

Supplementary Planning Guidance
**Meeting the local need for
affordable housing
in the Peak District National Park**



Adopted July 2003

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Foreword by Chair of Peak District National Park Authority Policy Committee

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Foreword

The National Park Authority has prepared this Supplementary Planning Guidance to supplement the policies in its Local Plan seeking to help meet the local need for houses that are affordable to those who cannot easily compete on the open market to buy or rent their own home. It is hoped that it will provide a catalyst to securing more affordable housing in the National Park.

There are opportunities to build more modest and “affordable” homes in the National Park, if those with an interest in providing them (land owners, housing association, local authorities and others) work together. District Council strategic housing surveys are revealing a genuine need for this. We now need people to bring forward realistic schemes on suitable sites to satisfy that need. Parish Councils are also important in delivering affordable housing because they are often aware when need exists and where sites may be available.

It is hoped that this Guidance will be helpful to those who feel they would like to provide new affordable homes. It sets out the procedures that will need to be followed if housing is to be provided and remain affordable or relatively so.

Officers from both this Authority, the District Councils and Unitary Authorities that form part of the National Park, Housing Enablers and Housing Associations who work in the National Park are always happy to discuss possible schemes with members of the public.

For its part the National Park Authority asks that it is consulted at an early stage so that unproductive schemes are not pursued. The National Park is a very special place and new housing development must not spoil the attractive qualities that we all cherish.



Adrian Brown
Chair of Policy Committee
Peak District National Park Authority

Preface

Over the past decade, land-use planning policy for housing in the Peak District National Park has focused on newly built houses that meet the local need for affordable homes. The National Park Authority (NPA) is not a housing authority responsible for the provision of housing; this is the responsibility of the NPA's constituent district and unitary authorities. However, it does seek to work together with others to ensure that affordable housing is delivered. Since 1991 over 300 modestly sized new houses have been permitted subject to conditions and/or agreements that they should remain occupied by people from the locality.

This Supplementary Planning Guidance (SPG) has been prepared so that those interested in housing issues in the National Park can better understand the problems that are currently being faced. It should be read in conjunction with the NPA's Structure and Local Plans. It describes the ways in which the NPA believes the planning system can help deliver housing at the most affordable price possible to meet the needs of local communities. It sets out possible ways to achieve greater certainty of delivery.

In general the Authority wishes to do as much as it can to permit housing for genuine applicants who want to build affordable homes. It also wants to ensure that these are available at a reduced price or affordable rent to subsequent occupiers. This depends on the applicant's willingness to enter into a restrictive agreement with the Authority. At the same time the Authority must not lose sight of its special purpose - to protect the special landscape and valued characteristics of the National Park. Whilst this SPG takes account of planning policies for housing at local, regional and national levels, it is important to remember this special responsibility.

The main body of the text focuses on key issues and principles. The Appendices include additional background information. Also included is a summarised guide of the procedures that should be followed when a planning application for affordable housing is being considered. It is hoped that this SPG will help people who are considering submitting a planning application for affordable housing and ensure the best possible outcome.

The purpose and status of Supplementary Planning Guidance

This SPG is intended to clarify matters that have in practice caused some difficulty since adoption of the 1994 Structure Plan and the 2001 Local Plan for the Peak District National Park. It should help applicants to prepare good quality applications and provide mechanisms for policy implementation.

Government guidance (PPG12) states that SPG should provide additional information to existing plan policies and proposals to assist applicants and decision makers interpret policy. It is given 'substantial weight' as a material consideration in planning decisions if it has been prepared in a proper manner. This includes taking into account the views of interested parties before it is finalised.

It should be consistent with Local Plan policy and should not deal with matters that fall outside the remit of the planning system. It must also be consistent with national and regional planning guidance.

Implementation

Successful implementation of the SPG will involve partnership between the NPA and applicants/developers. The views of anyone with a genuine interest in providing affordable housing are always welcomed. Many aspects of implementation involve entering into Section 106 (S106) agreements to ensure delivery.

Summary

This Supplementary Planning Guidance includes the following:

- It states that much new housing in the National Park cannot be guaranteed to remain affordable and introduces the concept of 'more affordable' (para 1.6).
- It requires that schemes for 3 or more dwellings should be carried out by a registered social landlord or similar not for profit organisation (para 3.1).
- It recommends a questionnaire to assess local needb (para 4.2).
- It supplements and clarifies the wording of Local Plan policies by including definitions of total net floor area (para 7.3), overcrowded/unsatisfactory, age or infirmity and essential functional need (para 4.6).
- It includes a questionnaire for builders/developers to ensure that their proposal is intended to be built at an affordable price (para 8.1).
- It sets out a process for a cascade mechanism to ensure that a local person will always be given priority in the restricted housing market (para 12.2).
- It reaffirms that land suitable for development in the National Park is restricted and with this in mind requests that prospective developers confirm in writing that they have carried out a thorough local site search before embarking on a project (para 13.2).

Introduction

- 1.1** In the early and mid twentieth century, the large land-owning estates, local authorities and private landlords provided low cost homes in the National Park. However, Government promotion of home ownership in the last quarter of the twentieth century saw local government sell much of its housing stock. Estates sold property to raise capital. Village housing was seen to be particularly desirable. Housing associations working in the Park have been unable to keep pace with this loss. This, together with relatively high house prices and private sector rents caused by commuter, retirement and second/holiday home pressure, has meant that many local people have been displaced to less expensive homes in the surrounding towns and cities.
- 1.2** In view of the fact that land in the National Park is in short supply, it is essential that newly built housing is justified by need rather than simple desire. Many people will argue strongly that they have a need for a house in the National Park. It is in a prime location surrounded by urban conurbations. However, it is the task of the NPA working with others to ensure that those with a genuine local need and who cannot compete in the open market have some opportunity to secure their own home.
- 1.3** A community's need for a mix of housing types, including affordable housing, is a material planning consideration which may be properly taken into account in preparing policy and determining planning applications (Planning Policy Guidance Note (PPG) 3 para 14). The Government wishes to see balanced communities and through its policies the NPA has sought to address this whilst at the same time avoiding additional pressure for development on a scale that could harm the special character of the National Park. It has made provision for the needs of the open market (through conversions and enhancement sites), for the needs of the farming community and for those wishing to gain access to affordable housing (Structure Plan Policy HC1). **This SPG concentrates on provision of affordable housing to meet local need; it does not address sheltered or institutional accommodation.** There is no provision in policy for this type of accommodation and each case will be treated on its merits. Clearly local need is an important factor.
- 1.4** The NPA accepts that there are problems attaining home ownership in the Park. The majority of existing houses are now beyond the reach of those on modest incomes, including those who have grown up in the Park and seek opportunities to set up home near their families. The Government has looked to the planning system as one method of providing affordable housing, but it cannot be expected to deal with fundamental differences between income and house prices. There will always be people who cannot afford to buy a home and who will continue to rely on the rented sector.
- 1.5** Those aspiring to home ownership find it increasingly difficult to enter the housing market, as there are relatively few affordable homes available. The Government has indicated that the provision of affordable housing should address the needs of local people who wish to buy a home for the first time, as well as those in the rented sector (see para 2.2) and the NPA's Development Plan policies and this SPG aim to satisfy both groups of people.
- 1.6** For those wishing to own property outright restricted housing approved through the exceptions route can be made available at less than the market price. This is because the occupancy restriction imposed on such housing will reduce its value. Even then, this housing (particularly four and five person housing) may not seem to be affordable in the opinion of some or in relation to, say, the East Midlands as a whole, and particularly if property values and incomes diverge over time. However, it will always remain '**more affordable**' than unrestricted open market housing. In view of these circumstances, it has been concluded that a realistic interpretation of both Government intent and Local Plan Policy LH1 (iv) is that those properties permitted over the past 10 years and restricted privately owned houses approved over the next few years can only be guaranteed to remain '**more affordable**' than the dwelling(s) would have been without the restriction. The only truly affordable housing is likely to be that for rent or possibly shared equity ownership and particularly where a registered social landlord (RSL) or other non profit making organisation is involved.
- 1.7** Having accepted this, the Authority could pursue either of the following options. It could simply stop allowing any more restricted private housing on the basis that, as it is unlikely to be affordable, it cannot

Quality and Choice: A decent home for all

satisfy those most in need. Only social housing development provided through an RSL, such as a housing association, or other rental or shared equity schemes would then be allowed. Alternatively it could continue to permit restricted private housing accepting that this may not be affordable to those in most need, but that it will still satisfy an initial local need, will remain (because of size, type and occupancy restriction) towards the lower end of the market and will always be **'more affordable'**. In addition it will increase housing choice in the National Park.

- 1.8** The NPA prefers a combination of these two approaches. In seeking to provide for affordable housing, it wishes to promote a variety of tenure in accordance with Government guidance. It believes that through the 'rural exceptions route' (Appendix 1, para 4) and as set out in the Development Plan (Structure Plan paras 4.42-4.46 and Local Plan paras 4.14-4.18) together with this SPG both individuals and registered social landlords can help ensure a supply of relatively affordable housing to those people trying to gain access to home ownership. In addition to satisfying the local occupancy requirement and indicating that their new home will be of a modest size and type and will not incur unacceptably high build costs, owners of individually justified new homes built through the exceptions route will be expected to enter into an agreement to ensure that the property is offered to subsequent purchasers at a relatively affordable price (see Chapter 11). Schemes of three or more dwellings should be carried out by an RSL in order that affordability in perpetuity is assured (see para 3.1). The following text suggests a workable method to achieve this.

