-2045** who can afford to rent but not buy privately (based on the 4x/25% income multipliers; rising to **1,087** households per annum if the higher multiples are applied).

2 **SM3 #2: 713 households over the period 2025-2045** who can afford to rent but not buy privately (based on the 4x/25% income multipliers; rising to **974** households per annum if the higher multiples are applied).

3 **2022-based SNPP: 551 households over the period 2025-2045** who can afford to rent but not buy privately (based on the 4x/25% income multipliers; rising to **753** households per annum if the higher multiples are applied).

3.89 The Peak District currently has some supply of shared ownership housing which is likely to be catering to the needs of some households which would otherwise be in the private rented sector (and cannot afford to buy in the open market). The 2021 Census indicates that there were **118** shared ownership homes across the National Park, of which 86 were located in the White Peak and 16 each in the Dark Peak and South West Peak Sub-Areas.

3.90 Considering that 118 households in the local area already live in shared ownership housing, the remaining households which can afford rents but unable to afford open market purchase (and are assumed to be currently living in private rented housing) reduces the annual pool as follows:

1 **SM3 #1:** from 795 / 1,087 households over 20 years, to **677 / 969** households.

2 **SM3 #2:** from 713 / 974 households over 20 years, to **595 / 856** households.

3 **2022-based SNPP:** from 551 / 753 households over 20 years, to **433 / 635** households.

3.91 Of course, not every household within the private rented sector will need (or will want) to move into home ownership each year. Some households may not want to move into ownership due to not having a secure enough job, not wanting to be in debt, the cost of repairs and maintenance, not wanting the commitment/preferring the flexibility of renting and liking their current accommodation.

3.92 The EHS (2019/20) found that nationally, 59.5% of private renters expect to buy at some point in the future and 40.5% do not. Amongst those who do not expect to buy, 68.2% cited affordability. Based on this, we can estimate the number of households which may be expected to buy if the affordability barrier were removed. This would be:

1 The percentage of households in a group who would be expected to buy anyway (59.5%); plus; and,

2 The percentage of households which currently do not expect to buy, mainly due to affordability reasons (40.5% x 68.2%).

3.93 Having established the percentage of households in the Peak District which would be expected (at any time) to buy if an affordable home ownership option were made available to them, we then need to determine how many actually buy in a given period. The EHS found that of private renters who did expect to buy, 26.74% expected to do so within two years; this would equate to 13.4% per annum[27]. Applying this to the total number of households (by type) which would expect to buy if an affordable home were available gives an estimate of the potential demand each year for affordable housing for purchase from first time buyers[28]. This is shown in Table 3.20 and equates to **11.6%.**

Table 3.20: Estimate of households who would buy (in the next year) if affordable home available

	Percentage	Source
a. Percentage of households expecting to buy (at any point in the future)	59.5%	English Housing Survey 2019/20 Annex Table 1.20: Buying expectations, social and private renters, 2019-20
b. Percentage of households not expecting to buy	40.5%	(100% - a)
c. Percentage of private renters not expecting to buy citing affordability as main reason	68.2%	English Housing Survey 2019/20 Annex Table 3.17: Perceived barriers to buying a home, by tenure, 2019-20
d. Total percentage expected to buy if affordable home provided	87.1%	(a + [b * c])
e. Of those expecting to buy, percent expecting to buy within 2 years	26.74%	English Housing Survey 2019/20 Annex Table 1.20: Buying expectations, social and private renters, 2019-20. Refers to privately renting households
f. Equivalent per annum	13.4%	(e / 2)
g. Total – expected to buy in next year	**11.6%**	**(d * f)**

Source: Lichfields' analysis based on English Housing Survey data

3.94 As a sensitivity test, we have modelled the implications of excluding people who were already expecting to buy anyway (59.5% of all households in the Table above) and only including people who were not expecting to buy due to affordability problems. The inherent assumption here being that those people who were expecting to buy may well have assumed that they would be able to do so in the market. This would reduce the percent expected to buy in the next year from 11.6% to **3.69%**.

3.95 Conversely, it is noted that the EHS presents national data on expectations in relation to home ownership. It therefore does not reflect the more severe affordability pressures in National Parks. Hence, the use of this national data represents a conservative approach, and it is likely that there may be a higher proportion of people locally that would like to buy but are not expecting to do so due to affordability issues across much of the Peak District and therefore a larger pool of potential buyers may exist at a localised level.

3.96 The approach used below to assess the potential demand for intermediate housing from households currently in the private rented sector does not include separate calculations of backlog, future need and supply. All elements are wrapped up in a single calculation by using all households as the basis for need (thus implicitly including backlog) and by using net household change (thus removing the need to separately calculate gross need and future supply).

3.97 This calculation of need is shown in Table 3.22, Table 3.25 and Table 3.27. This analysis suggests an annualised demand for between **30 and 50 affordable homes for**

[27] Source: EHS 2019/20 Annex Table 1.20: Buying expectations, social and private renters, 2019-20. Refers to privately renting households

[28] Note: in Year 1 of the assessment, all households in a given group which can afford to rent but not to buy are included as potential FTBs. In subsequent years these households are removed, so the 'pool' of potential FTBs gradually decreases to take into account those who have already bought.

purchase from existing and future households in the Peak District. Split by sub-area (based on the 2021 Census), this indicates that need is greatest in the White Peak, followed by the Dark Peak with a very modest level of need in the South West Peak.

Table 3.21: Estimate of existing and future demand for intermediate housing: SM3#1, 4.5/32% Income

4.5 / 32%	**Peak District Total**	Dark Peak	White Peak	South West Peak
a. Annual Average households aged under 45 (SM3 #2)	**4,940**	1,242	2,950	748
b. Percentage who can afford LQ market rent but are unable to purchase (@ 4.5x income / 32% annual income)	**22%**	23%	23%	8%
c. Number of households who can afford LQ market rent but are unable to purchase (a * b)	**1,087**	281	675	63
d. Supply (current shared ownership units)	**118**	16	86	16
e. 'Pool' of potential demand (net) (c-d)	**969**	265	589	47
f. Percentage of households living in private rented sector [PRS] expecting to buy in the next year if affordable homes are available	**11.65%**			
g. Potential gross need for affordable housing to purchase, annual average (e * f). After year 1, the assessment reduces the 'pool' of households which are potential buyers to account for the fact that some are assumed to have moved into affordable homes for purchase the previous year.	**50**	**15**	**32**	**3**

Source: Lichfields' analysis. Note: due to rounding errors, sums may not add.

Table 3.22: Estimate of existing and future demand for intermediate housing: SM3#2, 4.5/32% Income

4.5 / 32%	**Peak District Total**	Dark Peak	White Peak	South West Peak
a. Annual Average households aged under 45 (SM3 #2)	**4,427**	1,072	2,756	599
b. Percentage who can afford LQ market rent but are unable to purchase (@ 4.5x income / 32% annual income)	**22%**	23%	23%	8%
c. Number of households who can afford LQ market rent but are unable to purchase (a * b)	**974**	242	631	50
d. Supply (current shared ownership units)	**118**	16	86	16
e. 'Pool' of potential demand (net) (c-d)	**856**	226	545	34
f. Percentage of households living in private rented sector [PRS] expecting to buy in the next year if affordable homes are available	**11.65%**			
g. Potential gross need for affordable housing to purchase, annual average (e * f). After year 1, the assessment reduces the 'pool' of households which are potential buyers to account for the fact that some are assumed to have moved into affordable homes for purchase the previous year.	**43**	**12**	**29**	**2**

Source: Lichfields' analysis. Note: due to rounding errors, sums may not add.

Table 3.23: Estimate of existing and future demand for intermediate housing: 2022-based SNPP, 4.5/32% Income

4.5 / 32%	**Peak District Total**	Dark Peak	White Peak	South West Peak
a. Annual Average households aged under 45 (SM3 #2)	**3,423**	844	2,084	495
b. Percentage who can afford LQ market rent but are unable to purchase (@ 4.5x income / 32% annual income)	**22%**	23%	23%	8%
c. Number of households who can afford LQ market rent but are unable to purchase (a * b)	**753**	191	477	42
d. Supply (current shared ownership units)	**118**	16	86	16
e. 'Pool' of potential demand (net) (c-d)	**635**	175	391	26
f. Percentage of households living in private rented sector [PRS] expecting to buy in the next year if affordable homes are available	**11.65%**			
g. Potential gross need for affordable housing to purchase, annual average (e * f). After year 1, the assessment reduces the 'pool' of households which are potential buyers to account for the fact that some are assumed to have moved into affordable homes for purchase the previous year.	**30**	**9**	**20**	**1**

Source: Lichfields' analysis. Note: due to rounding errors, sums may not add.

3.98 If the income ratio decreases to 4x income and a 25% of annual income being spent on rent, then the level of intermediate housing need reduces, as the costs of buying a home increase at a lower rate than the rental costs. As a result, the potential gross annual need under this test would be between **21 dpa and 30 dpa**, again focussed towards the White Peak and to a lesser extent, the Dark Peak. Given the current supply, the South West Peak's need would effectively be zero.

Table 3.24: Estimate of existing and future demand for intermediate housing: SM3#1, 4x/25% Income SENSITIVITY

4 / 25%	**Peak District Total**	Dark Peak	White Peak	South West Peak
a. Annual Average households aged under 45 (SM3 #2)	**4,940**	1,242	2,950	748
b. Percentage who can afford LQ market rent but are unable to purchase (@ 4x income / 25% annual income)	**16%**	18%	16%	2%
c. Number of households who can afford LQ market rent but are unable to purchase (a * b)	**795**	222	478	13
d. Supply (current shared ownership units)	**118**	16	86	16
e. ‘Pool’ of potential demand (net) (c-d)	**677**	206	392	-3
f. (Percentage of households living in PRS expecting to buy in the next year if affordable homes are available	**11.65%**			
g. Potential gross need for affordable housing to purchase, annual average (e * f). After year 1, the assessment reduces the ‘pool’ of households which are potential buyers to account for the fact that some are assumed to have moved into affordable homes for purchase the previous year.	**35**	**12**	**23**	**0**

Source: Lichfields’ analysis. Note: due to rounding errors, sums may not add.

Table 3.25: Estimate of existing and future demand for intermediate housing: SM3#2, 4x/25% Income SENSITIVITY

4 / 25%	**Peak District Total**	Dark Peak	White Peak	South West Peak
a. Annual Average households aged under 45 (SM3 #2)	**4,427**	1,072	2,756	599
b. Percentage who can afford LQ market rent but are unable to purchase (@ 4x income / 25% annual income)	**16%**	18%	16%	2%
c. Number of households who can afford LQ market rent but are unable to purchase (a * b)	**713**	192	447	10
d. Supply (current shared ownership units)	**118**	16	86	16
e. ‘Pool’ of potential demand (net) (c-d)	**595**	176	361	-6
f. (Percentage of households living in PRS expecting to buy in the next year if affordable homes are available	**11.65%**			
g. Potential gross need for affordable housing to purchase, annual average (e * f). After year 1, the assessment reduces the ‘pool’ of households which are potential buyers to account for the fact that some are assumed to have moved into affordable homes for purchase the previous year.	**30**	**10**	**20**	**0**

Source: Lichfields’ analysis. Note: due to rounding errors, sums may not add.

Table 3.26: Estimate of existing and future demand for intermediate housing: 2022-based SNPP, 4x/25% Income SENSITIVITY

4 / 25%	**Peak District Total**	Dark Peak	White Peak	South West Peak
a. Annual Average households aged under 45 (SM3 #2)	**3,423**	844	2,084	495
b. Percentage who can afford LQ market rent but are unable to purchase (@ 4x income / 25% annual income)	**16%**	18%	16%	2%
c. Number of households who can afford LQ market rent but are unable to purchase (a * b)	**551**	151	338	8
d. Supply (current shared ownership units)	**118**	16	86	16
e. ‘Pool’ of potential demand (net) (c-d)	**433**	135	252	-8
f. (Percentage of households living in PRS expecting to buy in the next year if affordable homes are available	**11.65%**			
g. Potential gross need for affordable housing to purchase, annual average (e * f). After year 1, the assessment reduces the ‘pool’ of households which are potential buyers to account for the fact that some are assumed to have moved into affordable homes for purchase the previous year.	**21**	**7**	**14**	**0**

Source: Lichfields’ analysis. Note: due to rounding errors, sums may not add.

3.99 As with the affordable rent calculation, the PPG notes that there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply. Assessing the total affordable housing supply requires identifying:

- the number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in need;
- suitable surplus stock (vacant properties); and,
- the committed supply of new net affordable homes at the point of the assessment (number and size).

