



# BRAMPTON PARISH

Affordable Housing  
for Sale Assessment  
(December 2020)

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## Section 1: Introduction and Purpose

This study provides an assessment of the latest available evidence for affordable housing for sale and other types of affordable housing in the parish of Brampton<sup>1</sup> within the district of North East Derbyshire.

Affordable housing is not merely cheaper housing but in planning terminology means those forms of housing tenure that fall within the definition of affordable housing set out in the current National Planning Policy Framework (NPPF); namely: social rent, affordable rent, affordable private rent and forms of affordable housing designed to offer affordable routes to homeownership.

The study will help to inform the emerging Brampton Parish Neighbourhood Plan concerning the opportunities to both identify the need for affordable housing for sale, and to see how the Neighbourhood Plan can best help address the issue in the parish.

It was prepared by *Andrew Towler Associates* on behalf of Brampton Parish Council utilising financial support through the Government's Locality Programme.

In preparing the study, we have used and interpreted the information provided in as careful and balanced way as we can to inform our analysis and findings. It must be recognised, however, that there are some areas of risk and uncertainty which could not be resolved within the study or at the level of detail this study contains. Where possible, these are identified in the study. In particular, it should be noted that it is a 'snapshot' in time and, while every effort has been made to use the latest available data at the time the study was undertaken, this may become superseded by more recent information.

The study is set out in various sections to present the information that has informed and shaped it.

Section 1: Sets out the introduction and purpose of the study.

Section 2: Describes the Context.

Section 3: Planning Policy Review.

Section 4: Approach.

Section 5: Study Findings.

Section 6: Conclusions.

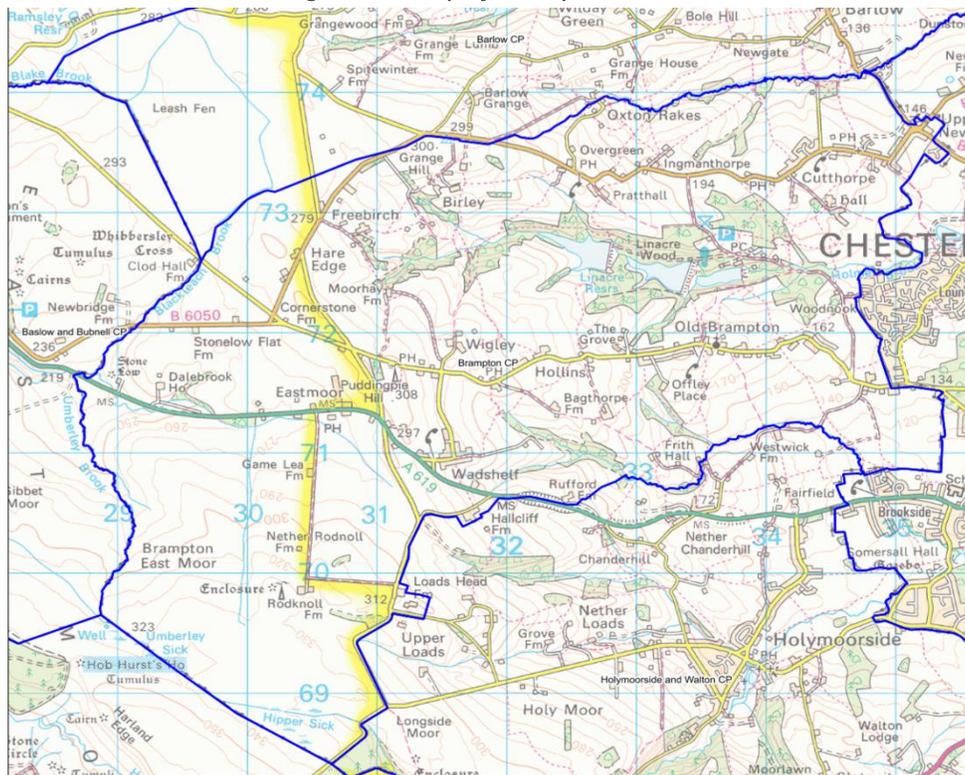
Section 7: Recommendations and Suggested Next Steps.

<sup>1</sup> The terms parish of Brampton, Brampton parish and parish are all used interchangeably. They all refer to the civil parish of Brampton unless indicated otherwise.

## Section 2: Context

Brampton Parish is a rural and historic parish situated within rolling, generally attractive countryside on the fringes of the Peak District National Park and the northern edge of the county of Derbyshire. It is approximately 2 miles to the east of Chesterfield Town Centre and 13 miles from Sheffield City Centre which is roughly to its north east. A map of the parish is shown below at Figure 1.

*Figure 1 – Map of Brampton Parish*



It lies in the north of North East Derbyshire district, sharing a border with the parish of Holymoorside and Walton to its south; Beeley parish to its south west; Baslow and Bubnell parish to its west; and Chesterfield to its east. The western boundary of the parish makes up North East Derbyshire district's boundary with Derbyshire Dales District Council and the eastern boundary of North East Derbyshire District Council with Chesterfield Borough Council. The western edge of the parish lies within the Peak District National Park.

It comprises the villages of Cutthorpe, Old Brampton, Wadshelf, Eastmoor and Wigley, in which its services and facilities are concentrated, together with some much smaller outlying hamlets and scattered buildings.

Brampton has a long and proud history. The Domesday Book contains a reference to the district of Brantune (Brampton). The survey describes three manors in Brampton: two of which belonged to Ascut Muscard and the third to Walter Deincourt. Wadscel (Wadshelf) took its name from Wade, the Saxon owner in the reign of Edward the Confessor. Cutthorpe is not mentioned in the Domesday Book, but according to Derbyshire Place Names Vol.2, the derivation of the name Cutthorpe is 'Cutt's outlying farm' as a Roger Cutts is recorded as living in the area in 1361 and a William Cutts in 1429.

According to the 2011 Census, Brampton had an estimated population of 1,201 residents living in 511 households dispersed across 2,104 hectares, equating to a population density of 0.6 persons per hectare. This compares with 3.6 for the (North East Derbyshire) district, 2.9 for the (East Midlands) region and 4.1 for England as a whole. Since 2001 the number of residents living in the parish is estimated to have increased by around 3.9% (43 people).

At the time of the 2011 Census, around 13% of residents were aged under 16, which was below the district (16%), region (18%) and England (19%) rates. Around 58% of residents were aged between 16 and 64, which was lower than the district (62%), region (64%) and England (65%) rates. Older people (aged 65+) represented 29% of total residents which was above district (21%), region (17%) and England (16%) rates. The median age was 52, a figure which is much higher when compared with 45 for the district and 40 for the region and 39 for England.

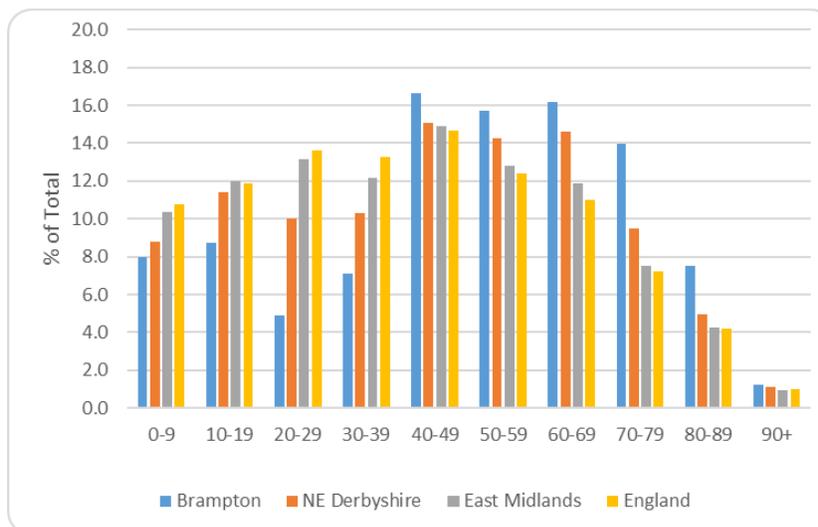
**Table 1: Usual Residents by Age Band, 2011**

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
Aged 0-4	38	3.2	4.8	6.0	6.3
Aged 5-15	118	9.8	11.6	12.5	12.6
Aged 16-64	695	58.0	62.0	64.0	64.8
Aged 65+	350	29.1	21.1	17.1	16.3
All Usual Residents	1201	100.0	100.0	100.0	100.0
Median age	52		45	40	39

*NB: Due to rounding % totals may not agree. Source: Census 2011, KS102*

A more detailed breakdown of age bands reveals that at the time of the 2011 Census Brampton had a higher proportion of older residents, particularly amongst those aged 70-79 and 60-69.