- 2.1** In the Housing Green Paper, the Government defines new affordable housing as 'housing that is either let at sub-market rents or sold at prices at the lower end of prevailing market levels' (*para 8.1*). Circular 6/98 states that it should encompass both low-cost market and subsidised housing and be available to people who cannot afford houses on the open market, irrespective of tenure, ownership (whether exclusive or shared) or financial arrangements. (*para 4*).
- 2.2** Paragraph 8.6 of the Housing Green Paper outlines the range of needs that affordable housing should cater for:
- people whose incomes are well below the levels required for sustainable home ownership and who are likely to need to rent their homes on a long term basis
 - people who aspire to home ownership but can only afford properties in lower price ranges
 - people with special needs who may require both subsidised accommodation and appropriate support in order to live in it successfully.
- 2.3** It emphasises the importance of providing a mix of housing types so that people can aspire to home ownership in the areas in which they have grown up.



Tenure, mix of housing and local authority nomination rights

- 3.1 As stated in para 2.1 above, the Government considers that affordable housing should include both low-cost and subsidised housing with a variety of tenure, ownership or financial arrangements. It has also stated that the most certain way of ensuring that housing remains affordable in the long term is to involve a registered social landlord. Whilst schemes for one or two dwellings may well be carried out by private individuals, the NPA considers that schemes for three dwellings or more should be carried out by or on behalf of a social provider. Such houses would be offered for letting at sub-market rents or on shared ownership terms and, in respect of the latter, occupants would be allowed to own up to 80% of their home. This should ensure that properties remain as affordable as possible. Where a scheme for several homes is developed, a mix of house sizes will be preferred and the floor space guidelines (see para 7.2) applied. The provider will be expected to show evidence that it has liaised closely with the relevant housing authority to establish if the authority wishes to seek nomination rights.



Establishing an initial local need

- 4.1 The Government encourages planning authorities to base policy on an understanding of the needs of the area. In respect of a Designated Local Plan Settlement (ie where the NPA considers that there is some capacity to contribute to sustainable development), the initial need for an affordable home should derive from the parish and adjoining parishes in which the house(s) are to be provided. Need generating from parishes that do not contain a Local Plan Settlement should be satisfied in a Local Plan Settlement in an adjoining parish. Where parishes are split by the National Park boundary, only need arising from that part of the parish lying within the National Park should be taken into account. Parish groupings are indicated at Appendix 2.
- 4.2 Local Plan Policy LH1 sets out 5 criteria **all** of which should be met before need for an affordable home can be established. A community's need for affordable housing is generally fairly easy to establish through a parish needs or similar survey that demonstrates the number of people with needs for particular types of housing. Where possible, this should be carried out by the local authority, Rural Housing Enabler or a registered social landlord in liaison with the parish council. However, various local needs survey forms have developed over time. The Housing Sub Group of the Peak District Rural Deprivation Forum has investigated the various forms that are currently used and devised the most useful and user-friendly form. This is at Appendix 3 and is recommended for use by those seeking to provide affordable housing. Evidence of need through the use of such a survey form will be required for schemes of more than one dwelling and/or where an individual is not intending to live in the accommodation provided. The analysis of the needs survey should be carried out in confidence by an organisation approved by the NPA.
- 4.3 The Local Plan allows for an individual or family need to be regarded as a proxy for community need. Nevertheless, the need must be genuine. The first occupant of an individually justified and developed private new home will be expected through the S106 Agreement to remain in the house for at least three years unless overriding unforeseen circumstances arise. This will ensure that the need that justified the new home is genuine and is met.
- 4.4 Before seeking planning consent for an affordable home, it must be demonstrated that a thorough search has been made of the parish and surrounding parishes for suitable accommodation. Unless there is written evidence accompanying the application that all options have been explored, consent is unlikely to be forthcoming (see Appendix 7, Question 5(a)).
- 4.5 As well as meeting the criteria of Policy LH1, applicants will be required to fulfil at least one of the categories of Policy LH2. This sets out the criteria that constitute a local connection when the first intended occupancy of the new dwelling(s) is being considered. This long-standing connection with the parish / adjacent parish should be proven at the time of applying for planning consent.
- 4.6 Some of the words and phrases included in Policy LH2 have been questioned. By way of explanation:
- LH2 (i) refers to accommodation that is 'overcrowded or otherwise unsatisfactory'. This is intended to be the definition used in the 1985 Housing Act relating to properties that are overcrowded or unfit (see Appendix 4). It may also relate to a property that cannot be modified or adapted by personal mobility aids to satisfy the living requirements of a person who is genuinely disabled or infirm as defined in the Disability Discrimination Act 1995 (outlined at Appendix 5) and usually in receipt of benefit. Should the person meet this definition and not be receiving benefit he/she will be expected to inform the NPA of the reason for this. Such cases will require written confirmation of disablement as defined in the Act by the person's General Practitioner.
- LH2 (iv) refers to 'age or infirmity'. This is intended to mean elderly and requiring long-term care, or requiring long term care. Again proof of infirmity will be expected to involve proven disablement as set out above.
- LH2 (v) refers to essential functional need. This is intended to mean the need to live close to one's work for management reasons. A new house would not be justified where the person can carry out his or her work whilst living in an existing property in a nearby settlement.

The financial qualification

- 5.1 Paragraphs 4.26 - 4.29 of the Local Plan consider where a financial need for a house may be justified.
- 5.2 The Local Plan advises that financial need will be taken into account when determining eligibility for a new house in the National Park. Whilst such information will continue to provide important supporting evidence, the NPA accepts that personal financial circumstances can change rapidly and believes that there is little to be gained in carrying out a detailed, perhaps invasive and administratively complex investigation of these. According to government guidance, it is the community's need for housing that should be focused on. The NPA will seek to ensure that the community's needs are met by requiring that the house to be built is of a size and type that is and will remain more affordable and that it remains in the ownership of a local person. This can be achieved provided the local occupancy restriction remains in place and the procedure set out in Chapter 11 is adhered to. For schemes of three or more units the additional considerations set out in para 3.1 also apply.
- 5.3 The NPA believes that in general people will seek the home that best suits their purpose and income and can provide them with a secure investment if that is their wish. A house with a local needs occupancy restriction attached is likely to be a less remunerative investment than an unrestricted house. It has to be concluded, therefore, that if a suitable open market house is available at a price a person can afford, he/she will choose to purchase it. Houses bought and provided under the exception route will therefore generally remain for those people in less favourable financial circumstances. Crucially, regardless of changes in personal circumstances, the agreements entered into secure the long-term relationship between the house and the need of the community.
- 5.4 Whilst it is considered that individual 'means testing' is not appropriate, it is necessary to be clear about the type of individual or family for which affordable housing is needed. Some Planning Inspectors presiding over a planning appeal wish to gain an understanding of the operation of the local housing market and request information relating to local incomes. Where this information is requested the following information will be offered. A person or family in financial need for housing is likely to earn what the Local Plan refers to as a 'low or moderate income' (LP para 4.14). For clarification, the NPA considers a low or moderate income to be at or below gross annual, average household income as advised by CACI International Incorporated.
- 5.5 Sometimes the NPA will be asked to consider applications that do not entirely comply with all the policy criteria. Whilst each case will always be treated on its merits, the NPA wishes to confirm that the majority of new build private housing in the National Park is intended for those people who are unlikely to be able to obtain an open market house to satisfy their needs. People who already have an open market property to sell *in the National Park*¹, even if they perceive this home to be generally unsuitable for their particular purpose, cannot be regarded as being in need (except for the cases in Para 4.6). This may appear harsh but the NPA considers that land suitable for housing in the Park's settlements is a finite resource. It will only be released in exceptional circumstances where there is sound justification. As set out in Para 2.2 the Government states that affordable housing should be for rental or for those aspiring to home ownership. Anyone with an open market house to sell *in the National Park*¹ cannot be regarded as being in this category and would be expected to purchase another house on the open market

¹ A change to the text to include "in the National Park" was made under delegated authority with effect from 15/10/2010. It clarifies the position in relation to (and assists) those with a local qualification and legitimate need to return to the National Park after a period living elsewhere.

Need in relation to subsequent owners of affordable housing

- 6.1 Policies LH1 and LH2 of the Local Plan specify criteria to be met when permission for a new home is sought. This makes sure that the exceptional circumstances needed to justify newly built housing in the National Park truly exist. Once an individually provided privately owned property has been justified, permitted and built and lived in for three years, the NPA does not feel that it can exercise the same control over an individual's personal circumstances, particularly since the circumstances of current occupiers can change over time. Thus whilst 'unfit or otherwise unsatisfactory living conditions' may have helped justify the initial provision of a new property, once part of the housing stock its role is more generally related to the needs of the local community. Subsequent occupants of private restricted housing will not, therefore, be required to supply evidence of personal circumstances, other than a connection with the parish or adjoining parish that satisfies the criteria of the S106 Agreement. It is particularly relevant to young people who have found it necessary to move to other parts of the National Park or towns outside and are looking for an opportunity to return.



Size and type

7.1 The NPA has in the past considered that restricting the size and type of a property, together with an occupancy agreement, should ensure its affordability. Even though (as explained in Chapter 1) it now considers that many such houses can only be regarded as being more affordable, this approach is still regarded as the best use of the NPA's planning powers. The most affordable housing is likely to be modest both in terms of floor space and curtilage. This is therefore most likely to comprise semi detached or terraced housing on small plots.

7.2 The Local Plan includes the following floor space guidelines based on advice from a constituent district housing authority (Derbyshire Dales District Council).

1 person	34 square metres
2 person	50 square metres
3 person	62 square metres
4 person	75 square metres
5 person	87 square metres

In schemes of 3 or more dwellings the range of size and type should be agreed with the relevant District /Unitary Authority to reflect needs assessments and include provision for the elderly or disabled as need be.