3.100 As noted above, the current number of shared ownership units that could be occupied by households in need has already been netted off the need in the Table above. As regards vacant properties, the overall proportion of vacant dwellings in the overall social housing stock is very small in the Peak District, at between 1.3% and 1.7% and therefore given the demand for intermediate housing it is considered highly unlikely that there would be sufficient vacant intermediate housing (over 3% of the overall stock) to warrant a further adjustment to the requirement.

3.101 Regarding the committed supply of new affordable homes, data on committed supply of affordable housing has been provided by PDNPA (Table 3.27) and suggests that potentially, there is very little intermediate housing currently in the development pipeline, equal to just 7 units (of the 55 affordable dwellings on Land at Yeld Close, Bakewell (NP/DDD/0225/0128), with the remainder for Social Rent to meet eligible local needs).

Table 3.27: Total Supply of New Intermediate Affordable Units

	Peak District	Dark Peak	White Peak	SW Peak
Supply of New Affordable Housing to Buy (Committed Supply) 2025	**7**	0	7	0

Source: Local Authority Information provided by Peak District National Park Officers in 2026

3.102 Going forward, intermediate housing re-lets information has been calculated by taking the 118 shared ownership properties currently located in the Peak District as a starting point to calculate the level of churn. The 2022/23 EHS states that the average number of years in a home for owner occupiers with a mortgage (which includes shared ownership households) is 9.2 years. If those 118 households residing in the shared ownership properties in the Peak District remain for a similar length of time before moving, this would suggest that there would be a churn in resales of **12.8 homes annually**.

3.103 These shared ownership homes are likely to meet some of the need for entry-level homes suitable for newly forming households. As there is currently a supply of just 7 affordable dwellings to buy in the pipeline from the 2025 intermediate need, and assuming that there will be a churn of **12.8** intermediate dwellings per annum thereafter, the net requirement for intermediate housing (@25%) equates to **18 dpa**. This breaks down to 8 dpa in the Dark Peak; 11 dpa in the White Peak; and -2 dpa in the South West Peak. The net figure increases to between **18 dpa and 37 dpa** based on an income multiple of 32% for the Peak District as a whole.

3.104 Table 3.28 sets out the overall calculation of the Peak District's net annual affordable housing need, combining the need for social / affordable rented properties with affordable home ownership. Overall, it indicates that there is an affordable housing need in the order of between **142 dpa and 232 dpa** based on 4x / 25%income multipliers, falling to between **116 dpa and 187 dpa** based on 4.5x / 32% income multipliers. There is a higher level of need in the White Peak sub-area and the lowest level of need in the South West Peak.

Table 3.28 Peak District National Park Affordable Housing Need Calculation – To Rent and Purchase. Backlog addressed over 5 years

	Stage and step in calculation	Peak District Total		Dark Peak		White Peak		South West Peak	
		25% income	32%	25%	32%	25%	32%	25%	32%
1). SM3 #1 Scenario	Net Annual Affordable Housing Need for **Rent**	**210**	**150**	46	34	136	97	28	19
	Net Annual Affordable Housing Need for **Sale**	**22**	**37**	10	13	14	23	-2	1
	Overall Net Annual Affordable Housing Need	**232**	**187**	**56**	**47**	**150**	**120**	**26**	**20**
2). SM3 #2 Scenario	**For Rent**	**185**	**133**	40	29	125	90	20	14
	For Sale	**18**	**31**	8	10	11	18	-2	0
	Overall Net Annual Affordable Housing Need	**203**	**164**	48	39	136	108	18	14
3). 2022-based SNPP Scenario	**For Rent**	**134**	**98**	31	23	89	64	15	10
	For Sale	**8**	**18**	6	7	4	11	-2	0
	Overall Net Annual Affordable Housing Need	**142**	**116**	**37**	**30**	**93**	**75**	**13**	**10**

Source: PDNPA, Local Authority Live Tables, CORE Data and Lichfields analysis. Sums may not add due to rounding errors.

3.105 It should be noted that the level of need identified above aims to remove the existing backlog in full within the first 5 years of the Plan. Whilst this would be the ideal approach, if the PDNPA were to decide to aim for an alternative approach that addressed the backlog gradually over the length of the Plan, this could reduce the overall level of need significantly (as set out in Table 3.29) to **between 99 / 170 dpa and 125 / 216 dpa** depending on the income multiplier.

Table 3.29 Peak District Affordable Housing Need Calculation – To Rent and Purchase. Backlog addressed over the full Plan period

	Stage and step in calculation	**Peak District Total**		Dark Peak		White Peak		South West Peak	
		25% income	**32%**	25%	32%	25%	32%	25%	32%
1). SM3 #1 Scenario	Net Annual Affordable Housing Need for **Rent**	**194**	**133**	41	28	125	87	27	18
	Net Annual Affordable Housing Need for **Sale**	**22**	**37**	10	13	14	23	-2	1
	Overall Net Annual Affordable Housing Need	**216**	**170**	**51**	**41**	**139**	**110**	**25**	**19**
2). SM3 #2 Scenario	**For Rent**	**168**	**116**	34	24	114	79	20	13
	For Sale	**18**	**31**	8	10	11	18	-2	0
	Overall Net Annual Affordable Housing Need	**186**	**147**	42	34	125	97	18	13
3). 2022-based SNPP Scenario	**For Rent**	**117**	**81**	25	18	78	54	14	10
	For Sale	**8**	**18**	6	7	4	11	-2	0
	Overall Net Annual Affordable Housing Need	**125**	**99**	**31**	**25**	**82**	**65**	**12**	**10**

Source: PDNPA, Local Authority Live Tables, CORE Data and Lichfields analysis. Sums may not add due to rounding errors.

Types of Affordable Housing Needed

3.106 The purpose of this section of the report is to establish the relative need between social rent, affordable rent and forms of affordable home ownership as set out in the NPPF within the overall affordable housing need figure. This exercise has examined the interaction between housing costs and household income. First Homes were also included in the definition, although it is noted that the latest version of the NPPF removes the former requirement that 25% of affordable housing units delivered through section 106 planning obligations should be First Homes. The PDNPA does not recognise First Homes as a preferable affordable housing option as they do not meet local housing needs, and none have been delivered in the National Park to date. For these reasons, the need for First Homes has not been examined in this Update.

3.107 The income required for each of the alternative tenure options, and the assumptions underpinning these figures, is set out in Table 3.30 and discussed in further detail below.

Table 3.30: Annual Rents and Costs

	Cost Assumption	Price Assumptions	Affordability Requirements	Income Required
LQ Private Purchase	£261,250	HMLR Existing LQ Price Paid 15% deposit on sales value	4-times income / 4.5-times income	**£55,516 / £49,347**
LQ Rental	£10,740 per annum	LQ Market Price 2025	25% / 32% of Income	**£42,960 / £33,563**
Social Rent	£5,267 per annum	CORE data 2024/25, taking an average from High Peak, Derbyshire Dales and Staffordshire Moorlands	25% / 32% of Income	**£21,068 / £16,460**
Affordable Rent	£8,592 per annum	80% of LQ rent	25% / 32% of Income	**£34,368 / £26,850**
Shared ownership (25% Share)	£305,000 (based on typical availability in the vicinity of the National Park – example taken is for a scheme at Sheffield Road, Chesterfield)	Deposit is 10% of the share value. Monthly mortgage costs @ 4.42% over 25 years. Rental Costs per Month @2.75% of retained equity. Service Charge @£73 per month.	4-times income / 4.5-times income for equity. 25% / 32% of Income for rent	**£46,656 / £36,450**
Shared ownership (50% Share)				**£56,448 / £44,100**

Source: CORE 2024/25, VOA and Lichfields' analysis

Social and Affordable Rent Housing

3.108 The NPPF has moved away from requiring a minimum of 25% of affordable housing as First Homes, and has instead refocused housing provision on social rented properties. The NPPF requires LPAs to consider the particular needs of those households requiring social rented accommodation and specifically requires planning policies to specify the type of affordable housing required including the minimum proportion of Social Rent homes required [paragraph 64]. Indeed, the Government has re-emphasised the importance of social rent by defining it separately in the Annex 2 Glossary to the NPPF:

*"**Social Rent**: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision."*

3.109 Affordable rent is included separately in the definition of affordable housing in Annex 2, within the "*Other affordable housing for rent*" category.

3.110 The key modelling assumptions were as follows:

1. **Social Rent** – CORE Social Housing lettings (RP owned) – Rents and charges 2024/25. Median weekly social rent by dwelling in the Peak District is £101.29 (based on an average of the three core districts' rates), including service charges, or **£5,267 per annum**.
2. **Affordable Housing for Rent** – This is defined in the NPPF Annex 2 as "*the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable)*":

a Average LQ market rents in the Peak District are very high, and estimated at £895 per month, or £10,740 per annum; 80% of this means affordable rent can be no more than **£8,592 per annum**[29].

3.111 Based on these assumptions, and as summarised in Table 3.31, we have re-run the affordable housing needs modelling exercise set out above, but rather than applying private rent / purchases, we have constrained it to the current median weekly AR charges for the National Park as summarised above, as any households below this would need to rely on social rented accommodation. As can be seen in the Table, the results suggest that the bulk of affordable housing need is for social rented properties, with affordable rent comprising around 22-27% of the overall social housing need.

Table 3.31 Peak District National Park Affordable Housing Need Calculation – To Rent and Purchase, Indicative figures

		25% / 4x Single Earner Income multiplier		32% / 4.5 Dual Income multiplier	
	Stage and step in calculation	N	%	N	%
SM3#1	Net Annual Affordable Housing Need for **Social Rent**	**161**	**77%**	**110**	**73%**
	Net Annual Affordable Housing Need for **Affordable Rent**	**49**	**23%**	**40**	**27%**
SM3#2	Net Annual Affordable Housing Need for **Social Rent**	**142**	**77%**	**98**	**74%**
	Net Annual Affordable Housing Need for **Affordable Rent**	**43**	**23%**	**35**	**26%**
2022 based SNPP	Net Annual Affordable Housing Need for **Social Rent**	**104**	**78%**	**74**	**75%**
	Net Annual Affordable Housing Need for **Affordable Rent**	**30**	**22%**	**24**	**25%**

Source: Local Authority Live Tables, CORE Data and Lichfields analysis. Sums may not add due to rounding errors.

Rent to Buy

3.112 Rent to Buy is a government-designed scheme that allows working households to rent a home at Intermediate Rent (usually with an 80% discount on market rents) with the intention of providing them with the opportunity to save for a deposit over time to purchase their first home. To be eligible for Rent to Buy tenants must be first time buyers having not previously owned their own home. An exception to this is where an applicant is looking to return to home ownership following a relationship breakdown. There are no local or other prioritisation criteria to be applied to the Rent to Buy product, other than on rural exception site.

3.113 Ordinarily, the homes will be let at an Intermediate Rent for a minimum of five years during which it is expected that tenants will save for the deposit to purchase their home. After the initial five-year letting period, the Registered Provider may continue offering the property as Rent to Buy; sell the home on an outright basis with the tenant being given the right of first refusal; or retain and convert the home as rented housing on either an affordable or market rent basis. A tenant can also purchase their property within the five years rental period but at the discretion of the provider. A purchase under Shared

[29] As a comparison, CORE data provides Affordable Rented data for the whole of High Peak, Derbyshire Dales and Staffordshire Moorlands. Across these three Districts, Affordable Rents averaged £140.64 per week in 2024/25, or £7,313 annually. This is lower than the £8,592 figure quoted above based on 80% of private rent; however, the CORE data includes substantial areas outside the National Park. On this basis, the higher £8,592 figure has been retained in this instance.

Ownership is permitted as it remains as affordable housing. Tenants must meet all the shared ownership eligibility, affordability and sustainability requirements.[30]

3.114 The initial affordability of the product is therefore akin to affordable rent, although after the 5-year rental period there is clear cross-over with the shared ownership product assessed below.

Shared Ownership and Other Intermediate Housing

3.115 Intermediate housing and shared ownership are included in the definition of 'Other affordable routes to home ownership' in Annex 2 of the December 2024 version of the NPPF as follows:

*"**Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).*

3.116 It therefore includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). This is less detailed than the original definition of Intermediate housing in the 2012 version of the NPPF, which defined it as follows:

"Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing."

3.117 On the basis of the earlier definition, this type of housing must be more expensive than social rent (established to be £5,267 per annum for the National Park as a whole) and not include affordable rent. As per the above affordable needs calculation, the average LQ market rent is £10,740 in the Peak District. Any household that cannot afford this is in housing need. Although it is plausible that some people in affordable housing need could afford both affordable rent and intermediate housing, there is a significant gap between housing costing more than £5,267 and £10,740 which could be filled by more intermediate properties.

3.118 We have cross checked this against the cost of share-to-buy properties currently available in and around the Peak District. To understand the current average cost of shared ownership properties in the area, the listings from www.sharetobuy.com has been obtained. At the time of writing (March 2026) there were no properties available for shared ownership in the Peak District.