Figure 2: Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is evidence of an ageing population with the proportion of residents aged 65 and over increasing from 26% of the total population in 2001 to 29% in 2011. The Census shows the number of residents aged 65+ rose by 17% (51 people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections<sup>2</sup> suggest that NE Derbyshire's 65 plus age group is forecast to grow by around 40% between 2014 and 2034 and will represent 32% of the total population.

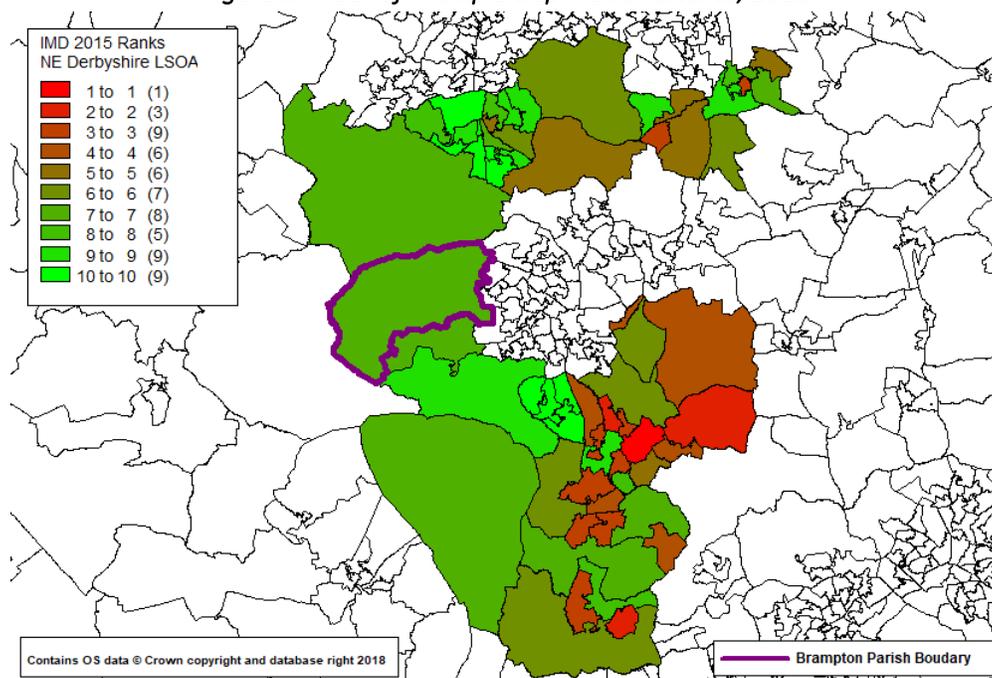
## Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Brampton Parish is situated within one LSOA (E01019771). However, it should be noted that the LSOA boundary also includes parts of Holymoorside. The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows the parish displays relatively low levels of deprivation ranking in the 7<sup>th</sup> decile.

Figure 3 illustrates the varying levels of deprivation in the parish according to the 2015 Index of Multiple Deprivation deciles.

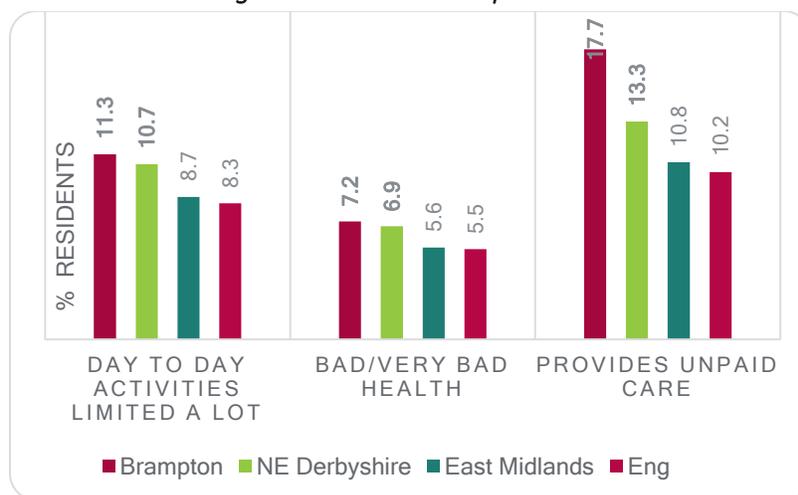
<sup>2</sup> Subnational Population Projections for Local Authorities in England: 2014 based  
Brampton Parish Affordable Housing for Sale Assessment December 2020

Figure 3: Index of Multiple Deprivation Deciles, 2015



The 2011 Census highlights that ill health and disability is an issue for some residents in the parish. Figure 4 below shows that at 7.2% the proportion of residents reporting to be in bad or very bad health was above the district (6.9%), region (5.6%) and England (5.5%) rates. Brompton residents are more likely to have their day to day activities limited due to ill health. They are also more likely to be caring for others with 17.7% of residents providing unpaid care which was higher than the district (13.3%), region (10.8%) and England (10.2%) rates. Of the 212 residents providing unpaid care more than 12% were providing this service for more than 50 hours per week.

Figure 4: Health and Unpaid Care



Source: Census 2011

## Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 65% Brampton's economic activity rate was lower than the district (73%), region (69%) and England (70%) rates. At the time of the Census, the parish had a higher than average representation of people in self-employment and a low level of unemployed residents. There was also a much higher propensity of residents who were economically inactive due to retirement, which may explain the relatively low levels of economic inactivity.

*Table 2: Economic Activity and Inactivity, 2011*

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	867	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>562</b>	<b>64.8</b>	<b>73.5</b>	<b>69.3</b>	<b>69.9</b>
Employee, Part-time	129	14.9	13.9	14.4	13.7
Employee, Full-time	242	27.9	44.6	38.8	38.6
Self Employed	161	18.6	8.9	8.7	9.8
Unemployed	20	2.3	3.6	4.2	4.4
Full-time Student (econ active)	10	1.2	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>305</b>	<b>35.2</b>	<b>26.5</b>	<b>30.7</b>	<b>30.1</b>
Retired	192	22.1	14.7	15.0	13.7
Student (including Full-Time Students)	35	4.0	3.9	5.8	5.8
Looking After Home or Family	30	3.5	3.5	4.0	4.4
Long-Term Sick or Disabled	35	4.0	2.8	4.1	4.0
Other	13	1.5	1.5	1.9	2.2

*NB: Due to rounding % totals may not agree*

*Source: Census 2011, QS601E*

## Household Size

At the time of the 2011 Census, the average household size was 2.3 people, which was in line with the district and region rate but slightly lower than the 2.4 England average. The average number of rooms per household stood at 6.5 which was above the district (5.6), region (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.1 which was higher than the district and region (both 2.8) and England (2.7) rates.

## Section 3: Planning Policy Review

### National Planning Policy Context

The National Planning Policy Framework (2019)<sup>3</sup> sets out the Government's planning policies for England and how these are expected to be applied. It contains several provisions and statements that are relevant to the study. These are summarised below.

It confirms the Government's commitment to homeownership, whilst recognising the important role of social, affordable, and private rent tenures for those not currently seeking homeownership.

The 2019 update of the National Planning Policy Framework ('NPPF') broadened the definition of affordable housing contained in the previous NPPF from social and intermediate housing to include a range of low-cost housing opportunities for those wishing to own a home, including starter homes.

Annex 2 of the NPPF defines affordable housing in the following terms:

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

- *Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*
- *Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*
- *Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>  
Brampton Parish Affordable Housing for Sale Assessment December 2020

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

Paragraph 62 of the NPPF says *‘where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met onsite unless off-site provision or a financial contribution can be robustly justified; or an alternative approach contributes to the objective of creating mixed and balanced communities’.*

In paragraph 64 of the NPPF, the Government places a recommendation that *‘where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership’.* This recommendation is set out in more detail in the Government’s Planning Practice Guidance *‘Planning Obligations’*, which confirms that major residential development is defined as *‘development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more’*<sup>4</sup>.

Paragraph 77 of the NPPF supports opportunities to bring forward Rural Exception Sites that will provide affordable housing to meet identified local needs. Stating that Rural Exception Sites are *‘small sites used for affordable housing in perpetuity where sites would not normally be used for housing’.*

The NPPF defines self-build housing as *‘housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Selfbuild and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act’.*

Neighbourhood Plan policies are required to have regard for national planning policies.

It should be noted that at the time this study was being drafted the Government was consulting on various changes to the planning system. Two of which are of particular relevance to the study.

