



# **Statement of Five Year Housing Land Supply (as at 1<sup>st</sup> April 2019)**

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## **1. Introduction**

- 1.1. This Five Year Housing Land Supply Statement sets out High Peak Borough Council's housing land supply position as at 1<sup>st</sup> April 2019.
- 1.2. The National Planning Policy Framework (NPPF) seeks to ensure that the planning system, delivers a flexible, responsive supply of housing development land to meet objectively assessed housing needs. It requires Local Planning Authorities to identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 1.3. The NPPF at paragraph 59 states that in order to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. Paragraph 73 states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.
- 1.4. This paper provides a detailed assessment of High Peak's housing land supply for the period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024. It identifies specific sites which the council considers will deliver housing over this period. The five year land supply position is reviewed annually by the Council in April of each year. The next review will be due 1st April 2020.

## 2. Housing Requirement

2.1. The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.

2.2. Paragraph 73 of the NPPF states:

“Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need where the strategic policies, or against their local housing need where the strategic policies are more than five years old...”

2.3. The Council has a Local Plan which was adopted on 14 April 2016 that contains strategic policies for housing. The strategic policies are therefore less than five years old. Therefore it is appropriate to use the housing requirement in the Local Plan to assess the five year housing land supply against.

2.4. The housing requirement for the Plan period 2011 – 2031 is 7,000 dwellings. This target is based on the full objectively assessed need for the borough as identified in the 2014 Strategic Housing Market Assessment and the 2015 High Peak Housing Needs Study (2012 based Sub National Household Projections Update).

2.5. The annual housing target established in the Plan by Policy S3 is **350 dwellings per annum**. The housing requirement for the purpose of the five year land supply is 350 dwellings per annum.

### Buffer and the Housing Delivery Test

2.6. The NPPF states at paragraph 73:

*“...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year, or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

- 2.7. The Housing Delivery Test (HDT) is an assessment which indicates which buffer should be applied. The method for applying the Housing Delivery Test is set out in an accompanying publication, the Housing Delivery Test Measurement Rule Book (HDT Rule Book). The HDT Rule Book sets out in detail the method Government expects Local Authorities to apply in measuring housing delivery.
- 2.8. The HDT Rule Book specifies that the requirement figure to be used is the lower of either the latest adopted housing requirement (i.e. the figure in the adopted Local Plan if the plan is less than five years old from its adoption) OR the minimum annual local housing need figure.
- 2.9. The HDT Rule Book includes transitional arrangements with respect to the calculation of the minimum annual local housing need figure whereby 2012 and 2014 based household projections are used to calculate the housing need figures. The HDT Rule Book includes the details of the official household projections to be used which is reproduced below (Table 1).

**Table 1 – Extract from the HDT Rule Book (Household Projections)**

<b>Table 1</b>		
<b>Financial year of three year rolling Housing Delivery Test period</b>	<b>Version of household projections<sup>19</sup></b>	<b>Annual average taken of years</b>
2015-16	2012-based household projections	2015-2025
2016-17	2012-based household projections	2016-2026
2017-18	2014-based household projections	2017-2027

- 2.10. In the case of High Peak the resultant calculation for the minimum annual local housing need figure is set out in the table below (Table 2). Table 2 also includes the number of housing completions recorded in High Peak over the three year time period and the resultant annual surplus or deficit in delivery compared to the household projections. In the case of High Peak, it is clear that the household projections are lower than the annual housing requirement as expressed in the Local Plan. The household projections therefore replace the Local Plan housing requirement for the purposes of calculating the buffer.

**Table 2 – Household projections and completions for High Peak Council area**

<b>Year</b>	<b>Household Projections (dwellings per annum – dpa)</b>	<b>Completions</b>	<b>Surplus/Deficit</b>
2015/16	301 dpa	160	-141
2016/17	296 dpa	330	34
2017/18	231 dpa	498 <sup>1</sup>	267
<b>TOTAL</b>	<b>828</b>	<b>988</b>	<b>160</b>

2.11. The Housing Delivery Test results for 2018 were revised by MHCLG on 11<sup>th</sup> July 2019 to include those dwellings delivered in the Peak District National Park that lie within the High Peak Borough boundary. On this basis, the Council has delivered in excess of the homes required by 180 dwellings (using household projections for the requirement). The Council therefore has a HDT score of 119%. The buffer that should be applied is therefore 5%.

### **Shortfall**

2.12. Paragraph 31 of the PPG deals with the matter of shortfall. The PPG states:

*“...The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”*

*“Where strategic policy-making authorities are unable to address past shortfalls over a 5 year period due to their scale, they may need to reconsider their approach to bringing land forward and the assumptions which they make. For example, by considering developers’ past performance on delivery; reducing the length of time a permission is valid; re-prioritising reserve sites which are ‘ready to go’; delivering development directly or through arms’*

<sup>1</sup> An additional 20 dwellings were completed in 2017/18 at Manchester Road in Chapel-le-Firth and this was discovered during the Leek Road appeal (APP/H1033/W/18/3207659). These completions have been added into the 2018/19 completion figures, and there is therefore no overall difference

*length organisation; or sub-dividing major sites where appropriate, and where it can be demonstrated that this would not be detrimental to the quality or deliverability of a scheme.”* Paragraph: 031 Reference ID: 68-031-20190722

2.13. The PPG recognises that a strategic policy-making authority may need to address past under delivery over a longer time period than five years. This matter was considered during the examination of the High Peak Local Plan and following thorough consideration of all the issues regarding housing provision and delivery the Local Plan Inspector concluded that in High Peak the Liverpool method was more appropriate. The Liverpool Method approach was also recently deemed as the most appropriate approach by the Inspector for the Leek Road planning appeal (APP/H1033/W/18/3207659). Therefore this is the approach that the Council continues to adopt.

2.14. Since the start of the Plan period the Council has accumulated a shortfall in un-delivered units. Table 3 provides the details of the shortfall.

**Table 3 – Completions 2011-2019**

<b>Year</b>	<b>Completions – outside Peak District National Park (net)</b>	<b>Peak District National Park Completions in High Peak (net)</b>	<b>Adopted Local Plan Target</b>	<b>Shortfall Against Relevant Target</b>
<b>2011/12</b>	102	14	350	-234
<b>2012/13</b>	207	7	350	-136
<b>2013/14</b>	36	1	350	-313
<b>2014/15</b>	100	9	350	-241
<b>2015/16</b>	160	1	350	-189
<b>2016/17</b>	330	2	350	-18
<b>2017/18</b>	498	4	350	152
<b>2018/19</b>	380	6	350	36
<b>TOTAL</b>	<b>1,813</b>	<b>44</b>	<b>2,800</b>	<b>-943</b>

### **Summary of housing land requirements**

2.15. Table 4 sets out in summary how the requirement aspect of the five year housing land supply has been considered. This is based on the application of a buffer of 5% in line with the latest national policy and guidance.

**Table 4 – Requirement Summary at April 2019**

A. Housing Target April 2019 – March 2024 (350*5)	1,750
B. Housing Shortfall (April 2011 – 31 <sup>st</sup> March 2019)	943
C. Housing Shortfall to be met in next five years (Based on shortfall apportioned over remaining Local Plan period - Liverpool Method)	393
<b>D. Housing Requirement April 2019 – March 2024 (Housing Target + shortfall + 5% buffer) (A+C x 5%)</b>	<b>2,250</b>
<b>E. Annualised Housing Requirement (D/5)</b>	<b>450</b>

### 3. Housing Supply

3.1 Annex 2 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It states that in order for a site to be considered deliverable it should be:

- “Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

3.2 In addition to the NPPF, the PPG under ‘Housing supply and delivery,’ paragraph 007 reiterates which types of sites will require further evidence to be considered deliverable. Paragraph 007 states what the evidence may include in order to demonstrate deliverability:

*“Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

3.3 High Peak’s Housing Land Supply comprises the following components:

#### **Small sites with planning permission**

3.4 As stated by Annex 2 of the NPPF, smaller sites (i.e. sites that are not major development which are nine or fewer dwellings) and all sites with detailed planning permission should be considered deliverable until permission expires. For small sites the total number of units permitted has been discounted by 10% to allow for potential lapses and sites where delivery may take more than five years to complete. Appendix 2 demonstrates that the average lapse rate for small sites from 2014/15 to 2018/19 is 9.6% and therefore applying a 10% discount is a robust approach to reflect potential lapses and slow build out.

#### **Large sites (non-allocations) with planning permission**

3.5 As specified by Annex 2 of the NPPF all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will no longer be delivered within five years. Large sites with outline planning permission for major development should only be considered deliverable where there is clear evidence that there will be housing completions beginning on site within five years. The Council has undertaken engagement with landowners and developers to support the delivery projections of those sites with outline permission and those with detailed planning permission (for completeness) included in the five year supply. The extent of this engagement is discussed later on in this statement.

#### **Local Plan Allocations**

3.6 The Local Plan makes provision for 2,850 additional dwellings on allocated sites over the plan period. The Council has undertaken engagement with landowners and developers to support the delivery projections of those allocated sites which the Council considers deliverable within the next five years. The extent of this engagement is discussed later on in this statement.



### **Small Sites Windfall Allowance**

3.7 The Council also count a windfall allowance. An allowance is made for 35 dwellings per annum in each of the Local Plan's sub-areas and is only counted in the final two years of the five year land supply to ensure double counting does not occur with extant permissions. The NPPF makes clear that Councils may include a windfall allowance as part of their supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The windfall allowance was agreed by the Inspector in his examination of the Local Plan and is noted in the Inspector's Report:

*"In its March 2015 based calculation of the land supply the Council has not included windfalls in the first 3 years to avoid double counting of sites with planning permission but has included an allowance for small sites in the last 2 years. The assumption is based on the number of extant planning permissions rather than any detailed annual assessment of past rates. Nonetheless, larger sites are not included and it is based on evidence of past permissions. In this context, I am satisfied that the evidence is sufficiently compelling that a windfall allowance should be made as proposed in the 5-year land supply."*

3.8 The Council is confident that windfall delivery will continue to provide a reliable source of supply in the next five year period. The current Local Plan provides scope for infill windfall delivery in urban areas, within the main built up areas of villages where local need is identified, and as rural affordable housing exceptions. Furthermore, flexibility afforded by policies in the NPPF, a more permissive stance regarding change of use from commercial to residential and changes to permitted development rights mean that windfall delivery is likely to continue.

### **Peak District National Park Allowance**

3.9 The Council includes 110 dwellings over the plan period as a contribution from the Peak District National Park Authority (PDNPA) of which 27 dwellings are contained in the 5 year supply. The precedent for counting new homes delivered in the National Park towards the constituent Authorities housing target, was set in the East Midlands Regional Plan (document N3) Policy 13a footnote 4.

