Housing Needs Survey Report for Great Longstone, Little Longstone, Hassop, Wardlow and Rowland

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Please note this is a summary version of the full report. Please see page 8 for how to access a copy of the full report

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Part 1: Summary

1.1 Introduction and Purpose of the Survey

High average property prices and a lack of affordable housing have created a concerning level of unmet housing need across Derbyshire Dales. The situation can force many first-time buyers and those on more modest incomes to move away from where they have lived most of their lives.

Assessing housing need is vital to understanding if new affordable housing is required in different areas of the district. Housing Needs Surveys can be undertaken to evidence the need for housing at a local level, i.e. towns or parishes. If a need exists, the council, in collaboration with partners and local communities, can help to enable the development of new affordable housing.

In November/December 2025, Derbyshire Dales District Council completed a Housing Needs Survey in the Longstone area with the support of the Great Longstone Parish Council, Little Longstone Parish Meeting, and the Longstone Area Neighbourhood Plan Steering Committee. The survey also had the support of Wardlow, Hassop and Rowland Parish Meetings. The aim of the survey was to understand if a housing need existed in this locality, and if so, to obtain a clear understanding of the type and tenure of housing required to meet need. These findings were then analysed against the affordability and availability of existing housing stock to determine if housing need could be met via existing affordable stock, by alternative tenures, or if there is a requirement to develop new affordable housing.

1.2 Summary of Methodology

The survey was available to complete online between the dates of 11th November and 14th December. Flyers advertising the survey were delivered to approximately **339** residential addresses in Great Longstone parish and **43** in Little Longstone parish. An option to fill in a paper copy of the survey was made available via the village shop in Great Longstone. Residents from Hassop, Wardlow and Rowland were also invited to participate in the survey.

The survey focused on understanding three key points:

1) Are households currently living in unsuitable accommodation?
2) Are they unable to afford to rent or buy on the open market in the Longstone area?
3) Do they fulfil the 10-year local connection requirement to that parish or an adjoining parish, as required by the Peak District National Park Authority (PDNPA)?

According to the PDNPA Development Management Policy[1], only households that meet all the above criteria will be eligible to occupy newly built affordable housing. Therefore, only households within the survey that met the three listed points were included in the findings of this report. The first two criteria must be met to define a household as being 'in housing need', and the third criteria, refers to the local connection requirement that must also be fulfilled.

Any households on Home-Options (the District Council's housing register) that did not complete the survey but also met these criteria were added to the findings. This approach ensured no households in need were missed that we know to be seeking new accommodation but may have not filled in the survey for various reasons.

1.3 Summary of Key Findings

1.4.1 Number of households in need

In total, there were **22** identified households in need that met the PDNPA local connection requirement to the parishes of Great Longstone, Little Longstone, Hassop, Wardlow and Rowland, or the adjoining parishes to Great Longstone. This can be broken down into:

- **9** households that currently live in Great Longstone, have previously lived there or wish to move there to support family ('Great Longstone households')
- **2** households that currently live in Wardlow ('Wardlow households')
- **0** households that live in Little Longstone
- **0** households that currently live in Hassop or Rowland
- **11** households that currently live in, or have a connection to an adjoining parish - those identified live in Ashford-in-the-Water, Calver, Litton, Stoney Middleton ('Adjoining parish households')

[1] PDNPA Development Management Policy

1.4.2 Profile of housing need

The main reasons for identified housing need were single people/couples wanting to live independently – i.e. move out from the 'family home' or older households needing to move to accommodation that better supports their medical needs. Others stated their rent or mortgage costs were too high, or their house was too big, or too small.

1.4.3 Property types and tenures required

When considering household members, ages and future desires to grow their families, the following details the bedroom requirements of households should a new affordable scheme be built:

Bedroom requirements for households in need in the Longstone area.

	Bedroom requirements (no. of beds)			
	1	**2**	**3**	**Total**
Great Longstone households	5	3	1	**9**
Wardlow households	0	1	1	**2**
Adjoining parish households	8	2	1	**11**
Total	**13**	**6**	**3**	**22**

The majority of households under the age of 55 prefer a house, with younger people also open to living in a flat/maisonette or bungalow, and those over 55 prefer a flat or bungalow.

The most popular tenure was social/affordable rented accommodation, with a significant number of households (17) also interested in affordable homeownership routes such as shared ownership and discounted market sale. Eight households were interested in private rented accommodation.

Most households wish to live in Great Longstone, with a couple of households wishing to live in Wardlow. Several households from adjoining parishes (Ashford-in the Water, Litton, Calver, Stoney Middleton) have been identified as being eligible households in need via the housing register. However, none of these expressed a preference to live in any of the surveyed parishes.

