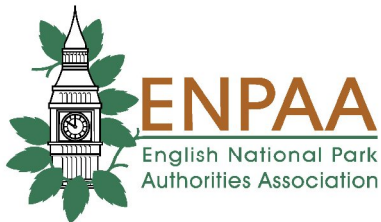


Meeting the needs for affordable housing in England's National Parks

Jim Dixon
Lead Chief Executive



The collective voice for England's Nine National Park Authorities
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Who lives in National Parks?

- 9.5 million people live in rural England
- 3.5 million live in villages > 3000 people
- 1.5 million people live in villages < 3000
 - 1.38 million people live in ‘less sparse’ villages
 - 0.15 million people live in ‘sparse’ villages
- 209 000 people live in National Parks
- 2% of rural people live in National Parks
- Most people in National Parks live in small/sparse hamlets, very few in villages >3000

How big is the challenge?

Estimates and allocations for rural England

- Affordable Rural Housing Commission (2006) 11 000/yr
- Rowntree Foundation (2006) 9 500/yr
- Commission for Rural Communities (various) 30 800/yr
- Housing Corporation Completions 2001/2 c. 1000
for settlements less than 3000 2005/6 c. 2000
- Housing Corporation allocations 2006/8
for settlements less than 10 000 2 250/yr

How big is the challenge?

Estimates and allocations for National Parks

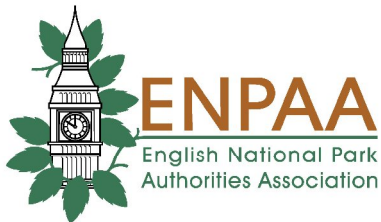
- An evidence-based approach
- Working in partnerships on Needs Assessments
- All NPAs working on Local Development Frameworks
- Needs must be balanced with National Park landscape
- An estimated *need* in English National Parks of:
 - around 2000 over 5 years (2007-13) or 400/yr

Does it all add up?

- An estimated *need* in English National Parks of
 - around 2000 over 5 yrs (2007-13) or 400/yr
- National Parks likely to be able to deliver
 - 500-1000 over 5 years (2007-13) or 125-250/yr
- So what is the current reality?



557 Affordable/ local needs homes approved 02-07 by English National Park Authorities



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Emerging Picture of National Park Provision of Affordable Housing Against Demand

	Housing Need 2007-13	NPA Aspiration 2007-13	NPA Actual 2002-2007 (per/1000)
Dartmoor	450	150	113 (3.8)
Exmoor	120	100	24 (2.3)
North Yorks Moors	230	TBC	108 (4.3)
Northumberland	TBC	TBC	0
Snowdonia	TBC	TBC	25 (1.0)
Lake District	TBC	TBC	81 (1.9)
Yorkshire Dales	440	TBC	39 (2.0)
Peak District	240	225	227 (5.9)
New Forest	TBC	TBC	46 (1.4)

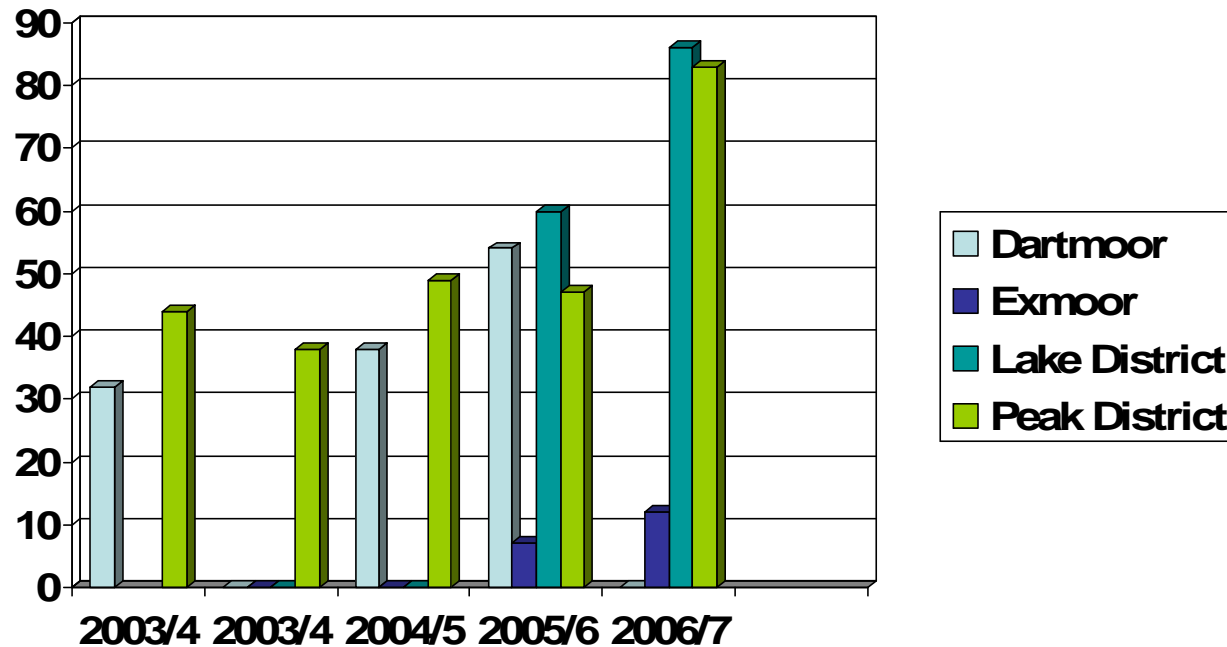
Note: TBC: Data being analysed in current LDF production. Also note variable NP population



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A Growing Commitment

Percentage of homes approved that are affordable or local needs



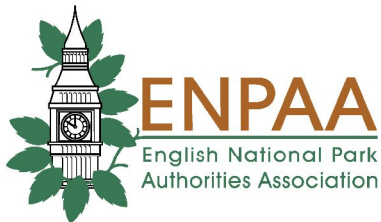
NB: Schemes can be small and large restoration schemes, eg redundant mills, can severely distort figures, so these are illustrative only of an upward trend



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National Park Authorities Helping to Deliver Affordable Rural Housing

- As Local Planning Authorities: LDF preparation and casework
- Working in local partnerships with housing associations & authorities
- Provision of NPA owned land and property
- Supporting Rural Housing Enablers & Community Planning Projects
- Advising National Agencies: Defra and CLG, Housing Corporation
- Policy research and analysis
- Pilot projects and innovation, eg public land in Wales and IDeA
- Showing that it can be done!



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What else needs to be done?

- National Park Authorities update policies
- Better financial incentives
- Consistent support for housing enablers
- Retain housing stock in the social sector
- Innovation
 - housing trusts
 - shared ownership

Special support for special places

- Housing and Planning Delivery Grant misses the point
- Higher costs justify higher Housing Corporation allocations in protected areas:
 - Smaller plots and unit numbers
 - Higher land values in designated areas
 - Higher costs of complying with complex sites and design
- Long-term support for housing enablers
 - Community-based and give planning officers time
- Research and analysis
- Housing Corporation's rural budget 06-08 is £240M
- £1-2M to accelerate housing provision in National Parks