7.3 Persons rather than bedrooms are used for guidance as a bedroom may be used for alternative purposes, such as a dining room or study. Normally a one and two person house would contain one bedroom, a three person house would contain two bedrooms, a four person house would contain two or three bedrooms and a five person house would include three bedrooms. However, it is the total floor area that is most relevant, since the internal layout of property is not subject to planning control. The floor area should be regarded as that defined in the Housing Corporation's TCI Guidance Notes 2004/2005 (see Appendix 6).

Size of plot

7.4 The most affordable housing will be provided on small plots, with limited curtilage. If the plot appears too large for a single dwelling, the applicant should consider an application for a pair of semi detached houses, which are likely to remain affordable and satisfy the community's need.

Special circumstances, including disabled access and provision for the elderly and infirm

7.5 The floor space figures for the initial dwelling are reaffirmed despite changes contained in the Building Regulations approved document M (Access and Facilities for Disabled People 1999) that allow an additional 8 square metres for disabled access. They are considered to be realistic and are, in fact, slightly more generous than those used by registered social landlords working in the Park. The recommended floor spaces are sufficient to allow adaptations for elderly persons to be made at a later date. To increase these floor space figures would only result in properties becoming less affordable and therefore more difficult to deliver. However, it is accepted that a disabled person and his/her carer may require a two bedroom property, which in terms of floor space is likely to equate to the guidelines normally recommended for a three or four person dwelling.

7.6 It should be emphasised that the floor space figures should be looked on as guidelines rather than strict rules. In respect of schemes for more than one dwelling the NPA will expect the applicant to provide a range of dwellings of different sizes and types to satisfy a cross section of needs as identified in housing needs surveys and agreed with the housing authority. In respect of individually justified dwellings it is accepted that on occasions applicants may request a house to fulfil their future perceived needs. Provided that the applicant clarifies this and the house complies with floor space guidelines (para 7.2) and that it can be provided within TCI limits (para 7.3), this should be acceptable. However, where such a dwelling is occupied by a fewer number of people than the guidelines suggest, this will not be regarded as a reason to relax the S106 Agreement at a later date. Applicants will also be expected to confirm through the S106 Agreement that they will not seek to make internal changes that would affect the dwelling's ability to accommodate the number of people for which it was designed.

Extensions or over-investment

7.7 Applications to extend affordable homes will be viewed very carefully. Design standards must not be compromised.

In all cases permitted development rights will be removed through condition attached to the consent where it is the intention that the property should be retained at a modest size. Issues of size, type and affordability will be re-assessed when an extension is applied for. Where extensions are allowed, they should be modest, not add significant value to the property and not remove it from Local Plan size guidelines (see para 7.2). Generally, extensions of up to 10% of total floor area will be acceptable. This will allow provision to be made for changes in personal circumstances that may occur. Where consent for a garage is granted, it will include a condition stating that the new building will be used solely for garaging and not as ancillary living accommodation. The applicant will be required to enter into an Agreement (binding on subsequent occupiers) that he/she will not seek removal of the local occupancy restriction at a later date as a result of the consent to exceed Local Plan guidelines. Similarly, other reasons for over investment in a property are not a legitimate reason to seek removal of the occupancy condition.

Barn and Other Conversions

7.8 The conversion of traditional buildings can offer opportunities to provide affordable homes. However, the situation with conversions is somewhat different. It should not be so crucial to ensure that the proposed floor space matches the number of known future occupants. Whilst the floor space guidelines recommended at para 7.2 will continue to be relevant, it is realised that because it may be desirable to preserve the fabric of the building, there may be occasions when the size of the building to be converted will exceed the floor space guidelines for the number of people requiring the accommodation or the number of bedrooms will be fewer than the floor space guidelines would suggest. At the same time, the building may be too small or unsuitable for more than one dwelling. Such proposals for conversions are likely to be acceptable where the size of the building does not exceed the maximum for a 5 person dwelling (87 square metres) and the proposal satisfies conservation and other policies. Once again the S106 Agreement will be used to ensure that under occupancy or internal alterations are not used as reasons to remove the occupancy restriction.

7.9 Sometimes applications for conversions are submitted that indicate only partial conversion of the building. Whilst the new dwelling appears affordable at the outset, the residential use could be extended into the remainder of the building, rendering it unaffordable at a later date. Such applications will not be allowed where it is evident that the proposed dwelling is unlikely to remain affordable in the long term. In addition, proposed annexes that are tantamount to dwellings will be treated as such.

7.10 The provision of affordable housing should not be used as an excuse to reduce design standards. Conservation and enhancement of the special landscape and character of the National Park and its settlements require sensitive design and the observance of tradition.

Energy Efficiency and Renewable Energy Sources

7.11 New dwellings are best designed and constructed in a way that maximises use of energy saving techniques and makes use of renewable energy sources. The NPA's Supplementary Planning Guidance for Energy : Renewables and Conservation provides useful information on this.



- 8.1** The initial cost of a dwelling may underestimate the true cost of running it as a home. For instance, it may have expensive drainage arrangements or other maintenance costs. These will render the property less affordable and should be taken into account at the planning consent stage. It is therefore considered appropriate for developers and private individuals to provide details of anticipated costs, thereby demonstrating a clear intent to provide an affordable home(s). Issues that need attention include land cost, land valuation, building costs including infrastructure and services, overheads, projected completion value and quotations from builders to demonstrate feasibility. An estimated build cost (£ per square metre) will be required. Ongoing servicing costs should be clarified. This information will be obtained through a standard questionnaire form to be submitted with the application, and will assist in determining the affordability of a proposal (See Appendix 7).
- 8.2** It is appreciated that people approach building an affordable home in various ways. Some build on land already within the family's ownership. Others build themselves to keep costs to a minimum. In all cases, the initial cost of an affordable home (including allowance for labour) should not exceed the current cost allowance used by the Housing Corporation for social housing schemes in the National Park. This 'total cost indicator' method can be used to establish the estimated cost of building different sized dwellings in different areas of the Park. It is inclusive of land costs, all development works and on costs such as legal and consultants' fees and should be regarded as an absolute maximum. Any proposal that exceeds these cost guidelines is likely to be refused. To do otherwise would risk subsequent claims that the NPA's suggested longer term control over resale price (see Chapter 11) was being imposed unreasonably. Current examples for new build houses of different sizes are shown at Appendix 8.
- 8.3** Landowners should note that they cannot expect to sell land for affordable housing in the National Park at open market value. There are constraints to building new homes and land used for affordable housing simply does not command the open market value traditionally attached to the area.
- 8.4** There remains a risk to the applicant that the project may overspend. This will not be allowed for in the later valuation of the property. (See Chapter 11).

- 9.1** Because of the pace of change in both need and costs, the NPA will require that development should be started within 2 years of permission. If this does not happen, the NPA will require submission of new information and will re-assess whether or not the house is still needed and is still affordable.



Affordability, incomes and house prices

- 10.1** Government guidance advises that affordability should be defined in terms of the relationship between local income levels and house prices or rents for different types of household (PPG3 para 15). Although the guidance for rural exception sites does not offer the same advice, the NPA's experience is that Planning Inspectors have made reference to this relationship when considering appeals. The conclusion of the NPA whilst preparing this SPG is that due to rapidly increasing house prices, it is difficult to establish a meaningful relationship where an RSL is not involved. It would therefore not be helpful, either in decision making or at appeal, to seek such a firm relationship. This conclusion will be made clear to Inspectors and should avoid lengthy discussion. However, if Inspectors continue to request information relating to house prices in order to understand the local housing market they will be advised that the Authority still requires demonstration of the intent to build a house (or houses) in the relatively affordable range and in addition to restrictions on size and type considers that an affordable home is one that can be built within the Housing Corporation's latest Total Cost Indicator (TCI) figures (see Appendix 8). These are the guidelines that registered social landlords have to adhere to when costing potential development schemes.



Establishing the value (sale or rent) of a more affordable home and ensuring relative affordability 'in perpetuity'

- 11.1** The value of a home permitted through the exceptions route has always been affected by the imposition of the local occupancy restriction, although this has taken place informally and as advised by the agent selling the property. This has led to uncertainty over the precise impact of the restriction on the value of the property. It is considered desirable to introduce some consistency into this process where privately owned (no RSL or similar non profit making organisation involved) properties are being sold by involving an independent valuer in the following way.
- 11.2** As soon as the property is built the applicant will be required to seek a valuation from an independent valuer agreed by the NPA. This will inform those involved of the value of the house with the local occupancy restriction imposed and should confirm the market discount involved. The cost of the valuation will be met by the applicant.
- 11.3** Subsequent purchasers of affordable homes should benefit from the reduced price. This is the long-term purpose of current policy. A similar independent valuation (in addition to any valuation provided by the vendor's agent) will, therefore, be required when the applicant or first occupant wishes to sell the property to ensure that a realistic price is being asked and prevent a premature cascade (see Chapter 12). The procedure will help to build up a picture of the local housing market over time.
- 11.4** This method will involve both the applicant and subsequent purchasers entering into legal agreements with the NPA to sell on the property at the discounted price determined by the valuer. In this way long-term relative affordability is assured.
- 11.5** Anyone building housing for rent or choosing to rent out a property at a future date will be expected to set the rent at or below the current 'target rent' used by housing associations building in the National Park. This procedure will be included in the S106 Agreement.