3.119 Extending our search on the fringes of the National Park just outside its boundaries, there were 41 properties currently being marketed for shared ownership, of which 29 related to one development, the Old School House apartment redevelopment of the historic Kings School for Girls, in Macclesfield, Cheshire East. Elsewhere, there were 2 schemes in High Peak, 1 in Kirklees, 7 in Chesterfield, 1 in North East Derbyshire and another separate scheme in Cheshire East. Prices ranged from £190,000 for a 1-bedroom apartment in the Old School House to as much as £540,000 for a penthouse on the scheme.

[30] 2. Rent to Buy - Capital Funding Guide - Guidance - GOV.UK (www.gov.uk)

Table 3.32: Properties advertised in the immediate vicinity of the Peak District National Park

Address	Size	Description	Full Price	Share Percentage	Deposit	Website's Monthly cost calculator
9 Talbot Street, Buxton **HIGH PEAK**	2 bedroom house	Shared ownership (New Build)	£200,000	50%	£5,000 minimum	@50%, purchase price £200,000, £5,000 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£543). Rent = £229. Service charge = £50. **Total Monthly cost = £822**
7 Talbot Street, Buxton **HIGH PEAK**	2 bedroom house	Shared ownership (New Build)	£200,000	50%	£5,000 minimum	@50%, purchase price £200,000, £5,000 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£543). Rent = £229. Service charge = £50. **Total Monthly cost = £822**
Greenfield Crescent, Grange Moor WF4 4WA **KIRKLEES**	3 bed terrace	Shared ownership (New Build)	£220,000	75%	£16,500 minimum	@75%, purchase price £220,000, £16,500 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£819). Rent = £0. Service charge = £12. **Total Monthly cost = £825**
Sheffield Road, S41 9EJ **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£325,000	50%	£16,250 minimum	@50%, purchase price £325,000, £16,250 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£806). Rent = £372. Service charge = £70. **Total Monthly cost = £1,248**
Sheffield Road, S41 9EJ **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£305,000	10%	£3,050	@10%, purchase price £305,000, £3,050 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£98). Rent = £629. Service charge = £70. **Total Monthly cost = £797**
Sheffield Road, S41 9EJ **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£260,000	40%	£10,400 minimum	@40%, purchase price £260,000, £10,400 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£516). Rent = £358. Service charge = £70. **Total Monthly cost = £944**
Sheffield Road, S41 9EJ **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£260,000	20%	£2,600 minimum	@20%, purchase price £260,000, £2,600 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£258). Rent = £477. Service charge = £70. **Total Monthly cost = £805**
Sheffield Road, S41 9EJ **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£325,000	40%	£13,000 minimum	@40%, purchase price £325,000, £13,000 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£645). Rent = £447. Service charge = £70. **Total Monthly cost = £1,162**
Sheffield Road, S41 9EJ **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£305,000	20%	£3,050 minimum	@20%, purchase price £305,000, £3,050 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£303). Rent = £559.

Address	Size	Description	Full Price	Share Percentage	Deposit	Website's Monthly cost calculator
						Service charge = £70. **Total Monthly cost = £932**
Tupton Road, Clay Cross S45 9FL **NORTH EAST DERBYSHIRE**	3 bedroom house	Shared ownership (New Build)	£220,000	50%	£5,500 minimum	@50%, purchase price £220,000, £5,500 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£598). Rent = £330. Service charge = £15. **Total Monthly cost = £943**
7 Burrows Way, Brimington Heights S43 1FR **CHESTERFIELD**	3 bedroom house	Shared ownership (New Build)	£255,000	50%	£6,375 minimum	@50%, purchase price £255,000, £6,375 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£693). Rent = £292. Service charge = £59. **Total Monthly cost = £1,044**
Fence Avenue, Macclesfield SK10 1LT **CHESHIRE EAST**	3 bed house	Shared ownership (New Build)	£355,000	10%	£1,775 minimum	@10%, purchase price £355,000, £1,775 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£193). Rent = £732. Service charge = £23. **Total Monthly cost = £948**
Apartment 11, Old School House, 2 Wilmot Road, Macclesfield SK10 1GZ **CHESHIRE EAST**	3 bed apartment penthouse	Shared ownership (New Build)	£540,000	40%	£10,800 minimum	@40%, purchase price £540,000, £10,800 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£1,173). Rent = £743. Service charge = £201. **Total Monthly cost = £2,117**
Apartment 1, Old School House, 2 Wilmot Road, Macclesfield SK10 1GZ **CHESHIRE EAST**	1 bed apartment	Shared ownership (New Build)	£190,000	40%	£3,800 minimum	@40%, purchase price £190,000, £3,800 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£413). Rent = £261. Service charge = £201. **Total Monthly cost = £875**
Apartment 24, Old School House, 2 Wilmot Road, Macclesfield SK10 1GZ **CHESHIRE EAST**	2 bed apartment	Shared ownership (New Build)	£265,000	40%	£5,300 minimum	@40%, purchase price £265,000, £5,300 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£576). Rent = £364. Service charge = £196. **Total Monthly cost = £1,136**
Apartment 14, Old School House, 2 Wilmot Road, Macclesfield SK10 1GZ **CHESHIRE EAST**	2 bed apartment	Shared ownership (New Build)	£250,000	40%	£5,000 minimum	@40%, purchase price £250,000, £5,000 Min Deposit. Mortgage calculated using a rate of 4.78% over 25 years (£543). Rent = £344. Service charge = £201. **Total Monthly cost = £1,088**

Source: www.sharetobuy.com/properties (March 2026)

3.120 The most affordable of the options involves a 10% share of the 3-bed property at Sheffield Road, Chesterfield, which is currently available at a monthly cost of £797, or £9,564 annually.

3.121 This contrasts with monthly mortgage repayment costs (based on LQ house prices, and assuming a 25-year repayment period, a 15% deposit and 4.78% interest rate) of £1,270 for the Peak District.

3.122 A further analysis of shared ownership affordability for areas immediately surrounding the National Park suggests that across many of the share prices, intermediate housing would be more affordable than the LQ market purchase of a home; however, house prices generally tend to be higher in National Parks than comparable areas immediately beyond their boundaries, hence if shared ownership properties were advertised in the Peak District it is probable that they would have a price uplift and be less affordable as a result.

3.123 **Table 3.28 and Table 3.29 identified that across the Peak District as a whole, between 6% and 10% of the overall affordable housing need was for intermediate housing for sale based on a 25% income multiplier, rising to between 16% and 22% based on a higher 32%multiplier.**

3.124 However, intermediate housing is not only a way of helping to meet affordable housing needs; it can be an effective way of helping households who are able to afford rents but are not able to buy move out of the private rented sector and onto the housing ladder (for example, where shared ownership schemes offer 'staircasing' whereby households can progressively purchase more and more shares in their home, up to 100%). This aligns with the PPG's requirement that affordable housing need assessments should include an estimate of those households that cannot afford their own home to rent or to own their home '*where that is their aspiration*'.

3.125 To afford entry-level market rents using 25% of income, a household income of £42,960 is required in the Peak District (as previously established, falling to £33,563 if a higher proportion of income - 32% - is allowed for). However, to afford to buy an existing entry level home (lower-quartile), at £261,250 (assuming a 15% deposit and that a household can borrow up to 4 x its income) requires a housing income of £55,516 (as shown in Table 3.33, falling to £49,347 if a 4.5x income multiple is used).

Table 3.33 Gap between cost of renting and buying in the market in the Peak District

Measure	Cost	Income required @ 4 x income / 25%	Income required @ 4.5 x income / 32%
LQ Market Rent	£10,740 (p.a.)	£42,960	£33,563
Shared ownership (25% Share)	£305,000 (based on typical availability in the vicinity of the National Park – example taken is for a scheme at Sheffield Road, Chesterfield) @25%, purchase price £305,000, £7,625 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£378). Rent = £524. Service charge = £70. Total Monthly cost = **£972**	£46,656	£36,450
Shared ownership (50% Share)	£305,000 (as above) @50%, purchase price £305,000, £15,250 Min Deposit. Mortgage calculated using a rate of 4.42% over 25 years (£757). Rent = £349. Service charge = £70. Total Monthly cost = **£1,176**	£56,448	£44,100

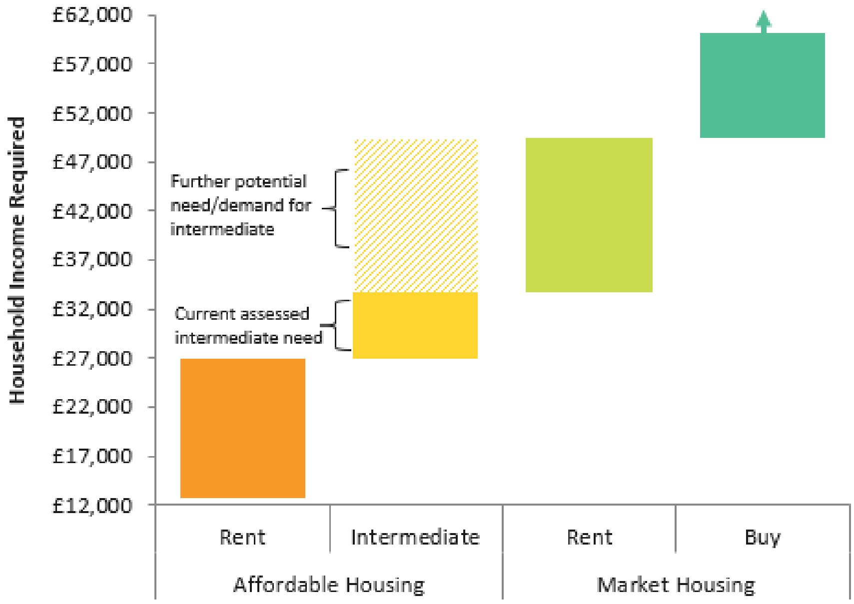
Measure	Cost	Income required @ 4 x income / 25%	Income required @ 4.5 x income / 32%
LQ House Price (Existing)	£261,250 (with a 15% deposit of £39,188)	£55,516	£49,347

Source: Lichfields based on VOA/ONS

3.126 This means any household with an income between £33,563 and £49,347 (at a 4.5 /32% income multiple) is theoretically ineligible for affordable housing to rent but is unable to buy, meaning the only options for these households is renting in the market, or some form of intermediate home ownership product.

3.127 In this context intermediate housing could be a way of addressing demand from renters who do not want to remain in the private rented sector (but are not able to obtain either affordable rented or market housing) or those who cannot appropriately meet their need in the private rented sector (e.g. for family housing) but may be able to do so in intermediate housing. These households are indicated in Figure 3.4 for dual income households using the higher multiples of 32% annual income for rent and 4.5x annual income to buy.

Figure 3.4: Household income and tenure – potential further need for intermediate housing in the Peak District for Dual Income Households: @32% / 4.5x income multipliers



Source: Lichfields based on ONS/VOA

Discounted Housing

3.128 The NPPF considers that discounted housing can be included as one of the forms of affordable housing as defined in Annex 2. The definition states that discounted market sales housing comprises homes sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices, and provisions should be in place to ensure housing remains at a discount for future eligible households. It is similar to the Government's First Homes product, albeit without the requirement for the occupant to be a first time buyer or some of the other eligibility criteria (including the minimum 30% reduction against market value, household income thresholds and the cap on the first sale of £250,000 / £450,000 in Greater London).

3.129 Aspects of this HNA Update's evidence could be used in the future to consider the applicability of the appropriate discount to be provided, including the scale of discount (between 20% and 50%) and the sales price cap, as well as other matters such as local occupancy criteria. This is considered further below.

3.130 The calculation is complicated by the very low level of newly built market housing in the Peak District annually. According to ONS House Price Statistics for Small Areas by National Park (2025), over the past 3 years an average of just 412 homes have been sold in the Peak District annually, with just 405 for the year ending September 2025. The vast majority of these relate to existing properties that are re-sold, rather than new build dwellings.

3.131 There is therefore an absence of robust data on the likely purchase price of typical new build properties in the Peak District, much less by bedroom size or property type.

3.132 Data is available regarding existing property 'price paid data' however (as summarised above). Assumptions can be made regarding the new build 'premium', i.e. new dwellings tend to be more expensive than a comparable existing property.

3.133 As can be seen in Table 3.34, the price paid uplift for newly built properties - compared to all sales - is around **+36%** based on recent data at national and regional level:

Table 3.34 New Build Premium – National and Regional Comparison

LQ Price Paid y/e September 2025	All Properties	Newly built	Price Uplift
England and Wales	£200,000	£272,995	**+36%**
East Midlands Region	£185,500	£253,425	**+37%**
West Midlands Region	£190,000	£257,000	**+35%**

Source: ONS House Price Statistics for LQ Dwellings (2025) and Lichfields analysis.