The first was a *‘Consultation on changes to planning policy and regulations’*<sup>5</sup>. This included proposals:

<sup>4</sup> <https://www.gov.uk/guidance/planning-obligations>, Paragraph: 023 Reference ID: 23b-023-20190901)

<sup>5</sup> <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>  
Brampton Parish Affordable Housing for Sale Assessment December 2020

- Additional support for securing of First Homes.<sup>6</sup> This includes *‘that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes’*. Additionally, the proposed introduction of a First Homes exception sites policy, which will replace the existing entry-level exception sites policy as contained in paragraph 77 of the NPPF, and will require all affordable housing delivered through an exception sites policy to be First Homes.
- Temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units *‘to support SME builders as the economy recovers from the impact of Covid-19’*.
- It should be noted that these proposals are draft at the present time but if implemented, which is considered likely, will have implications for the assessment.

The second was a ‘radical’ reform of the planning system as set out in the Planning White Paper *‘Planning for the Future’*<sup>7</sup>. This covered all aspects of the planning system including local and neighbourhood plans, development management, developer contributions and the provision of affordable housing.

The outcomes of these consultations will more than likely have significant implications for the planning system nationally and locally, though it is difficult to determine their impact at this early stage into the consultation processes.

## Local Planning Policy Context

Legislation requires that Neighbourhood Plans must be in general conformity with adopted strategic local policies.<sup>8</sup> It is important, therefore, that the study has regard to the relevant local planning policy documents.

In the context of Brampton, this is complicated in that the assessment must have regard to two<sup>9</sup> sets of approved strategic planning policies for affordable housing purposes:

- Firstly, those prepared by North East Derbyshire District Council (‘NEDDC’) which cover the whole of the parish except for its western edge that lies with the Peak District National Park; and
- Secondly, those prepared by the Peak District National Park Authority (‘PDNPA’), which covers the western edge of the parish in the Peak District National Park.

Figure 5 below shows the boundary (edged in yellow) between that part of the parish that comes under the auspices of the PDNPA for most planning purposes and that part which comes under NEDDC.

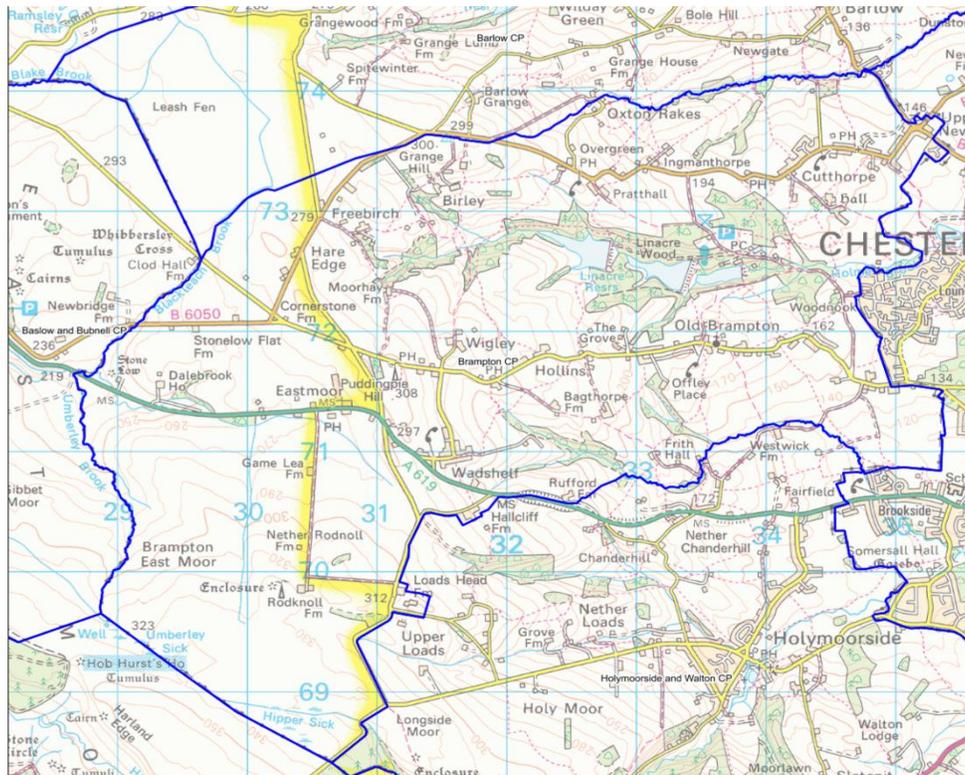
<sup>6</sup>First Homes are new built flats and houses built on development for first-time buyers with a 30% discount of at least 30% against the market value.

<sup>7</sup> <https://www.gov.uk/government/consultations/planning-for-the-future>

<sup>8</sup> However, this does not affect the potential for the evidence base underpinning the emerging local plan to inform or form part of the evidence base for the Neighbourhood Plan.

<sup>9</sup> It should be noted that the saved policies of the Derby and Derbyshire Minerals Local Plan (adopted 2000 and amended in 2002) and saved policies of the Derby and Derbyshire Waste Local Plan (adopted 2005) also apply in the Parish but as the assessment does cover minerals or waste issue are not relevant to it.

Figure 5 – boundary (edged in yellow) between North East Derbyshire District Council (the right) and Peak District National Park Authority (the left)



## North East Derbyshire District local planning policies

These comprise the saved policies of the adopted North East Derbyshire Local Plan 2001 to 2011 (adopted in November 2005) and other approved Supplementary Planning Documents ('SPDs') and other guidance which set out the detailed planning policies for the district.

These have been reviewed and the policies and provisions of most importance to the study are summarised below:

### Saved policies from the North East Derbyshire Local Plan 2001 to 2011 (adopted in November 2005)<sup>10</sup>

This:

- *'Identifies specific sites for housing, employment and retail development up to 2011.*
- *Identifies sites and areas for other land uses, including recreation, allotments, urban green spaces, community facilities, wildlife sites, cycle routes and trails.*
- *Defines the limits of settlements within which development will generally be permitted.*
- *Sets out policies to control and influence the location and form of development within the District'.*

<sup>10</sup> More information about this saving direction can be found at <https://www.ne-derbyshire.gov.uk/planning-and-local-plan/planning-policy-and-local-plan/local-plan-2001-2011>

In 2008, the Secretary of State made a direction to save specific policies contained in the North East Derbyshire Local Plan 2001 to 2011 beyond the period which they were originally intended to expire. The key saved policies are summarised below:

#### **Policy H7 Affordable Housing in Settlements With a Population of 3000 or Fewer**

This requires that determining applications for residential development within the defined Settlement Development Limits, where there is an identified need, NEDDC will seek to negotiate the provision of affordable housing on suitable sites of 0.1 hectare and above, subject to certain specified criteria. It also identifies Cutthorpe, Wadshelf and Old Brampton as settlements which have defined settlement development limits and to which this policy will, therefore, apply.

#### **Policy H8 Affordable Housing: Alternative Provision**

Identifies that where it is not considered appropriate to provide on-site affordable housing, NEDDC will seek to negotiate a financial or other contribution towards the provision of affordable housing on suitable sites elsewhere in the District.

#### **Policy H9 Affordable Housing: Exception Sites in Rural Areas**

States that as an exception to normal planning policies applying throughout the area, NEDDC will grant planning permission for affordable housing on rural sites that would not normally be released for development in special circumstances.

#### **Affordable Housing Supplementary Planning Document (adopted in January 2008)<sup>11</sup>**

The document provides more detailed guidance on the implementation of policies on affordable housing contained in the North East Derbyshire Local Plan (2005), including the ones highlighted above.

#### **Emerging North East Derbyshire Local Plan<sup>12</sup>**

The new North East Derbyshire Local Plan (2014 – 2034) is at an advanced stage of development. The North East Derbyshire Local Plan 2014 – 2034 (Publication Draft) was submitted to the Secretary of State in May 2018 for independent examination. Once adopted this will replace the saved policies of the adopted North East Derbyshire Local Plan (2001 – 2011). This draft Plan sets out:

- *‘a description of the area and the issues that North East Derbyshire faces;*
- *what kind of place North East Derbyshire might be by 2034; and*

<sup>11</sup> <https://www.ne-derbyshire.gov.uk/component/edocman/affordable-housing-report>

<sup>12</sup> More information about the emerging North Derbyshire Local Plan and its progress can be found at <https://www.ne-derbyshire.gov.uk/planning-and-local-plan/planning-policy-and-local-plan/local-plan-2014-2034>  
Brampton Parish Affordable Housing for Sale Assessment December 2020

- *the Council's draft policies and proposals to plan and manage growth and development to deal with the issues facing the district, and to achieve the Plans vision for North East Derbyshire'.*

National Planning Policy Guidance advises that a Neighbourhood Plan is not tested against the policies in an emerging Local Plan, but that the reasoning and evidence informing the local plan process may be relevant to the consideration of the basic conditions against which a Neighbourhood Plan is tested. The emerging policies and evidence supporting the emerging North East Derbyshire Local Plan (2011 – 2034) have where relevant, been used to inform the study.