Local occupancy cascade

- 12.1** The 'cascade' approach referred to in paragraph 4.39 of the Local Plan is intended to prevent properties from standing empty or becoming unsaleable, whilst ensuring that on subsequent resale the needs of the local community are prioritised. The cascade should operate in the following way.
- 12.2** Anyone wishing to sell or rent out an affordable home should, in the first instance, try to sell or rent to someone within the parish or adjoining parish who meets the local occupancy criteria as set out in the S106 Agreement. Where a parish is split by the National Park boundary, only those people living within the National Park part of the parish should be eligible initially. The property should be advertised widely at the price advised by the approved valuer (see Chapter 11) or, in the case of a rented property, at the target rent at the time. The parish council, housing authority and housing associations working in the area should be advised of the vacancy. *After a reasonable time period (at least 3 months) the market should, if necessary, be extended to include (in order of preference) those in the Parish or an adjoining parish with residency of the previous 5 consecutive years and those who meet the local occupancy criteria (10 years) in contiguous parishes. If this process fails to secure the sale or occupation of a dwelling, after a further month, the area would widen to include those who meet the local occupancy criteria (10 years) in the whole of the National Park. Finally, after a further 2 months the area could be widened to include those who meet the local occupancy criteria (10 years) in parts of a split rural parish lying outside the National Park or rural parishes entirely outside the Park but adjacent to its boundary. It should be noted that operation of the 'cascade' and in particular extending the search outside the National Park should be regarded as a temporary measure and that upon resale or re-letting of the property the cascade would begin at parish level again.*² It is hoped that constituent authorities will regard this as a reciprocal arrangement and that there will be occasions where Park residents can be housed in parishes just outside the National Park.
- 12.3** This procedure will be introduced to all new owners and landlords of affordable housing as part of a S106 agreement. It is not easy to specify exceptions, but a strong case will have to be made where it is felt necessary to circumvent this procedure. For example, the precise number of months required for each stage of the cascade is likely to be less for social housing schemes where providers cannot allow their properties to lie empty for too long. It is also appreciated that where multiple schemes are managed by RSLs, the requirement may not be met for all properties at any one time. Difficulties should be discussed with the NPA, who may be flexible provided the RSL's own letting policies are being met. The time period may also need to be reviewed to reflect the state of the housing market.

² A change to the text altering the detailed operation of the cascade (*see italics*) was made under delegated authority with effect from 08/02/2010. It responds to changed local circumstances and helps reduce the period that a home might remain unoccupied whilst still giving clear preference to needs that arise locally.

Site Selection

- 13.1** The Government advocates a sequential approach to site selection in PPG3 (paras 28-31). This approach can be adapted for a rural area and is particularly valuable in a protected landscape, where land for development is in short supply. The intention is to ensure that in any Local Plan Settlement the best possible site is selected for larger developments of 3 or more dwellings.
- 13.2** Whilst Structure Plan Policy HC2 pre-dates PPG3 (2000), it does state that affordable housing may be provided on the edge of a settlement if no suitable internal site is available. Every effort should therefore be made to carry out development where least damage is likely to occur to the Park's valued landscape. Before an application on a greenfield site for 3 or more dwellings is considered, the applicant will be expected to demonstrate that a thorough search of all brownfield sites (derelict land and empty buildings) within the Local Plan Settlement (Local Plan Policy LC2) has taken place. Only in the event of no such site being available, should the search for the best greenfield site be undertaken (suitable sites within the settlement should be given preference). Should no site be available in a particular parish, the search should be extended to include Local Plan Settlements in adjoining parishes. The applicant should set out the process he or she has followed in selecting the application site by completing Question 5(b) of the Questionnaire at Appendix 7.
- 13.3** Empty or underused buildings within Local Plan Settlements may be converted to open market housing in accordance with Structure Plan Policy HC1. It is often maintained that converting such buildings can be more expensive than providing new build housing. However, there are examples in the Park where farm buildings in villages have successfully provided affordable housing such as the barn conversion in Earl Sterndale by the Peak District Rural Housing Association. Much depends on the design of the building and its location. Prospective applicants should consult housing authorities' Empty Properties Strategies when conducting their search.
- 13.4** Also, some of the larger buildings available for conversion could provide an element of affordable housing, provided the building is in a suitable location. The Rural White Paper points out that in settlements of less than 3000, there is no reason why a proportion of affordable housing should not be provided within or in association with such schemes. The NPA will therefore seek to negotiate such provision wherever possible.
- 13.5** Replacement dwellings are likely to be acceptable, provided the criteria of Local Plan Policy LH5 are met. However, the replacement of a dwelling by a greater number of dwellings would be regarded as new development. The argument for providing affordable housing would need to follow the process set out in the paragraphs above.

The relationship between affordable homes and holiday homes

- 14.1** It is sometimes pointed out that the NPA appears to give priority to consents for conversion of buildings to holiday homes over and above housing for local needs. In fact, research carried out in Summer 2000 revealed that very few of the buildings allowed for holiday homes could have provided affordable homes for locals. This is because many of the consents involved buildings on farms with access through the farm, which was not considered to be suitable for permanent accommodation. In other cases, the accommodation to be provided was considered to lack amenity, such as living space and curtilage, necessary to provide permanent housing. However, where a property is clearly suitable for either holiday or permanent use, a planning application to replace the holiday occupancy condition by the local needs restriction could be submitted. This is likely to be treated favourably by the NPA.
- 14.2** Applications for affordable housing are sometimes received for conversions in the open countryside, unrelated to any Local Plan Settlement. In fact such conversions may be acceptable under Local Plan Policy LH1, provided the criteria of the policy are complied with. The reference to Local Plan Policy LC4 needs particular emphasis. Any conversion to local needs housing should 'conserve and where possible enhance the landscape, built environment and other valued characteristics.' In addition, the dwelling to be provided should be relatively affordable and likely to remain so in perpetuity and meet the other criteria of LH1. A proposal not meeting these criteria is unlikely to be acceptable.

Monitoring

- 15.1** It will be essential for implementation of policy to adapt to changing market circumstances. In particular, Housing Corporation total cost indicator multiplier allowances will have to be adjusted accordingly. Target rents will need to be kept under review.
- 15.2** Compliance with Section 106 agreements will also need to be monitored and appropriate enforcement action taken if required.



Background to the provision of affordable housing in the National Park

1. The purpose of the NPA is made clear in the 1995 Environment Act: to conserve and enhance the Park and provide opportunities for its understanding and enjoyment by the public. In so doing, it also has a duty to foster the economic and social well being of local communities within the Park, but working in partnership with other bodies and without incurring significant expenditure. Where there is conflict between purposes, priority is given to conserving and enhancing. Opportunities for providing housing in the National Park without damaging its environmental qualities are diminishing. The supply of land is finite, whilst the demand for housing in such an outstanding location would appear to be insatiable. Although the Government recommends building at higher densities, peoples' space requirements and expectations are actually increasing due to the need for more appliances, cars and sometimes additional space for home working. There is a need to achieve a fine balance when trying to give those who live and work in the Park a reasonable opportunity to obtain the homes they need.
2. Regional Planning Guidance 8 for the East Midlands (January 2002) recognises that the Park is a unique asset that requires special protection (*para 7.28*). The housing requirement for the Park is therefore based on a continuation of existing policies that seek a stable population for the Park area. Housing provision is not expected to be of regional significance and a nominal figure of local significance (50 houses a year) is included. The Regional Housing Statement provides a regional and sub regional context for local authorities, housing associations and others when drawing up their own strategies. It recognises the special qualities of the National Park and recommends that the NPA and housing associations continue to provide housing for those most in need at a price they can afford.
3. The NPA is not the housing authority, so it relies on partnership with other authorities and housing associations to ensure that affordable housing is delivered. Adopted Development Plan policies recognise this and have set out the strategy for the delivery of affordable housing to those most in need. Between 1991 and 2003, a total of 323 such dwellings were given consent in the National Park. (See Appendix D to the Annual Housing Report, 2003). With consents averaging about 27 a year, it now seems likely that the Structure Plan expectation of 400 affordable dwellings approved by 2006 will be met.
4. The rural exceptions policy as set out in Annex B of PPG3 (March 2000) has been considered the most appropriate way that the land use planning system can help make affordable housing available for people with a longstanding connection with the Park. This method enables affordable housing to be provided to local people in perpetuity through the use of an agreement at the time planning consent is granted. Sites which otherwise would not have been released can be given consent for affordable housing for local people. Such sites tend to be small scale and can be located within or on the edge of the Park's settlements. This approach was first introduced by the Government in the late 1980s and was quickly translated into the Park's policies. It has stood the test of time, being reaffirmed in PPG3 and the Rural White Paper (Autumn 2000). In fact the latter recommends greater use of this method. It is interesting to note that NPAs have the best record throughout the country for providing affordable housing through the rural exceptions approach. Certain aspects of the rural exceptions approach distinguish it from the usual methods of providing housing through the planning system. Firstly, PPG3 Annex B advises that exception sites cannot be identified in local plans. Secondly, cross subsidy, whereby higher priced homes can be used to subsidise the provision of affordable homes is also inappropriate. This is particularly so in the National Park where cross subsidy can be seen as selling off the environment in order to subsidise housing. Thirdly, Government guidance emphasises that occupancy restrictions should not be removed, even where property reverts to control by a bank or building society.
5. The Rural White Paper recognises that problems can occur as demand for a limited supply of housing outstrips supply. This can deny local people the right to a reasonable opportunity to gain access to a home and can result in an unbalanced community. Whilst accepting the need to provide housing in villages to support a working countryside, the Paper emphasises the role that market towns should play in providing sustainable living and recommends that the majority of new affordable housing should be provided in them, taking pressure away from more sensitive open countryside. However, this approach may not always be practical in the National Park where a parish needs led approach is followed. The White Paper re-emphasises the importance of identifying need at the local level. District council housing strategies are now advised to pay particular attention to rural housing needs, but a survey of an individual settlement within a parish remains the best way of securing the type of housing that is required in that particular community.