*"Housing provision in those parts of the Peak Park Planning Authority Area that fall within the Derbyshire Dales and High Peak Housing Authority areas will count towards the housing provision of those districts as set out in this policy."*

3.10 In addition, the Peak District National Park Authority Core Strategy paragraph 3.35 also reiterates this. The Local Plan Inspector at paragraph 61 concluded it was appropriate to include this assumption of delivery from the National Park supported by a Memorandum of Understanding. As previously explained in paragraph 2.11 of this report, MHCLG also acknowledged in July 2019 that completions in the Peak District

National Park which fall within the High Peak Borough boundary should be counted in the Borough's annual completion figures.

3.11 Net completions data obtained from the PDNPA (see Table 3) demonstrates that 44 dwellings have been completed in the High Peak area of the National Park over the past eight years (2011-2019). This produces an average of 5.5 dwellings per annum which is comparable to the forecast delivery of 110 dwellings over the 20 year plan period at an average of 5.5 dwellings per annum). The assumption applied to the next five years is therefore a continuation of the trend which is expected to deliver 27 dwellings in the High Peak part of the National Park.

### **Supporting Delivery**

3.12 The Council has recently adopted a Growth Strategy which sets out a plan for sustainable growth and demonstrates the Council's commitment to regeneration as well as to the delivery of the Local Plan.

3.13 Part of the Strategy is an "Accelerated Housing Delivery Programme". The Accelerated Housing Delivery Programme is a comprehensive package of measures to support housing delivery in the Borough. It demonstrates the Council's commitment to delivering the Local Plan and maximising community benefits by supporting developers and making use of Council owned assets.

3.14 There are three main delivery elements within the programme:

- Open for Business approach to planning applications and regulatory process
- Accelerating development on un-implemented sites
- Proactive delivery of Council owner sites

3.15 Promotion of the 'Open for business' approach is a key part of the accelerated housing delivery programme. Working with regulatory services, this is directed towards ensuring developers and house builders get appropriate planning advice and support at relevant stages of development. Officers are also in regular contact with developers to understand barriers to delivery and prepare a package of incentives to support active conversion from sites with planning permissions to delivery of homes.

3.16 Masterplans, Development Appraisals and Valuations were completed in June 2018. A Soft Market Testing Report commissioned by the Council (Nov 2019) considers the delivery mechanisms required to accelerate the delivery of the above Council owned, allocated sites. A Highlight Report summarising the conclusions of the Soft Market Testing Report is included under Appendix 4. It sets out the anticipated housing delivery rates of the above sites over the next five years and these rates are reflected in the delivery projections for these sites under Appendix 1. The following allocated sites are included in the report:

- Paradise Street, Hadfield
- Padfield Main Road, Hadfield
- Land off Melandra Castle Road, Gamesley
- Adderley Place, Glossop
- Granby Road B/ <sup>2</sup>West Tongue Lane, Buxton
- Market Street Depot, Buxton

#### **4. Engagement**

4.1 As previously stated, a framework of engagement has taken place to support the delivery projections for the next five years on those large sites with planning permission and those sites that are allocated in the Local Plan where the Council was aware of progress. Set out below are the methods of engagement that the Council has undertaken.

#### **Correspondence**

4.2 A covering letter and Statement of Common Ground was sent to the developer/ landowner for all large sites with planning permission and allocations where the Council was aware of progress requesting the month and year that the site commenced, and expected delivery rates over the next five years. Any other additional information that the developer/landowner could tell us regarding site progress was also requested. A copy of the covering letter and Statement of Common Ground is attached under Appendix 3 as well as a copy of those Statements of Common Ground that were completed by developers/ landowners.

#### **Site Visits**

4.3 Visits are made to all sites, including large sites with planning permission to ascertain whether development has commenced or been completed.

#### **Building Control**

4.4 Information on the timing of commencement and completions was gained through the Council's Building Control records.

#### **Development Management**

4.5 The Council's Development Management Team deal with sites allocated through the Local Plan and development that are submitted through the planning application process. Through the officers, information on the discharge of planning conditions and

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<sup>2</sup> West of Tongue Lane is the name of the site in the adopted plan

any other site progress information they may have through discussions with the developers is recorded to support the projected delivery rates.

4.6 The Council considers information on delivery provided by the landowner/ developer as the most robust source and uses this information to inform the delivery projections over the five year period.

4.7 Where the developer/ landowner does not respond to approaches, the Council has assessed the delivery projections on a site by site basis, taking into consideration the site progress, and the average build out rates in High Peak Borough for a site of that particular size. The average build out rates for High Peak Borough are shown below and are based on the Council’s Housing Topic Paper (2014).

**Table 5 – High Peak Borough average build-out rates**

<b>Site size</b>	<b>Less than 50 dwellings</b>	<b>50-199 dwellings</b>	<b>200-499 dwellings</b>
<b>Build-out rate per annum</b>	15 dwellings	30 dwellings	50 dwellings

4.8 Where a site is not considered deliverable within the five year period, it is excluded from the five year land supply calculation but may still be included at a later date.

## **5 Conclusions**

5.1 As established in section 3 of this paper the Council has a supply of 2,417 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations, the Peak District National Park Allowance and windfall sites.

5.2 To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in section 2 of this paper. Table 3 sets out the calculation.

**Table 3: Five Year Housing Land Supply**

Annualised Housing Requirement	Total annual housing requirement (April 2019 – March 2024) including 5% buffer and meeting shortfall over the Local Plan period to 2031		<b>2,250/5= 450</b>
Total Deliverable Housing Supply	Large sites with planning permission	806	<b>2,417</b>
	Small sites with planning permission	221	
	Local Plan allocations	1153	
	Small sites windfall allowance	210	
	Peak District National Park Allowance	27	
Total five year supply	Supply / Requirement (2,417/450)		<b>5.37 years</b>

5.3 As can be seen from the calculations above using the annual housing requirement from the emerging Local Plan, including a 5% buffer and meeting the shortfall within the next five years using the agreed Liverpool Method approach, the Council can demonstrate in excess of a five year supply of housing land.

5.4 This statement sets out the Council's position as at 1<sup>st</sup> April 2019.

## Appendix 1 – Supply details

### Small sites with planning permission

Planning Application Reference	Site Address	Total dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. of units under construction	No. of units to be completed remaining as at 01.04.19
2016/0030	Land adj to 11 Wren Nest Terrace (2009/0391)	1	0	0	0	1
2014/0645	19 High Street East	2	0	0	2	2
2015/0371	Stables rear 44/48 Howard St	1	0	1	0	0
2015/0293; 2017/0553; 2018/0320	Avening Adderley Place	1	0	0	0	1
2017/0498	Jubilee Arms Simmondley Lane	3	0	3	0	0
2016/0010; 2017/0692	Simmondley Lane	3	0	0	3	3
2016/0133	Bank Street	1	0	0	1	1
2016/0171	9 Wren Nest Terrace	2	0	0	2	2
2016/0426	Rainbows End 20 Bute Street	1	0	0	0	1
2016/0579	Oak Garage Sheffield Road	2	0	2	0	0
HPK/2017/0630	Park Terrace Metal Works Park Terrace Glossop	4	0	0	4	4
HPK/2017/0625	69-71 High Street, West Glossop,	1	0	1	0	
HPK/2018/0365	40 Pikes Lane, Glossop	1	0	0	1	1
HPK/2019/0059	125 High Street West, Glossop	1	0	0	0	1
2019/0022	Garage Site, Rear of Shrewsbury Street, Glossop	2	0	0	0	2
2016/0533	Hargate Hill Equestrian Centre, Glossop	1	0	0	0	1
2018/0428	Land rear of 20 Sunlaws Street, Glossop	1	0	0	0	1
2016/0675	1A Turnlee Road, Simmondley, Glossop	1	0	0	0	1
2015/0241; 2018/0215	265 Hadfield Rd	1	0	0	0	1
2018/0486	86 Wood Street Glossop	1	0	0	0	1
2018/0076	Little Padfield Farm, Little Padfield, Glossop	1	0	0	0	1
2018/0439	Land adjacent to 37 Hollin Cross Lane, Glossop	1	0	0	0	1
HPK/2018/0242	2 Jordan Street Glossop	0	0	0	0	0
2018/0563	36 Norfolk Street Glossop	1	0	0	0	1
2014/0070	3 Marsden St Hadfield	1	0	1	0	0
2003/0897	Paradise Street	7	5	2	0	0
HPK/2016/0063	Land at Chapel Lane Hadfield Glossop	9	0	0	0	9
2016/0614	South of Shaw Lane, Hadfield, Glossop	9	0	0	0	9
2016/0146	54 Station Road	1	0	0	1	1
2018/0614	2A Castle Street	1	0	0	0	1
HPK/2017/0554	Land Off Padfield Main Road Padfield Glossop	1	0	0	0	1

Planning Application Reference	Site Address	Total dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. of units under construction	No. of units to be completed remaining as at 01.04.19
2015/0524 (OUT); 2018/0205 (RM)	Shaw Farm Barn The Shaw	8	0	0	0	8
2016/0354	40 West St	1	0	0	0	1
2017/0691 (variation of 2015/0689) 2015/0689 (2013/0298)	Bankwood Mill Long Lane	2	1	0	0	1
DET/2014/0011	Long Lane Charlesworth	2	0	2	0	0
2016/0022	34 Town lane	2	0	0	2	2
2016/0367	Bankfield Fm Boggard Lane	1	0	0	0	1
2016/0386; 2017/0601	New Mills Road Chisworth	1	0	1	0	0
2018/0397	2 The Grey Mare Glossop Road Charlesworth	2	0	0	2	2
2017/0447	The Old Barn, Boggard Lane, Charlesworth	1	0	1	0	0
2016/0549	Long Lane Charlesworth	0	0	0	0	0
HPK/2018/0583	Woodlands Woodseats Lane Charlesworth	1	0	0	0	1
2014/0048	Garden House Farm Tongue Lane Fairfield NMA/2016/0041	6	1	5	0	0
2016/0449	Land adjacent 12 Lascelles Road	1	0	0	0	1
2014/0348 (Replaced by 2017/0146)	Leek Rd/ Macclesfield Old Rd	4	0	0	0	4
2015/0109 HPK/2017/0141	12 Leek Rd	1	0	0	1	1
2015/0300	9 Dale Rd	2	0	0	1	2
2017/0544	Corbar Woods Lane, Buxton	1	0	0	0	1
2015/0395	9b Heath St	1	0	0	1	1
2015/0676	33 St Johns Road	1	0	0	1	1
2016/0007	Haslin House Dolby Road HH	1	0	0	0	1
DET/2016/0006	62 & 62a Fairfield Rd (shop to res)	1	0	1	0	0
2016/0403	24 Milldale Ave	0	0	0	0	0
2016/0449	Lascelles Rd	1	0	0	0	1
2017/0581	15 College Road	5	0	0	5	5
2018/0008	52 Peters Road, Buxton	1	0	0	0	1
2018/0198	1 Sevenways College Road	3	0	0	0	3
2018/0234	45 Dale Road Buxton	1	0	1	0	0
2018/0027	168 Lightwood Road	1	0	0	1	1
2017/0496	Fern Barn, Town End, Fairfield, Buxton	1	0	0	1	1
2018/0596	2A Grove Parade Terrace Road, Buxton	1	0	0	0	1
2016/0086	Brooklyn Place, Fairfield Road, Buxton	4	0	0	0	4
2019/0001	13-14 Old Row, Grinlow Road, Buxton	1	0	0	0	1
2018/0338	Little Foxlow Cottage, Stables Lane, Hapur Hill, Buxton	1	0	0	0	1
2018/0356	137 Thorn Heyes Cottages, London Road	3	0	0	0	3
2018/0089	Derby House Nursing Home, Broad Walk, Buxton	6	0	0	0	6