The emerging North East Derbyshire Local Plan (Publication Draft) contains several provisions that are of relevance to the study. In particular:

#### **Policy SS2 : Spatial Strategy and the Distribution of Development**

States that the Local Plan will make provision for the delivery of a minimum of 6,600 dwellings over the period 2014 - 2034. The majority (over 50%) of new housing development will be focused on the four towns of Clay Cross, Dronfield, Eckington and Killamarsh and on the Avenue and former Biwaters Strategic Sites. The remaining housing development will be focused on the district's other most sustainable settlements, defined as Level 2 settlements. None of the settlements in Brampton parish is defined as a Level 2 settlement.

#### **Policy SS7: Development on Unallocated Land within Settlements with defined Settlement Development Limits**

Identifies development proposals on sites within Settlement Development Limits (which includes Cutthorpe, Wadshelf and Old Brampton in Brampton parish) that are not allocated in the Local Plan or in a Neighbourhood Plan, but will be permitted where they meet specified criteria.

#### **Policy SS8: Development in Small Villages & Hamlets**

States that within very small villages and hamlets (defined under level 4 in the Settlement Hierarchy, which in the case of Brampton parish includes all other small villages and settlements other than Cutthorpe, Wadshelf and Old Brampton) development will be restricted to limited infill development allocated by an adopted Neighbourhood Plan.

#### **Policy SS10: North East Derbyshire Green Belt**

States that within the North East Derbyshire Green Belt as shown on the Policies Map, inappropriate development will not be approved except in very special circumstances and where the potential harm to the Green Belt is clearly outweighed by other material planning considerations. Further to the above, it states that construction of new buildings will be regarded as inappropriate development and will not be permitted bar in a few exceptions which include *'Limited affordable housing for local community needs in accordance with Policy LC3'*

### Policy LC2: Affordable Housing

Requires that all new housing proposals of more than 10 dwellings within the high value areas (which includes Brampton parish), will be required to provide at least 30% affordable housing.

Additionally,

That an agreed mix of affordable housing tenures will be determined through local evidence of housing need at the time of granting planning permission; and

The provision of affordable housing may be varied in special specified circumstances, for example, where it can be demonstrated that it is not possible or appropriate to build affordable housing on-site, in which case the development will provide a financial contribution towards the future provision of affordable housing of 'broadly equivalent value' to that which would have been provided on-site.

### Policy LC3: Exception Sites for Affordable Housing

States that:

*'1. Development proposals for affordable housing which would be contrary to Policy SS9 (Development in the Countryside), and for limited affordable housing within the Green Belt will be permitted where:*

*a. They would provide affordable housing which would meet a proven need which is supported by an up to date local housing needs survey; and*

*b. It can be demonstrated that there are no suitable alternative development locations within the Settlement Development Limit; and*

*c. They are of a size, type, tenure, occupancy and cost suitable to meet identified local needs; and*

*d. They have a close association with the built up part of settlements within level 1 to 3 or neighbouring authority areas; and are in keeping with the form, size and character of the settlement, and local landscape setting; and*

*e. It can be demonstrated that the properties will be allocated to those who are in local housing need, and will remain affordable in perpetuity\*; *and**

*2. A subsidiary element of market housing of less than 50% of the total number of dwellings on the development scheme may be permitted on sites outside of the Green Belt, where it can be demonstrated that:*

*f. The market housing element is limited in proportion to that which is essential to enable the delivery of a viable affordable housing scheme to meet local needs, as demonstrated through a viability assessment; and*

*g. Proposals are of a size, type, tenure, occupancy and cost suitable to meet identified local needs and (where applicable) be designed to ensure the integration of affordable and market housing such that they differ only in terms of tenure, i.e. not design, type or size.*

Adding that this applies to all types of affordable housing, unless specifically exempted by the National Planning Policy Framework'.

**Policy LC4: Type and Mix of Housing**

Requires, amongst other things, that development proposals for new housing should seek to ensure an appropriate mix of dwelling types, and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability and market considerations.

**Peak District National Park local planning policies**

The rural western fringe of the parish lies within the Peak District and comes under the PDNPA. The National Park's planning policies are made up of several plans and associated documents and guidance. Of particular relevance to the study are:

**Peak District National Park Core Strategy Development Plan document (Core Strategy) – Adopted October 2011<sup>13</sup>**

This sets out the vision, objectives and spatial strategy for the National Park, and core policies to guide development and change in it to 2026.

**GSP1: Securing national park purposes and sustainable development**

This requires that all development shall be consistent with the National Park's legal purposes and duty. Adding that in securing national park purposes, major development should not take place within the Peak District National Park other than in exceptional circumstances.

**DS1: Development strategy**

This sets out principles which must be followed to promote a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park. In clause D, it states *'in Bakewell and the following named settlements there is additional scope to maintain and improve the sustainability and vitality of communities across the National Park. In or on the edge of these settlements new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises'*. None of the named settlements are in Brampton Parish.

**HC1: New housing**

This states that provision will not be made for housing solely to meet open market demand. Exceptionally, new housing (whether newly built or from the re-use of an existing building) can be accepted where, amongst other things, it addresses eligible local needs and for homes that remain affordable with occupation restricted to local people in perpetuity.

<sup>13</sup> <https://www.peakdistrict.gov.uk/planning/policies-and-guides>

## Peak District National Park Development Management Policies (DMP) document (adopted May 2019)<sup>14</sup>

This builds on the strategic principles set out in the Core Strategy Development Plan document (Core Strategy), adopted in October 2011, and contains a written statement of policies for the positive management and control of development and the use of land.

### DMH1 New affordable housing

States that affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements (none of which are in Brampton parish), either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided they meet specified criteria, including that: (i) there is a proven need for the dwelling(s) and (ii) any new build housing is within size thresholds.

### Brampton Parish Neighbourhood Plan

The parish of Brampton is a designated Neighbourhood Plan Area. The Brampton Parish Neighbourhood Plan is in preparation; however, a formal draft plan has not yet been published. This is anticipated in 2021. However, the reasoning and evidence (including from the detailed consultation undertaken to date and indicative drafts of the Plan) informing the development of the Neighbourhood Plan have been used to shape and guide the assessment.

Please note this is not an exhaustive list of relevant policies and plans but seeks to highlight those considered most relevant to the assessment.

## Section 4: Approach

The approach undertaken was to consider a range of local factors in the context of the NPPF and the North East Derbyshire and Peak District National Park local plans. This included:

- Assessment of local demographic and other data relating to existing property types and tenures (taken from the 2011 Census) and house prices in Brampton (Land Registry figures).
- Analysis of a housing needs study undertaken across North Derbyshire and Bassetlaw in 2019 commissioned by Bassetlaw, Bolsover, Chesterfield and North East Derbyshire district councils.
- Discussions with Brampton Parish Council and the Steering Group leading the preparation of Brampton Parish Neighbourhood Plan.
- Desktop review of approved and emerging national and local planning and planning policies.
- Review of findings from local community consultation.

<sup>14</sup> <https://www.peakdistrict.gov.uk/planning/policies-and-guides>  
Brampton Parish Affordable Housing for Sale Assessment December 2020

- Discussions with NEDDC, PDNPA, community and other stakeholders.
- Preparation of this study, revised with Brampton Parish Council to reflect feedback.

Brampton Parish Council would like to understand the need, now and in the future, of the community for housing of varying tenures, as well as the relative affordability of those tenures.

This evidence will assist the Parish Council to establish this need, both in the broader sense of market housing attainable for first-time buyers, as well as affordable housing for those who may be currently priced out of the market.

The Parish Council is seeking to determine what size and type of housing would be best suited to the local community. The aim of this is to provide the Neighbourhood Plan with robust evidence on the scale, types and sizes of affordable dwellings for sale needed by the local community. This will ensure future affordable and wider housing development reflects and responds to what residents need.

## Section 5: Study Findings

### Existing Property Type and Tenures – 2011 Census

Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.

This section will examine the tenure of dwellings in the current stock and recent supply. Then, looking at affordability, we will assess whether a continuation of these trends would meet future needs. We will also investigate whether there are misalignments between the supply of different tenures of housing and local need. Such misalignments can justify policies that guide new developments to prioritise certain tenures, to bring supply and demand into better alignment.