Designated Settlement parish groupings

SETTLEMENT	PARISH	SURROUNDING PARISHES
Alstonefield	ALSTONEFIELD	Eaton & Alsop Hartington Nether Quarter Ilam Sheen Wetton Fawfieldhead Hartington Town Quarter Newton Grange Warslow & Elkstone
Ashford-in-the-Water	ASHFORD	Bakewell Flagg Hassop Monyash Rowland Brushfield Great Longstone Little Longstone Over Haddon Sheldon Taddington
Bakewell	BAKEWELL	Ashford Hassop Over Haddon Edensor Nether Haddon
Bamford	BAMFORD	Brough & Shatton Hope Woodlands Outseats Derwent Offerton Thornhill
Baslow & Bubnell	BASLOW & BUBNELL	Barlow+ Brampton+ Chatsworth Edensor Hassop Beeley* Calver Curbar Froggatt Holmesfield+ Grindleford Pilsley
Beeley	BEELEY*	Baslow & Bubnell Chatsworth Rowsley+ Brampton+ Edensor Brassington+ Gratton
Biggin	HARTINGTON NETHER QUARTER	Ballidon+ Eaton & Alsop Hartington Town Quarter Parwich Brassington+ Gratton Middleton & Smerill
Birchover	BIRCHOVER+	Elton South Darley+ Winster Harthill Stanton+
Bradfield - High	BRADFIELD+	Derwent Langsett+ South Wortley+ Hope Woodlands Outseats Stocksbridge+
Bradfield - Low	BRADFIELD+	Derwent Langsett+ South Wortley+ Hope Woodlands Outseats Stocksbridge+
Bradwell	BRADWELL	Brough & Shatton Hazelbadge Little Hucklow Tideswell Castleton Hope Peak Forest+
Butterton	BUTTERTON	Grindon Warslow & Elkstone Onecote+ Wetton
Calton	WATERHOUSES+	Blore with Swinscoe+ Ilam Wetton Grindon Onecote+
Calver	CALVER	Baslow & Bubnell Froggatt Grindleford Stoney Middleton Curbar Great Longstone Hassop
Castleton	CASTLETON	Bradwell Hope Edale Peak Forest+
Chelmorton	CHELMORTON*	Blackwell* Hartington Middle Quarter* Taddington Flagg King Sterndale+
Curbar	CURBAR	Baslow & Bubnell Froggatt Calver
Earl Sterndale	HARTINGTON MIDDLE QUARTER*	Chelmorton* Hartington Town Quarter Hollinsclough Middleton & Smerill Sheen Flagg Hartington Upper Quarter+ Longnor Monyash
Edale (Grindsbrook)	EDALE	Castleton Chinley Buxworth & Brownside+ Hope Peak Forest+ Chapel-en-le-Frith+ Hayfield+ Hope Woodlands
Edensor	EDENSOR	Bakewell Beeley* Hassop Pilsley Baslow & Bubnell Chatsworth Nether Haddon Rowsley+
Elton	ELTON	Gratton Birchover+ Brassington+ Harthill Winster
Eyam	EYAM	Foolow Highlow Grindleford Stoney Middleton
Fenny Bentley	FENNY BENTLEY*	Lea Hall* Tissington Thorpe*
Foolow	FOLOW	Abney & Abney Grange Great Hucklow Grindlow Wardlow Eyam Great Longstone Highlow
Flagg	FLAGG	Ashford Hartington Middle Quarter* Sheldon Chelmorton* Monyash Taddington
Flash	QUARNFORD	Hartington Upper Quarter+ Macclesfield Forest and Wildboarclough* Heathylee Hollinsclough Leekfrith+
Froggatt	FROGGATT	Baslow & Bubnell Curbar Calver Grindleford
Great Hucklow	GREAT HUCKLOW	Abney & Abney Grange Hazelbadge Litton Wardlow Grindlow Little Hucklow Tideswell
Great Longstone	GREAT LONGSTONE	Ashford Foolow Little Longstone Rowland Wardlow Calver Hassop Litton Stoney Middleton
Grindleford and	GRINDLEFORD	Baslow & Bubnell Eyam Hathersage Holmesfield+ Stoney Middleton Nether Padley Calver Froggatt Highlow Hallam+
Grindon	GRINDON	Butterton Waterhouses+ Onecote+ Wetton
Hathersage	HATHERSAGE	Grindleford Outseats Highlow Hallam+
Hartington	HARTINGTON TOWN QUARTER	Alstonefield Hartington Nether Quarter Sheen Hartington Middle Quarter* Middleton & Smerill
Hayfield	HAYFIELD+	Charlesworth+ Edale New Mills+ Chinley Buxworth & Brownside+ Hope Woodlands
Holme	HOLME VALLEY+	Dunford+ Meltham+ Tintwistle+ Kirklees MDC* Saddleworth+
Hope	HOPE	Aston Brough & Shatton Edale Bradwell Castleton Hope Woodlands
Kettleshulme	KETTLESHULME*	Hartington Upper Quarter+ Rainow+ Lyme Handley+
Little Hayfield	HAYFIELD+	Charlesworth+ Edale New Mills+ Chinley Buxworth & Brownside+ Hope Woodlands
Litton	LITTON	Brushfield Great Longstone Taddington Wardlow Great Hucklow Little Longstone Tideswell
Longnor	LONGNOR	Hartington Middle Quarter* Hollinsclough Heathylee Sheen
Middleton by	MIDDLETON AND	Gratton Hartington Nether Quarter Monyash Hartington Middle Quarter* Hartington Town
Youlgreave	SMERRILL	Hartington Middle Quarter* Hartington Town Quarter Youlgreave

Monyash	MONYASH	Ashford Hartington Middle Quarter* Over Haddon Flagg Middleton & Smerrill Youlgreave
Over Haddon	OVER HADDON	Ashford Monyash Youlgreave Bakewell Nether Haddon
Parwich	PARWICH	Ballidon+ Hartington Nether Quarter Newton Grange Eaton & Alsop Lea Hall* Tissington
Peak Forest	PEAK FOREST+	Bradwell Chapel-en-le-Frith+ Tideswell Wormhill+ Castleton Edale Wheston
Pilsley	PILSLEY	Baslow & Bubnell Hassop Edensor
Rainow	RAINOW+	Hartington Upper Quarter+ Lyme Handley+ Pott Shrigley+ Kettleshulme* Macclesfield Forest and Wildboardclough*
Rowsley	ROWSLEY+	Beeley* Nether Haddon Edensor Stanton+
Sheen	SHEEN	Alstonefield Hartington Middle Quarter* Heathylee* Fawfieldhead Hartington Town Quarter Longnor
Stanton in Peak	STANTON+	Birchover+ Nether Haddon Harthill Rowsley+
Stoney Middleton	STONEY MIDDLETON	Calver Foolow Grindleford Eyam Great Longstone
Taddington	TADDINGTON	Ashford Brushfield Flagg Sheldon Wormhill+ Blackwell* Chelmorton* Litton Tideswell
Thorpe	THORPE*	Blore with Swinscoe+ Ilam Fenny Bentley* Tissington
Tideswell	TIDESWELL	Peak Forest+ Little Hucklow Litton Wormhill+ Bradwell Great Hucklow Taddington Wheston
Tintwhistle	TINTWISTLE+	Charlesworth+ Holme Valley+ Saddleworth+ Dunford+ Langsett+
Tissington	TISSINGTON	Fenny Bentley* Lea Hall* Parwich Ilam Newton Grange Thorpe*
Wardlow	WARDLOW	Foolow Great Longstone Great Hucklow Litton
Warslow	WARSLOW & ELKSTONE	Alstonefield Fawfieldhead Wetton Butterton Onecote+
Waterhouses	WATERHOUSES+	Blore with Swinscoe+ Ilam Grindon Onecote+ Wetton
Wensley	SOUTH DARLEY+	Birchover+ Winster Bonsall+
Wetton	WETTON	Alstonefield Grindon Warslow and Elkstone Butterton Ilam Waterhouses+
Winster	WINSTER	Birchover+ Brassington+ Ivonbrook Grange Bonsall+ Elton South Darley+
Youlgreave	YOULGREAVE	Gratton Middleton and Smerrill Nether Haddon Harthill Monyash Over Haddon

Parish Boundary lies on the NP boundary *
Parish is split by NP boundary +

Model housing needs survey form

Your Household

How many people in each of these age groups live in your home?	0 - 15 years		16 - 24 years	
	25 - 44 years		45 - 59 years	
	60 - 74 years		75+ years	

Your Home

Do you currently: (Please tick)	Rent a council home		Rent a Housing Assoc. Home		
	Rent a private home		Live in Tied accommodation		
	Own with a mortgage		Own with no mortgage		
	Live with parents		Other (please specify below)		
What kind of property do you live in?	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>	Other <input type="checkbox"/>	
How many bedrooms does your home have?	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5+ <input type="checkbox"/>
Are you currently on the District Council housing waiting list?	Yes <input type="checkbox"/> No <input type="checkbox"/>				

You & your village

Do you: (Please tick all boxes which apply)	Currently live in the village?		If so, for how long?
	Work in the village		
	Have relatives in the village?		
	Have a previous residency in the village?		If so, for how long?
Do you know of anyone who has had to leave the village in the last 10 years that might want to return?	Yes <input type="checkbox"/> No <input type="checkbox"/>		

If yes, please give their name and address so that we can send them a form, or contact ***** for more forms.

Would you be in favour of a SMALL development of affordable homes for local people?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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Thankyou for completing this part of the survey.
Please complete the remainder of the form if any of the following apply.
You are in need of local housing.
Someone in your household needs or is likely to need housing within the village.
You have a strong local connection to the village, and require housing.

The following information will be used to identify whether or not there is a need for affordable social housing in the village. If there is a need, it will help to identify the type of homes required.