Planning Application Reference	Site Address	Total dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. of units under construction	No. of units to be completed remaining as at 01.04.19
2018/0379	16-18 Bridge Street, Buxton	1	0	0	0	1
2017/0683	50 High Street, Buxton	1	0	1	0	0
HPK/2018/0177	Flat 4 2 St James Terrace Buxton	0	0	0	0	0
HPK/2018/0317	10 Scarsdale Place Buxton	2	0	0	0	2
HPK/2017/0660	43 Bennett Street Buxton	1	0	1	0	0
HPK/2018/0004	53 55 Spring Gardens Buxton	2	0	0	0	2
HPK/2018/0374	Thorn Heyes House, London Road, Buxton, Derbyshire,	5	0	5	0	0
2018/0441	60b Fairfield Road	2	0	0	0	2
2015/0535 (2015/0201)	9 Cowlow Lane	1	0	0	1	1
2016/0058	Wilshaw Whitehough Head Lane	1	0	0	0	1
2016/0059	Lesser Lane	5	0	0	0	5
2017/0619	32 Princes Road, Chinley	3	0	0	0	3
2018/0364	Buxton House, Farm Back, Eccles Lane	1	0	0	0	1
2018/0083	The Alders, Alders Lane, Chinley	1	0	0	0	1
2016/0551	Buxton rd Chinley	9	0	0	0	9
2016/0422	Fairhaven Albion Road (2013/0382)	8	0	0	0	8
DET/2015/0004	Shedyard FM Laneside Rd	2	1	1	0	0
2015/02017	Whitle Rd	1	0	1	0	0
2015/0372	Green Hills Church Lane	2	0	0	2	2
2015/0660	Salem Mill Hyde Bank Road New Mills	1	0	1	0	0
DET/2016/0007	Laneside Farm	2	0	0	2	2
2016/0087	Pineapple Inn High St NM	2	0	2	0	0
2016/0346	Shedyard FM Laneside Rd	2	1	1	0	0
2016/0422	Albion Road	8	0	0	8	8
2017/0369	Queens Arms Hotel Church Road New Mills	9	0	9	0	0
2017/0304	Land adjacent to 18 Bridge Street	1	0	1	0	0
2018/0615	49 Market Street	1	0	0	0	1
2018/0171	70 Albion Road, New Mills	1	0	0	0	1
2018/0478	22 Union Road, New Mills	1	0	1	0	0
2018/0618	2 Dale Road, New Mills	-1	0	0	0	-1
2018/0163	First & Second Floor 1-3 Hall Street, New Mills	6	0	0	6	6
2018/0362	Noon Sun Barn, Brookbottom, New Mills	1	0	0	0	1
2018/0103	25-27 Union Road, Natwest	4	0	0	4	4
2014/0107	113 Dye House Lane	2	0	0	2	2
HPK/2017/0685	Foundry Cottage Hyde Bank Road New Mills	1	0	0	0	1
2018/0028	Masons Arms High Street New Mills	1	0	0	0	1
2017/0602	39-41 Arden House, Church Road, New Mills	2	0	0	0	2
2018/0137	14 New Mills Road Hayfield	-1	0	0	0	-1
HPK/2018/0250	Hurst Lea House Hurst Lea Road New Mills	4	0	4	0	0
2014/0523; 2017/0654	Shallcross Foundary	9	0	0	0	9



Planning Application Reference	Site Address	Total dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. of units under construction	No. of units to be completed remaining as at 01.04.19
2015/0533	Shallcross Mill House	3	0	0	0	3
2015/0634	10-12 Bridgemont	3	0	0	0	3
2016/0249	Reservoir Rd	4	0	0	0	4
2016/0278	3/5 Lower Macclesfield Rd	4	0	0	0	4
2017/0572	Gisbourne Yard, Old Road	6	0	0	0	6
DET/2017/0017	Barn at Slatersbank Farm, Start Lane, Whaley Bridge	1	0	0	0	1
2018/0497	Kuranda House, Forge Road, Whaley Bridge	8	0	0	0	8
2018/0164	White Horse Inn, 141 Buxton Road	6	0	0	0	6
2017/0639	Cloud Wine, 139 Buxton Road	1	0	0	0	1
DET/2017/0017	Barn at Slatersbank Farm Start Lane Whaley Bridge	1	0	0	0	1
HPK/2017/0429	Shire Croft, Reservoir Road, Whaley Bridge	6	0	0	0	6
HPK/2018/0073	Barn South of Silk Hill Buxworth	1	0	0	0	1
2007/0221; 2015/0461; 2018/0617	Bowden Lane	5	0	0	0	5
2015/0627	4 Market Place	1	0	0	1	1
2016/0102	18 Market Place	1	0	0	1	1
2016/0152	127 Manchester Road (hmo to dwg)	1	0	0	0	1
2016/0275	13 Warmbrook Rd	1	0	0	0	1
2016/0338	Gorsty Low Fm The Wash	1	0	1	0	0
2018/0516	Land Adjacent The Croft, Marsh Green	1	0	0	0	1
2018/0324	90-94 Manchester Road	3	0	0	0	3
HPK/2017/0653	127 Castle Manor Manchester Road Chapel-En-Le-Frith	2	0	0	0	2
HPK/2018/0018	5A Rowton Grange Road Chapel-En-Le-Frith	1	0	1	0	0
HPK/2018/0531	6 Highgate Road,	-1	0	0	0	-1
2015/0336	Gawhole Fm	5	0	0	1	5
2016/0062	39 Oaklea Yeardsley Lane	1	0	0	0	1
2016/0043	13 Lake View FV subdivision	1	0	0	0	1
2017/0377	Peak Dale Methodist Church	3	0	0	0	3
<b>TOTAL</b>	<b>N/A</b>	<b>306</b>	<b>9</b>	<b>51</b>	<b>57</b>	<b>246</b>

Total delivery within five years from small sites with planning permission with a 10% lapse rate discount applied: 246 – 10% = 221

Large sites (non-allocations) with planning permission

Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2016/0648 (out) 2017/0417 (RM)	Dinting Road, Glossop	29	0	0	0	29	<p><b>Planning History</b> An application for outline consent was received by the Council on 18 July 2013 (HPK/2016/0648) from Loxley Homes for up to 37 dwellings. The application was approved and a decision issued on 21 July 2017. A subsequent reserved matters application (HPK/2017/0417) was then received on 25 July 2017 which sought permission for 29 dwellings. The application was approved and a decision issued on 12 January 2018.</p> <p><b>Land Ownership and Developers</b> The site is in the ownership of Loxley Homes.</p> <p><b>Current Position</b> This is a greenfield site and has a reserved matters permission.</p> <p><b>5YHLS Assessment</b> The delivery projections are based upon the average build out rate for a site of this size in High Peak Borough. Considering the site has reserved matters planning permission and it is a site of under 50 dwellings, it is expected to start delivering dwellings in 2019/20.</p>	14	15	0	0	0	29
HPK/2017/0366 (FULL)	Land off Ellison Street Glossop SK13 8BY	22	0	5	0	17	<p><b>Planning History</b> An application for full planning permission was registered on 3 July 2017 (HPK/2017/0366). Permission was granted on 1 February 2018 for 22 dwellings.</p> <p><b>Land Ownership and developers on site</b> The owner is Mr A Heginbotham from Glossop. The applicants for the development are Pembroke East Ltd.</p> <p><b>Current Position</b> The site was a former industrial launderette and the permission included a condition requiring approval of the demolition of the existing industrial buildings. Work commenced on the site in 2018 with the clearance of the former launderette and associated buildings. DOC/2018/0040 Discharge of Conditions 3,4,6,7,11,16,18,23,24 Approved 06/12/18. DOC/2018/0024 Discharge of conditions 9,12,14,15 and 17 in relation to HPK/2017/0366 Pending.</p> <p><b>5YHLS Assessment</b> Demolition of the industrial buildings started on 5<sup>th</sup> March 2018. The delivery projections are based upon the response provided by the planning agent for the site.</p>	17	0	0	0	0	17

Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
HPK/2016/0224 (FULL)	Land at Dinting Road / Dinting Lane Glossop SK13 7DY	20	0	7	6	13	<p><b>Planning History</b> An application for full planning permission was registered on 20 April 2016 (HPK/2016/0224). Permission was granted on 16 June 2017 for 20 dwellings.</p> <p><b>Land Ownership and developers on site</b> The application form notes certificates of ownership notifications were served on Derbyshire County Council (Highways Section) and the estate of Dereck Braddock. The applicant for the scheme is IPEA Investments (Glossop) Ltd.</p> <p><b>Current Progress</b> DOC/2017/0087 Discharge of conditions 5, 6, 7, 9, 11, 12, 13, 14, 16, 17, 19, 20, 23, 27, 28, 29, 31 &amp; 33 (HPK/2016/0224). Decision split 05/04/2018. DOC/2017/0090 Discharge of conditions 4,15,30,32 in regards to HPK/2016/0224 - approved 05/04/2018.</p> <p><b>5YHLS Assessment</b> The site commenced development during 2018/19 with dwellings under construction at the time of the site visit. Taking this into consideration and the average build out rates for site of this size in High Peak Borough with full permission, the site should be completed by the end of the build year of 2019/20.</p>	13	0	0	0	0	13
HPK/2016/0691 (OUT) HPK/2018/0161 (RM)	Former Bridge Mills New Road Tintwistle SK13 1JN	119	0	0	0	119	<p><b>Planning History</b> This site previously benefitted from outline consent (HPK/2011/0493) for the development of 81 dwellings and 1,394 sqm of business space. The consent has lapsed. A new outline application was submitted on 21 December 2016. The Council approved the application on 19 March 2018. A reserved matters application (HPK/2018/0161) was then submitted on 21 March 2018 and was approved on 5 December 2018.</p> <p><b>Land Ownership</b> The site was marketed by Nolan Redshaw on behalf of the Joint Administrators of SCC Limited. BXB Land Solutions subsequently purchased the site unconditionally. BXB subsequently sold the site to Barratt Homes.</p> <p><b>Current position</b> The site was sold to Barratt Homes in April 2018. Barratt Homes have subsequently commenced work on the site. Developer on site although not all conditions are discharged. DOC2019/0032 Condition 8,9,10 from HPK/2016/0691 - pending. DOC/2019/0038 Approval of details reserved by condition 15 re: HPK/2018/0161 - pending.</p>	4	36	36	36	7	119

							DOC/2019/0039 Discharge of Conditions 12 and 15 in relation to HPK/2016/0691 - pending.							
							<b>5YHLS Assessment</b> Response received from the developer stating that they started on the site in March 2019. The projected delivery rates are based upon the response from the developer.							

Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
039366 (OUT) 2005/0539 (RM)	Waterswallows Road	330	0	0	0	330	<p><b>Planning History</b> This site has outline consent for 330 dwellings. The site lies within the built up area boundary of Buxton in the Local Plan. Following grant of permission the site was stymied by town and village green applications the last of which concluded around 2009/10. Since 2010 Miller Homes have met with Council officers on a number of occasions to explore ways in which they could bring the development forward without provoking a further Town and Village Green application. The developers were not confident that they could do so until more recently when the Growth and Infrastructure Act came into force in April 2013 which gave protection from further Town and Village Green applications on land with planning consent. Development of the site requires the delivery of the Fairfield Link Road. On 13 May 2013, the Council resolved to approve a variation of a condition to extend the time period of the planning permission for the Link Road for a further five years. In relation to the housing element, reserved matters approval for the development of 12 dwellings as part of the Phase 1 development and a temporary access was granted in March 2006. All conditions precedent were discharged in relation to both the outline and reserved matters applications. The construction of the temporary access road fulfilled the timescales under condition 5 of the outline consent. The outline consent is therefore extant.</p> <p><b>Land Ownership</b> The site is in various ownerships including Blue Anchor Leisure Limited and the Council.</p> <p><b>Current Position</b> The Council has secured £2m of funding through the Homes England Housing Infrastructure Fund which will unlock several housing sites in the Fairfield area, including Waterswallows. The preliminary design work is currently underway and below is the draft timetable for completion of the roundabout.</p>	0	32	32	32	32	128

							<p>1. Planning permission for roundabout and link roads submitted June/July 2019.</p> <p>2. Decision Oct 2019</p> <p>3. Detailed design for tender/contract and procurement process including any pre-commencement conditions Nov 2019 – August 2020</p> <p>4. Start on site construction Sept 2020 completion March 2021.</p> <p><b>5YHLS Assessment</b> The site is considered to be viable and the developer responded stating that development will commence on site in August 2020. The delivery projections are based on the signed Statement of Common Ground received from the developer.</p>						
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Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2017/0232 (FULL)	The Artisan Quarter, Spring Gardens	13	0	0	0	13	<p><b>Planning History</b> The site is within the Buxton Future High Street Fund bid area and the site was granted full planning permission on 13/08/18.</p> <p><b>5YHLS Assessment</b> The delivery projections are based upon the average build out rates for a site of this size in High Peak Borough. The site is expected to deliver in 2019/20 considering it has full planning permission and it is a site of under 50 dwellings.</p>	13	0	0	0	0	13
2014/0403 (OUT) 2017/0613 (RM)	Burlow Road	275	0	0	0	275	<p><b>Planning History</b> An application for outline consent was registered by the Council on 12 August 2014 (HPK/2014/0403) from Mr John Rose of Harpur Homes and was approved on 11 November 2014. The outline consent is for up to 275 dwellings, public open space, crèche, sports pavilion, access and associated infrastructure. A reserve matters application (HPK/2017/0613) was received on 6 November 2017 and approved by the Council on 20 July 2018.</p> <p><b>Land Ownership and developers</b> The site is now in the possession of Barratt Homes.</p>	25	50	50	50	50	225

							<p><b>Current Position</b> The site received reserved matters permission on 20 July 2018 and it is understood that the Barratt Homes are now on site. There is promotional material available on Barratt Homes website that set out the proposals for the site.</p> <p>DOC/2018/ 0091 Discharge of outline planning condition 8 relating to HPK/2017/0612 Pending. DOC/2018/0066 Discharge of conditions Ref HPK/2014/0403.. 6,7,10,11,12,14,15,16,17,18,19 Pending. DOC/2018/0090 Discharge of conditions 4, 5, 8, 11, 12, 13, 19, 20 and 22 relating to HPK/2017/0613 Pending</p> <p><b>5YHLS Assessment</b> The site is being developed by Barratt Homes. It is a large site and it is considered that it is capable of delivering up to 50 dwellings per annum. Discharge of conditions applications are currently being considered by the Council. Based upon the fact that discharge of conditions applications are being considered by the Council, it is assumed that half of the average build out rate will be achieved in 2019/20, and then a build out rate of 50 per annum is assumed achievable in the proceeding years in line with the average build out rates for a site of this size in High Peak Borough.</p>						
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Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2013/0319 (OUT) HPK/2013/0625 (VAR) 2015/0563 (RM) 2016/0488 (RM) (Pending)	Hallsteads (RM 2015/0563 21)	104	0	13	8	91	<p><b>Planning History</b> An application for outline consent was received by the Council on 11 June 2013 (HPK/2013/0319) and was approved on 10 September 2013. The outline site plan accompanying the application indicated 58 dwellings. The applicant subsequently submitted an application seeking a variation of condition 18 relating to application HPK/2013/0319, to amend the maximum number of units to be accommodated on the site to 120 (HPK/2013/0625). The application was refused and was subsequently allowed on appeal on 27 October 2014. The applicant then submitted two reserved matters applications. The first for Phase One for 21 dwellings (HPK/2015/0563) was approved on 20 April 2016. The second reserved matters application (phase 2) for 83 dwellings on the balance of the site was submitted on 23 August 2016 (HPK/2016/0488). The application was considered at a Development</p>	8	30	30	23	0	91

							<p>Control Committee on 23 January 2017 which resolved:</p> <p>“1. That authority be delegated to officers, in consultation with the Chair of the Committee, to approve the application, subject to the successful negotiation with the applicant of all outstanding matters and the conditions as set out in the report (to be amended as required following resolution of those outstanding matters and as set out in the update sheet);</p> <p>2. That in the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, authority be delegated to the Operations Manager – Development Services to do so in consultation with the Chair of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.”</p> <p>The reserved matters applications for phases 1 and 2 will complete the site, meaning that 104 dwellings will be on the site, once completed.</p> <p><b>Land Ownership</b> The majority of the site is in the ownership of the applicant, Mr J Critchlow. The remainder of the site is owned by High Peak Council.</p> <p><b>Current Position</b> HPK/2018/0526 Application to vary Condition 3 of Outline planning permission HPK/2013/0625 to facilitate a phased discharge of the condition and phased development. Approved 16/12/2018. The issuing of the phase 2 decision notice has been held in abeyance pending the discharge of conditions on the outline and phase 1 decision notices. Only two of those conditions remain to be discharged, relating to highways matters, now that condition 3 has been varied.</p> <p><b>5YHLS Assessment</b> Phase 1 of the site is half completed, with the other half under construction and is expected to be completed by the end of 2019/2020. As stated within the Planning Statement of application 2018/0526, only two conditions remain on the outline to be discharged and holding the phase 2 reserved matters decision in abeyance, until all of the outline/phase 1 conditions have been discharged will enable the Council to significantly reduce the need for any additional conditions on the phase 2 approval notice. With there being less conditions to be discharge for the second phase of development, it is considered realistic for phase 2 to also be delivered in the five year period. The build out rates are based upon the averages for a site of this size in High Peak Borough.</p>							
HPK/2016/0692 (OUT)	Land Opposite, Alders Meadow, Buxton Road,	25	0	0	0	25	<p><b>Planning History</b> An application for outline consent for 25 dwellings was received by the Council on 21 December 2016, from the landowner (HPK/2016/0692).</p>	0	10	15	0	0	25	

	Chinley						<p>The application was approved on 10 November 2017.</p> <p><b>Land Ownership and developers</b> The site is in private ownership.</p> <p><b>5YHLS Assessment</b> Correspondence has been received from the Development Manager of the site stating that they are intending on starting on the site in August 2020 and that they intend on completing the site in January 2022. The build out rates are based on the average build out rates for a site of this size in High Peak Borough.</p>						
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Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2015/0695 (FULL)	Land at 152a Albion Road (2012/0692) New Mills	10	0	0	0	10	<p><b>Current Position</b> DOC/2019/0071 Discharge of conditions 3,4,5,6,7,9,12,14,16,17,21,24,25 and 27 relating to HPK/2015/0695 Pending.</p> <p><b>5YHLS Assessment.</b> The site has full planning permission and a discharge of conditions application is being considered by the Council. On this basis, and based on the Council's average build out rates for a site of this size the site is expected to be completed in 2019/20.</p>	10	0	0	0	0	10
2016/0476 (FULL)	rear Old Vicarage Marsh lane, New Mills	37	8	0	29	29	<p><b>Current Position</b> DOC/2017/0012 Discharge of conditions 5, 7, 11, 20 &amp; 22 relating to HPK/2016/0476 Pending. DOC/2017/0044 Discharge of conditions 3, 14, 15, 16 &amp; 21 of planning permission HPK/2016/0476 DIS-APP. DOC/2017/0096 Discharge of Condition 10 - Piling see application reference HPK/2016/0476 dated 18/01/2017. DOC/2018/0083 Discharge of Condition 23 in relation to HPK/2016/0476.</p> <p><b>5YHLS Assessment</b> The delivery projections are based upon the projections provided by the developer in the signed Statement of Common Ground. Construction commenced May 2017. The developer anticipates completion of the whole site before end of March 2020.</p>	29	0	0	0	0	29
HPK/2017/0536 (FULL)	Land Adjacent And To The	13	0	0	0	13	<p><b>Planning History -</b> An application for full planning permission was registered on 2</p>	0	13	0	0	0	13



