PLANNING APPLICATION FOR AFFORDABLE/LOW COST HOUSING (24 NO. UNITS)

LAND AT DINTING ROAD, DINTING, GLOSSOP

HOUSING STATEMENT

Submitted on behalf of

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prepared by

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7 EAST CLIFF

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November 2010

Ref. C/2926

1.0 INTRODUCTION

1.1 Preamble

1.1.1 This statement has been prepared and is being submitted in support of a planning application for affordable/low cost housing (24 No. Units) only on land at Dinting Road, Dinting, Glossop. The Statement will go to address the matters raised in the Councils Housing Needs in High Peak SPD (Nov. 2007) and will make reference to the High Peak and Derbyshire Dales Joint Housing Needs Survey (2007).

1.1.2 This statement is to be read in conjunction with the Planning, Design and Access Statement and associated plans submitted for this planning application.

1.1.3 This statement is submitted to demonstrate that the proposal is justified in relation to the need for affordable/low cost housing in the vicinity of the application site.

1.1.4 In order to do this, the Statement seeks to answer a series of questions in respect of the demonstrable need for affordable/low cost housing.

2.0 SITE CONTEXT

2.1 The site consists of a triangular piece of land extending to some 0.65ha and currently in use as a Pay and Display car park for the adjacent Dinting Railway Station.

2.2 The site is laid out as hardstanding and is contained by existing vegetation on two sides, with the third to Dinting Road demarcated by a simple fence and an entrance and exit. It falls away to the south east of Dinting Road.

2.3 The site includes a pay machine for the car park and all day parking for rail users is £1. Notwithstanding this, the car park never has more than 8-10 vehicles within it, whereas there is space for well over 100. Parking of some 40-50 cars usually takes place adjacent to the railway station.

2.4 To the east, the site is closely related to the railway station and associated buildings, including several dwelling houses. A footpath runs along this boundary and into an area of overgrown land to the south which is also under the control of the applicant.

2.5 To the south west, the land is open although there is a series of informal paths across it, and a statutory right of way marks the western boundary of the site.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 The site is to be developed with 24 units of affordable/low cost housing, accessed off a central access way from Dinting Road. There will also be a small area available as retained parking adjacent to the railway station. It is not envisaged that there will be a charge for this parking. The houses are targeted at local people and are either to be sold at a reduced value that will be maintained in perpetuity, or held by a registered social landlord.

3.2 All of the proposed dwellings will be two to two and a half storeys with three bedrooms to provide a substantial property for singles and couples, or a moderate size dwelling for small to medium families. 4No 2 bedroom units, 18No 3 bedroom units and 2No 4 bedroom units.

3.3 Sixteen of the properties will be laid out in terraces of four units along the western boundary of the site, whilst there will be a crescent of eight properties to the east.

3.4 Each property will have its own private garden space and parking.

4.0 PROOF OF HOUSING NEED & HOW THE DEVELOPMENT MEETS THAT NEED

4.1 High Peak and Derbyshire Dales Joint Housing Needs Survey (2007)

4.1.1 The strategic housing unit covering the Peak Sub Region (Derbyshire Dales District Council and High Peak Borough Council areas) has issued '*A Joint Housing Strategy for 2005 to 2009'*. This Joint HNS was commissioned to address and inform both housing strategy and planning policies at the sub-regional and local authority scale.

4.1.2 The report provided the first assessment of housing needs covering the Peak Sub-Region as a whole. The survey provided information about housing needs at the sub-regional and local authority level and for urban and rural sub-areas. For planning and housing purposes, there is considerable value to be gained from disaggregating information on housing needs and indeed this is recommended good practice. Thus, while emphasis in the text is placed primarily on the sub-regional scale, key findings from the survey are available for ten sub-areas. Previous housing need surveys were carried out in 2001 separately by Derbyshire Dales District and High Peak Borough using rather different geographical subareas.

4.1.3 This Joint HNS report seeks to provide a good understanding of affordable housing needs in the Peak sub-region. It does this by systematically analysing an extensive range of information drawn from primary fieldwork and other secondary sources. It also seeks to advise on how affordable housing policy in the planning framework should respond to the scale of the housing need identified.

4.1.4 While emphasis is given to providing information of value to the constituent authorities at a sub-regional scale, there is a balance to be struck between strategic advice and the natural desire for detailed information about housing needs in every locality. We have sought to resolve this by providing in the text

information about some of the key findings for a number of identified sub-areas. These are based on parish groupings.

4.1.5 In line with published Guidance, the Joint HNS tests the impact of two different scenarios on the propensity of newly emerging households to afford access to the housing market in the future:

- **Unfavourable Scenario** with a rising P/E ratio based on recent trends since 1999 and characterised by incomes growing more slowly than house prices and an increasing affordability problem for newly arising households.

- **The Favourable Scenario** with a falling P/E ratio based on past trends in the housing market between 1990 and 1995 and characterised by rising incomes and falling real house prices and a decreasing affordability problem for newly arising households.

4.1.6 The recommendations of the Derbyshire County Council Regeneration Committee are that the unfavourable scenario is the most appropriate basis upon which to plan for future needs for affordable housing.

4.2 Clear and robust evidence of housing need?

4.2.1 With regard to the HNS the application site falls with identified urban sub-area 4 – North, with the principal settlements being Glossop and Hadfield.

4.2.2 A summary of the overall scale of need is set out in the following tables, with the sub-area applicable to the application site highlighted in each case.

Sub Areas	Annual need to reduce backlog	Newly arising need pa	Affordable supply pa *(iii)*	Overall shortfall (surplus) pa	%
1 Matlock	104	88	67	125	21.1%
2 Wirksworth	15	40	26	29	4.9%
3 Ashbourne	19	59	39	40	6.7%
4 North	86	274	151	209	35.4%
5 Central	47	51	63	35	5.9%
6 Buxton	20	105	86	39	6.6%
7 National Park (HP)	11	9	8	12	2.0%
8 National Park (DD)	90	62	90	63	10.7%
9 Outside NP (HP)	20	33	19	34	5.8%
10 Outside NPA (DD)	19	20	34	6	1.0%
Totals *(i)*	431	742 *(ii)*	582	591	100.0%

Summary of Housing Needs by sub-area 2006/7 – 2010/11

Sub Areas	Annual need to reduce backlog	Newly arising need	Affordable supply *(iii)*	Overall shortfall (surplus)	%
High Peak	172	463	319	317	**53.6%**
Derbyshire Dales	158	207	166	199	**33.7%**
Peak National Park	101	72	98	75	**12.7%**
Total	431	742	582	591	100.0%

Summary by Local Planning Authority area 2006/7 – 2010/11

BACKLOG AND NEWLY ARISING NEED 2006/7 – 2010/11 (Table 7.11 Unfavourable scenario)

Dwelling size	Area 1. Matlock	Area 2. Wirksworth	Area 3. Ashbourne	Area 4 Glossop	Area 5. Central	Area 6. Buxton	Area 7. NPA (High Peak)	Area 8. NPA (Derby'Dales)	Area 9. Outside NP (High Peak)	Area 10. Outside NP (Derb' Dales)	Peak Sub-Region
Bedsit	0	0	0	11	0	0	1	3	0	0	15
1	113	31	64	95	37	15	11	64	24	9	463
2	60	14	15	146	36	70	7	42	23	17	430
3	18	0	0	99	25	39	1	38	6	12	239
4	0	0	0	9	0	0	0	4	0	0	13
5+	0	10	0	0	0	0	0	3	0	1	13
Total	192	55	78	360	98	124	20	153	53	39	1,173

FORECAST PER ANNUM SUPPLY OF AFFORDABLE HOUSING 2006/7 – 2010/11 (based upon General Needs relets 2003/4-2005/6)

Bedsit	0	0	1	4	0	0	0	3	0	2	10
1	39	12	24	39	15	19	5	32	8	13	204
2	21	8	9	68	30	41	3	32	8	11	231
3	7	3	4	38	19	25	1	21	3	8	127
4	0	0	0	3	0	1	0	1	0	0	5
5+	0	3	0	0	0	0	0	1	0	0	4
Total	67	27	39	151	63	86	8	90	19	33	582

FORECAST PER ANNUM SHORTFALL IN AFFORDABLE HOUSING 2006/7 – 2010/11 (excluding Commitments)

Bedsit	0	0	-1	8	0	0	1	0	0	-2	6
1	74	19	40	56	23	-4	6	32	16	-4	259
2	39	6	5	77	6	29	5	10	15	6	198
3	11	-3	-4	61	6	15	0	17	3	5	112
4	0	0	0	6	0	-1	0	3	0	0	8
5+	0	7	0	0	0	0	0	2	0	1	9
Total	125	29	40	209	35	39	12	63	34	6	591

AFFORDABLE DWELLING SIZE MIX BY SUB-AREA

4.2.3 Summary of Need

4.2.4 Taking the figures from the Joint HNS in relation to the application site into consideration, there is an identified need for 209 affordable units in the Glossop sub-area for the period 2006/7 to 2010/11, of which 61 units are 3-bed.

4.3 Conflict with any other planning policies?

4.3.1 This Statement is submitted in conjunction with a Planning, Design & Access Statement, within which all matters relating to planning policy and guidance are considered, alongside the accompanying plans which together address all matters of design, access, layout and items specific to development control.

4.3.2 The application site falls outside of a recognised development boundary and should be considered under policies H9, H10 and H11 of the adopted High Peak Local Plan. The site is considered as a rural exception site making best use of previously developed land.

4.4 How the proposal meets the identified need

4.4.1 The application proposed contains 24 No. units in total, of a mix of 2, 3 and 4 bedroom unit houses.

4.4.2 It is submitted that the total number of units proposed will go towards meeting the identified shortfall of units within the specified period. It is further submitted that many of the households in need are newly forming households of young people living in the sub-area with their parents, wanting to remain in the area. Whilst their immediate need is for 2-bed accommodation, due to the demographic trends, these households are likely to expand as they have families and so the longer term need is for a 3-bed accommodation. The proposed provision therefore satisfies both existing and future need and allows families to remain in the area in the long term.

4.4.3 The future control of the units and proposed management through a registered social landlord (RSL) is to be determined through appropriate wording of a Section 106 Agreement, to be entered into by the applicant and identified RSL prior to the issuing of any planning permission. The draft Heads of Terms accompany this application.

4.5 Restriction on the occupancy of the houses

4.5.1 Tenure Type

4.5.2 It is recognised that there is a requirement for intermediate and social rented affordable housing. Accordingly a grant application will be made in the normal manner. If this is unsuccessful the houses will be restricted to below market value in perpetuity for local people, thus helping to address the local need for housing. The mechanism to restrict the value and occupancy of the units is set out in the accompanying draft Heads of Terms .

4.6 Price restriction

4.6.1 If a control mechanism designed to restrict resale prices based purely on open market value is acceptable to the Council, an independent valuation of a house must be obtained and the sale price will be arrived at by multiplying the valuation by the reduced percentage fixed in the S.106 Agreement.

4.6.2 If the house is for rent Housing Corporation maximum rents can be applied.

5.0 Conclusion

5.1 This statement has demonstrated that the scheme for affordable/low cost housing 24 No. units) meets a recognised housing need in the locality, on an appropriately located site and all mechanisms for occupation, price restriction

and management of units through an RSL can satisfactorily be controlled.