If there is more than one family or individual with a housing need in your household, please contact ***** for additional forms.

YOUR HOUSING NEEDS

How many people in each of these age groups need housing?	0-15 years	<input type="checkbox"/>	16-24 years	<input type="checkbox"/>
	25-44 years	<input type="checkbox"/>	45-59 year	<input type="checkbox"/>
	60-74 years	<input type="checkbox"/>	75+ years	<input type="checkbox"/>
What type of household needs housing?	A single adult	<input type="checkbox"/>	An adult couple	<input type="checkbox"/>
	A family with children	<input type="checkbox"/>	3 or more adults	<input type="checkbox"/>
	A single elderly person	<input type="checkbox"/>	An elderly couple	<input type="checkbox"/>
	Other	<input type="checkbox"/>		
When is this housing going to be needed?	Now	<input type="checkbox"/>	In 1 to 3 years	<input type="checkbox"/>
			In 3 to 5 years	<input type="checkbox"/>
Why is your current home unsuitable?	It is too small	<input type="checkbox"/>	It is too big	<input type="checkbox"/>
	It is too expensive	<input type="checkbox"/>	Need to live independently	<input type="checkbox"/>
	Need to be closer to family	<input type="checkbox"/>	Health/mobility problems	<input type="checkbox"/>
	Other reasons	<input type="checkbox"/>		
Would you be prepared to move away from the village?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	If so, how many miles away?			
	0-4	5-10	10-20	20-30
			30-40	40+

HOUSING REQUIREMENTS

What kind of tenure would be most suitable for you?	Private ownership	<input type="checkbox"/>	Shared ownership	<input type="checkbox"/>	Rented	<input type="checkbox"/>
For private and shared ownership please indicate the maximum mortgage you could afford. (Assume no more than 3 times your annual income, joint if applicable)	£20-25,000	<input type="checkbox"/>	£55- 60,000	<input type="checkbox"/>		
	£25 - 30,000	<input type="checkbox"/>	£60 - 65,000	<input type="checkbox"/>		
	£30 - 35,000	<input type="checkbox"/>	£65 - 70,000	<input type="checkbox"/>		
	£35 - 40,000	<input type="checkbox"/>	£70 - 75,000	<input type="checkbox"/>		
	£40 - 45,000	<input type="checkbox"/>	£75 - 80,000	<input type="checkbox"/>		
	£45 - 50,000	<input type="checkbox"/>	£80 - 85,000	<input type="checkbox"/>		
	£50 - 55,000	<input type="checkbox"/>	£85 - 90,000	<input type="checkbox"/>		
If you require rented accommodation, how much can you afford to pay each week in rent?	Up to £50	<input type="checkbox"/>	£81 - £90	<input type="checkbox"/>		
	£51 - £60	<input type="checkbox"/>	£91 - £100	<input type="checkbox"/>		
	£61 - £70	<input type="checkbox"/>	£101 +	<input type="checkbox"/>		
	£71 - £80	<input type="checkbox"/>				
What type of home would be most suitable?	House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat	<input type="checkbox"/>
How many bedrooms would your home need?	One	<input type="checkbox"/>	Two	<input type="checkbox"/>	Three	<input type="checkbox"/>
			Four +	<input type="checkbox"/>		
Do you need any in-house support? (Please tick)	Warden Assisted	<input type="checkbox"/>	Residential Care	<input type="checkbox"/>	Care within the home	<input type="checkbox"/>

SPECIAL NEEDS

Please state if you have any specific housing needs (e.g. mobility difficulties, disability requirements)

Your Household income

What is your households weekly income before any tax deductions and not including housing benefit? Please indicate your joint income if applicable.	Below £48	<input type="checkbox"/>	£301 - 400	<input type="checkbox"/>
	£49 - 95	<input type="checkbox"/>	£401 - 500	<input type="checkbox"/>
	£96 - 145	<input type="checkbox"/>	£501 - 600	<input type="checkbox"/>
	£146 - 210	<input type="checkbox"/>	£601 - 700	<input type="checkbox"/>
	£211 - 249	<input type="checkbox"/>	Over £700	<input type="checkbox"/>
	£250 - 300	<input type="checkbox"/>		
What level of savings do you have?	None	<input type="checkbox"/>		
	Up to £1000	<input type="checkbox"/>		
	£1000 - 5000	<input type="checkbox"/>		
	£5000 - 10000	<input type="checkbox"/>		
	Over £10,000	<input type="checkbox"/>		

Please use the space below to make any additional comments regarding this survey. It can also be used to provide further information regarding your housing needs.

If you have a housing need you may wish to complete the following information. It will be treated in the strictest confidence and will not be published in the final report regarding the housing requirements of the village. It will only be used to provide you with information regarding any possible housing scheme that results from this survey.

Name Mr/Mrs/Ms _____

Address _____

Telephone _____

Thank you for taking the time to complete this form. Please return it in the freepost envelope provided by (DATE)

Definition of overcrowding and fitness for human habitation (extract taken from the Housing Act 1985)

PART X OVERCROWDING

Definition of overcrowding

324. A dwelling is overcrowded for the purposes of this Part when the number of persons sleeping in the dwelling is such as to contravene –

- (a) the standard specified in section 325 (the room standard), or
- (b) the standard specified in section 326 (the space standard).

325. (1) The room standard is contravened when the number of persons sleeping in a dwelling and the number of rooms available as sleeping accommodation is such that two persons of opposite sexes who are not living together as husband and wife must sleep in the same room.

(2) For this purpose –

- (a) children under the age of 10 shall be left out of account, and
- (b) a room is available as sleeping accommodation if it is of a type normally used in the locality either as a bedroom or as a living room.

326. (1) The space standard is contravened when the number of persons sleeping in a dwelling is in excess of the permitted number, having regard to the number and floor area of the rooms of the dwelling available as sleeping accommodation.

(2) For this purpose –

- (a) no account shall be taken of a child under the age of one and a child aged one or over but under ten shall be reckoned as one-half of a unit, and
- (b) a room is available as sleeping accommodation if it is of a type normally used in the locality either as a living room or as a bedroom.

(3) The permitted number of persons in relation to a dwelling is whichever is the less of –

- (a) the number specified in Table 1 in relation to the number of rooms in the dwelling available as sleeping accommodation, and
- (b) the aggregate for all such rooms in the dwelling of the numbers specified in column 2 of Table 2 in relation to each room of the floor area specified in column 1.

No account shall be taken for the purposes of either Table of a room having a floor area of less than 50 square feet.

TABLE 1

Number of rooms	Number of persons
1	2
2	3
3	5
4	7.5
5 or more	2 for each room

TABLE 2

Floor area of room	Number of persons
110sq.ft. or more	2
90 sq.ft. or more but less than 110 sq.ft.	1.5
70 sq.ft. or more but less than 90 sq.ft.	1
50 sq.ft. but less than 70 sq.ft.	0.5

PART XVIII MISCELLANEOUS AND GENERAL PROVISIONS

Fitness for human habitation

604. (1) In determining for any of the purposes of this Act whether premises are unfit for human habitation, regard shall be had to their condition in respect of the following matters –

- repair
- freedom from damp
- natural lighting
- water supply
- facilities for the preparation and cooking of food and for the disposal of waste water;
- stability
- internal arrangement
- ventilation
- drainage and sanitary conveniences

and these premises shall be deemed unfit if, and only if, they are so far defective in one or more of those matters that they are not reasonably suitable for occupation in that condition.

Meaning of disability

The Disability Discrimination Act (1995) states that ‘a person has a disability if he/she has a physical or mental impairment which has a substantial effect on his/her ability to carry out normal day-to-day duties.’

The Disability Rights Commission has provided further guidance:

Impact on ‘normal day-to-day activities’ will involve one or more of the following areas being badly affected;

- mobility
- manual dexterity
- physical coordination
- continence
- ability to lift, carry or move everyday objects
- speech, hearing or eyesight
- memory or ability to concentrate, learn or understand
- understanding the risk of physical danger

Housing Corporation definition of total floor area (taken from total cost indicators grant rates and administrative allowances 2004/2005 guidance notes)

The total floor area of self-contained accommodation is measured to the finished internal faces of the main containing walls on each floor of the accommodation and includes the space, on plan, taken up by private staircases, partitions, internal walls (but not 'party' or similar walls), chimney breasts, flues and heating appliances. It includes the area of internal and/ or external essential storage space.

It excludes:

- (i) any space where the height to the ceiling is less than 1.5m (e.g. areas in rooms with sloping ceilings, external dustbin enclosures);
- (ii) any porch, covered way, etc., to open air;
- (iii) all balconies (private, escape and access) and decks;
- (iv) non-habitable basements, attics, thermal buffer zones or sheds;
- (v) external storage space in excess of 2.5m²;
- (vi) all space for purposes other than housing (eg garages, commercial premises etc.)

Questionnaire to assess the need for and cost of an affordable home

This questionnaire must be completed for all proposals for affordable housing and must be submitted with the planning application. This questionnaire asks some quite detailed questions and you may wonder why the National Park Authority needs to know this information. This is because the Authority will only grant consent for new homes in very exceptional circumstances and it is important to ensure that they are provided for people with a genuine need. (Where a person is seeking to provide 2 or more dwellings or is not intending to live in the house they are seeking to provide, they should agree the size and type of dwellings to be provided with the housing authority and carry out a parish survey as outlined in paragraph 4.2 of the SPG.)

1. Local qualification

Will the dwelling(s) be occupied by either	Please tick
a person(s) who lives or has lived in this parish or an adjoining parish for 10 years during the past 20 years?	<input type="checkbox"/>
OR	
by a person(s) who has an alternative strong local connection with the parish or adjoining parish?	<input type="checkbox"/>

2. Need for accommodation (Housing Associations should omit this question)

Why does the future occupant(s) need the new dwelling(s)? Please give as much detail as possible

To form a new household for the time
.....
.....