#### Tenure

Home ownership is high with around 80% of households owning their homes outright or with a mortgage or loan. This is somewhat higher than the district (71%), region (67%) and England (63%) rates. Over half (51%) of homeowners own their homes outright.

Some 9% of households live in private rented accommodation which is higher than the district (7%) but lower than the region (15%) and England (17%) averages. Just 10% of households live in social rented accommodation which is somewhat lower than the district (20%), region (16%) and England (18%) rates.

**Table 3: Tenure, 2011**

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All occupied Households	511	100.0	100.0	100.0	100.0
Owned; Owned Outright	260	50.9	38.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	150	29.4	32.6	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	1	0.2	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	44	8.6	18.1	10.1	9.4
Social Rented; Other	5	1.0	2.2	5.7	8.3
Private Rented; Private Landlord or Letting Agency	37	7.2	6.5	13.6	15.4
Private Rented; Other	7	1.4	0.9	1.3	1.4
Living Rent Free	7	1.4	0.9	1.3	1.3

NB: Due to rounding % totals may not agree

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that at 64% detached dwellings represent the largest share of household spaces which is significantly above district (36%), region (32%) and England (22%) averages. There is an under-representation of semi-detached, flats and apartment homes when compared to the district, region and England shares.

**Table 4: Accommodation Type, 2011**

	Brampton		NE Derbyshire	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	531	100.0	100.0	100.0	100.0
Detached	340	64.0	36.4	32.2	22.3
Semi-Detached	122	23.0	43.5	35.1	30.7
Terraced	50	9.4	13.4	20.6	24.5
Flat, Maisonette or Apartment	19	3.6	6.2	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.5	0.4	0.4

NB: Due to rounding % totals may not agree

### Number of Bedrooms and Occupancy Rates

There is a higher than average proportion of homes with four or more bedrooms. At the time of the 2011 Census, 32% of occupied households had four or more bedrooms a rate which is significantly higher than the district (18%), region (20%) and England (19%) rates. There is a low representation of housing

for single people with 5% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England.

*Table 5: Households by number of bedrooms, 2011*

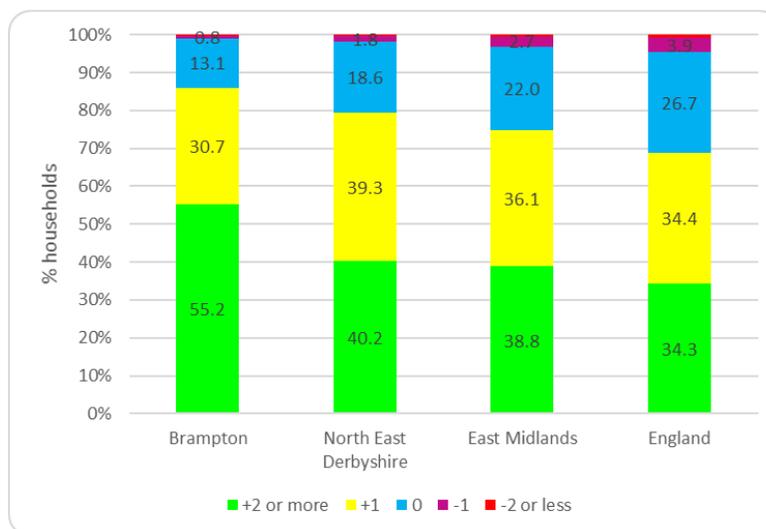
Bedrooms	Brampton		NE Derbyshire	East Midlands	England
All occupied Household Spaces	511	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	25	4.9	5.6	8.1	11.8
2 Bedrooms	110	21.5	28.6	26.5	27.9
3 Bedrooms	211	41.3	47.7	45.4	41.2
4 Bedrooms	119	23.3	14.6	15.4	14.4
5 or More Bedrooms	46	9.0	3.3	4.4	4.6

NB: Due to rounding % totals may not agree

Source: Census 2011, LC4405EW

There is evidence of under-occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that 55% of all occupied households have two or more spare bedrooms and over 31% have one spare bedroom. Under occupancy is higher than the district, regional and England rates.

*Figure 6: Bedroom Occupancy Rates, All Households, 2011*



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 47% of households with 4 or more bedrooms occupied by just one or two people. This is higher than the district (32%), region (40%) and England (41%) rates.

*Table 6: Household with 4 or more bedrooms by household size, 2011*

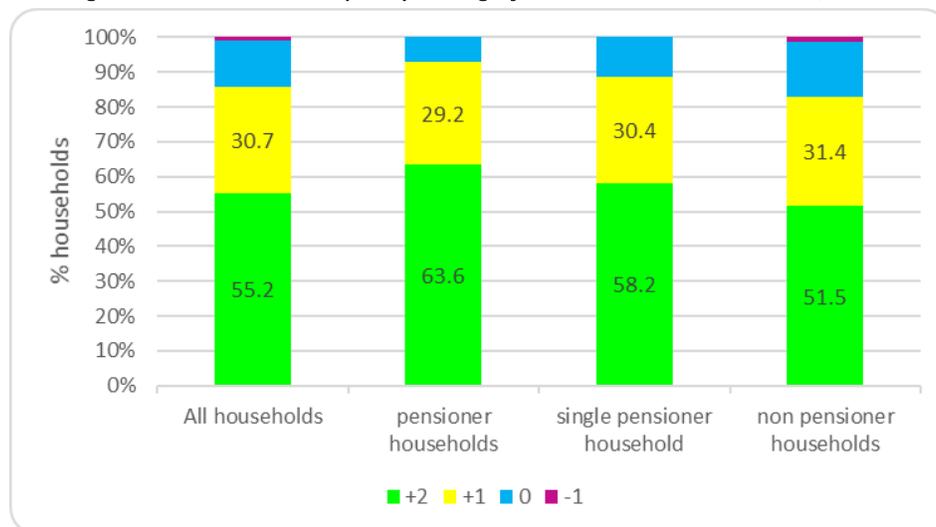
	Brampton		NE Derbyshire	East Midlands	England
HHs with 4 or more bedrooms	165	100.0	100.0	100.0	100.0
1 person in household	22	13.3	10.3	10.4	10.6
2 people in household	64	38.8	34.5	32.3	30.3
3 people in household	35	21.2	19.6	18.8	18.3
4 or more people in household	44	26.7	35.5	38.5	40.8

NB: Due to rounding % totals may not agree

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 55% of pensioner households have at least two more bedrooms than is technically required by the household and is higher than the 51% non-pensioner household rate.

*Figure 7: Bedroom Occupancy rating of Older Person Households, 2011*



Source: Census 2011, LC4105EW

There is little evidence of overcrowding in the parish with just 1% of households having at least one bedroom too few than is technically required.

## Demographic Drivers

Data from Derbyshire County Council<sup>15</sup> indicates that by mid-2043 the population of North East Derbyshire district is forecast to grow to 110,583 from 101,125 (2018). This is an increase of 9.3%, one of the highest population increases of the districts in Derbyshire.

<sup>15</sup> <https://observatory.derbyshire.gov.uk/population-projections/>  
Brampton Parish Affordable Housing for Sale Assessment December 2020

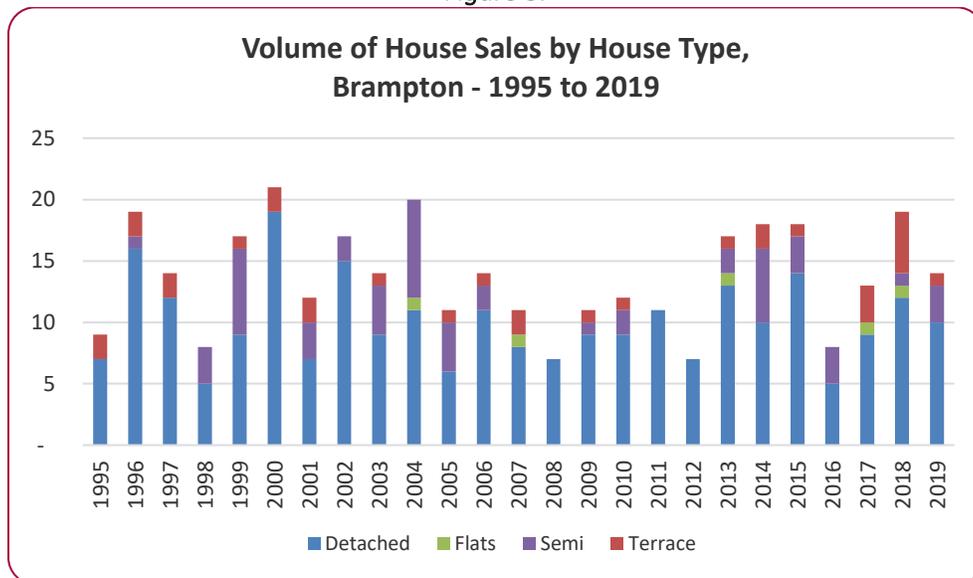
Closer examination of these figures however, shows that significant differences are expected between age cohorts. In particular, it indicates that the number of older people will grow significantly in the future. A recent study<sup>16</sup> prepared in support of the North East Derbyshire Local Plan forecasts that the number of people aged 65 and over in the district is expected to increase by 41% over the 21-years from 2014. This also reflects a national and regional trend.