3.134 Applied to the existing 'price paid data collated by Lichfields for the National Park (which averaged £261,250), this would indicate that we might expect a typical LQ new build property to sell for around £355,300 (i.e. with an uplift of c.36%). Assuming a deposit of 15% as per the affordable housing needs calculation, Table 3.35 demonstrates that without any discount, households would need an income of between £67,112 and £75,501 to be able to afford a newly bult house. This is clearly unaffordable for many and well above the £33,563-£42,960 required to rent privately in the Peak District.

3.135 The Table indicates that modest discounts of 20-30% are likely to be insufficient to bring the incomes required down to a level below the private rent threshold. In fact, it is likely to require a discount of higher than 40%, and perhaps as much as 50%, to make newly built LQ properties more affordable than renting privately in the National Park due to the very high house prices in the area.

3.136 This analysis should of course be interpreted with caution given the lack of data on new build properties in the Peak District, but it suggests that discounted market housing may have a more limited role to play in meeting local household's housing needs than other forms of affordable tenure.

3.137 As such, the PDNPA will need to monitor the situation and prepare suitable policy responses, based on viability assessments, to ensure that any demand can be met without harming the wider property market (for either market or social rented properties).

Table 3.35 Indicative Income levels required to purchase a newly-built house in the National Park assuming a 15% deposit (2025)

Peak District	4 x Income Multiple	4.5 x Income Multiple
Income required to rent privately	**£42,960**	**£33,563**
Income required to purchase a newly built LQ house	£75,501	£67,112
Income required at 20% discount	£60,401	£53,690
Income required at 30% discount	£52,851	£46,979
Income required at 40% discount	£45,301	£40,267
Income required at 50%discount	£37,751	£33,556

Source: ONS House Price Statistics for LQ Dwellings (2025) and Lichfields analysis.

Suggested Affordable Housing Split

3.138 The NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, applying the definitions of affordable housing set out in Annex 2 [paragraph 64].

3.139 In this regard, the latest iteration of the NPPF is slightly out of step with the PPG, as the latter makes no reference to 'First Homes', and instead focuses on 'affordable home ownership':

"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups."

3.140 Furthermore, the PPG indicates that First Homes are a "*specific kind of discounted market sale housing*" and should be considered to meet the definition of 'affordable housing' for planning purposes. It states:

"First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations."[31]

3.141 However as noted above the Government has now made clear that more needs to be done to delivery additional homes for social rent, removing the 25% requirement on First Homes from the NPPF and clearly stipulating that LPAs should consider the particular needs of those who require Social Rent when undertaking needs assessments and setting policies on affordable housing requirements.

[31] PPG Reference ID: 70-001-20210524

3.142 There is therefore a clear expectation from Government that the delivery of social rented properties ought to be prioritised, although the delivery of First Homes can continue where LPAs judge that they meet local need [NPPF, footnote 31].

3.143 In summary therefore, an indicative split of affordable housing to rent/buy is presented in Table 3.36.

3.144 Given the Government's changing policy parameters and guidelines that seek to promote the delivery of social rented property, and the limited affordability of shared ownership properties more generally, it is considered that social rented properties should be prioritised in Policy. This points to a need for between 85% and 90% of the need being for social/affordable rented properties, with the remaining 10-15% being for shared ownership. The latter would also include other forms of intermediate product. The 2022-based SNPP edges closer to the 90:10 split as can be seen in Table 3.36.

3.145 Clearly the situation is considerably more complicated than this, with some social products falling between different income thresholds if they deviate significantly from the average. In practice however, there is very limited difference between affordable rented and social rented properties and in any case recent structural changes at a national level – including the curtailing of capital / grant funding for social housing, with a move to revenue funding of affordable rent products through housing benefit – means there has been a move away from social rented towards affordable rented tenure provision under the Conservative Government in recent years. However, noting the Labour Government's recent changes to the NPPF, the tide has turned towards facilitating the provision of social rented properties at the expense of other forms of affordable dwellings and this has informed the indicative policy split as a consequence.

Table 3.36 Suggested Social / Affordable Rent and Intermediate Indicative Split (backlog addressed in full over the first 5 years of the Plan period)

	Annual Housing Need	SM3#1 scenario (362 dpa)			SM3#2 scenario (270 dpa)			2022-based SNPP scenario (76 dpa)			**Indicative Policy Split (%)**
		25% / 4x	32% / 4.5x	Split	25% / 4x	32% / 4.5x	Split	25% / 4x	32% / 4.5x	Split	
Affordable Homes to Rent	Social Rent	161	110	64.7%	142	98	65.4%	104	74	69.0%	**65%-70%**
	Affordable Rent	49	40	21.2%	43	35	21.3%	30	24	20.9%	**20%**
Affordable Homes to Purchase	Intermediate housing	22	37	14.1%	18	31	13.4%	8	**18**	10.1%	**10%-15%**
ALL		**232**	**187**		**203**	**164**		**142**	**116**		**100%**

Source: Lichfields' analysis

3.146 In essence, the new NPPF has removed the previous national requirements relating to affordable home ownership, giving greater control to local areas by the PDNPA. This means that the requirement to deliver at least 10% of the total number of homes on major sites as affordable home ownership, as well as the requirement that 25% of affordable housing units delivered through section 106 planning obligations should be First Homes, both no longer apply. Local policy can reflect the affordable tenure need that is most pressing, e.g. affordable home ownership or in the case of the Peak District, social rented accommodation.

3.147 In terms of the overall levels of affordable housing that should be sought as a percentage of the overall housing delivery on a site, the figures in Table 3.36 are indicative. As set out in the Peak District Core Strategy Policies DS1 and HC1, housing is not permitted solely to meet open market demand cross the Dark Peak and Moorland Fringes, but they will support:

1 The provision of between 35 and 75 homes in the Dark Peak and Moorland Fringes, with perhaps an additional 35 outside these settlements. Around 80% are expected to be locally needed affordable homes.

2 Across the White Peak and Derwent Valley policies will support the provision of between 550 and 890 homes with perhaps an additional 125 outside these settlements. Around 60% are expected to be locally needed affordable homes.

3 Across the South West Peak policies will support the provision of between 30 and 130 homes with perhaps an additional 30 outside these settlements. Around 60% are expected to be locally needed affordable homes.

3.148 The percentage figures from the current policy relate to the proportion of locally needed affordable homes that should be provided in relation to the overall number of dwellings. They can be on greenfield as well as brownfield sites. The Policy does not currently say anything regarding the number of affordable homes that the PDNPA would expect on an enhancement site, other than it should be maximised within viability constraints.

3.149 Assuming the mid-point of delivery, this would suggest that around two thirds of homes delivered across the Peak District would be expected to be locally needed affordable homes. If the SM3 #2 scenario of 270 dpa were to be taken forward, then this would result in the delivery of around 181 affordable homes per annum, which is broadly in the middle of the affordable housing required under this scenario (between 164 and 203 dpa). However, if the lowest LHN scenario is followed (the 2022-based SNPP, of 76 dpa), then the affordable housing delivered @66.7% would be just 51 dpa. This is well below the range of affordable housing identified (116-142 dpa for Scenario 3).

3.150 **Under Scenario 3 therefore, the Authority should consider whether a higher proportion of affordable housing need should be required on enhancement sites, or whether the difference can be made up on exception sites which generally comprise 100% affordable housing for local needs.**

3.151 **Clearly the 76 dpa Scenario 3 is unlikely to deliver the level of affordable housing that is needed in the National Park. It is understood that the Authority is not minded to prevent the delivery of market housing as this is the PDNPA's main delivery mechanism for conserving and enhancing valued vernacular and listed buildings (such as barn conversions) and delivering enhancement (e.g. brownfield sites).**

3.152 **As a consequence, this may add weight to the PDNPA's current policy position of 100% affordable housing on greenfield exception sites, with the aim of maximising affordable/social rent on brownfield land, although this would of course be a policy choice for the Authority to make.**

4.0 Type, Tenure and Size of Housing Required

4.1 This section sets out an appropriate mix in terms of size (number of bedrooms) and tenure (affordable rent or intermediate), as well as how this might vary between the various sub-areas within the Peak District.

4.2 In addition to establishing the overall scale of housing needed, the NPPF requires and encourages plan-makers to also consider the need and demand for different types of housing.

Housing Size and Type

4.3 This section provides further context on how the National Park's housing market operates. It demonstrates that:

1 Locally and nationally, households tend to occupy housing which they can afford, rather than 'need', resulting in a high-level of under-occupation, particularly amongst older households;

2 Older households are likely to remain in larger, family homes and less likely to move as they age, resulting significant under-occupation; and,

3 Although the dominant trend is one of under-occupation, a number of households (including families with children) are living in overcrowded conditions in the Peak District because they are unable to access the larger properties that they need.

Current occupancy patterns

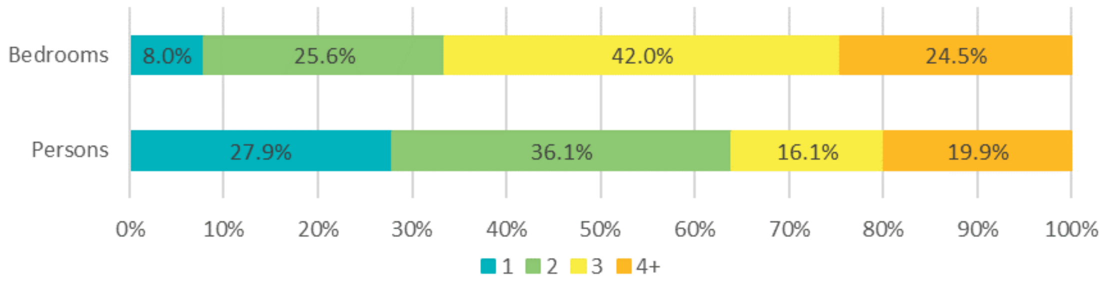
4.4 In the open market, households typically do not strictly occupy housing in line with their 'needs', or their household size. This is because households are free (within their financial means), to buy or rent property in line with what they want, rather than what they might be considered to 'need'. Households may wish to have additional space generally or for a specific purpose, e.g., for working from home. Growing families may also live in housing with a view to having more children, or older couples may live in the family home even once adult children have left (often referred to as 'empty-nesting')[32].

4.5 Using the 2021 Census assessment of overcrowding and under-occupancy, we can understand the relationship between the size of a household and the number of bedrooms available (albeit that this does not take into account the relationships between household members).

4.6 Figure 4.1 compares the profile of England's dwelling stock and household structure. It demonstrates that whilst 64% of households in England comprise of just 1 or 2 persons, just 33.5% of dwellings have 1 or 2 bedrooms. By contrast, 36% of dwellings house 3 or more people, compared to 66.5% of households with 3 or more bedrooms.

[32] For the purposes of this analysis, 'need' is taken to be the number of bedrooms a household would need according to ONS' definition. This takes into account the ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula

Figure 4.1 Comparison of dwelling mix (number of bedrooms) and household size (number of persons) in England



Source: Census 2021 (excludes social rented households)

4.7 Table 9.1 shows the occupancy patterns (in terms of household-dwelling type) of all private sector households in England. It shows that 2-person households in 3-bedroom dwellings form the largest group of household-dwelling type, with 15.6% of households falling within this group. This broadly aligns with the findings of the 2021 Census occupancy ratings, which shows that 'couples without children' make up the largest group of under-occupying households.

4.8 Contrary to what might be expected, most single person households actually occupy 2 and 3-bedroom dwellings, with relatively few living in 1-bedroom dwellings. Within larger dwellings, there is no clear trend for larger households being more likely to occupy larger housing, with more 2 person households occupying 4+ bed dwellings than 3-person households for example (no doubt reflecting the empty-nesters phenomenon whereby parents remain in their large family house even once their children have moved out).