To look after a relative
.....
.....

To be cared for by a relative
.....
.....

To move out of an unfit/overcrowded home (for definitions see para 4.6 of SPG)

Because they have to move out of their present accommodation
.....
.....

To be close to work
.....
.....

Other (please describe)
.....
.....
.....

The National Park Authority seeks to ensure that new housing is and remains affordable for local people. It would therefore help to supply the Authority with the following information which will be used to assess if the property you wish to build is of an affordable size and type.

3. The proposed development

- a) What is the size of the building plot?.....
- b) What is the value of the plot?.....
- c) How much did the plot cost you?.....
- d) How many units do you wish to build?.....
- e) Will they be house(s)/ bungalow(s)/ flats?.....
- f) Will they be terraced/semi-detached /detached?.....
- g) What are the main external materials?.....
- h) What is the net floor area of each of the units?

Please refer to SPG Appendix 6

- Unit 1
- Unit 2
- Unit 3
- Unit 4

- i) What is the estimated cost of the scheme in £ per square metre?.....
- j) What is the estimated cost of each of the units?.....

4. Running costs

a) Are there likely to be any higher than normal maintenance costs associated with running the property(s) eg expensive drainage arrangements, covenants attached to the land etc.

.....
.....
.....
.....

b) What do you anticipate will be the value of each of the property(s) on completion? Please include valuations from builders/ estate agents in support of your application

- Unit 1
- Unit 2
- Unit 3
- Unit 4

The National Park contains high quality landscape, which should be protected from harmful development. In order to ensure that a new home is justified on the site you have selected the Authority requires that you supply the following information.

5. Search for accommodation (5b to be completed only in relation to schemes of 3 or more dwellings)

a) Have you thoroughly examined **all** the available properties both social and private throughout the Parish and adjoining Parishes? Please describe the steps you have undertaken and why any available properties are unsuitable.

.....
.....
.....
.....
.....
.....

b) Have you carried out a thorough examination of sites within the Parish and adjoining Parishes, including disused/ underused buildings? Please describe the steps you have undertaken (with supporting maps)

.....
.....
.....
.....
.....
.....
.....

Thank you for completing this questionnaire. Officers and members will use this information when considering your application.

Total Cost Indicator (TCI) method

TCIs are the Housing Corporation's estimate of the total cost of providing different types of housing in different parts of the country.

To assess the cost of providing an affordable home in the National Park, a series of multipliers are applied to the estimated cost of providing properties of a certain size in the Housing Corporation's area bands. It should be noted that the total estimated build costs are maximum figures within which housing associations are expected to operate. The multipliers are reviewed annually. The following are examples based on multipliers for 2004/05.

Derbyshire Dales District Council/High Peak Borough Council

	£ unit cost	£ x rural hsg scheme (1.23)	£ xNP (1.24)
1 person	52,600	64,698	80,226
2 person	65,500	80,565	99,901
3 person	78,400	96,432	119,576
4 person	87,000	107,010	132,692
5 person	99,900	122,877	152,367

Macclesfield Borough Council

		£ x rural hsg scheme (1.24)	£ xNP (1.25)
1 person	56,900	70,556	88,195
2 person	71,200	88,288	110,360
3 person	85,500	106,020	132,525
4 person	95,100	117,924	147,405
5 person	109,400	135,656	169,570

Staffordshire Moorlands District Council/Sheffield City Council/Kirklees Metropolitan Borough Council

	£ unit cost	£ x rural hsg scheme (1.24)	£ xNP (1.25)
1 person	46,600	57,784	72,230
2 person	57,100	70,804	88,505
3 person	67,600	83,824	104,780
4 person	74,500	92,380	115,475
5 person	85,000	105,400	131,750

Barnsley Metropolitan Borough Council

	£ unit cost	£ x rural hsg scheme (1.25)	£ xNP (1.26)
1 person	43,200	54,000	68,040
2 person	52,800	66,000	83,160
3 person	62,300	77,875	98,123
4 person	68,600	85,750	108,045
5 person	78,100	97,625	123,008

North East Derbyshire District Council/Oldham Metropolitan Borough Council

	£ unit cost	£ x rural hsg scheme (1.24)	£ xNP (1.24)
1 person	49,400	61,256	75,957
2 person	60,900	75,516	93,640
3 person	72,300	89,652	111,168
4 person	79,900	99,076	122,854
5 person	91,400	113,336	140,537

Consultation Process

This SPG has been prepared in liaison with various bodies and individuals who have an interest in the provision of affordable housing for local need in accordance with paragraph 3.16 of PPG12: Development Plans. The following timetable indicates the process:-

December 2001 Policy Committee resolve that Housing SPG should be prepared

March 2002 Plans Advisory Group (PAG) agreed process for SPG preparation and list of issues to be covered

March 2002 Parish councils and people/bodies that had expressed interest in housing issues in the past asked if they would like to be involved in the preparation of the SPG. Government Office for the East Midlands and constituent authorities contacted

Those expressing interest were sent a first draft

April 2002 Open Forum attended by about 30 close partners to discuss questions arising from 1st draft

July 2002 2nd draft shared with close partners

September 2002 PAG advised of progress including feedback from Open Forum and agreed revised text sent to all Parish Councils and those who had responded previously

January 2003 Advice of counsel sought on remaining areas of concern

June 2003 Revised text taking account of public response agreed by PAG

June 2003 Housing Forum and all those responding previously sent copy of revised SPG for comment

July 2003 Policy Committee adopted SPG

A copy of the Response Table is available from the Policy and Partnerships Team of the National Park Authority. In general, responses showed much encouragement - even where respondents did not agree with our methods there was general support for what we are trying to achieve.

The Parish Councils were generally particularly supportive – they want to find ways of providing housing that remains affordable.

There was some doubt, particularly from the private sector, if planning can ever be used to control the price of private housing. Some suggested that action is needed at a national level. There is concern over increased bureaucracy.

The main points to come out of the exercise in response to specific questions were as follows:

1. There was overwhelming dislike for closely examining an individual's financial circumstances.
2. Reaction to the concept of 'more affordable' was divided. Some considered the definition overcomplicated.
3. Most respondents considered that applicants should provide an estimate of running costs in relation to the cost of providing an affordable home; a few considered the idea of another 'hoop' a problem.
4. Reaction to the formula approach included in earlier drafts was mixed. Some disagreed with some of the assumptions, whilst others simply found it too complicated.
5. The cascade mechanism was supported in principle, although there was some disagreement over its operation.
6. A sequential approach to site selection was generally supported, although some felt that site selection should be the remit of the Authority
7. Opinion was divided as to whether or not small houses should be extended. The compromise appears to be to first encourage a person(s) to move, but if unsuccessful allow a modest extension.

List of contacts

HOUSING ASSOCIATIONS

Beth Johnson Housing Association
Three Counties House, Festival Way
Stoke on Trent. ST1 5PX

Coventry Churches Housing Association
Flat 1, Mill View
Chipping Norton
Oxfordshire OX7 5EUA

Dales Housing Ltd
4 Lime Grove Walk
Matlock
Derbyshire

English Churches Housing Group
Sutherland House
70-78, West Hendon Broadway
London. NW9 7BT

Moorlands Housing,
Eaton House, Buxton Road
Leek.
Staffs. ST13 6EQ

North Cheshire Housing Association
Equity Housing Group
Armitt House, Monmouth Road
Cheadle Hulme
Stockport
Cheshire. SK8 7ES

Northern Counties Housing Association Ltd
East Midlands Regional Office
Unit 2, Holmewood Business Park
Chesterfield Road
Holmewood. S42 5US

Nottingham Community Housing Association
Unit 3, Clumber Court
Pelham Avenue, Sherwood Rise
Notts

Peak District Rural Housing Association
First Floor
10 Cromford Mill, Cromford
Derbyshire. DE4 3RQ

Touchstone Housing Association
PO Box 160
Blackburn House
Whitley Village
Coventry. CV3 4HZ

Walbrook Housing Association
66/68, Curzon Street
Derby DE1 1LP

CONSTITUENT AUTHORITIES

Barnsley Metropolitan Borough Council
Central Offices
Kendray Street
Barnsley
S70 2TN Tel. 01226 770770

Derbyshire Dales District Council
Town Hall
Matlock
Derbyshire
DE4 3NN Tel. 01629 761100

High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF Tel. 01663 751751

Kirklees Metropolitan Borough Council
off Market Street
PO Box B93
Huddersfield
HD1 2JR Tel. 01484 221621

Macclesfield Borough Council
PO Box 37
Macclesfield
Cheshire
SK10 1DR Tel. 01625 500500

North East Derbyshire District Council
Council House
Chesterfield
Derbyshire
S40 1LF Tel. 01246 231111

Oldham Metropolitan Borough Council,
Civic Centre, West Street
Oldham
OL1 1UG Tel. 01619 11300

Sheffield City Council
Howden house
1 Union Street
Sheffield
S1 2SH Tel. 0114 2734215

Staffordshire Moorlands District Council
Moorlands House
Leek
Staffordshire
ST13 6HQ Tel. 01538 483483

Also:

Derbyshire Rural Housing Enabler
Derbyshire Rural Community Council
Church Street
Wirksworth
DE4 4EY

Procedural guide to meeting the local need for affordable housing in the Peak District National Park

Providing affordable housing for local communities can involve a variety of interests. The National Park Authority recognises that it will need to work with local housing authorities, parish councils, rural housing enablers, housing associations, other developers or private individuals to help provide more affordable housing. The Authority has prepared Supplementary Planning Guidance: meeting the local need for affordable housing in the Peak District National Park to give more information in relation to the provision of new homes. If the following procedure is adopted there is likely to be greater success in achieving consent for an affordable housing scheme as quickly and as smoothly as possible.