Please note that reliable and accurate population projections cannot be provided at the parish level.

### Housing Market House prices in Brampton (Land Registry Data)

Land Registry price paid data shows around 342 residential property sales were recorded in the parish between 1995 and 2019. Detached dwellings accounted for the largest share of residential sales, representing 73% of total sales; 16% were semi-detached, 9% terraced and 2% flats and apartments. It should be noted that not all sales are captured by the Land Registry, for example, properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

*Figure 8:*

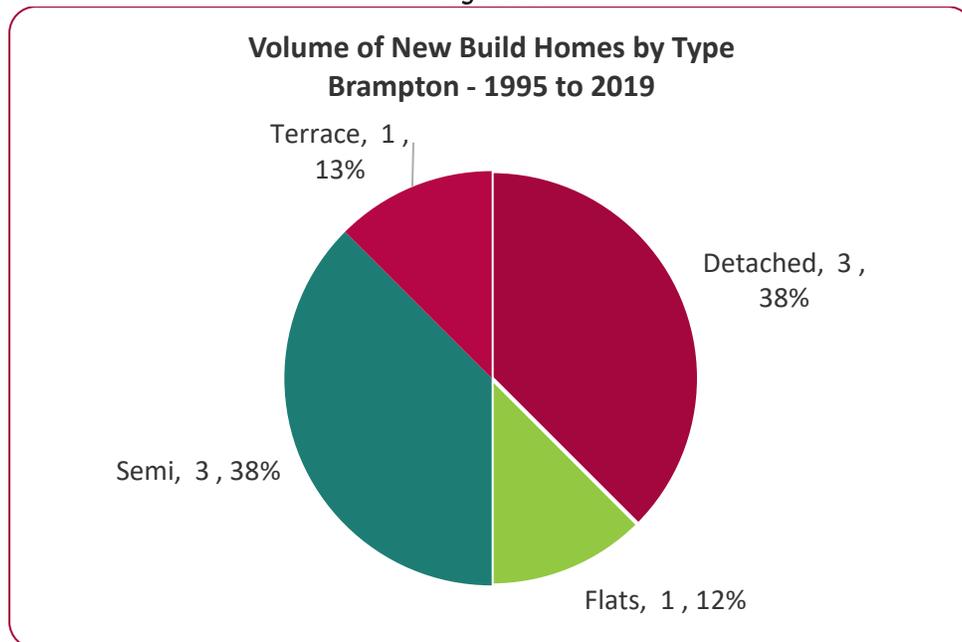


Data produced by Land Registry © Crown copyright 2020 (data available at 7.6.20)

There is evidence of a small number of new build housing in the local area with 8 new build residential sales recorded between 1995 and 2019, representing just 2% of total recorded sales, as Figure 9 shows.

<sup>16</sup> file:///C:/Users/andre/Downloads/EB-HOU4%20North%20Derbyshire%20&%20Bassetlaw%20SHMA-OAN%20Update.pdf  
Brampton Parish Affordable Housing for Sale Assessment December 2020

Figure 9:



Data produced by Land Registry © Crown copyright 2020 (data available at 7.6.20)

Of these 8, detached and semi-detached housing both represented 38% of new build sales; terraced 12% and flats/apartments 12%. It should be noted that not all new builds will be captured in the Land Registry price paid data, e.g. some conversions and social housing units will be excluded. In 2018, new build dwellings were estimated to be significantly less affordable than existing dwellings.

### Affordability of Housing

The latest housing affordability data for England and Wales shows that, on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in England and Wales in 2018. This affordability ratio<sup>17</sup> has increased by 0.8% since 2017, but this change is not statistically significant. However, median house prices increased faster than median gross annual full-time earnings (the price paid for properties rose by 3.3% while earnings rose 2.6%).

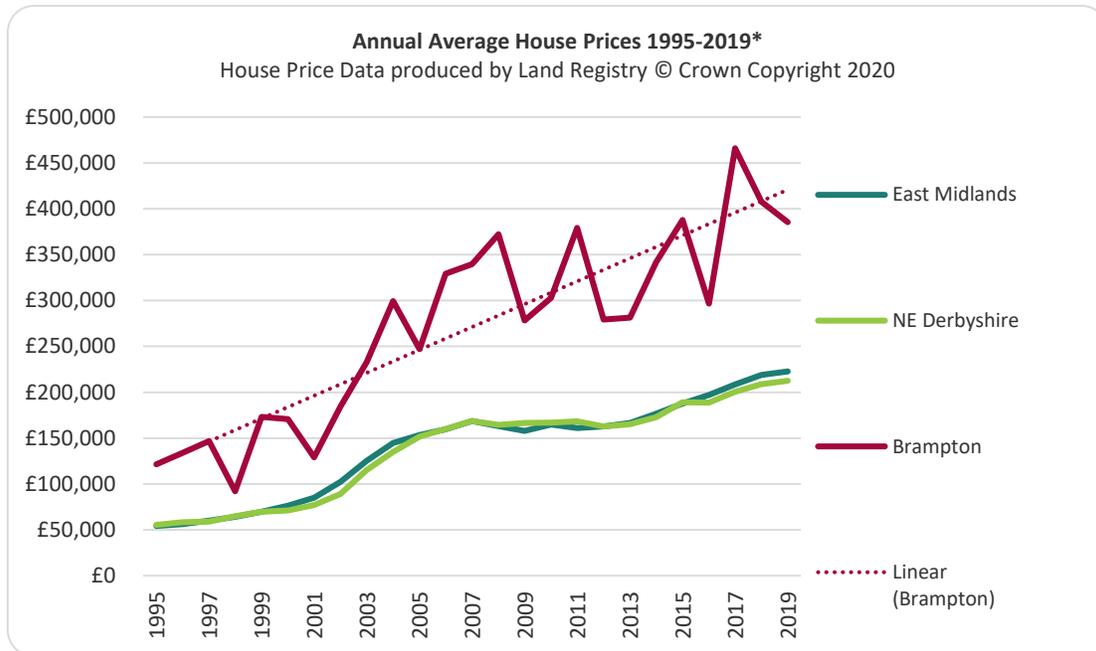
Workplace-based earnings are not available at the parish level, but the evidence suggests that as the average 2019 house price in Brampton continues to be well above district, region and national rates it is presumed the affordability gap continues to be wide.

The following chart (figure 10) indicates the linear house price trajectory in Brampton when compared with the district, region and England and Wales averages. This indicates that the average house price in

<sup>17</sup> Median housing affordability ratio refers to the ratio of median price paid for residential property to the median workplace-based gross annual earnings for full-time workers. Housing affordability in England and Wales: 2018  
Brampton Parish Affordable Housing for Sale Assessment December 2020

Brampton has been consistently much higher than the district, region and England norms. During 2019 the average house price in Brampton was £385,319. This is nearly double the district average of £212,524 and above the region (£226,698) and England and Wales (£299,985) averages. It should be noted that due to the relatively small number of sales at the parish level, the chart indicates the linear house price trajectory in Brampton when compared with the district, region and England and Wales averages.

Figure 10:



\*NB Due to the relatively small number of sales at parish level it is not possible to produce robust median rates and comparisons with larger areas should be treated with some caution

The study has also considered relative affordability of a new home by examining the relationship between lower quartile (or entry level) house prices and incomes. This is a commonly used, albeit fairly crude measure of affordability, especially for people wishing to take their first step onto the property ladder. The latest available ONS House Price Statistics for Small Areas reveals that the cost of an entry-level<sup>18</sup> property on average across England and Wales has increased by almost 20% in the ten years to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data<sup>19</sup> also shows that home-ownership prospects vary across England and Wales.

<sup>18</sup> The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value halfway between the bottom and the middle.

<sup>19</sup> Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from small area model-based income estimates.