Table 4.1 Household size by number of bedrooms in England

		Number of Bedrooms			
		1	2	3	4+
Number of People	1	5.4%	10.2%	9.6%	2.7%
	2	2.1%	10.5%	15.6%	7.9%
	3	0.3%	3.2%	8.1%	4.6%
	4+	0.1%	1.7%	8.7%	9.3%

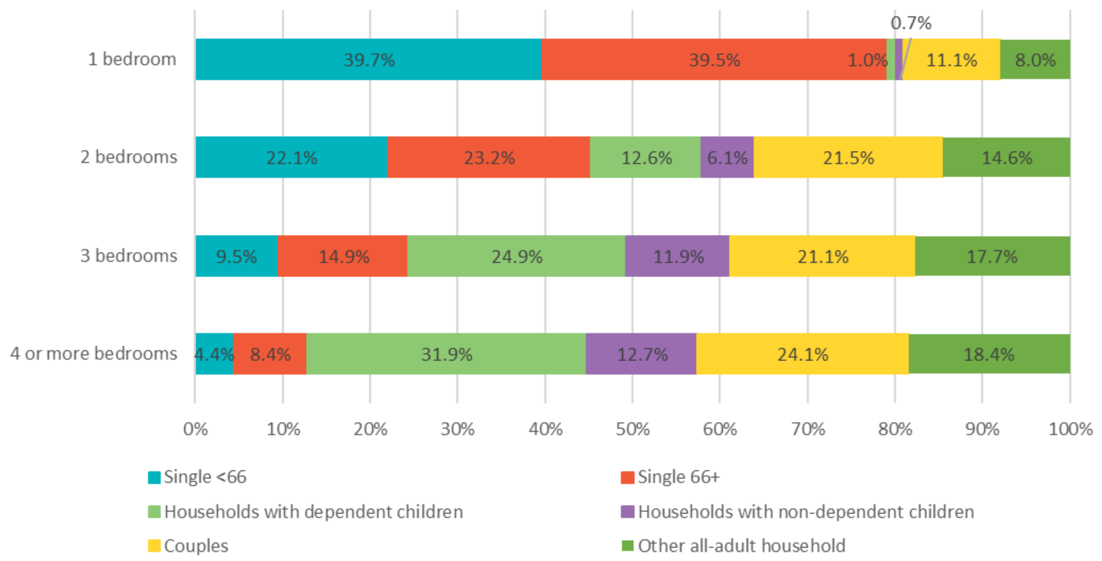
Under-occupied	42.8%
Standard	33.2%
Over-occupied	16.1%

Source: Census 2021

4.9 Figure 4.2 shows how different household types in the Peak District occupy housing according to Census 2021 data. It shows that 1-bedroom properties are most likely to be occupied by single people, with single people aged under 66 occupying 39.7% of these properties, whilst single people aged 66 and above occupy a further 39.5%.

4.10 45.3% of properties with 2 bedrooms have single occupiers, whilst 21.5% are occupied by couples, and 12.6% by households with dependent children. Three and four bedroom homes are most popular with households with dependent children and couples, although a higher than might be expected share of larger properties are also occupied by single residents, suggesting a level of under-occupying.

Figure 4.2 Household Type by Number of Bedrooms in the Peak District (All Households)



Source: Census (2021): TS003 – Household Composition; TS050 – Number of Bedrooms

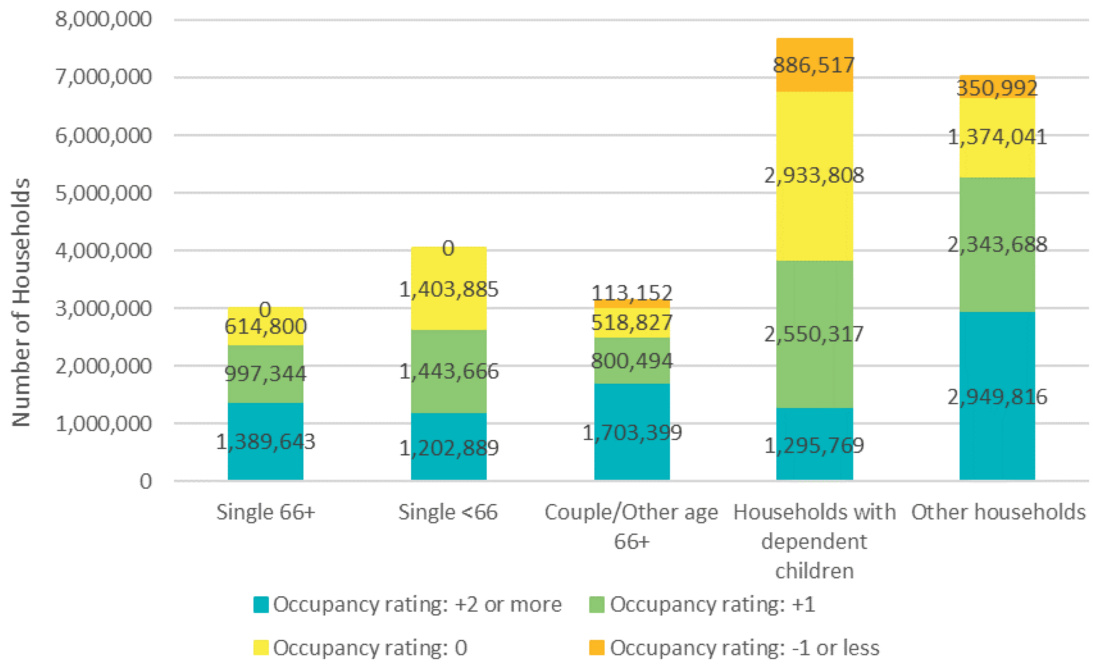
4.11 In a perfectly functioning 'ideal' market, the housing stock would be used more efficiently to ensure that households which under-occupy housing do not block larger households from accessing larger homes, leading to over-crowding. To a degree, the Peak District experiences similar patterns as seen nationally, with the co-existence of small households living in large homes, and large families living in small homes. This demonstrates why net growth in the number of smaller households (i.e. single and couple households) does not necessarily translate into a need for smaller housing units, unless (for example) there are specific measures targeted at encouraging downsizing and movement within the market.

House Moves

4.12 Having assessed how households occupy housing in the open market, it is useful to benchmark these findings against the characteristics of moving households to assess the role that different households' play in 'freeing up' dwelling stock. In an arguably 'perfect' market, older households which under-occupy housing would downsize once they no longer require their family homes (meaning growth in the number of small, older households generates a need for smaller dwellings). This would subsequently allow larger families to optimally utilise the larger housing stock available.

4.13 However, as shown in Figure 4.3, the 2021 Census indicates that this is often not the case, with 1.4 million or 46.3% of households aged over 66 nationally having at least two spare bedrooms, and just 615,000 (20.5%) occupying housing in line with their 'needs'. This might relate to a lack of sufficient supply of housing products perceived to be attractive to those downsizing, but equally research suggests there is simply a strong preference from many people to remain in their existing homes.

Figure 4.3 Occupational patterns in England by household type



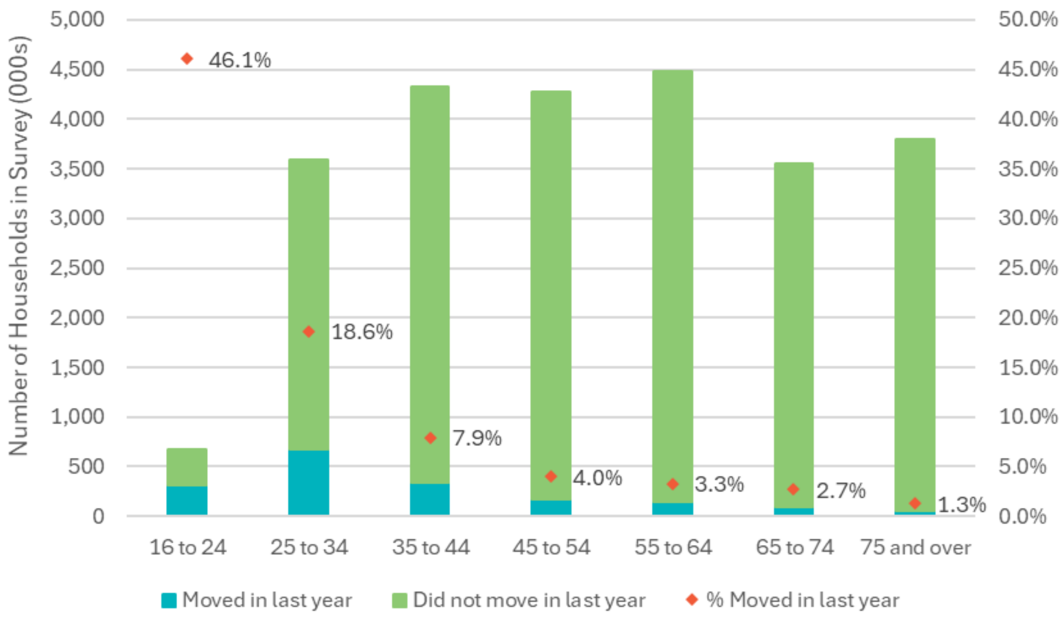
Source: Census 2021

4.14 Research[33] by the University of York (on behalf of the Government) found that the majority of older households were happy with their home, regardless of the type of property, having invested time and resources into their home, and that any potential issues arising with size or accessibility were not too great to be overcome through adaptation. Some also felt that moving would be stressful and overwhelming, and potentially result in the (unwanted) disposal of possessions. Even so, when older households considered the type of housing which would be seen as 'ideal', a minimum of two-bedrooms was seen as essential, as well as sufficient living space e.g. for eating and recreation. Depending on the layout of individual properties, this might therefore necessitate a minimum of three-bedrooms. In addition, research by the Joseph Rowntree Foundation [JRF][34] showed that 85% of larger housing released by older people is released due to death, as opposed to choosing to downsize.

4.15 The 2023/24 EHS further supports these findings by showing that older households are the least likely to move, with just 2.7% of households aged between 65 and 74 and 1.3% of households over the age of 75 moving in the previous 12 months. This pattern has been stable at c.2% over recent years, with no indication of changes in the tendency for older people to choose to remain in their homes. By comparison, younger households have a much higher propensity to migrate, with almost half of households aged 16-24 and almost 19% of households age 25-34 moving each year.

[33]Communities and Local Government (February 2008): Housing Choices and Aspirations of Older People, Research from the New Horizons Programme
[34] Supported housing for older people in the UK: An Evidence Review (December 2012)

Figure 4.4 Demographic characteristics of moving households



Source: 2023/24 EHS, Table FA4121

4.16 These patterns are reflected in the EHS data on household moves by employment status: only 1.7% of retired households moved in the 12 months prior to the 2023/24 Survey, compared to 15.6% of households where the household reference person was employed in full or part time work.

4.17 In addition to the factors identified above, these patterns of households moving are also likely to reflect different households' satisfaction with their housing. The 2022/23 EHS[35] also shows that households which are most satisfied with their housing are those which are:

1 Aged 75 and over (94.9% are satisfied or very satisfied with their housing);

2 Own outright or are buying with a mortgage (93.8%)

3 Retired (93.8%);

4 Have no dependent children (92.7%); and,

5 Under-occupy housing (92.2%).

4.18 It is evident from this analysis that older households are the most likely to:

1 Under-occupy housing;

2 Be the most satisfied with their housing; and as a result; and,

3 Be relatively inactive within the housing market.

4.19 This further highlights that older households cannot necessarily be relied upon to free up larger dwellings to the degree needed to meet the needs of future families.

4.20 As set out above, however, personal preference may not be the only reason why older households do not seek to downsize or rightsize. Separate research by JRF[36] also highlighted the potentially misleading nature of any discussion which assumes that older

[35] Table FA5401

[36] Older People's Housing: Choice, Quality of Life and Under-occupation (May 2012)

people are holding onto housing and stated that this narrative *"ignores both the lack of housing choice, as well as older people's psychological and social reasons for staying put"* (page 4). Indeed, the 2016 '*Future of an Ageing Population Report',* which was prepared by the Government Office for Science, noted that that 58% of people over 60 were interested in moving but could not find suitable properties. This conclusion is supported by the Right-Size Report[37] which undertook analysis of the delivery of older person's accommodation nationally. It found that since 2000, on average, as few as 5,500 retirement housing units have been built each year, despite the prominence of the ageing population.

4.21 There is, generally, a distinct lack of data, evidence and research on the preferences and needs of elderly households; this makes it difficult to determine how best to meet the needs of an ageing population. However, although some older households may choose to downsize, evidence and research overwhelmingly indicates that most older households are unlikely to move and (for a multitude of reasons) intend to remain in the family home. Even those that do look to move to a new house would not necessarily seek a very small property, they move to properties that are more accessible or with care facilities. Small, high rise apartment schemes generally do not align with these aspirations. Ultimately, the research suggests that the lack of choice for older households is a product of supply and demand.

The Shift Towards Homeworking

4.22 Another factor that will influence the current and future demand for larger homes is the trend towards home working. The Covid-19 pandemic had a profound impact on working practices and particularly the shift to homeworking. Whilst the highest rates of home working experienced during the peak of lockdown have not been sustained, the working practices that were forced upon many people have nevertheless led to a structural shift, with fewer people working from offices full time and more choosing to work from home on a part time, if not full time, basis.

4.23 The ONS Labour Force Survey shows that there has been a steady rise in the proportion of people in employment that work from home over time. This has been accelerated by the Covid-19 pandemic which resulted in a shift towards more flexible patterns of working in many sectors, with a hybrid approach, incorporating some home-working, now common amongst many office-based workers. Homeworking typically increases with age, (increasing from 6% of those age 16-24 exclusively working from home compared to 24% of those aged 65 and over)[38].