	Rear Of No 54 To 64 Buxton Road, Bridgemont, Whaley Bridge						<p>October 2017 (HPK/2017/0536). Permission was granted on 26 March 2018 for 13 dwellings.</p> <p><b>Land Ownership</b> The application form notes a certificate of ownership notification was served on Roy Drinkwater of Clowyn Bay. The applicant is the Peaks and Plains Housing Trust.</p> <p><b>Current Position -</b> The site consists of empty scrubland sloping in two directions. The site is being delivered as a rural exception site consisting of a scheme for 100% affordable housing. The scheme consists of five two bedroomed houses and eight one bedroom apartments. DOC/2019/0042 Discharge of conditions 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 25, 32, 33, 34 relating to HPK/2017/0536 Pending.</p> <p><b>5YHLS Assessment</b> The developer responded and signed the Statement of Common Ground stating that building work on the site is expected to commence October 2019. The delivery projections are based on their response.</p>						
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Application No.	Address	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018-31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2017/0198 (OUT)	Land at Woolley Bridge East of A57, Hadfield	31	0	0	0	31	<p><b>Current Position</b> An outline planning permission was granted on 31/01/19 for 31 dwellings. A reserved matters application (2019/0133) for 31 dwellings was received on 25/03/19 and is currently pending.</p> <p><b>5YHLS Assessment</b> A reserved matters application is currently pending a decision. The projections are based on allowing enough time for the reserved matters application to be approved and for conditions to be discharged. The build out rate is based upon the High Peak Borough average for a site of this size.</p>	0	0	15	16	0	31
2012/0323 (OUT) (2013/0577) (RM) (2016/0313) (RM)	Forge Works	153	36	54	20	63	<p><b>Planning History</b> An outline planning application (HPK/2012/0323) was registered on 1 June 2012 for the demolition of remaining structures &amp; redevelopment for up to 182 dwellings, up to 1,672 sq.m business floor space (use class B1), up to 279 sq.m of non-residential institution floor space (use class D1), community facilities &amp; associated infrastructure. The application was refused on 30 November 2012, and was granted on Appeal on 29 May 2013. The proposals included 30% affordable housing. On 28 October 2013 an application for reserved matters</p>	22	23	18	0	0	63

						<p>(HPK/2013/0577) was submitted by Wainhomes NW Limited and Innovation Forge Limited. The application related to Phase 1 of the development proposals and was for 91 dwellings, a B1 office unit and a D2 Creche Unit. Approval was granted on 27 January 2014. A reserved matters application was also received for the remaining phase of 62 dwellings (HPK/2016/0313). The application was approved on 30 November 2017. The D2 Creche Unit has been completed and Wainhomes commenced development of the houses on 14 July 2016. A non-material amendment application (NMA/2017/0003) was made to change both the site entrance road into the development and internal highway amendments at the request of Derbyshire County Council in order to meet S38 adoption requirements. This was approved on 10 April 2017. A further detailed planning application (HPK/2018/0616) was submitted for revisions to the layout approved under the Reserved Matters Approval HPK/2016/0313 (Phase 2) comprising an alternative road layout and revised layout of 13 no. dwellings. This is awaiting a decision by the Council.</p> <p><b>Land Ownership and developers</b> According to Land Registry information the first phase of the Forge Works site is owned by Wainhomes and was acquired in April 2014. The second phase of the development is still in the ownership of Innovation Forge Limited however there is reference in the title to an Agreement dated 15 October 2013 between the freeholder and Wainhomes (North West) Limited and Wain Group Limited.</p> <p><b>Current Position</b></p> <p>DOC/2018/0011 Discharge of Condition 16 in relation to application HPK/2016/0313 Pending. DOC/2018/0052 Discharge of Conditions 4 and 7 in relation to HPK/2016/0313 Pending. DOC/2018/0112 Discharge of conditions 3,10,18. Ref HPK/2016/0313 Pending. DOC/2019/0001 Discharge of condition 5 relating to HPK/2016/0313 Pending. DOC/2019/0003 Discharge of Condition: 3 Boundary Treatment (see application HPK/2016/0313 Pending. DOC/2019/0021 Discharge of condition 8 relating to HPK/2012/0323 appeal Reference APP/H1033/13/2189819 Pending. DOC/2019/0060 Discharge of condition 24 in relation to appeal decision APP/H103/A/13/2189819 re HPK/2012/0323 Pending. DOC/2019/0064 Discharge of phase 2 condition 17 in relation to appeal decision APP/H103/A/13/2189819 re HPK/2012/0323 Pending. DOC/2019/0067 Discharge of condition 3 re HPK/2016/0313 Pending. DOC/2019/0068 Discharge of phase 2 condition 4 in relation to appeal decision APP/H103/A/13/2189819 re HPK/2012/0323 Pending. DOC/2019/0077 Discharge of condition 11 Travel plan phase 2 in relation to appeal decision APP/H103/A/13/2189819 re HPK/2012/0323 Pending.</p> <p><b>5YHLS Assessment</b> The developer responded stating that development on the site commenced January 2019. At the time of the site visits there were 63 outstanding dwellings to be completed and therefore the overall projected delivery rates reflect this. The timings for delivery and the</p>						
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							build out rate though generally reflect the figures given by the developer in the signed Statement of Common Ground.							
<b>TOTALS</b>	<b>N/A</b>	<b>1181</b>	<b>44</b>	<b>79</b>	<b>63</b>	<b>1058</b>	<b>N/A</b>	<b>155</b>	<b>209</b>	<b>196</b>	<b>157</b>	<b>89</b>	<b>806</b>	

Outstanding Large permissions (non-allocated) Supply = 806

Local Plan Allocations

Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2015/0571 (full)	DS1 (G16)	Woods Mill High Street East, Glossop	104	57	4	24	29	29	<p><b>Planning History</b> An application for full planning permission was registered on 4 November 2015 (HPK/2015/0571). The application was approved on 1 July 2016 for 57 dwellings together with a the erection of 2,470 sq.m Class A1 retail unit, refurbishment and extension to provide 155 sq.m of additional B1 offices and 594 sq.m of additional Class A1 retail floorspace. The application was subject to a S106 Agreement between the developer Glossop Land Limited, Lidl UK and the other various landowners. The S106 Agreement means that there is pressure on the developer of the residential part of the scheme to secure completion of 18 dwellings so that the new supermarket can be opened. The site was also an allocation (G16) within the Local Plan with a delivery of 104 dwellings identified. The allocation for 104 dwellings reflected the prospects for converting a former mill on the site, which has instead being demolished under the current proposals. As a result the site will deliver 57 houses as per the planning permission.</p> <p><b>Land Ownership</b> The various land owners are party to the S106 Agreement. The site is being developed by Glossop Land Limited. Lidl have acquired the land required for the new supermarket.</p> <p><b>Current Position</b> DOC/2016/0100 (Conditions 4,34,36 &amp; 39) pending DOC/2016/0101 (Conditions 3,6,19,29,30, 38 &amp; 41) pending DOC 2017/0016 (cond 11) pending DOC/2017/0040 (cond 20) pending DOC/2017/0070 (cond 23 &amp; 27) pending DOC/2017/0086 (cond 8) pending DOC/2017/0091 (cond 31) Approved</p> <p><b>5YHLS Assessment</b> Response received from the planning agent for the site stating that the projected delivery rates have not changed from what was provided for the purposes of the Leek Road appeal in February 2019. The projections are therefore based upon the agent's response.</p>	29	0	0	0	0	29

Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2013/0597 (OUT) HPK/2016/0520 (RM) 97 units.	DS3 (G31)	Charlestown Works, Charlestown Road, Glossop (2016/0520)	100	97	0	11	12	86	<p><b>Planning History</b> An application for outline planning permission was registered on 30 October 2013 (HPK/2013/0597). Permission was granted on 17 March 2014 for 100 dwellings (including 33 affordable) and 1,660 sq.m of B1 floor space and the restoration of the former mill pond as public open space. An application for reserved matters for proposed residential development consisting of 97 dwellings and associated parking including conversion of existing office pursuant to outline planning permission HPK/2013/0597 was received on 8 September 2016 from Sherwood Homes Limited (HPK/2016/0520). This application was approved on 26 March 2018 for 97 dwellings.</p> <p><b>Land Ownership and developers</b> Sherwood Homes are delivering this scheme.</p> <p><b>Current Position</b> The site commenced development in 2018/19. 2 sections of the site - on opposite sides of the road. 1 section under construction - other section still need to discharge conditions. DOC/2017/0008 Approved (Cond 20 HPK/2013/0597) DOC/2017/0007 pending DOC/2017/0018 pending DOC/2018/0101 pending DOC/2019/0005 pending DOC/2019/0007 pending</p> <p><b>5YHLS Assessment</b> 11 completions have already been achieved on the site and there are 12 dwellings under completion. The projections are based upon the site being underway, and the build out rates are the average for a site of this size in High Peak Borough.</p>	30	30	26	0	0	86
2013/0327 (OUT) 2015/0120 (RM)	DS7 (G6)	North Road, Glossop (2015/0120)	150	150	82	24	31	44	<p><b>Planning History</b> An application for outline planning consent for 150 houses was submitted by Gladman Developments on 13 June 2013 (HPK/2013/0327). The application was refused and eventually granted on appeal on 12 June 2014. Taylor Wimpey submitted a reserved matters application (HPK/2015/0120) which was approved on 31 July 2015. The development comprises 105 market houses and 45 affordable dwellings. Taylor Wimpey subsequently commenced development of the site on 11 April 2016.</p>	30	14	0	0	0	44

										<p><b>Land Ownership</b> The freehold interest in the site is owned by Taylor Wimpey UK Limited.</p> <p><b>Current Position</b> DOC/2016/0104 Discharge of Condition 22 relating to HPK/2013/0327 Approved 09/01/2017.</p> <p><b>5YHLS Assessment</b> The projections are based upon construction of the site being underway and the average build out rate for a site of this size in High Peak Borough</p>						
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Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
HPK/2017/0534 (FULL)	DS8 (C3)	Land off Derby Road, New Mills	107	96	0	0	0	96	<p><b>Landowners and developers</b> The developer is Wainhomes.</p> <p><b>Current Progress</b> Application HPK/2017/0534 for 96 units on this allocated site was submitted in September 2017. The application was granted permission at committee on 12<sup>th</sup> August 2019 subject to the signing of a section 106 agreement. The developers agreed an extension of time until the end of September 2019 to enable the section 106 to be executed and the decision issued.</p> <p><b>5YHLS Assessment</b> The section 106 of application 2017/0534 has not yet been signed, and a Discharge of Conditions application has not yet been submitted, The projections are therefore based on development commencing 2021/22 to allow time for the section 106 to be signed and Discharge of Conditions to be approved. The build out rate is based on the High Peak Borough average for a site of this size.</p>	0	0	30	30	36	96
2014/0119 (OUT) 2017/0247 (RM)	DS16 (C9)	South of Macclesfield Road, Whaley Bridge (Land Off Linglongs Road)	83	107	0	0	0	107	<p><b>Planning History</b> An application for outline consent for 107 dwellings was received by the Council on 19 March 2014, from Gladman Developments Ltd (HPK/2014/0119). The application was approved on 7 May 2015. A subsequent reserved matters</p>	0	0	36	36	35	107