1.4.4 Local opinion on new affordable housing in the parishes

Out of 93 responses to the survey, 59 (63%) were in favour of new affordable housing in the Longstone area, 23 (25%) were not in favour, 9 (10%) were not sure and 2 (2%) did not answer the question.

There was a general consensus that there is a lack of affordable housing for local people and that too many houses were being bought and used as either second homes or holiday lets. There was particular concern that young people and families were being forced to live elsewhere because of high rental and home ownership costs.

There were concerns that any new housing may also end up as holiday accommodation, so needed to be protected with a residency clause.

Another concern was the negative impact that new housing may have upon infrastructure and character of the villages.

1.4 Existing Housing Stock and Affordability of Market Housing

The affordable housing provision in the Longstone area comprises 12 properties for rent (all located within Great Longstone). These consist of five 2-bedroom bungalows and seven 1-bedroom bungalows. They are all age-designated for people over the age of 55. Younger people may be able to bid on them if they have a medical need. Turnover rates are limited; however current affordable provision may be able to meet a small number of single person/couple need.

The majority of households cannot afford alternative tenures such as private rented accommodation as household income would need to be in excess of approximately £40,000 to afford it. Lower quartile open market prices in Calver and Longstone ward reach £224,500 for a 2-bedroom property and £385,000 for a 3-bedroom property. This is unaffordable for almost all households in need. A small number of households may be able to afford shared ownership as a tenure.

1.5 Conclusion and Recommendations

In total, 22 households[2] have been identified as being in need that meet the local connection to one of the five parishes in the Longstone survey area. However, given that any new scheme will be built in Great Longstone rather than the adjoining parishes, the relevant geographic area for determining eligible households is slightly smaller[3]. We should also discount households that although eligible, have specifically stated they do not want to live in Great Longstone**.**

Based on these factors, our recommendation for a new build affordable housing development in Great Longstone is therefore for a maximum number of 9 new dwellings – unless further evidence arises which would support a greater number.

When providing recommendations for a specific new affordable housing scheme in the Longstone area as a result of the survey findings, a number of additional considerations must be taken into account:

- The size of a new scheme relative to the settlement in which it is located. Rowland parish for example is a settlement of 13 residential properties. In the PDNP DS1 Development Strategy, reference is made to the named

[2] The true extent of need may be higher than this however, because Some households in need may not by captured by the survey or be registered with Home Options. This is for reasons such as apathy, lack of knowledge of the survey, or a belief by the would-be respondent that they will never actually be eligible for any new housing that is built

[3] Nevertheless, any households in need and meeting the local connection requirement that live in the adjoining parishes, *would* be eligible for new affordable housing in Great Longstone.

settlements where affordable housing development should be directed to in the PDNP. The parishes of Little Longstone, Hassop and Rowland are not named in the strategy.

- Households may be in need and eligible under the PDNPA local connection, however they have not stated a desire to live in the parish they are eligible for or do not want to live in affordable housing (they only wish to live in open market housing/self-build).

- The volume and mix of existing affordable housing, turnover rates and alternative tenures could help to meet some of the housing need identified. For example, a very small number of households may be able to meet their need via the private rented market or existing turnover of affordable 1- or 2-bedroom bungalows.

- The scheme mix must have regard to housing and estate management issues as best determined by the relevant Housing Association (it is highly unlikely an RP would wish to deliver a large scheme of mostly 1 bed units due to potential housing management issues).

- The views of the local community and community representatives such as the Parish/Town Council and the Neighbourhood Plan Steering Committee.

- The requirements of the Local Planning Authority (PDNPA), which will ultimately determine whether permission is granted to build. (For example, it is unlikely that PDNPA will permit a development where the number of units built exceeds the number of households in need identified in this survey).

In terms of scheme mix, there is a need for 1, 2 and 3 bed accommodation. This should be predominantly 1- and 2-bedroom accommodation with a small number of 3 bed houses. The preferred accommodation type expressed by most households in need is houses, however there is also a need for non-age designated bungalows.

Given the profile of need and property types required, we would recommend the following mix:

	Bedroom requirements (no. of beds)		
Type of Property	**1**	**2**	**3**
House/Flat	2	2	2
Bungalow	1	2	0
Sub Total	**3**	**4**	**2**
Total = 9 properties			

- In terms of tenure, any scheme developed should predominantly be for social/affordable rent, with a small amount of affordable home ownership provision, such as shared ownership (up to 5 units).

Please note, this is a summary of the full report. If you would like to read the full report, please email housing.enabling@derbyshiredales.gov.uk or call (01629) 761252