4.24 Of those who have the choice between working remotely and not, the ONS Opinions and Lifestyle Survey shows a lower proportion of the younger group choose to work from home (14% compared to 8-11% of all older working age groups). Older workers are more likely to live in a home suitable for homeworking and have caring responsibilities which cause them to benefit more from the ability to work flexibly. Therefore, an aging population is likely to lead to further increases in homeworking over time, and a higher proportion of working age people will expect to live in a home which supports this. Furthermore, changes in the state retirement age are resulting in a greater number of older people still in employment.

[37] Mapping the supply and demand of Britain's retirement housing in 2017 and beyond
[38] Characteristics of homeworkers, Great Britain: September 2022 to January 2023 (February 2023) ONS

4.25 Changes in working patterns and the rate of people that regularly work from home will have an impact on the demand for different types of housing by driving demand for suitable (larger) homes that offer appropriate space and facilities to work effectively from home. We are aware that housebuilders are starting to consider the implications of this key trend on the design and layout of their products.

4.26 Research by London School of Economics/ACAS[39] found that the majority of homeworkers surveyed use a separate room/office that is only used for work, with this being a key aspect of separating work and home life. Of those who did not have the space for a separate working area, this was described as being *"far from ideal"*, highlighting the importance of sufficient space for homeworkers.

4.27 Research undertaken by property search engine Zoopla found that 22% of 2,000 home hunters surveyed considered that having an office area has become more of a priority. The ONS' public opinion and social trends series on working arrangements shows that in the year to June 2025, around 16% of workers had worked exclusively from home whilst around 25% had worked both from home and from their place of work in any one month, meaning around 41% of workers had regularly worked from home over this period[40]. This has fallen from a peak of around 47% in January 2021 during the Covid-19 lockdown period.

4.28 Although there are clear differences in the scale of the likely increase in home working, it is widely agreed one-long term effect of the Covid-19 pandemic will be that it will increase substantially. This is expected to have a direct impact on the demand for housing as people seek to ensure that they have appropriate space and facilities to work effectively from home.

4.29 Further evidence that this shift towards home working is a sustained, long-term change is the Government support for such measures. New Flexible Working regulations give employees the right to request changes to several factors in their job, including the location from which they work. This came into force on 6th April 2024 and highlights the growing mainstream recognition that working patterns have changed, and that measures protecting flexibility benefit the workforce, and subsequently the economy.

Future Needs

4.30 In assessing future household growth by type, the most recent 2022-based SNHP and SNPP for the Local Authorities which encompass a majority of the National Park's sub-areas have been used, namely High Peak for the Dark Peak, Derbyshire Dales for the White Peak and Staffordshire Moorlands for the South West Peak. The Stage 2 projections provide a breakdown of the projected change by age and type of household, as well as the propensity for individuals in different age ranges to form a household. This is then combined with further Census data to determine the sizes of homes likely to be required.

4.31 These figures do not include an allowance for dwelling vacancies and refer only to households. For the purposes of this assessment, we have assumed that the profile of need will remain the same (i.e. pro-rata'd) even if the overall housing provision is different to that shown in the projections.

[39] Home is where the work is: A new study of homeworking in ACAS –and beyond (2013). London School of Economics

[40] https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/datasets/publicopinionsandsocialtrendsgreatbritainworkingarrangements

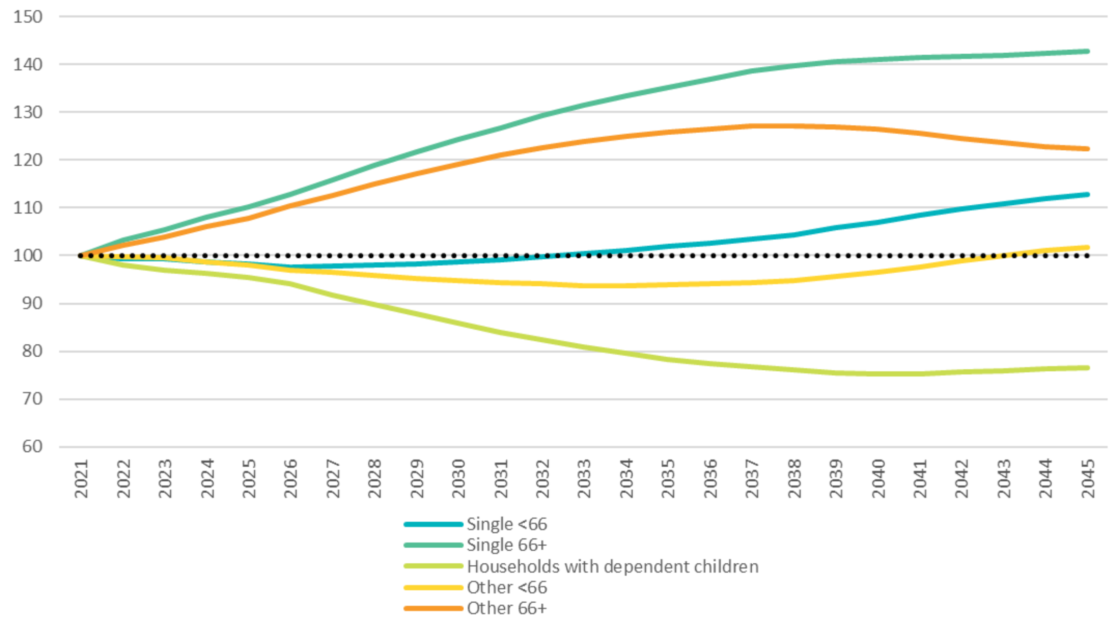
4.32 The results of the demographic-led scenario are shown in Table 4.2. This scenario utilises population and household growth assumptions from the 2022 SNPP and SNHP, based to the 2021 Census and 2022-24 Mid-Year population Estimates [MYPE] to generate a population and household forecast. The overall number of households are forecast to grow by 1,637 or +9.9% between 2021 and 2045. Growth is focussed on older households, with single households aged 66+ growing by +42.7% and other households aged 66+ growing by +22.3%. In contrast, the number of households with dependent children is expected to decline by 23.4%.

Table 4.2 Household Change associated with demographic-led scenario

	2021	2045	Net Change
Single <66	2,297	2,590	294 (+12.8%)
Single 66+	2,931	4,184	1,253 (+42.7%)
Households with dependent children	3,503	2,683	-820 (-23.4%)
Other <66	4,099	4,174	75 (+1.8%)
Other 66+	3,742	4,577	836 (+22.3%)
Total	**16,572**	**18,208**	**1,637 (+9.9%)**

Source: 2022-based SNHP / 2022-based SNPP / MYPE / PopGroup

Figure 4.5 Indexed Household Growth by Type – Peak District – demographic-led (2021 = 100)



Source: Lichfields PopGroup modelling

4.33 Combining this data with Census data on the share of dwellings classed as second homes or vacant in each area allows us to work backwards from the SM3 housing requirement figures to generate a projection of newly forming households by type. Table 4.3 shows the change in projected household type between 2021 and 2045 in the Peak District based on the higher SM3 requirement of 362 dpa. The category with the largest projected growth is single households over the age of 66, growing by 2,018 households or +68.8 to 2045, followed by single households aged under 66, growing by 1,526 or 66.4%.

4.34 Other households aged 66+, likely consisting of older couples, are expected to grow by 1,698 or 45.4%. Similarly other households under 66, likely couples with non-dependent children or living with older relatives, are expected to increase by 1,844 or 45.0%.

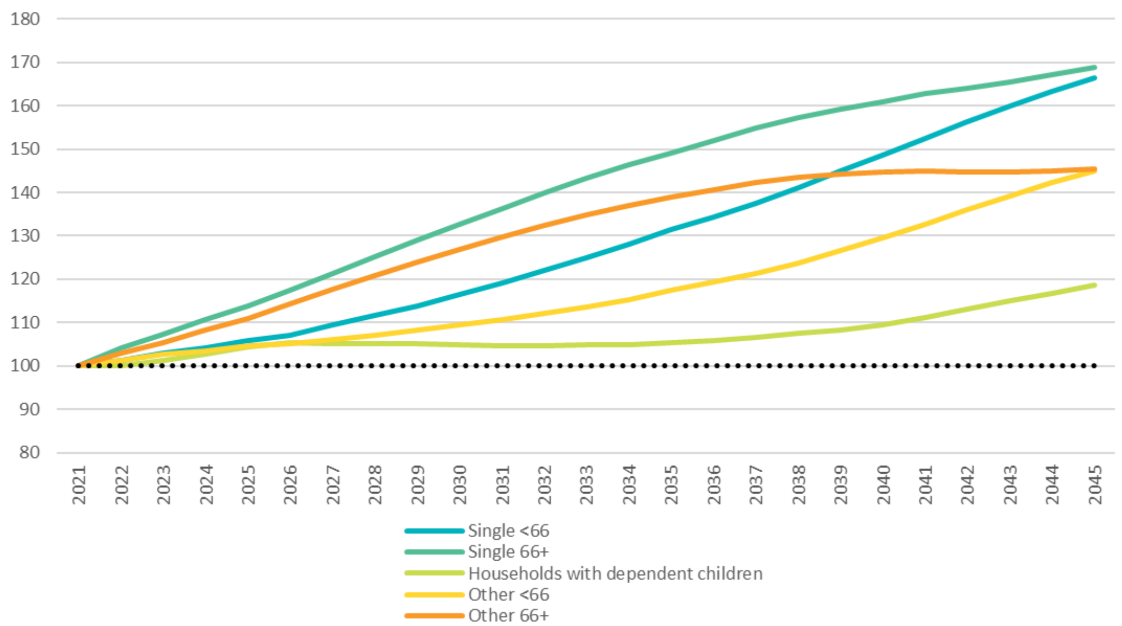
4.35 In contrast to the demographic led scenario, households with dependent children are projected to increase by 653 or 18.6%. This will likely translate to a stronger need for larger homes in these scenarios.

Table 4.3 Household Change associated with 362 dpa (SM3#1)

	2021	2045	Net Change
Single <66	2,297	3,823	1,526 (+66.4%)
Single 66+	2,931	4,949	2,018 (+68.8%)
Households with dependent children	3,503	4,155	653 (+18.6%)
Other <66	4,099	5,943	1,844 (+45.0%)
Other 66+	3,742	5,439	1,698 (+45.4%)
Total	**16,572**	**24,310**	**7,738 (+46.7%)**

Source: 2022-based SNHP / 2022-based SNPP / MYPE / PopGroup

Figure 4.6 Indexed Household Growth by Type – Peak District – 362 dpa (2021 = 100)



Source: Lichfields PopGroup modelling

4.36 The impacts of delivering the lower SM3 requirement of 269 dpa have also been modelled, with the results shown in Table 4.4. In this scenario the patterns of demographic change are similar, albeit with smaller overall levels of growth at 5,756 additional households or +34.7% to 2045.

Table 4.4 Household Change associated with 269 dpa (SM3#2)

	2021	2045	Net Change
Single <66	2,297	3,412	1,116 (+48.6%)
Single 66+	2,931	4,711	1,779 (+60.7%)
Households with dependent children	3,503	3,672	169 (+4.8%)
Other <66	4,099	5,360	1,260 (+30.7%)
Other 66+	3,742	5,173	1,431 (+38.3%)
Total	**16,572**	**22,328**	**5,756 (+34.7%)**

Source: 2022-based SNHP / 2022-based SNPP / MYPE / PopGroup

4.37 Household occupancy patterns by type in the Peak District are shown in Table 4.5.

Table 4.5 Occupancy by Household Composition in the Peak District

	Number of bedrooms			
	1	2	3	4+
Single, <65	20.4%	40.9%	30.2%	8.5%
Single 65+	16.0%	33.9%	37.3%	12.8%
Couple/Other age 65+	0.3%	14.2%	48.0%	37.4%
Households with dependent children	2.6%	22.0%	45.1%	30.3%
Other households	3.4%	21.9%	45.5%	29.3%

Source: Lichfields using DLUHC/Census 2011

4.38 The household occupancy patterns (Table 4.5) are applied to the projected household growth by type (Table 4.3) to establish the required housing by number of bedrooms (Table 4.6, Table 4.7 and Table 4.8).