Step 1. Identify Local Need

Some housing authorities will have carried out Authority wide housing needs surveys and people wishing to build an affordable home are advised to check with the relevant Authority to see if the settlement in which they hope to build has been identified as having high priority for further investigation. However, even where this information exists, it will need to be backed up by a survey at a local level. In addition evidence will have to be provided that there are no suitable properties available on the open market that would meet local need. The person(s) interested in providing housing may find it helpful to approach a *Rural Housing Enabler* at this stage.

Parish councils, housing associations, private developers and private individuals seeking to provide more than 1 dwelling or not intending to live in the accommodation provided

A survey of local housing need should be undertaken by the District/Unitary Authority in cooperation with the Parish Council. Potential applicants should check to see if such a survey has already been carried out during the past 5 years. If not, a new survey should be carried out on a standard form (SPG Appendix 3) and will include questions relating to the type of housing required and the people requesting it.

When the survey is complete, discussions between the National Park Authority, the District/Unitary and Parish Councils will assess the level of need revealed. Should there be insufficient need expressed to justify a scheme in the parish in which the survey has been conducted, need arising in adjoining parishes could also be taken into account. This may involve further surveys being carried out.

If the need is proven (in the context of Local Plan policies LH1 and LH2) the size and type of accommodation requested in the needs survey will be the basis for future discussion within policy and SPG.

Individuals

If an individual wishes to build a single house to meet personal circumstances, he/she will not be required to carry out a needs survey, but must satisfy the criteria of local need set out in Local Plan policies LH1 and LH2 and described in more detail in the SPG. If a person proves a local connection, he/she will be expected to offer more details relating to his/her particular need. Any planning application will be assessed on its merits taking account of this demonstrated need as well as other planning considerations.

Without evidence of proven need no further action can be taken.

Step 2. Identify a site

Once need has been established, it will be necessary to find a site that can be developed and serviced without harm to the character of the village. It will be important to discuss the proposal with Development Control staff at an early stage.

For schemes of 3 or more dwellings, a 'sequential approach' is the preferred method of selecting a site. (See SPG Chapter 13) This should ensure that the special landscape qualities of the National Park are best protected.

Consideration will be given to

- if there are any empty buildings or eyesore sites that could be used
- if the local community feels there are any sites that could be sensitively be developed
- if no site is available in the parish where the need has arisen, is a site available in a settlement in an adjoining parish?

Step 3. Identify Priorities

Schemes for 3 or more dwellings should involve a social housing provider. The number and type of houses and whether they should be for rent or shared ownership will have to be established using evidence from the needs survey.

Applicants should work closely with a *Registered Social Landlord* (eg Housing Association or Village Trust) and the *District or Unitary Authority housing department* (See SPG Appendix 10) who may have prioritised need in the villages in their housing strategies. It is possible that there will be insufficient finance available to meet the need in the short term. Factors that will be taken into account include

- * whether the settlement already has a good stock of social housing
- * the identified level of need
- * the existence of a suitable site

Step 4. The development of the site

It will be necessary to approach the landowner (where the landowner is not the developer) to see if he/she is interested in a sale which would allow the development of affordable housing. Such land is usually valued at above agricultural value but at far less than residential value. If agreement can be reached, it should be on an 'option to buy basis', subject to planning consent.

Planning Application

The National Park Authority will be happy to be consulted about an affordable housing scheme at an early stage. For instance

- it could be involved in discussions relating to the search for a site with a developer or landowner
- it would also be prepared to advise as to whether a development is acceptable in principle
- it could comment on informal sketch proposals prior to the submission of a planning application, including the design and choice of materials

However, it should be pointed out that the widespread consultations required when considering an application might bring up issues not previously identified. The Authority has to assess each application against policy and other matters before coming to a decision. The Authority's involvement at an early stage as described above in no way prejudices full consideration of any subsequent application.

Preparation of the planning application will be the developer's responsibility. It will only be valid for 2 years so that the NPA is able to reassess need frequently.

Build costs

Applicants will be expected to provide the Authority with the costs of building the new home(s) by completing a questionnaire. (SPG Appendix 7) This is to demonstrate that the property to be built is (and will remain) relatively affordable.

Planning Agreements

Applicants will also be invited to enter into a Section 106 agreement prior to consent being granted. This will require the applicant meeting the following criteria:

- that the house will remain more affordable than an equivalent house for sale on the open market by the involvement of an independent valuer at the time the house is built and at resale
- that the house will always be occupied by a person(s) who has a longstanding connection with the parish or adjoining parish, which generally involves a period of residence of at least 10 years
- that the first occupant of a private scheme will remain in the house for at least 3 years
- that the person will not extend the property without the prior consent of the NPA
- where a scheme for rent is to be provided, that the rent charged will not exceed the target rent set by the Housing Corporation

Once the Section 106 Agreement has been signed, planning permission for development can be granted.

How to find out more

Staff at the National Park Authority can be contacted on

Tel: 01629-816200

Fax: 01629-816310

e-mail: aldern@peakdistrict-npa.gov.uk

They will be able to provide you with further advice regarding providing affordable housing for local need.

Relevant development plan policies

Structure Plan Policies

Housing and Community Policy 1: Provision for Housing to Meet the Needs of the Park and its People.

HC1 Residential development will normally be permitted where it falls within one of the following categories:

- (a) In a town or village, conversion of an existing building of traditional design and materials, in accordance with policy C3.
- (b) Dwellings necessary for the purposes of agriculture, or forestry in accordance with policy C6.
- (c) Development in settlements which is necessary for the relocation of non-conforming uses or which would enhance the valued characteristics of the Park.

Provision will not be made beyond these categories. Permission will not be granted and land will not be allocated in the local plan for general housing demand or need. Exceptionally, permission will be granted for the development of affordable housing to meet local needs (whether by new build, or conversion) in accordance with policies HC2 and HC3.

Housing and Community Policy 2: Affordable Housing for Local Needs

HC2

Exceptionally, new residential development or the conversion of existing buildings to residential use will be permitted provided that:

- (a) There is evidence of local need for affordable housing
- and
- (b) the site is in a town or village, or on the edge if no suitable internal site is available, or is an existing building in the countryside in accordance with policy C2
- and
- (c) a satisfactory mechanism is put in place to restrict the occupancy of the housing in perpetuity to those with a local need
- and
- (d) the housing would be affordable by those on low or moderate incomes and is of a type and size which will remain affordable.

Housing and Community Policy 3: Distribution of Affordable Housing for Local Needs

HC3 Development to meet local needs for affordable housing in accordance with policy HC2 will normally be accommodated in the parish in which the need arises. Where this is not feasible, such development will normally be provided in neighbouring towns or villages which have:

- (a) been identified as having potential development capacity
- and
- (b) a basic level of service provision

Local Plan Policies

Policy LH1: Meeting local needs for affordable housing

Exceptionally residential development will be permitted either as a newly built dwelling in or on the edge of Local Plan Settlements (Policy LC2) or as the conversion of an existing building of traditional design and materials in the countryside provided that:

- (i) there is a proven need for the dwelling(s). In the case of proposals for more than one dwelling, this will be judged by reference to an up to date housing needs survey prepared by or in consultation with the district council as housing authority. In the case of individual dwellings, need will be judged by reference to the circumstances of the applicant including his or her present accommodation;
- and
- (ii) the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own and adjoining parishes;
- and
- (iii) the intended occupants meet the requirements of the National Park Authority's local occupancy criteria (policy LH2). In the case of proposals for more than one dwelling, where the intended occupants are not specified, a satisfactory mechanism to ensure compliance with the local occupancy restriction will be required - normally a planning obligation;
- and
- (iv) the dwelling(s) will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity;
- and
- (v) the requirements of Policy LC4 are complied with.

Policy LH2: Definition of people with a local qualification

Exceptionally new housing will be permitted for a person with a proven need in accordance with Policy LH1 provided that the dwelling will be occupied by:

- (i) a person (and his or her dependants) who has a minimum period of 10 years' permanent residence in the parish or an adjoining parish and is currently living in accommodation which is overcrowded or otherwise unsatisfactory;
- or
- (ii) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the parish or an adjoining parish and is forming a household for the first time;
- or
- (iii) a person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years;
- or
- (iv) a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the parish, the essential need arising from age or infirmity;
- or
- (v) a person who has an essential functional need to live close to his or her work in the parish, or an adjoining parish within the National Park.

Designated Local Plan Settlement A settlement identified in the Authority's Local Plan as being capable of accepting some further development

Housing Association A body registered by the Housing Corporation to provide social housing

Housing Corporation A public body whose role is to regulate and fund registered social landlords

Planning Policy Guidance Note 3 Government guidance notes relating to housing

Registered Social Landlord A housing association or a not for profit company registered by the Housing Corporation to provide social housing

Rural Housing Enabler A person independent of a local authority and housing associations who works with local communities to identify opportunities for affordable housing

Section 106 (S106) Agreement An agreement made under Section 106 of the Town and Country Planning Act 1990 between a local authority and, for instance a person(s) wishing to build or occupy a house(s) to ensure that certain terms and conditions are met.

Shared ownership housing Housing which allows the occupier to purchase a proportion of a home whilst renting the other proportion from a housing association

Social housing Subsidised housing for households on low income

Supplementary Planning Guidance Guidance adopted by the Authority that provides further detail on planning issues

Target rent Rent calculated according to government formula

Total Cost Indicators The basis for cost evaluation of social housing. They ensure the correct level of funding and a return that is value for money