									<p>application (HPK/2017/0247) was approved on 3 October 2018.</p> <p><b>Land Ownership</b> The site is in the ownership of BDW Trading as Barratt Homes. Barratt Homes is the developer.</p> <p><b>Current Progress</b> DOC/2019/0015 Discharge of conditions 6,8,10,11,16,17,20,21,22 and 26 in relation to HPK/2014/0523 Pending. DOC/2019/0004 Discharge of conditions 3,4,7,8,12,13,17,20,21 and 22 in relation to HPK/2015/0533 Pending.</p> <p><b>5YHLS Assessment</b> The developer responded to the Council giving delivery projections on the basis that a discharge of conditions application was approved at committee on 9/9/19. The discharge of conditions application was not approved. Therefore the delivery projections given by the developer have been pushed back by one year to reflect this.</p>						
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Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
	DS19 (B10)	Land off Dukes Drive, Buxton	338	0	0	0	0	0	<p><b>Site progress</b> The planning agent responded on behalf of the Chatsworth Settlement Trustees (CST). CST controls the majority – but not all – of the Dukes Drive allocation. CST has instructed a project team to prepare and submit an outline planning application for residential development across that part of the allocation within its control. Evidence gathering and design work is in-hand. HPBC confirmed on 26/7/2019 that EIA was not required (HPK/2019/0178). Submission of the application is expected in Q1/2020. The delivery mechanism for the site has not been confirmed but it is likely that CST will dispose of the site to the market following grant of outline permission.</p> <p><b>5YHLS Assessment</b> The delivery projection is based upon an outline permission being submitted in Q1 of 2020, allowing time for grant of outline permission, grant of Reserved Matters, and grant of a discharge of conditions applications.</p>	0	0	0	0	25	25

HPK/2013/0603 (OUT) 375 dwellings HPK/2017/0590 (RM) 395 dwellings	DS20 (B20, B21, B22)	Land off Asbourne Road and Foxlow Farm, Buxton.	445	395	0	0	0	395	<p><b>Planning History</b> An application for outline consent was registered by the Council on 11 November 2013 (HPK/2013/0603) from Hallam Land Management Limited and was approved on 4 November 2014. The outline consent is for up to 375 dwellings, residential and/or retirement facility for up to 70 units, local centre, business use and community uses with associated access, car parking, open space and landscaping. A subsequent reserved matters application (HPK/2017/0590) for 395 dwellings was submitted on 25 October 2017 and the application was considered at the Council's Development Control Committee on 4 February 2019. The Committee resolved to approve the application subject to the signing of a S106. The decision was issued 28 June 2019.</p> <p><b>Land ownership</b> The site is currently in private ownership.</p> <p><b>Current Position</b> The site is now being developed by Keepmoat (previously the site was being promoted by Hallam Land Management) The reserved matters application decision for the whole site was issued on 28 June 2019. Despite the Outline permission for being up to 375 dwellings, the Reserved Matters is for 395 dwellings and this is all of the residential development that will be delivered on the site. Conditions discharge: DOC/2019/0059 Discharge of conditions 6, 8, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24 &amp; 25 of HPK/2013/0603 Pending. DOC/2019/0061 Discharge of conditions 4, 7, 9, 10, 13, 15, 16, 17, 18, 19, 20, 23, 31, 34, 35 &amp; 36 of HPK/2017/0590 Pending.</p> <p><b>5YHLS Assessment</b> The delivery projections are based upon the signed Statement of Common Ground received from the developer.</p>	0	41	45	45	45	176
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Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
HPK/2018/0120 (FULL)	DS22 (B31)	Station Road and Spring Gardens Regeneration Area, Buxton Extra Care C2 accommodation - 65	30	65	0	0	0	65	<p><b>Site Progress</b> A full application for 65 extra care units for older people was validated on 27/03/18 and was approved on 18/07/19.</p> <p><b>5YHLS Assessment</b></p>	0	12	12	12	0	36



		units.								As of July 2019, the PPG states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.						
										Guidance under the Housing for older and disabled people section of the PPG advises that to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households.						
										The average number of adults in all households is 1.8. Taking this into consideration, it is expected that the 65 extra care unit scheme will overall release 36 dwellings onto the housing market.						
										The projections for the site are based on the delivery of the 65 extra care units. It is considered that all 65 extra care units will be delivered within the five year period, and therefore 36 C3 dwelling houses will be added to the housing land supply.						

Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
	G12	Bute Street	30	0	0	0	0	0	<b>Site progress</b> The site is allocated for 30 dwellings, however an outline planning application (HPK/2019/0215) for 56 dwellings was validated on 3/07/2019. The application is currently pending.  <b>5YHLS Assessment</b> The delivery projections allow for the site to be granted both outline and Reserved Matters permission and for conditions to be discharged. The build out rate is based on the High Peak Borough averages for a site of this size.	0	0	0	0	30	30
HPK/2014/0573 (OUT) 31 dwellings	G13	Hawkshead Mill, Hawkshead Road, Glossop.	31	31	0	0	0	30	<b>Planning History</b> An application for consent to demolish most of the buildings on the site (HPK/2014/0431) was approved in	0	0	15	15	0	30

									<p>February 2015, and demolition is well advanced. The Council validated an application for outline consent (HPK/2014/0573) for up to 31 dwellings on 26 November 2014. The application was considered at Planning Committee on 11 July 2016 and delegated authority was given to the Head of Regulatory Services in consultation with the Chairman to approve subject to receipt of a satisfactory reptile and Great Crested Newt Survey and a S106 Agreement. The decision notice to grant outline permission was approved on 27/06/19.</p> <p><b>Land Ownership</b> The site is currently in private ownership however it is available.</p> <p><b>Site progress</b> A Reserved Matters application was validated on 19/7/19 for 30 dwellings and is going to Planning Committee on 7/10/19.</p> <p><b>5YHLS Assessment</b> The projections are based on allowing time for the reserved matters application to be approved and for conditions to be discharged. The build out rate is based upon the build out average for a site of this size in High Peak Borough.</p>						
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Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2015/0412 (OUT)	G19	Dinting Road/Dinting Lane	64	65	0	0	0	65	<p><b>Planning History</b> An application for outline planning permission for 65 dwellings including 30% affordable houses was registered on 22 July 2015 (HPK/2015/0412). The application was granted on 27 May 2016. The applicant is the landowner Messrs N. J. Dignam and J. Wood.</p> <p><b>Land Ownership and developers</b> According to Land Registry information the site is still in the ownership of the applicant.</p> <p><b>Current Position</b> A reserved matters application pursuant to 2015/0412 was submitted by Trafford Housing Trust Developments and Lane End Developments Ltd on 29 March 2017 and</p>	0	0	0	0	30	30

									validated on 3/03/2017. A decision is still awaited on this application. A <del>outline</del> -Full application 2019/0200 for 65 dwellings was validated on 5/06/19. This application is identical to the previous outline permission 2015/0412.						
									<p><b>5YHLS Assessment</b></p> <p>The assumptions are based on allowing the new outline application to be granted and for Reserved Matters permission and discharge of conditions. The build out rate is based upon the build out average for a site of this size in High Peak Borough.</p>						

Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2014/0665 (OUT) 93 dwellings 2018/0191 (RM) 93 dwellings 2018/0272 (FULL) 44 dwellings	G26	Land adj to Gamesley Sidings Samas Roneo	38	137	0	0	0	137	<p><b>Planning History</b></p> <p>An application for outline planning permission from Astor Property Group was registered on 13 January 2012 (HPK/2012/0026). Permission was granted on 12 April 2012 for residential development based on an indicative capacity of 93. A new application for outline planning permission was registered from the same company on 19 December 2014 (HPK/2014/0665) for 93 dwellings and permission was granted on 13 April 2015. A reserved matters application (HPK/2018/0191) pursuant to 2014/0665 was received on 14 April 2018. The RM is for 93 dwellings and applies to the eastern section of the site. A Full Application (HPK/2018/0272) for 44 dwellings was received on 25 May 2018 and applies to the western section of the site. Both applications were considered by the Council's Development Control Committee on 8 October 2018. The reserved matters application 2018/0191 for phase 1 was approved on 17/4/2019 and the full application 2018/0272 for phase 2 was permitted on 28/6/19.</p> <p><b>Land Ownership and developers</b></p> <p>The site is in two ownerships. The eastern part of the site, which is currently occupied by warehouse building and will provide the main access into the development, is owned by the Astor Property Group Limited. The western portion of the site is in private ownership. The title to this area also includes the land that forms the Local Plan Allocation known as Gamesley Sidings (G26).</p>	15	30	30	30	32	137

										<p><b>Current Position</b> The applicant is currently preparing a discharge of conditions application.</p> <p><b>5YHLS Assessment</b> The projections are based on phase 1 starting to deliver later on in 2019/20 once discharge of conditions are approved, and with phase 2 commencing and delivering on site in 2022/23. The build out rate is based on the build out average for a site of this size in High Peak Borough.</p>						
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Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
2015/0174 (FULL)	B1	Batham Gate Road Peak Dale	25	27	0	0	27	27	<p><b>Planning History</b> An application for full planning permission was registered on 21 April 2015 (HPK/2015/0174). Permission was granted on 21 July 2015 for 27 dwellings including 8 affordable units.</p> <p><b>Land Ownership</b> The site is in private ownership and is available.</p> <p><b>Current Position</b> DOC/2017/0093 Discharge of condition 3 in regard to planning reference HPK/2015/0174 Withdrawn. DOC/2018/0022 Discharge of Condition number(s): 8 and 10 in relation to HPK/2015/0174 DIS-SPLIT. DOC/2018/0025 Discharge of conditions 18 and 19 relating to HPK/2015/0174 DIS-APP. DOC/2018/0033 Application for discharge of details reserved by condition 11, 12, 13 &amp; 16 in respect of HPK/2015/0174 DIS-APP.</p> <p><b>5YHLS Assessment</b> The delivery projections are based on discharge of conditions applications currently pending and the build out rates are based on the High Peak Borough averages for a site of this size.</p>	15	12	0	0	0	27
DET/2015/0013 DET/2017/0003	B6	Hardwick Square South Buxton	30	28	0	0	0	28	<p><b>Site Progress</b> Work has started on the site and there is permission for 13 dwellings and there are change of use prior approval applications pending for another 15 dwellings (application references DET/2017/0019; DET/2017/0020 and DET/2017/0021) totalling 28 dwellings on the site.</p>	13	15	0	0	0	28

										<b>5YHLS Assessment</b> The delivery projections are based on the 13 approved dwellings being completed in 2019/20. The 15 completions for 2020/21 are based on the pending applications for 15 dwellings being approved and delivery commencing 2020/21. The build out rate is based on the High Peak average for a site of this size.						
2018/0315 (FULL)	B27	Harpur Hill College Campus	105	153	0	0	0	153		<b>Landowners and developers</b> The developer for the site is PersimmonHomes  <b>Current progress</b> A full planning application (2018/0315) was approved on 30/7/19 for 153 dwellings.  <b>5YHLS Assessment</b> The developer responded stating that work started on the site in October 2018. The delivery projections are based upon the response received from the developer.	53	50	50	0	0	153

Application No.	LP Allocation ref.	Address	No. of dwellings allocated	No. of dwellings permitted (net)	Completions pre 1 <sup>st</sup> Apr 2018	Completions 1 <sup>st</sup> Apr 2018 – 31 <sup>st</sup> March 2019	No. under construction at 31/03/2019	Units remaining as at 1/04/19	Site comments	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total
	G3	Padfield Main Road, Hadfield	102	0	0	0	0	102	<b>Landowners and developers</b> The landowner is High Peak Borough Council.  <b>Current Progress</b> The Council's soft market testing report states that the site is ready to be marketed subject to the acquisition of technical reports. The Highlight Report in Appendix 4 sets out the anticipated housing delivery rate for the site over the next five years and supports the completion of the site within 5 years.	0	0	0	15	30	45
	G25	Land off Melandra Castle Road, Glossop	35	0	0	0	0	35	<b>Landowners and developers</b> The landowner is High Peak Borough Council.  <b>Current Progress</b> The Council's soft market testing report states that the site is ready to be marketed subject to the acquisition of technical reports. The Highlight Report in Appendix 4 sets out the anticipated housing delivery rate for the site over the next five years and supports the completion of the site within 5 years.	0	0	0	15	20	35
	B7	Market Street Depot, Buxton	24	0	0	0	0	24	<b>Landowners and developers</b> The landowner is High Peak Borough Council.  <b>Current Progress</b>	0	0	0	0	24	24

									The Council's soft market testing report states that the site is ready to be marketed subject to the acquisition of technical reports. The Highlight Report in Appendix 4 sets out the anticipated housing delivery rate for the site over the next five years and supports the completion of the site within 5 years.						
	B8	West of Tongue Lane/Granby Road B, Buxton	139	0	0	0	0	139	<p><b>Landowners and developers</b> The landowner is High Peak Borough Council.</p> <p><b>Current Progress</b> Access issues are currently being resolved via Homes England funding. The Council's soft market testing report states that once access arrangements have been resolved technical reports should be undertaken. The Highlight Report in Appendix 4 sets out the anticipated housing delivery rate for the site over the next five years and supports the construction and completion of a number of dwellings on the site within 5 years.</p>	0	0	0	0	15	15
<b>TOTALS</b>	<b>N/A</b>	<b>N/A</b>	<b>1,980</b>	<b>1,408</b>	<b>86</b>	<b>59</b>	<b>99</b>	<b>1562</b>	<b>N/A</b>	<b>185</b>	<b>204</b>	<b>244</b>	<b>198</b>	<b>322</b>	<b>1153</b>

## Appendix 2 – Lapse rate on small sites

Year ( 1 <sup>st</sup> Apr-31 <sup>st</sup> Mar)	Number of homes with outstanding planning permission at start of monitoring year, on sites of less than 10 units (which have not commenced)	Number of homes where planning permission lapsed during the monitoring year (on sites of less than 10 units)	Lapse rate (%)
<b>2014-15</b>	161	19	11.8
<b>2015-16</b>	210	16	7.62
<b>2016-17</b>	443	24	5.41
<b>2017-18</b>	182	22	12.08
<b>2018-19</b>	252	28	11.11
<b>Average</b>	<b>250</b>	<b>22</b>	<b>9.60%</b>

### **Appendix 3 – Statements of Common Ground sent to landowners/ developers regarding deliverability**

This appendix provides a copy of the covering letter and Statement of Common Ground that was sent to landowners/developers for delivery from all sites where at least 8 dwellings were awaiting completion at 31<sup>st</sup> March 2019. The page below shows all of the responses received from developers/ landowners following the councils request for forecasted delivery rates.

#### **Figure 2.1 – Covering letter (sent via email) to applicants.**

Dear XXXXX

Projected delivery rates at **\*SITE NAME\*** from 1st April 2019 – 31st March 2024

Please find attached to this letter a Statement of Common Ground between yourself as the landowner/agent for **\*SITE NAME AND PLANNING APPLICATION REF. WHERE APPLICABLE \*** and High Peak Borough Council concerning the projected housing delivery rates from 1st April 2019- 31st March 2024.

As you may be aware, under the National Planning Policy Framework (NPPF), Local Planning Authorities should produce an annual Five Year Housing Land Supply Statement. The Five Year Housing Land Supply Statement must robustly demonstrate that there is a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against a Local Planning Authority's housing requirement set out in the adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. High Peak Borough Council's strategic policies in its Local Plan were adopted in 2016, and therefore it is still appropriate to use the housing requirement set out in the Local Plan to assess the five year housing land supply position.

The NPPF and National Planning Practice Guidance (NPPG) advises that Local Planning Authorities should engage with developers in order to gain an accurate account of projected delivery rates on sites. Statements of Common Ground between the local planning authority and site developers are advised to be used as a mechanism to confirm the developer's delivery intentions and anticipated start and build-out rates.

Overleaf is the Statement of Common Ground (SoCG) between yourself and High Peak Borough Council. Please could you fill out the table in the SoCG with the annual expected build out rates on your site from 2019/20 to 2023/24. Could you also please provide and return any additional information fit to be released into the public domain that you may have on expected submission dates of applications and discharge of conditions applications, any site assessment work conducted, and any other details about site viability, ownership or infrastructure provision. Any additional information you can provide us with will be greatly appreciated and this information will be published in the Council's Five Year Housing Land Supply Statement alongside the given projected build out rates for your site.

I would be grateful if you could please reply by **Tuesday 20th August 2019.**

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Vanessa Rowell on behalf of High Peak Borough Council



**Figure 2.2 – Statement of Common Ground (sent via email) confirming delivery rates**

**Statement of Common Ground – \*SITE NAME AND RELEVANT PLANNING APPLICATION REF.\***

**\*NAME OF LANDOWNER/ DEVELOPER\* and the Council agree the following:**

Construction on **\*SITE NAME\*** will commence/  
commenced ..... (\*Month\* \*Year\*)

The following housing trajectory is the expected rate of delivery for site (**\*SITE NAME\***)

2019/20	2020/21	2021/22	2022/23	2023/24

**Developer/Landowner signature**

Signed..... Organisation..... Date.....

Print name.....

**Old Vicarage, Marsh Lane – HPK/2016/0476**

Good afternoon Vanessa

I have been forwarded a copy of your mail of 30/7/19 which was originally issued to Bill Davidson in connection with the above development. Bill hasn't been involved with this project for several years and had therefore forwarded onto Guinness as landowner as it is felt we would be better placed to answer you query.

Please see attached your completed statement of common ground. After the original builder we had appointed went into administration, the site was stood for 6 months as we sought to bring another builder on board. We have now achieved this and hope to have the project completed before the end of March 2020

regards

**Tim Morton**

**Project Delivery Manager**

**Development (North)**



**great service, great homes, a great place to work and a great business**

**Statement of Common Ground – Rear Old Vicarage, Marsh Lane (HPK/2016/0476)**

**The Guinness Partnership Ltd and the Council agree the following:**

Construction on Rear Old Vicarage, Marsh Lane, (HPK/2016/0476), will commence/  
commenced ...May 2017..... (\*Month\* \*Year\*)

The following housing trajectory is the expected rate of delivery for site (Rear Old Vicarage,  
Marsh Lane)

2019/20	2020/21	2021/22	2022/23	2023/24
37				

**Developer/Landowner signature**

Signed 

Organisation The Guinness Partnership Ltd

Date 5/8/19    Print name Tim Morton

**Waterswallows Road – HPK/2005/0539**

**Statement of Common Ground – Waterswallows Road, (HPK/2005/0539)**

**Mr David Winterbotham, on behalf of GB Energy, and the Council agree the following:**

Construction on Waterswallows Road, (HPK/2005/0539) will commence August 2020

The following housing trajectory is the expected rate of delivery for site (Waterswallows Road)

2019/20	2020/21	2021/22	2022/23	2023/24
Nil	32	32	32	32

**Developer/Landowner signature**

Signed  Organisation: GB Energy. Date: 19 August 2019

Print name... *David Winterbotham*

## **Bridge Mills, Tintwistle; Linglongs Road, Whaley Bridge; Harpur Hill, Buxton**

Dear Vanessa

RE: STATEMENT OF COMMON GROUND

You have recently emailed me with pro-formas for 3 sites. Clearly, whilst those forms ask for specific inputs, much will depend upon market interest (eg. Impact of a no-deal or deal BREXIT on the economy) but, to assist the LPA, please see below:

- Bridge Mills, Tintwistle – Site Start: March 2019;
- Linglongs Road, Whaley Bridge – Site Start: Jan 2020 (assuming conditions discharge approved at committee on 9/9/19: tbc);
- Harpur Hill, Buxton – Site Start: October 2018.

Then, in terms of 5 year supply (2019/20, 20/21, 21/22, 22/23 & 23/24) for each of the above:

- 4/36/36/36/7;
- 0/36/36/35/0;
- 53/50/50/50/50.

I've copied in Ben Heywood as I know that the LPA appreciates the need to discharge pre-commencement planning conditions. I hope this email demonstrates our commitment to deliver new homes to the Borough, & we continue to seek out new & viable opportunities within High Peak.

Regards.

**Simon Artiss**

Planning Manager, Barratt Manchester

**Barratt Homes** (A trading name of BDW Trading Ltd)

## Forge Works

### Statement of Common Ground – Forge Works (HPK/2016/0313 and HPK)

Mr Simon Pote and the Council agree the following:

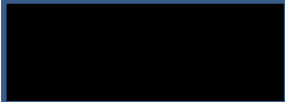
Construction on Forge Works, (HPK/2016/0313) ~~will commence/~~ commenced  
January 2019 (\*Month\* \*Year\*)

The following housing trajectory is the expected rate of delivery for site (Forge Works)

2019/20	2020/21	2021/22	2022/23	2023/24
22	23	5	-	-

#### Developer/Landowner signature

Signed



Organisation... Wainhomes NW Ltd

Date.....

31/07/2019.

Print name.....Simon Pote.....

**Derby Road, New Mills – HPK/2017/0534**

Dear Vanessa,

Thank you for your email and attachments.

Application HPK/2017/0534 for 96 units on this allocated site was submitted in September 2017, almost 2 years ago.