Table 4.6 Pek District Projected Household Growth by bedroom size – net change 2021-2045: 2022-based SNPP demographic led scenario

	1	2	3	4+	Total
Single <66	60	120	89	25	**294**
Single 66+	201	425	468	160	**1,253**
Households with dependent children	-3	-117	-394	-307	**-820**
Other <66	2	16	34	23	**75**
Other 66+	28	183	380	244	**836**
Total	**288**	**627**	**576**	**145**	**1,637**
%	**17.6%**	**38.3%**	**35.2%**	**8.9%**	**100.0%**

Source: Lichfields using Census 2021

Table 4.7 Peak District Projected Household Growth by bedroom size – net change 2021-2045 at 362 dpa (SM3#1)

	1	2	3	4+	Total
Single <66	311	624	461	129	1,526
Single 66+	323	684	753	258	2,018
Households with dependent children	2	93	313	244	653
Other <66	48	405	832	558	1,844
Other 66+	57	371	773	497	1,698
Total	**741**	**2,178**	**3,133**	**1,686**	**7,738**
%	**9.6%**	**28.1%**	**40.5%**	**21.8%**	**100.0%**

Source: Lichfields using Census 2021

Table 4.8 Peak District Projected Household Growth by bedroom size – net change 2021-2045 at 269 dpa (SM3#2)

	1	2	3	4+	Total
Single <66	227	456	337	95	1,116
Single 66+	285	603	664	227	1,779
Households with dependent children	1	24	81	63	169
Other <66	33	277	569	382	1,260
Other 66+	48	313	651	419	1,431
Total	**594**	**1,674**	**2,303**	**1,185**	**5,756**
%	**10.3%**	**29.1%**	**40.0%**	**20.6%**	**100.0%**

Source: Lichfields using Census 2021

4.39 The results indicate that the projected household growth in the Peak District is likely to be predominantly in cohorts requiring 3-bed properties. However, this figure combines social with market housing. The former generally has a much higher incidence of smaller properties due (in part) to the under-occupancy penalty. The 2021 Census indicates that although just 10.7% of the National Park's households live in social housing, more than half (55.4%) of all 1-bedroom properties comprise social accommodation, compared to just 1.5% of all 4+ bed properties (with the remaining 98.5% in private ownership / rented privately) (Table 4.9).

Table 4.9 Peak District Tenure by household size by number of bedrooms (2021)

	All	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
All Tenures	**16,171**	**1,050**	**3,857**	**6,761**	**4,504**
Owned or shared ownership: Total	**12,132**	**198**	**2,341**	**5,444**	**4,149**
Owned outright	8,308	157	1,776	3,759	2,616
Owned with a mortgage or loan or shared ownership	3,824	41	565	1,685	1,533
Rented: Total	**4,039**	**852**	**1,516**	**1,317**	**355**
Social Rented	1,618	575	513	496	35
Private rented or living rent free	2,421	278	1,003	821	320
% Living in Market Housing	**89.3%**	**44.6%**	**86.0%**	**91.9%**	**98.5%**
% Living in Social Housing	**10.7%**	**55.4%**	**14.0%**	**8.1%**	**1.5%**

Source: Lichfields using Census 2021

4.40 These ratios are applied to the projected household growth by bedroom size as set out in Table 4.11.

4.41 However, based on the factors and the qualitative analysis set out above, there is a strong argument to justify a further shift in the housing mix to consider the shift towards homeworking and the need for larger properties to accommodate this.

4.42 An adjustment has been applied to take account of Zoopla research which suggests a 22% uplift to 2- and 3-bed properties to also include an additional bedroom to be used as a home office. A secondary, higher adjustment is also made which applies a 40% uplift based on the share of regular homeworkers according to ONS public opinion and social trends data. This is applied in Table 4.11.

4.43 This relates to the broad overall need and does not relate to any specific tenure, area, or site typology. It also does not attempt to take into account how future policy changes (for example, to encourage downsizing), social changes or economic changes might affect how households occupy housing. In this context, a recommended range has been set around these percentages.

4.44 The results indicate that once the market profile adjustment for recent homeworking trends is applied to the housing mixes above, the projected household growth in the Peak District will require predominantly 2- and 3-bedroom properties on the open market, whilst for social housing there is a much greater need for smaller 1 and 2-bedroom properties (70-80%) than larger 3 and 4-bed properties (20-30%). It is stressed that much of this assessment of house type need is based on the historical relationship between demographics and housing supply using the existing household projections.

Table 4.10 Sizemix for Peak District – 2022-based SNPP scenario

<table>
<tr><th colspan="2"></th><th>1 bedroom</th><th>2 bedrooms</th><th>3 bedrooms</th><th>4+ bedrooms</th></tr>
<tr><td rowspan="4">Market Housing</td><td>Mix prior to market adjustment</td><td>10%</td><td>40%</td><td>40%</td><td>10%</td></tr>
<tr><td>Low Adjustment (22%)</td><td>10%</td><td>31%</td><td>40%</td><td>19%</td></tr>
<tr><td>High Adjustment (40%)</td><td>10%</td><td>24%</td><td>40%</td><td>27%</td></tr>
<tr><td>OVERALL MIX</td><td colspan="2">35-45%</td><td colspan="2">55-65%</td></tr>
<tr><td rowspan="4">Social Housing</td><td>Mix prior to market adjustment</td><td>54%</td><td>30%</td><td>16%</td><td>1%</td></tr>
<tr><td>Low Adjustment (22%)</td><td>54%</td><td>23%</td><td>19%</td><td>4%</td></tr>
<tr><td>High Adjustment (40%)</td><td>54%</td><td>18%</td><td>21%</td><td>7%</td></tr>
<tr><td>OVERALL MIX</td><td colspan="2">70-80%</td><td colspan="2">20-30%</td></tr>
</table>

Source: Lichfields Analysis using Census 2021. Note: numbers may not sum due to rounding

4.45 Under the SM3 scenarios, the open market need shifts much more towards larger 3- and 4+bed housing (65-75%) due to the fact that the number of households with children is forecast to grow in these scenarios, rather than decline as in the demographic led scenario. The need for social housing also shifts slightly towards larger properties.

Table 4.11 Sizemix for the Peak District at 362 dpa (SM3#1)

		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	Mix prior to market adjustment	5%	28%	43%	25%
	Low Adjustment (22%)	5%	22%	39%	34%
	High Adjustment (40%)	5%	17%	37%	42%
	OVERALL MIX	**25-35%**		**65-75%**	
Social Housing	Mix prior to market adjustment	41%	31%	25%	3%
	Low Adjustment (22%)	41%	24%	27%	8%
	High Adjustment (40%)	41%	18%	28%	13%
	OVERALL MIX	**65-75%**		**25-35%**	

Source: Lichfields Analysis using Census 2021. Note: numbers may not sum due to rounding

4.46 At the lower SM3 requirement of 269 dpa, the Sizemix produces similar results, as shown in Table 4.12.

Table 4.12 Sizemix for the Peak District at 269 dpa (SM3#2)

		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	Mix prior to market adjustment	5%	29%	42%	23%
	Low Adjustment (22%)	5%	23%	40%	33%
	High Adjustment (40%)	5%	17%	37%	40%
	OVERALL MIX	**25-35%**		**65-75%**	
Social Housing	Mix prior to market adjustment	43%	31%	24%	2%
	Low Adjustment (22%)	43%	24%	26%	8%
	High Adjustment (40%)	43%	18%	27%	12%
	OVERALL MIX	**65-75%**		**25-35%**	

Source: Lichfields Analysis using Census 2021. Note: numbers may not sum due to rounding

4.47 To assess future need in the local area, we have used 2021 Census data (at Output Area level where possible, and LSOA / MSOA otherwise) and the ONS 2022-based SNHP by type (Stage 2) to create a local projection. The approach to the calculation of a local projection applies a proportionate share for each of the three sub-areas together with an adjustment to take account of the current local profile as per the Census. Patterns of occupancy by household type were then applied using local data for the collated geographies for the three sub-areas. By adopting this approach, it is possible to provide localised housing mix evidence.[41]

4.48 The current occupancy patterns in market housing in each local area were applied to the projected household growth by type to establish the sub-area mix shown in Table 4.18. However, for the demographic (2022-based SNPP) scenario the negative growth in households with children leads to a negative need for 4+ bed homes in both the Dark and South West Peaks. As a result, setting these negative requirements to zero further boosts

[41] It should be noted that at the sub-area level the negative growth forecast in households with children leads to a negative requirement for 4+ bedroom homes in both the Dark Peak and South West Peak. Where this occurs the need for 4+ bedroom homes is set to zero and the need for smaller dwellings is adjusted to match the total requirement.

the requirement for smaller homes, and the analysis produces a less clear range of recommendations. **This means that the demographic scenario analysis at sub-area level is less robust and should be afforded only limited weight.**

4.49 **Greater weight can be attached to the two SM3 scenarios when split by sub-area.** However, there is no significant difference between the two scenarios for market housing.

Table 4.13 Sizemix for the Peak District National Park 's three Sub-Areas at 76 dpa (demographic scenario)

			1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Dark Peak	Market Housing	Mix prior to adjustment	14%	55%	31%	0%
		Mix with 22% adjustment	14%	43%	36%	7%
		Mix with 40% adjustment	14%	33%	41%	13%
		OVERALL MIX	**50%-70%**		**30%-50%**	
	Social Housing	Mix prior to adjustment	67%	27%	6%	0%
		Mix with 22% adjustment	67%	21%	11%	1%
		Mix with 40% adjustment	67%	16%	14%	2%
		OVERALL MIX	**80%-95%**		**5%-20%**	
White Peak	Market Housing	Mix prior to adjustment	8%	36%	40%	16%
		Mix with 22% adjustment	8%	28%	39%	25%
		Mix with 40% adjustment	8%	22%	38%	32%
		OVERALL MIX	**25%-35%**		**65%-75%**	
	Social Housing	Mix prior to adjustment	49%	32%	18%	1%
		Mix with 22% adjustment	49%	25%	21%	5%
		Mix with 40% adjustment	49%	19%	24%	8%
		OVERALL MIX	**70%-80%**		**20%-30%**	
South West Peak	Market Housing	Mix prior to adjustment	15%	53%	31%	0%
		Mix with 22% adjustment	15%	41%	36%	7%
		Mix with 40% adjustment	15%	32%	40%	13%
		OVERALL MIX	**45%-70%**		**30%-65%**	
	Social Housing	Mix prior to adjustment	71%	15%	14%	0%
		Mix with 22% adjustment	71%	11%	14%	3%
		Mix with 40% adjustment	71%	9%	15%	6%
		OVERALL MIX	**60%-65**		**35%-40%**	

Source: Lichfields Analysis using DLUHC/Census 2021 Data

4.50 For market housing, the results from the demographic led forecasts suggest a housing mix focussed on 2- and 3-bedroom homes in the Dark Peak, one more geared towards larger 3- and 4+ bed properties in the White Peak, and a wider range again favouring 2- and 3-bed properties in the South West Peak. For social housing, the suggested mixes favour 1- and 2-bed homes in all areas, but most strongly in the Dark Peak.

4.51 Results are also shown for the lower SM3 requirement of 269 dpa in Table 4.14. The results at 362 dpa are very similar - within 1% of the results shown below, and so these have not been presented separately.

Table 4.14 Sizemix for the Peak District National Park 's three Sub-Areas at 269 dpa (SM3)

			1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Dark Peak	Market Housing	Mix prior to adjustment	5%	32%	43%	19%
		Mix with 22% adjustment	5%	25%	41%	29%
		Mix with 40% adjustment	5%	19%	39%	37%
		OVERALL MIX	**25%-35%**		**65%-75%**	
	Social Housing	Mix prior to adjustment	51%	31%	16%	2%
		Mix with 22% adjustment	51%	24%	19%	6%
		Mix with 40% adjustment	51%	18%	22%	9%
		OVERALL MIX	**70%-80%**		**20%-30%**	
White Peak	Market Housing	Mix prior to adjustment	5%	28%	42%	24%
		Mix with 22% adjustment	5%	22%	39%	34%
		Mix with 40% adjustment	5%	17%	36%	42%
		OVERALL MIX	**25%-35%**		**65%-75%**	
	Social Housing	Mix prior to adjustment	40%	32%	26%	2%
		Mix with 22% adjustment	40%	25%	27%	8%
		Mix with 40% adjustment	40%	19%	28%	12%
		OVERALL MIX	**60%-70%**		**30%-40%**	
South West Peak	Market Housing	Mix prior to adjustment	6%	31%	41%	21%
		Mix with 22% adjustment	6%	24%	39%	30%
		Mix with 40% adjustment	6%	19%	37%	38%
		OVERALL MIX	**25%-35%**		**65%-75%**	
	Social Housing	Mix prior to adjustment	50%	14%	32%	3%
		Mix with 22% adjustment	50%	11%	28%	10%
		Mix with 40% adjustment	50%	9%	25%	16%
		OVERALL MIX	**60%-65%**		**35%-40%**	

Source: Lichfields Analysis using DLUHC/Census 2021 Data

4.52 This evidence supports a clear orientation towards households requiring bigger properties in the private sector, indicating that 65% - 75% of private market housing would need three or more bedrooms. For social housing, this is reversed, with a higher need for smaller properties across all sub-areas.

4.53 Taking the change in different types of households and applying current occupancy patterns as set out above results in an indicative mix of market housing as shown in Table 4.16. This relates to the broad overall need and does not relate to any specific tenure, area, or site typology. It also does not attempt to take into account how future policy changes (for example, to encourage downsizing), social changes or economic changes might affect how households occupy housing. In this context, a narrow indicative range for market housing has been set around these percentages.