In Brampton Parish area<sup>20</sup> a low to mid-priced property costs on average £164,950 which is above the national average. Assuming a 15% deposit<sup>21</sup>, those entering the property market in the area would require a household income of £31,157 (£26,444 E&W average) and savings of £27,542 which is a challenge for many households.

Prospective buyers of an entry level property in Brampton in 2019 would require an estimated £2,000 for legal and moving costs, £799 stamp duty and £24,573 for a 15% deposit, coming to £27,542 in total.

For many people, including many first times buyers, the income and savings required to buy a low to mid-priced property would be beyond their means; not only for those on lower quartile household incomes but also many of those on median incomes.

It should be noted that the house price data used to create the affordability ratio estimates are based on the price paid for residential property only, so are not fully comprehensive for all housing, as they only include those that have transacted.

## Housing Market Context North East Derbyshire (SHMA)

The key document for examining affordable housing needs is the North Derbyshire and Bassetlaw Strategic Housing Market Assessment – OAN Update 2019<sup>22</sup>.

Commissioned jointly by Bassetlaw District Council, Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council its purpose was to inform the development of the local plans and housing strategies across the four districts which collectively make up the North Derbyshire and Bassetlaw Housing Market Area ('HMA').

Building on the earlier Derbyshire & Bassetlaw Strategic Housing Market Assessment (November 2013), it draws upon a range of data including population and demographic projections, market signals, national and local policy context and findings from community consultation.

The Strategic Housing Market Assessment ('SHMA') focuses on the overall need for homes. However, it also considers and updates evidence relating to the need for affordable housing including affordable housing for sale, as well as other housing types.

<sup>20</sup> Parish area is based on best fit to MSOA E02002329

<sup>21</sup> Data from the Council of Mortgage Lenders suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

<sup>22</sup> <https://www.ne-derbyshire.gov.uk/documents/local-plan-examination-library/03-supporting-documents-evidence-base/housing/eb-hou4-north-derbyshire-bassetlaw-shma-oan-update>  
Brampton Parish Affordable Housing for Sale Assessment December 2020

As well as considering the overall housing need across North Derbyshire and Bassetlaw, the SHMA examines housing need within the four districts, including North East Derbyshire.

While it is recognised that North East Derbyshire is much bigger than the parish it provides up to date and useful information that is of relevance when examining affordable and wider housing need within the parish, especially in the context of the wider district.

For the purposes of this study, data from the SHMA has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently produced evidence, for which further detail on housing need is provided.

The following section presents the key findings for North East Derbyshire relevant to the assessment.

- It seeks to establish the current number of households in need in the district and wider HMA. It indicates that there is an overall need for affordable housing of 172 units per annum over the 21- years to 2035 across North East Derbyshire.
- Following a review of viability evidence and policies in current and emerging plans in each local authority, it suggests that between 30-40 affordable housing provision per year is proposed to be sought in North East Derbyshire.
- The HMA is a relatively low value housing market. Low house prices impact residential development viability, and this significantly impacts on the degree of affordable housing that can be delivered through mixed-tenure developments.
- There are other means of delivering affordable housing besides Section 106 agreements, including through schemes brought forward by Registered Providers, through rural exception site development and through the National Affordable Housing Programme.
- There is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings.
- The evidence points to a modest interest in self- and custom-build development within the HMA, with an interest in delivering small windfall developments.
- The need for affordable housing of different sizes will vary by area (at a more localised level) and over time.
- It recommends the following for North East Derbyshire as an appropriate mix of different size of dwellings in a development, including affordable housing for rent.

	1-bed	2-bed	3-bed	4-bed
Market	0-5%	30%	50%	15-20%
Low-cost homeownership	10-15%	40-45%	35-40%	5-10%
Affordable housing (rented)	25-30%	45%	20%	5-10%

- it is considered that the provision of affordable home ownership should be more explicitly focused on delivering smaller family housing for younger households. On this basis the following mix of low-cost home ownership is suggested:
  - 1-bed properties: 10-15%
  - 2-bed properties: 40-45%
  - 3-bed properties: 35-40%.
  - 4-bed properties: 5-10%.

## Findings from Community Consultation

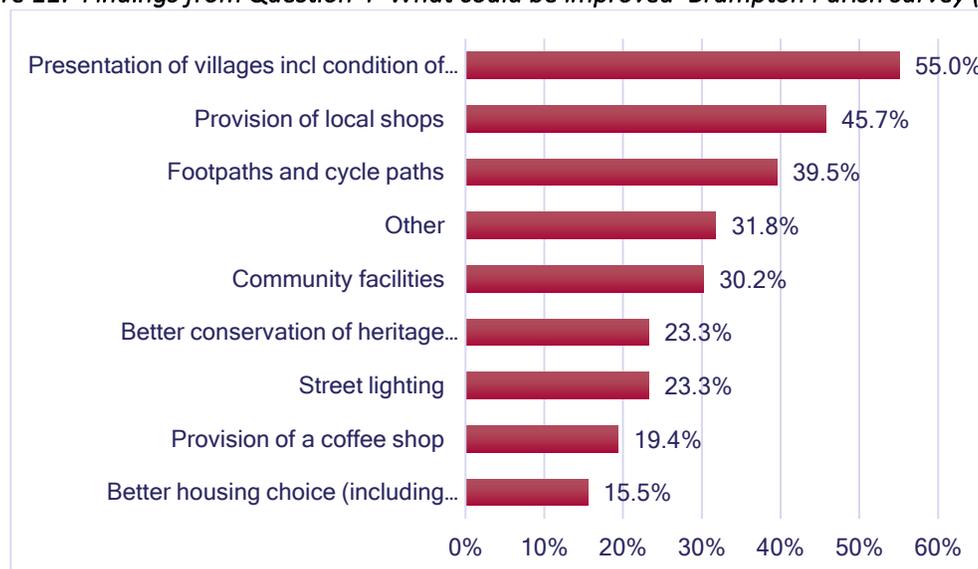
Housing need and provision was one of the issues considered as part of the consultation undertaken during the development of the Neighbourhood Plan.

A key milestone was a questionnaire based survey of residents, which was undertaken in 2019.

One of the topics explored was housing needs. This showed that most residents did not consider that the Parish was a suitable or sustainable location for major new house building.

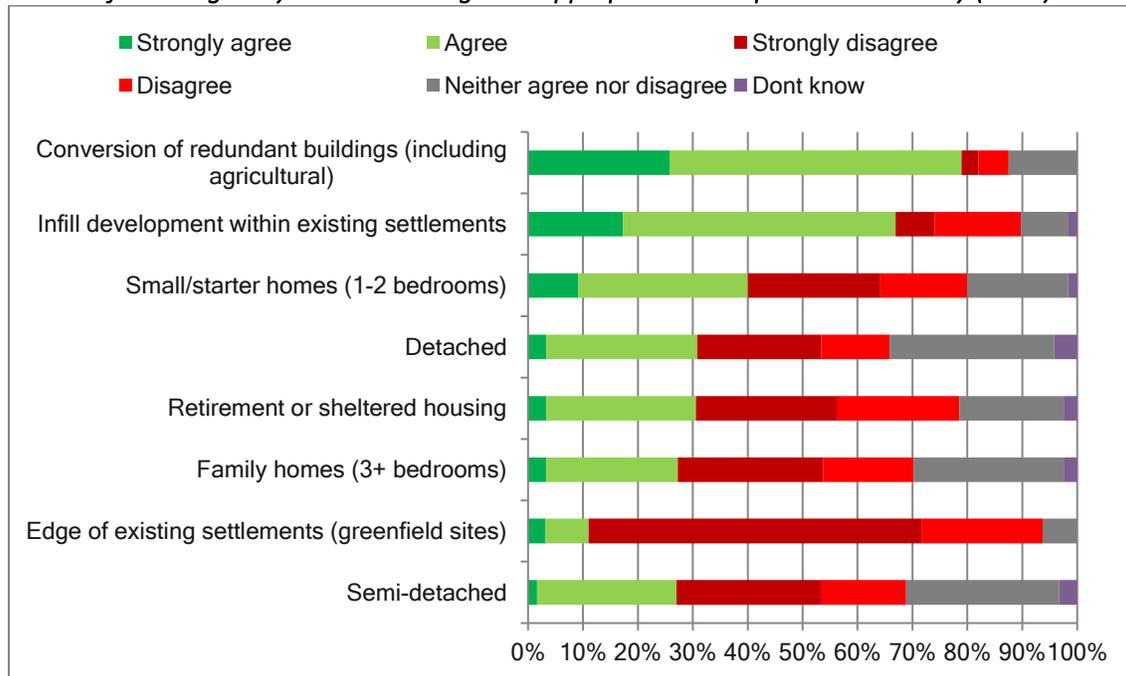
When given a choice of options in Question 4, and asked '*What could be improved*', the lowest priority amongst the 129 respondents was for better housing choice (including affordable housing). The detailed response to this question is shown below.

**Figure 11: Findings from Question 4 'What could be improved' Brampton Parish survey (2019)**



Question 7 asked, 'If any applications were made to build new houses in your area, which type of dwellings do you consider might be appropriate?' Of the 129 people who responded to this question the preference was for small/starter homes followed by detached and retirement or sheltered housing. The detailed response to this question is shown below.

**Figure 12: Findings from Question 7 'If any applications were made to build new houses in your area, which type of dwellings do you consider might be appropriate' Brampton Parish survey (2019)**



## Section 6: Conclusions

The study provides evidence that there is a need for affordable housing for sale amongst a range of affordable housing products in Brampton.

This is mainly a consequence of the high and above average house prices in the parish, especially when compared to North East Derbyshire district, East Midlands region and England. In 2019, the average house price in Brampton was £385,319. This is nearly double the district average of £170,646 and above the region (£226,698) and England and Wales (£299,985) averages.

This is compounded by the relative under provision of social properties for sale and rent. According to the 2011 Census, 10% (or 49) of households live in social rented accommodation in Brampton, a figure which is lower than comparable district (20%), region (16%) and England (18%) rates.

As a consequence, there are significant numbers of households who are unable to afford to rent or buy in the parish.

Greater availability of affordable housing for sale would enable older people as well as young people (including young families) to access housing locally. This would help ensure a balanced and mixed community including by enabling people (especially young) on low incomes to live locally, helping sustain older people in the community for longer and reducing the levels of under-occupation in Brampton by potentially freeing up larger properties for families.

This is in accordance with national and local planning policies both of which attach high priority to help those on low or modest incomes who are unable to afford market housing for rent or sale to access more affordable housing and more generally encourages planning for a mix of housing which reflects local need.

Local planning policies set out the detailed policies concerning the provision of affordable housing to be required as part of a development proposal in the district. This includes target levels of affordable homes to be provided in housing developments. These targets vary, depending on the size of the development as well as its size and location. Outside of that part of the parish in the Peak District (and under the auspices of the NEDDC for planning purpose) in the emerging Local Plan, there is a general requirement to provide 30% affordable housing on developments of 10 or more dwellings. This general requirement in terms of the amount of affordable housing sought is the highest in the district.

It is unlikely that any sites of the threshold size (10 or more dwellings) to trigger the requirement to provide affordable housing will come forward in the near future. The emerging North East Derbyshire Local Plan and the approved Peak District Local Plan both do not propose any housing allocations in the parish.

Both of these documents support a tenure mix of affordable housing that meet a local need. The North East Derbyshire and Bassetlaw Strategic Housing Market Assessment (2019) recommends a tenure mix of 0-5% one bedroom; 30% two bed roomed; and 50% three bed roomed and 15-20% four bed roomed of market affordable housing, including for sale, as a starting point for all affordable housing negotiations.

NEDDC is currently finalising its affordable housing policies and associated guidance as part of the preparation of the North East Derbyshire Local Plan (2014-34). This is in an advanced stage of development and it is hoped that these will be finalised shortly. This emphasises the affordable house need in Brampton and more widely in the district and includes provisions that seek to help address this. It should be stressed that this Plan is still draft and, therefore, may change.

It is considered that the evidence gathered coupled with the uncertainty about local affordable housing policies and provisions while the North East Derbyshire Local Plan is being prepared, does not support

the Neighbourhood Plan developing its own policy seeking to vary (either upwards or downwards) the local targets for affordable housing contained in the approved local plans, or those contained in the emerging Local Plan. Especially as there is an indication that some developers consider that any increase in the 30% affordable housing target for Brampton contained in the emerging North East Derbyshire Local Plan will have a significant adverse impact on the economic viability of development.

The evidence does, however, support national and local planning policies aimed at providing for affordable housing across all tenures that reflects and meets parish affordable housing needs. Also, the importance and compelling case to, at the very least, meet local targets for affordable housing provision in the parish and that this should be assertively applied.

It would be legitimate for this support to be articulated in a specific affordable housing policy in the Neighbourhood Plan. While some may argue that such a policy may be too general and not locally distinct, we take the view that the fact that a local community has chosen to include it reflects its awareness that affordable housing is of special importance to the locality, and this does not, therefore, prevent that policy from satisfying the Basic Conditions. There are numerous examples of other approved Neighbourhood Plans that have successfully introduced such a policy.

Local planning policies recognise that the provision of affordable housing in relation to new build housing developments may not be sufficient to secure the provision of the amount of affordable housing required to meet local need. In response, the emerging North East Derbyshire Local Plan contains an 'Exception Site for Affordable Housing' policy (LC3). This allows the development of a small site for affordable housing, which would not normally be used for housing, in specific rural settlements (including Cutthorpe, Old Brampton and Wadshelf) and where sufficient affordable sites to meet local need cannot otherwise be delivered. A policy stance supported by national planning policies.

At this stage, it is uncertain whether the provisions in approved and emerging local planning policies will provide for sufficient affordable housing for sale and more widely in Brampton. This should be clearer once the North East Derbyshire Local Plan (2014-2034), including any associated housing allocations, is finalised. This is expected to be completed by 2022.

In the meantime, this issue is something that the Parish Council, and the Steering Group helping it, needs to keep a close eye on as they prepare the Neighbourhood Plan. They should be prepared to actively champion the provision of exception sites for affordable housing in or adjoining the settlements of Cutthorpe, Old Brampton and Wadshelf in the parish should it become apparent that the other provisions in the North East Derbyshire and Peak District National Park local plans will not provide sufficient affordable housing to meet existing and future affordable housing need.

Consideration should be given to including a specific policy in the Neighbourhood Plan that supports proposals for the provision of affordable housing on small exception sites in or adjoining the main settlements of Old Brampton, Cutthorpe and Wadshelf in the parish subject to specified criteria. The provision of affordable housing in this way is consistent with national and local policies for rural housing including in the Green Belt. The Parish Council may also wish to consider the suitability and sustainability of each of these three settlements for affordable housing with a view to prioritising them for this type of development.

The study provides strong evidence that the proportion of larger dwellings, 4 bedrooms or more, is substantially higher than in North-East Derbyshire as a whole, the East Midlands or England. It also shows that under-occupation of dwellings, as evidenced by the number of spare bedrooms, is higher than in all these areas. This may be good justification in support of a policy in the Neighbourhood Plan to encourage smaller dwellings both in terms of affordable housing and more generally. The introduction of such a policy in the Neighbourhood Plan should also be considered.

## Section 7: Recommendations and Suggested Next Steps

Overall, this study aims to provide Brampton Parish Council and the Steering Group helping it prepare the Neighbourhood Plan with detailed evidence on a range of affordable housing for sale and affordable housing more generally based on trends and issues from a range of relevant sources in support of the emerging Brampton Neighbourhood Plan.

It is recommended to use this study to embed affordable housing policies within the Neighbourhood Plan to achieve the objectives set out in it.

We recommend that the consultants helping prepare the Neighbourhood Plan should, as a next step, discuss the contents and conclusions with the Parish Council, NEDDC and PDNPA, with a view to agreeing and embedding affordable housing policies within the Plan, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan.
- The views of NEDDC and PDNPA – in particular those of planning and strategic housing officers and local councillors.
- The views of local residents and other stakeholders.
- National and local planning policy considerations especially those concerning (and generally limiting) development in the Green Belt and the Peak District National Park.

- Other supply-side considerations, including local environmental constraints, the location and characteristics of suitable land and development viability.
- The final provisions of the North East Derbyshire Local Plan (2014-34) which is being prepared by NEDDC and is an advanced stage of development.
- The outcomes of the Government's consultations on reforms of the planning system including the Planning White Paper 'Planning for the Future'.
- The recommendations and findings of this study.

This study has been provided by *AndrewTowlertonAssociates* based on housing, national guidance and other relevant and available information current at the time of writing.

Bearing this in mind, it also is recommended that the Parish Council should monitor carefully strategies and documents with an impact on housing policy produced by the Government, NEDDC and PDNPA or any other relevant party and review the emerging and approved Neighbourhood Plan accordingly to ensure that general conformity is maintained.

At the same time, monitoring ongoing demographic or other trends over the Neighbourhood Plan period will help to ensure the continued relevance and credibility of its policies.

AndrewTowlerton

*AndrewTowlertonAssociates*