The application is on the agenda for development control committee on Monday 12<sup>th</sup> August 2019 with a recommendation of approval. We have agreed an extension of time until the end of September 2019 to enable the section 106 to be executed and the decision issued. Whilst we hope to receive planning permission by the end of September, this timescale assumes that committee will resolve to grant planning permission and also that the section 106 can be agreed and executed within 6 weeks from the committee, neither of which are guaranteed.

Wainhomes is committed to delivering the site but we are unable to comment on or confirm delivery rates until the section 106 is agreed and planning permission has been granted.

Best wishes

**Caroline Payne**

Director



Emery Planning is proud to support the Keaton Emery Memorial Foundation. To find out more about the charity or to make a donation, please visit [www.keatonemeryfoundation.com](http://www.keatonemeryfoundation.com)



**Land off Ellison Street, Glossop**

**Statement of Common Ground – Land off Ellison Street, Glossop,  
(HPK/2017/0366)**

**Mr Daniel Strode and the Council agree the following:**

Construction on Land off Ellison Street, Glossop (HPK/2017/0366) commenced 5<sup>th</sup> March 2018

The following housing trajectory is the expected rate of delivery for site (Land off Ellison Street, Glossop)

2019/20	2020/21	2021/22	2022/23	2023/24
22				

**Agent signature**



Signed

Organisation: PWA Planning Date: 8<sup>th</sup> August 2019

Print name: Daniel Strode



**Land adjacent and to the rear of No. 54 – 64 Buxton Road – HPK/2017/0536**

**Statement of Common Ground – Land adjacent and to the rear of No.54 – 64 Buxton Road (HPK/2017/0536)**

**Peaks & Plains Housing Trust and the Council agree the following:**

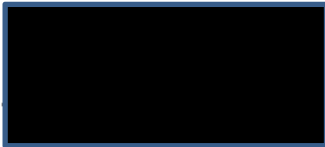
Construction on Land adjacent and to the rear of No.54 – 64 Buxton Road, (HPK/2017/0536), will commence/ ~~commenced~~ approximately October 2019. (\*Month\* \*Year\*)

The following housing trajectory is the expected rate of delivery for site (Land adjacent and to the rear of No.54 – 64 Buxton Road)

2019/20	2020/21	2021/22	2022/23	2023/24
	13			

**Developer/Landowner signature**

Signed.



Organisation: Peaks & Plains Housing Trust Date 20.08.2019

Print name Chris Draper

## **Land off Dukes Drive**

Vanessa,

I respond to your email of 30/7, below, on behalf of my client, Chatsworth Settlement Trustees (CST). CST controls the majority – but not all – of the Dukes Drive allocation (see plan attached). CST has instructed a project team to prepare and submit an outline planning application for residential development across that part of the allocation within its control. Evidence gathering and design work is in-hand. HPBC recently confirmed that EIA was not required. Submission of the application is expected in Q1/2020. Until design work is completed, I do not have any updated estimate of site capacity beyond that provided at time of Local Plan examination. The timeframe for delivery from the site will depend on the determination of the aforesaid application. The delivery mechanism for the site has not been confirmed but it is likely that CST will dispose of the site to the market following grant of outline permission.

An indicative masterplan showing how the site could be developed was submitted by CST as evidence in support of the allocation at time of preparation of the (now adopted) Local Plan. A copy of that masterplan is on the Council's files.

I trust this information is of assistance.

Regards,

David Peck BA(Hons) MRRP MRTPI

Director

**Woods Mill - Allocation Ref G16, HPK/2015/0571**

From: [REDACTED] Sent: Wed 21/08/2019 14:17  
To: Rowell, Vanessa  
Cc:  
Subject: RE: Woods Mill - projected delivery rates

Hello Vanessa,


There is no change to the delivery rates advised 6 months ago.


Regards,

Chris



## Land at Dinting Road / Dinting Lane HPK/2016/0224

 You replied to this message on 08/08/2019 12:47.

From:  Sent: Thu 08/08/2019 11:  
To: Rowell, Vanessa  
Cc:  
Subject: RE: Land at Dinting Road, Dinting Lane - delivery projection rates

Vanessa,

We can confirm that the houses approved under HPK/2016/0224 are nearly complete. Some are already being lived in. Your form to complete starts from next year, so I assume the developer does not need to sign the form.

Kind regards,

Amy

**Foxlow Farm, HPK/2017/0590**

**Statement of Common Ground – Foxlow Farm HPK/2017/0590**

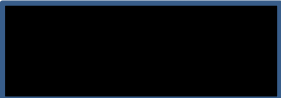
**KeepMoat and High Peak Borough Council agree the following:**

Construction on Foxlow Farm HPK/2017/0590 will commence October 2019

The following housing trajectory is the expected rate of delivery for site (input site reference)

Number of dwellings permitted (net)	Current remaining capacity (gross)	Total completions at 31/03/2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 year Total	Post March 2024
395	395	0	0	41	45	45	45	176	219

**Developer/Landowner signature**

Signed..  Organisation *Keepmoat* Date *11/10/19*

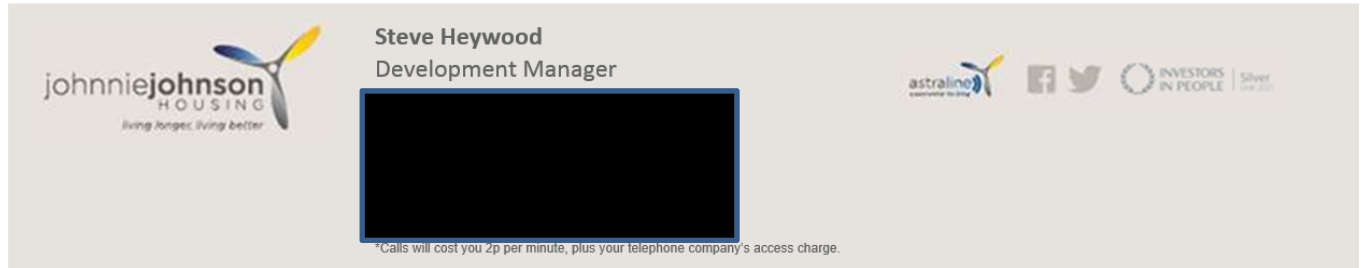
Print name Janet Stirzaker

**Alders Meadow, Buxton Road, Chinley HPK/2016/0692**

Acquisition     March 2020  
Start on Site    Aug     2020  
PC                Jan     2022

Kind regards

Steve



**johnniejohnson**  
HOUSING  
*living longer. living better.*

**Steve Heywood**  
Development Manager

**astraline**  
Sustainable Housing

**f** **t** **INVESTORS IN PEOPLE** | Silver  
1000 2021

\*Calls will cost you 2p per minute, plus your telephone company's access charge.

## Appendix 4 – Highlight Report of the Soft Market Testing Report on High Peak Borough Council Assets



### HIGHLIGHT REPORT

<b>Project Title:</b>	<b>Proactive delivery of Council owned sites - Housing Portfolio</b>	<b>Project No</b>	<b>25c</b>
<b>Author:</b>	<b>Kate Hall</b>	<b>Date:</b>	<b>22.10.19</b>
<b>Project Executive:</b>	<b>Dai Larner</b>	<b>Project Manager:</b>	<b>Sarah Porru</b>

#### Project Objectives

The project aims to be pro-active in the delivery of Council owned housing sites in order to:

- Deliver housing development on key council owned sites allocated in the Local Plan.
- Accelerate delivery of house building across the Borough.
- Contribute towards the Council's 5 year housing land supply
- Accelerate delivery of affordable homes and work with registered providers to utilise Homes England, Affordable Homes Programme funding.

#### Project Status

Current Status	Milestones	GREEN
	Budget	GREEN
	Quality	GREEN
Reason for Current Status (Summary for Transformation Board)	<p>Milestones: Soft Market Testing Report on High Peak Borough Council Assets prepared by Lambert Smith Hampton has now been received.</p> <p>Budget: finance agree for- commission site surveys, marketing and disposal of sites</p> <p>Quality: Quality assurance delivered through ongoing project management and performance monitoring.</p>	

#### Progress since last Highlight Report

Achievements	<ul style="list-style-type: none"> <li>• N/A (new project)</li> </ul>
Slippage	<ul style="list-style-type: none"> <li>• None</li> </ul>

## Key Milestones and deliverables

### Agreed milestones (subject to review)

Completion of soft market testing report	October 2019
Commission site surveys	November 2019
Marketing and disposal of sites	Tbc 2020
.	

### Deliverables

The project will set out the delivery mechanisms required to accelerate the delivery of Council owned sites allocated for housing in the 2016 Local Plan thereby:

- Contributing towards the Council's 5 year housing land supply
- Achieving possible capital receipts
- Delivering affordable housing
- Exploring options to spend the Councils RTB receipts

## Actions and Outputs for next stage

1. To commission consultants to carry out site/ ground surveys on:

- Melandra Castle Road, Gamesley
- Paradise Street, Hadfield
- Padfield Main Road, Hadfield
- Market Street, Buxton
- Granby Road B, Buxton
- Adderley Place, Glossop

2. Following site surveys, commission consultants to market and dispose of the sites:

Phase 1



Melandra Castle Road, Gamesley

Paradise Street, Hadfield

Padfield Main Road, Hadfield

Market Street, Buxton

Granby Road B, Buxton

Phase 2

Adderley Place, Glossop

3. Instruct and commission appropriate legal advice and preparation of disposal contracts
4. To undertake any additional tasks that are agreed by the Council and are required to ensure that the Council is properly advised concerning the residential property market and that the Council's land interests are used most effectively to deliver the housing allocations and secure the optimum financial return for the Council alongside community benefits.
5. Anticipated housing delivery rates:

Site	Estimated number of new homes delivered (on Council owned land)	Within 5 years 01/04/19 – 31/3/24	Between 5-10 years 1/4/24 – 31/3/29
Melandra Castle Rd, Gamesley	35	35	-
Padfield Main Road, Hadfield	102	45	57
Market Street, Buxton	24	24	-
Granby Road B, Buxton	89	15	74
Paradise Street, Hadfield	15	-	15
Adderley Place, Glossop	45	-	45

**Most significant current risks/ Actions being taken**

Land assembly where there is 3<sup>rd</sup> party land involved:

In terms of Adderley Place, Glossop access to Council land is via land in separate ownership. Delivery on this site may therefore take longer than the other sites and has been reflected in the table (point 5) above.

Land at Paradise Street, Hadfield is also accessed via private land, but we are investigating alternative access points on Council owned land. We are seeking views from Highways on alternative access, which would mean delivery would not be dependent on 3<sup>rd</sup> party land.

#### Current Issues/ Actions being taken

As above.

#### Variance/changes (If Nil type Nil)

Budget	Nil (subject to review)
Milestones	Nil (subject to review)
Quality	Nil

#### Decision required from Project Executive/Board

To note progress to date and actions and outputs for future stages.