Table 4.15 Indicative overall need/demand by size and suggested mix for market housing in the Peak District National Park

Market Housing		1-bed	2-bed	3-bed	4+-bed
Demographic led (76 dpa)	Estimated need / demand	10%	30%	40%	20%
	Suggested range	**10-15%**	**25-30%**	**40-45%**	**15-20%**
SM3 (269 – 362 dpa)	Estimated need / demand	5%	25%	40%	30%
	Suggested range	**5-10%**	**20-25%**	**40-50%**	**25-30%**

Source: Lichfields Analysis using DLUHC/Census 2021 Data

Social Housing Property Type and Size Preferences

4.54 Data on affordable housing from the PDNPA's Housing Register as of January 2026 shows that of the 262 households on the waiting list (priority bands A-C, including those requesting a transfer), 65.6% had a requirement for a 1-bedroom property; 17.2% for 2-bedrooms; 11.8% for 3 bedrooms and 5.3% for 4 or more bedrooms, as shown in Table 4.16.

Table 4.16 Housing Register bedroom preferences – Social Housing

	Dark Peak	White Peak	South West Peak	**Peak District**
1 bedroom	32 (59.3%)	135 (67.8%)	5 (55.6%)	**172 (65.6%)**
2 bedrooms	14 (25.9%)	29 (14.6%)	2 (22.2%)	**45 (17.2%)**
3 bedrooms	5 (9.3%)	25 (12.6%)	1 (11.1%)	**31 (11.8%)**
4 bedrooms	3 (5.6%)	7 (3.5%)	1 (11.1%)	**11 (4.2%)**
5 bedrooms+	0 (0.0%)	3 (1.5%)	0 (0.0%)	**3 (1.1%)**
Total	**54 (100.0%)**	**199 (100.0%)**	**9 (100.0%)**	**262 (100.0%)**

Source: PDNPA officers: Housing Register data (extracted Nov 2025)

4.55 It is also relevant to note that of the applicants, 18.3% are aged 70 and over, and it is likely that many (if not the majority) of these applicants will be seeking specific older person's accommodation rather than general needs.

4.56 As previously noted, the different SizeMix scenarios produce a wide range of results. At the National Park level we have therefore given equal weight to the housing register data and the average of these scenarios to produce the suggested ranges of 70-80% 1/2 beds and 20-30% 3/4+ beds. The results of this analysis are shown in Table 4.17.

Table 4.17 Housing Register and Sizemix bedroom preferences – social housing

		1 bedroom	2 bedrooms	3 bedrooms	4+ Bedrooms
Housing Register		66%	17%	12%	5%
Demographic Scenario	Unadjusted	54%	30%	16%	1%
	Low adjustment (22%)	54%	23%	19%	4%
	High adjustment (40%	54%	18%	21%	7%
269dpa	Unadjusted	43%	31%	24%	2%
	Low adjustment (22%)	43%	24%	26%	8%
	High adjustment (40%	43%	18%	27%	12%
362dpa	Unadjusted	41%	31%	25%	3%
	Low adjustment (22%)	41%	24%	27%	8%
	High adjustment (40%	41%	18%	28%	13%
Average of SizeMix Scenarios		46%	24%	24%	6%
OVERALL MIX		**70-80%**		**20-30%**	

Source: Lichfields / PDNPA officers: Housing Register data (extracted Nov 2025)

4.57 Table 4.18 compares the Housing Register preferences to the outcome of the 269 dpa SM3 scenario. When compared with the demographic scenario SizeMix analysis it is apparent that the requirements of households on the PDNPA's Housing Register are slightly more weighted towards 1-bedroom homes across all areas.

4.58 For example, whilst the Waiting List indicates that around 68% of households requiring social housing in the White Peak have requested a 1-bedroom property, this compares to 40% based on SizeMix. The analysis is not directly comparable as the SizeMix analyses future needs, whilst the Waiting List data reflects backlog, or existing requirements. Nevertheless, these are important considerations to be considered when specifying a target range.

4.59 Taking the change in different types of households and applying current occupancy patterns as set out above results in an estimated mix of social housing as shown in Table 4.18. This refers to the broad overall need and does not relate to any specific tenure or site typology. It also does not attempt to take into account how future policy changes (for example, to encourage downsizing), social changes or economic changes might affect how households occupy housing.

4.60 In this context, a wide recommended range has been set around these percentages that balances the housing waiting list evidence (backlog need) against the SizeMix (future need) analysis, weighted more towards the waiting list. However, as this analysis is based on more granular data which lowers overall reliability, **it is suggested that greater weight should be attached to the Peak District-wide recommendations for social housing mix as set out in Table 4.17 and summarised in Table 5.2.**

Table 4.18 Comparable Mix Requirements for Social Housing (demographic Sizemix scenario)

		Waiting List	Sizemix - unadjusted	Sizemix – adjusted (22%)	**Indicative Range**
Dark Peak	1 bedroom	59%	51%	51%	**75-85%**
	2 bedrooms	26%	31%	24%	
	3 bedrooms	9%	16%	19%	**15-25%**
	4+ bedrooms	6%	2%	6%	
White Peak	1 bedroom	68%	40%	40%	**75-85%**
	2 bedrooms	15%	32%	25%	
	3 bedrooms	13%	26%	27%	**25-35%**
	4+ bedrooms	5%	2%	8%	
South West Peak	1 bedroom	56%	50%	50%	**65-75%**
	2 bedrooms	22%	14%	11%	
	3 bedrooms	11%	32%	28%	**25-35%**
	4+ bedrooms	11%	3%	10%	

Source: PDNPA officers: Housing Register data (extracted Jan 2026) / Lichfields' modelling

5.0 Conclusions and Recommendations

5.1 This Affordable Housing Need and Housing Size Update has been prepared by Lichfields on behalf of the PDNPA to provide an updated housing evidence base to support policy development as the PDNPA prepares its new Local Plan (2025-2045). The update is in light of the new SM3 housing need calculation when applied to the Peak District as set out in Lichfields 2025 briefing note, and updates the analysis of the type and size of housing required utilising the SM3 housing need calculation and latest sub-national population and household projections.

5.2 The key conclusions of the analysis are summarised below.

Affordable Housing Needs

Net Annual Housing Need for Affordable/Social Rent

5.3 Incorporating the higher SM3 figure of 362 dpa and based on household formation rates, the net annual need based on current data over the period 2025 to 2045 for the whole of the Peak District amounts to **between 150 and 210 homes for affordable/social rent** (depending on the income multiplier used). However, this is likely to represent the worst case scenario, as it does not account for household dissolutions and could include some double counting. It also assumes that the backlog need will be addressed in full in the first 5 years of the Plan. Identified levels of affordable housing rental need are strongest in the White Peak, lower in the Dark Peak, and the lowest in the South West Peak.

5.4 If the backlog were to be removed over the full 20-year period (rather than in the first 5 years of the Plan), then the net annual affordable housing need would reduce to between **133 and 194 dpa**.

5.5 Alternatively, if the lower household growth associated with the district-level affordability ratio based SM3 figure were applied (resulting in a newly arising net household growth of 387 p.a. rather than 446 p.a.), with a higher 32% assumption applied to gross income, then the net annual need for the Peak District would fall to **between 133 dpa and 185 dpa**, or **between 116 dpa and 168 dpa** if the backlog were reduced over 20, rather than 5 years. This would represent a more optimistic scenario.

5.6 Finally, if the 2022-based SNHP were modelled instead of the standard methodology, then the much lower level of gross household formation would reduce the need figure to **between 98 dpa and 134 dpa** removing the backlog in full over 5 years, or **to as low as 81 dpa to 117 dpa** if the backlog were to be removed over the full 20 year period. This represents the most optimistic scenario modelled.

Net Annual Affordable Housing Need for Purchase

5.7 The analysis assessed households who want to move towards ownership tenures, but may be unable to, even if their needs are currently being met in the private rented sector. Given the Government's changing policy parameters and guidelines that seek to promote the delivery of social rented property, and the limited affordability of shared ownership properties more generally, it is considered that social rented properties should be prioritised in Policy. This points to a need for between 85% and 90% of the need being for social/affordable rented properties, with the remaining 10-15% being for shared ownership. The latter would also include other forms of intermediate product. The 2022-based SNPP edges closer to the 90:10 split.

Table 5.1 Suggested Social/Affordable Rent and Intermediate Indicative Split

	Annual Housing Need	SM3#1 scenario (362 dpa)			SM3#2 scenario (270 dpa)			2022-based SNPP scenario (76 dpa)			**Indicative Policy Split (%)**
		25% / 4x	32% / 4.5x	Split	25% / 4x	32% / 4.5x	Split	25% / 4x	32% / 4.5x	Split	
Affordable Homes to Rent	Social Rent	161	110	64.7%	142	98	65.4%	104	74	69.0%	**65%-70%**
	Affordable Rent	49	40	21.2%	43	35	21.3%	30	24	20.9%	**20%**
Affordable Homes to Purchase	Intermediate housing	22	37	14.1%	18	31	13.4%	8	**18**	10.1%	**10%-15%**
ALL		**232**	**187**		**203**	**164**		**142**	**116**		**100%**

Source: Lichfields' analysis

5.8 Peak District Core Strategy Policies DS1 and HC1 does not currently say anything regarding the number of affordable homes that the PDNPA would expect on an enhancement site, other than it should be maximised within viability constraints. Assuming the mid-point of delivery, this would suggest that around two thirds of homes delivered across the Peak District would be expected to be locally needed affordable homes.

- If the SM3 #2 scenario of 270 dpa were to be taken forward, then this would result in the delivery of around 181 affordable homes per annum, which is broadly in the middle of the affordable housing required under this scenario (between 164 and 203 dpa).
- However, if the lowest LHN scenario is followed (the 2022-based SNPP, of 76 dpa), then the affordable housing delivered @66.7% would be just 51 dpa. This is well below the range of affordable housing identified (116-142 dpa for Scenario 3).
- Under Scenario 3 therefore, the Authority should consider whether a higher proportion of affordable housing need should be required on enhancement sites, or whether the difference can be made up on exception sites which generally comprise 100% affordable housing for local needs.
- The 76 dpa Scenario 3 is unlikely to deliver the level of affordable housing that is needed in the National Park. It is understood that the Authority is not minded to prevent the delivery of market housing as this is the PDNPA's main delivery mechanism for conserving and enhancing valued vernacular and listed buildings (such as barn conversions) and delivering enhancement (e.g. brownfield sites).
- As a consequence, this may add weight to the PDNPA's current policy position of 100% affordable housing on greenfield exception sites, with the aim of maximising affordable/social rent on brownfield land, although this would of course be a policy choice for the Authority to make.

Housing Type, Tenure and Size of Housing Required

- Overall household growth in the Peak District between 2021 and 2045 is forecast to be around 1,637 (+9.9%) based on demographic projections, 7,750 (+47%) if the higher SM3 requirement of 362dpa is delivered, or around 5,750 (+35%) if the lower SM3 requirement of 269dpa is delivered.
- Based on demographic forecasts, growth is expected to be focussed on single and other households aged 66+, growing by +43% and +22% respectively, whilst households with dependent children will fall by 23%.
- Under the SM3 scenarios, all household types in all areas of the Peak District are projected to grow to 2045, with single households forecast to grow the most at over 65% growth for both those under and over 66, and households with dependent children the least at around 19% growth.
- Based on existing occupancy patterns, the evidence suggests a clear orientation in the private market towards 2- and 3-bedroom properties, with a greater need for smaller 1- and 2-bedroom homes in the social sector. Under the SM3 scenarios, market need shifts further towards 3- and 4+ bedroom homes to accommodate families.
- There is a higher requirement for smaller properties overall in the Dark Peak relative to other areas.
- Housing waiting list information shows that most households in need of affordable housing required 1-bedroom dwellings, with most of the remainder requesting 2-bed properties.
- The suggested household mix ranges broadly favour 1/2 bed social properties in all areas, 2/3 bed market homes in the Dark and South West Peaks, and 3- and 4+ bed market homes in the White Peak.
- This takes into account the fact that although older and single households are likely to make up the majority of future household growth these often remain in their family homes, are the least active in the housing market and tend to occupy housing larger than they 'need', particularly in rural areas.

Table 5.2 Estimated overall need/demand by size and suggested housing mix for the Peak District – based on demographic scenario

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing (Demographic Based)	**35-45%**		**55-65%**	
Market Housing (SM3 Based)	**25-35%**		**65-75%**	
Social Housing (Housing Register and SizeMix Average)	**70-80%**		**20-30%**	

Source: Lichfields based on DLUHC/ONS

Birmingham
0121 713 1530
birmingham@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk