



North East Derbyshire
District Council

Five Year Housing Land Supply Statement 2023

July 2023

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Introduction

1. The 2021 National Planning Policy Framework (NPPF) requires local planning authorities to 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.
2. This statement sets out North East Derbyshire's five year housing land supply position at April 2023, using the Local Plan housing requirement, as adopted by the Council on 29th November 2021.

Housing Requirement

3. The starting point for calculating the five year housing land supply position is to determine the housing requirement. Where the Local Plan is less than five years old, this is set out in the adopted strategic policies. Strategic policies in the North East Derbyshire Local Plan 2014 - 2034 were adopted on 29th November 2021, and include a strategic requirement to deliver a minimum of 6,600 dwellings over the 20 year Plan period which is 330 dwellings per year.
4. North East Derbyshire's 2023 Five Year Housing Land Supply position will therefore be determined against the Local Plan requirement of **330 dwellings per year**.

Buffer and shortfall

5. **Table 1** below shows the annual net completions since 2014 against the annual requirement of 330 dwellings. Whereas completions in the first few years varied, they were consistently and significantly over target from 2019 onwards. This gives a combined oversupply of 822 dwellings for the past nine years. Therefore, there is no shortfall. The average completion rate since 2014 is 421 dwellings per year, delivering 27% more than the requirement of 330 dwellings.

Table 1: Annual Net Completions against target

	Completions	Target	Under/Oversupply
2014/15	262	330	- 68
2015/16	431	330	+101
2016/17	282	330	- 48
2017/18	396	330	+66
2018/19	189	330	- 141
2019/20	436	330	+106
2020/21	465	330	+135
2021/22	555	330	+ 225
2022/23	776	330	+ 446
TOTAL	3792	2970	+ 822

6. The NPPF also requires the supply of specific deliverable sites to include a buffer (moved forward from later in the plan period) of an additional 5% to ensure choice and competition in the market for land. A 10% buffer is applied only when a Local Planning Authority wishes to fix its supply for a year through an annual position statement or recently adopted plan. Lastly, a 20% buffer is applied where delivery over the previous three years has fallen below 85% of the requirement, as measured in the Housing Delivery Test.
7. To determine the appropriate buffer, the Council's past performance in terms of housing delivery against its housing requirement is assessed by using the Housing Delivery Test (HDT) results. The HDT uses the lower of either the latest adopted housing requirement or the minimum annual local housing need figure. For North East Derbyshire the latter applies. The results of the 2021 HDT were published by the Government in January 2022, see Table 2 below. These show that there is no significant under delivery over the previous three years and the Council should apply a 5% buffer to its housing requirement, rather than 20%. The 2022 HDT results have not been published yet, but the Council expects there to be a significant oversupply.

Table 2: Annual Net Completions measured under Housing Delivery Test 2021

	Completions	HDT housing need figure	Under/Oversupply
2018/19	189	266	- 77
2019/20	436	227	+209
2020/21	465	168	+297
TOTAL	1,090	661	+429

Deliverable Housing supply

8. The NPPF states that sites included within the five year housing land supply must be considered deliverable. Deliverable is defined as

“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 5 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 5 years.”*

9. In accordance with the Planning Practice Guidance on housing supply and delivery (Paragraph 007 Reference ID: 68-007-20190722), 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.
10. The Council currently bases its projected future housing land supply on sites with planning permission. These projections include both major (10 dwellings and above) and minor sites (below 10 dwellings), which are either currently under construction, or not started yet.
11. The assessment of deliverability was carried out differently for major and minor sites, due to the scale of the task involved. For **major sites with planning permission** at 31st March 2023, the Council has contacted all landowners and/or developers to determine whether these sites are still available and achievable, as well as the delivery timetables. Appendix 1 shows the anticipated trajectory for the first five years. Appendix 2 includes a description of the anticipated delivery of each major site.
12. For the **minor sites with planning permission**, an average lapse rate of 7% (based on past trends in relation to minor sites) was applied to all outstanding permissions. Overall there are 313 outstanding minor permissions, which reduces to 291 dwellings when the 7% lapse rate is applied. This gives an average projected completion rate of 58 dwellings per year over five years. The outstanding minor permissions and projected completion rate is lower than previous years, due to the actual minor completions within the 2022/23 monitoring year being higher than previous years.
13. **Table 3** includes the projected completions from 2023/24 to 2027/28, based on the methodology set out above. It shows that an annual over-supply is expected in the first four years, and a small undersupply in year 5. The overall projected housing delivery for years 1 to 5 is 1997 dwellings, representing an oversupply of 347 dwellings in relation to the target.

Table 3: Five Year Supply: projected completions against target

Year (yr)	Projected Completion	Target	Under/ Oversupply
2023/24 (yr 1)	517	330	+187
2024/25 (yr 2)	424	330	+94
2025/26 (yr 3)	360	330	+30
2026/27 (yr 4)	399	330	+69
2027/28 (yr 5)	297	330	- 33
TOTAL	1997	1650	+347

Five Year Housing Land Supply

14. **Table 4** sets out the five year housing land requirement calculation and illustrates that in order to demonstrate that the Council has a 5 year supply it must have a deliverable supply of 1733 dwellings.

Table 4: Five Year Housing Land Requirement Calculation

a)	5 Yr Target (330 x 5 years = Target)	330 x 5	1650
b)	Undersupply (from Table 2)	0	0
c)	Sub-total (a + b)	1650	1650
d)	5% buffer (on sub-total) (c x 5%)	1650 x 5%	83
e)	Total Requirement (c + d)	1650 + 83	1733

15. The following calculation gives the land supply position at 1st April 2023 and demonstrates that the Council has a **5.76 years' supply**.

$$(1997 \div 1733)5 = 5.76$$

(Projected Completions {from Table 2} divided by the Total Requirement {from Table 4 [e]}) multiplied by 5 years

Appendix 1 Five Year Housing Land Supply Trajectory

Permission reference	Settlement	Address	Total number of proposed units (net)	Completed in previous years	Remaining commitment	2023/24	2024/25	2025/26	2026/27	2027/28	Beyond 2028	May not be developable
	Ashover											
NED/19/00868/RM	Ashover	Land South West Of Grange Farm, Milken Lane, Ashover	10	0	10	0	0	2	5	3		
NED/17/00841/RM	Ashover	Land At The Junction Of Narrowleys Lane And, Moor Road, Ashover	26	0	26	0	0	13	13	0		
	Calow											
NED/21/00773/RM	Calow	Land Adjacent The West Side Of 40 Church Meadows, Calow	43	0	43	28	15	0	0	0		
NED/18/00777/OL	Calow	56 Top Road, Calow	19	0	19	0	0	0	0	8		11
NED/22/00384/RM	Calow	Land from the east of Dark Lane to the west of Oaks Farm Lane, Calow	75	0	75	0	0	42	33	0		
	Clay Cross											
NED/17/00666/OL and NED/17/00247/RM, 19/00962/RM, 19/00705/RM, 19/00903/RM	Clay Cross	BIWATER INDUSTRIES (CLAY CROSS) LIMITED, MARKET STREET, Clay Cross, CHESTERFIELD	825	426	399	50	50	50	50	50	25	124
NED/20/00860/FL	Clay Cross	Land North Of Pilsley Road And West Of Coney Green Road, Clay Cross	78	22	56	36	20	0	0	0		
NED/20/00221/FL	Clay Cross	Land opposite 24-44 Clay Lane, Clay Cross	34	28	6	6	0	0	0	0		
NED/22/00004/FL	Clay Cross	Land Adjacent To 166 Market Street Market Street Clay Cross	11	0	11	11	0	0	0	0		
	Eckington											
NED/18/00358/RM	Eckington	Bradley Lomas Electrolok Ltd, Church Street, Eckington, Sheffield, S21 4BH	20	0	20	0	0	0	10	10		
	Hasland											
NED/17/00806/FL	Hasland	Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland	160	150	10	10	0	0	0	0		
	Higham											
NED/20/01117/RM	Higham	Land North Of 92 Chesterfield Road, Higham	24	6	18	18	0	0	0	0		
	Highmoor											
NED/17/00509/FL	Highmoor	S And A Parsons Building Contractors Ltd Mansfield Road Highmoor Killamarsh	22	19	3	3	0	0	0	0		
	Holmewood											
NED/14/01290/OL, 17/00269/FL, 20/00739/RM, 19/01135/RM, 20/01214/RM	Holmewood	Land On The West Side Of, Chesterfield Road, Holmewood	515	202	313	60	60	60	43	0		90
NED/20/01024/FL	Holmewood	Land To The Rear Of 181, Chesterfield Road, Holmewood	41	0	41	0	0	20	21	0		
NED/18/00303/FL	Holmewood	Land between 205 and 235 Chesterfield Road, Holmewood	14	9	5	5	0	0	0	0		
NED/21/01486/RM	Holmewood	Windy Ridge, Tibshelf Road, Holmewood	247	0	247	0	42	41	41	41	82	
NED/21/00853/FL	Holmewood	Ellen House, Heath Road, Holmewood	19	0	19	12	7	0	0	0		
	Killamarsh											
NED/21/00976/FL	Killamarsh	Land between Old Canal and North Side of Primrose Lane, Killamarsh	50	0	50	4	20	20	6	0		
NED/19/00713/FL	Killamarsh	The Old Station, Station Road, Killamarsh	13	0	13	13	0	0	0	0		
NED/21/00552/FL	Killamarsh	30 Ashley Lane Killamarsh	13	1	12	3	3	3	3	0		
NED/14/01242/FL	Killamarsh	Manor Farm, Upperthorpe Road, Killamarsh, Sheffield, S21 1EQ	10	0	10	0	10	0	0	0		
	Lower Pilsley											
NED/16/00665/FL	Lower Pilsley	Land To The Rear Of 1 To 41 The Acres And South Of Locko Road, Lower Pilsley	13	9	4	1	0	0	0	3		
	Mickley											
NED/07/01253/FL	Mickley	2-5 Bronte Street, Mickley, Alfreton	17	15	2	0	0	0	0	2		
NED/19/00478/LDC	Mickley	Ainmoor Grange Caravan And Camping Park, Mickley Lane, Stretton (Mickley)	53	11	42	0	0	0	0	0	42	
	Morton											
NED/21/00525/RM	Morton	Land North West Of 66, Stretton Road, Morton	100	22	78	40	38	0	0	0		
	North Wingfield											
NED/22/00057/FL	North Wingfield	Whiteleas Avenue, North Wingfield, S42 5QJ	70	0	70	0	0	20	25	25		
	Pilsley											
NED/20/00352/RM	Pilsley	Land South of Sports Ground At The Corner Of Rupert Street And Hallgate Lane Pilsley	98	22	98	35	35	6	0	0		
	Shirland											
NED/22/00418/FL	Shirland	Land Between 1, St Leonards Place And Shirland Primary School, Shirland	44	0	44	30	14	0	0	0		
NED/19/00335/OL	Shirland	Land To The South Of Hallfieldgate Lane, Shirland	90	0	90	0	0	0	0	0	90	
	Stonebroom											
NED/18/00053/OL	Stonebroom/Shirland	Land To The North West of, 101, Birkinstyle Lane, Shirland	10	0	10	0	0	0	5	5		
	Stretton											
NED/18/00812/RM	Stretton	Land To The East Of Prospect House Highstairs Lane Stretton	28	0	28	14	14	0	0	0		
	Sutton											
NED/14/00145/OL	Sutton cum Duckmanton	Former Coalite Site On The North West And South East, Buttermilk Lane, Long Duckmanton	660	0	660	0	0	0	0	0		660
	Tupton											
NED/19/00527/FL	Tupton	Land To The South Of Ankerbold House, Ankerbold Road, Old Tupton	10	2	8	8	0	0	0	0		
NED/18/00056/FL	Tupton	Land To The North And West Of The Poplars, Ankerbold Road, Old Tupton	193	0	193	0	0	0	40	40	113	
NED/13/01032/RM	Tupton	Land South of Sunningdale Park and Poplar drive and to West of 21 Elvin Way, New Tupton, Chesterfield	14	12	2	2	0	0	0	0		
NED/18/00298/FL	Tupton	Land South of Sunningdale Park & Birkin Park, Birkin Avenue, New Tupton	32	0	32	0	0	0	16	16		
	Wingerworth											
NED/16/00525/OL and 16/00526/RM	Wingerworth	THE FORMER AVENUE SITE, DERBY ROAD, WINGERWORTH, CHESTERFIELD, S42 6NB	489	136	353	25	25	25	30	35	213	
NED/18/00379/RM	Wingerworth	Hanging Banks, Derby Road, Wingerworth	222	170	52	39	13	0	0	0		
NED/19/00389/RM	Wingerworth	Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth	80	74	6	6	0	0	0	0		

Sub-totals:	4492	1336	3,178	459	366	302	341	238	565	885
Minor completions:				58	58	58	58	59		
Total:				517	424	360	399	297	1,450	

Total deliverable over 5 years: 1,997

Appendix 2: Site information

Ashover

19/00868/RM - Land South West of Grange Farm, Milken Lane, Ashover

Reserved Matters permission (19/00868/RM) was granted in January 2020 for the construction of 10 bungalows to wheelchair user standard M4(3). The builder indicates that a material start has been made on site. It is expected that the site will be built in the next five years.

17/00841/RM - Land at the Junction of Narrowleys Lane And, Moor Road, Ashover

Reserved Matters permission for 26 dwellings was granted in March 2018. A material start has been made on site, with the first footing in the ground in 2020. The builder indicates that they are hoping to continue construction with the first 13 dwellings completed in 2024/25 and the remaining 13 dwellings in 2025/26. The Council is slightly more cautious and anticipates delivery in 2025/26 and 2026/27.

Calow

21/00773/RM - Land Adjacent The West Side Of 40 Church Meadows, Calow

Reserved Matters permission for 43 dwellings was granted to Woodall Homes in May 2022. Work has started on site, with the majority of dwellings under construction. Completions are expected in the next two years.

18/00777/OL – 56 Top Road, Calow

Outline planning permission was granted in July 2019 for the demolition of 56 Top Road and vehicle repair workshop (retail unit retained) and the erection of up to 20 dwellings, including 3 affordable units, and a new access. This would result in 19 net new dwellings. The site is owned by 654 Developments and is expected to be developed by them. A Reserved Matters application (22/00638/RM) was granted for nine dwellings (gross) in May 2023. The Council anticipates delivery at year 5.

22/00384/RM - Land from the east of Dark Lane to the west of Oaks Farm Lane, Calow

Planning permission for the construction of 75 dwellings was granted in October 2022. Woodall Homes will be developing the site and intends to start on site in June 2023. Completions are anticipated from June 2024 to May 2026. The Council takes a slightly more cautious approach and projects the first 42 dwelling completions in 2025/26 and the remaining 33 dwellings in 2026/27.

Clay Cross

17/00666/OL – Former Biwaters site, Clay Cross

The site has outline permission for mixed use development, including 825 dwellings (17/00666/OL). Reserved Matters permission has been granted for five residential phases, permitting 674 dwellings.

Phase 1:

Phase 1 has been completed.

Phase 2:

Reserved Matters permission was granted for 147 dwellings to St Modwen Homes in October 2020 (19/00962/RM). At April 2023, 37 dwellings have been completed, 33 of which in the past monitoring year. Another 21 are under construction. The Site Manager indicated site completion in 2.5 years, with 2023/24 being a slower year due to the market conditions.

Phase 3:

Reserved Matters permission (19/00705/RM) was granted for 97 dwellings to Avant Homes and St Modwen Developments Ltd. At April 2023, 87 have been completed, 52 of which in the past monitoring year. The remaining 10 dwellings are under construction and expected to be completed by summer 2023.

Phase 4:

Reserved Matters permission (19/00903/RM) was granted for 165 dwellings to Countryside Properties EM. Permission (20/00619/RM) was subsequently granted for 124 dwellings of which 79 dwellings are a re-plan of 19/00903/RM, providing 45 additional properties. Another permission (22/01118/RM) was granted in March 2023 for a re-plan which provides 13 additional units. This will provide a total of 223 dwellings on this phase.

At April 2023, 115 dwellings have been completed, 92 of which in the past monitoring year. 95 dwellings are under construction. The Sales Office and Site Manager indicated site completion in 1.5 years.

Phase 5a:

Reserved Matters permission (22/00990/RM) was granted for 36 dwellings to St Modwen Homes in April 2023. It is expected that these will be completed by 2028.

The Council projects 50 completions each year, taking into account any uncertainties over multiple outlets on site and current market conditions. As the residential phases in the permitted Masterplan now mostly have detailed permission and are being built out, it is likely that some of the 825 dwellings permitted at outline may not be developable.

20/00860/FL - Land North Of Pilsley Road And West Of Coney Green Road (Plot L), Clay Cross

Planning permission was granted for 78 dwellings in November 2021. At April 2023 Keepmoat has completed 22 dwellings. The Site Manager expects the remaining dwellings to be completed within the next 18 months.

20/00221/FL - Land opposite 24-44 Clay Lane, Clay Cross

Permission was granted for 34 dwellings in March 2021. By April 2023, Woodall Homes Ltd has completed 28 dwellings. The remaining six dwellings are anticipated to be completed in 2023/24.

22/00004/FL - Land Adjacent To 166 Market Street Market Street Clay Cross

Permission was granted in October 2022 for the erection of 11 dwellings. Nottingham Community Housing Association is working with Modus Partnerships to develop these 11 affordable homes. A start on site has been made and Modus Partnerships expects the development to complete late 2023 / early 2024.

Eckington

18/00358/RM - Bradley Lomas Electrolok Ltd, Church Street, Eckington

Reserved Matters permission for the erection of 20 dwellings was granted in December 2019. At April 2023, nine dwellings were under construction by Nu Space Eckington. Development has however ceased due to the developer going into liquidation. It is understood that the Parent company is looking into a way forward to progress on site shortly.

Hasland

17/00806/FL - Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland

The site has permission for 160 dwellings. 150 dwellings have been completed by April 2023, 64 of which in the past monitoring year. The remaining 10 dwellings are expected to be completed in 2023/24.

Higham

20/01117/RM - Land North Of 92 Chesterfield Road, Shirland (Higham)

Permission was granted in May 2021. Blueline Homes have made a start on site and estimate completion for the site in autumn 2023.

Highmoor

17/00509/FL - S And A Parsons Building Contractors Ltd Mansfield Road Highmoor Killamarsh

Planning permission was granted for the demolition of warehousing and the erection of 22 dwellings. 19 dwellings have been completed by April 2023, 15 of which in the past monitoring year. The remaining three dwellings are expected to be completed in 2023/24.

Holmewood

14/01290/OL , 17/00269/FL, 20/00739/RM, 19/01135/RM, 20/01214/RM - Land On The West Side Of, Chesterfield Road, Holmewood

This site was granted outline planning permission (14/01290/OL) in August 2016 for the erection of 550 dwellings with public house/restaurant, a mixed use local centre, multi-purpose open space and green corridor and 2.5ha of new sports facilities and play areas, with access, appearance and landscaping reserved matters. The entire site is to be delivered in five phases.

Phase 1:

Another application (17/00269/FL) for the removal of conditions 5 and 7 (Affordable Housing) pursuant to 14/01290/OL was granted in September 2019. This application confirmed that the applicant is now proposing a development of up to 515 dwellings. It also covers details for the spine road, drainage, green space and SUDS (phase 1).

Phase 2:

Reserved Matters permission on phase 2 (20/00739/RM) was granted for 128 dwellings in November 2020. Harron Homes has started on site and 44 dwellings have been completed by April 2023. Harron Homes expects 30 completions per year.

Phase 3:

Reserved Matters permission on phase 3 (19/01135/RM) was granted for 156 dwellings in March 2020. Lovell Partnerships is developing this part of the site and 124 dwellings have been completed by April 2023. Lovell Partnerships expects the remaining 32 dwellings to be completed by the end of 2023.

Phase 4:

Reserved Matters permission on phase 4 (20/01214/RM) was granted for 141 dwellings in December 2021. Avant Homes is developing this part of the site and has completed 34 dwellings by April 2023. They expect 45 dwelling completions per year.

The Council takes a more cautious approach of 60 completions each year overall in the first three years, and the remaining permitted 43 dwellings in 2026/27. 90 dwellings may not be developable, as all residential phases now have detailed permission and are being built out.

20/01024/FL - Land To The Rear Of 181 Chesterfield Road, Holmewood

Permission was granted for residential development of 41 dwellings (inc 22 Housing Association homes). One existing dwelling will be demolished. An application for a revised scheme is currently pending (21/01495/FL). The builder hopes to complete all 41 dwellings on site in 2024/25. The Council is slightly more cautious and anticipates delivery in 2025/26 and 2026/27.

18/00303/FL - Land between 205 and 235 Chesterfield Road, Holmewood

The site was granted planning permission for 14 dwellings. At April 2023, TGN Construction has completed 9 dwellings, 7 of which in the past monitoring year. The remaining 5 dwellings are expected to be completed in 2023/24.

21/01486/RM – Windy Ridge, Tibshelf Road, Holmewood

Reserved Matters permission was granted in November 2022 for 247 dwellings (including one demolition of Windy Ridge). Avant Homes has started on site and expects 41/42 completions per year from 2023/24 onwards. The Council takes a slightly more cautious approach, as the first footings are not in yet.

21/00853/FL - Ellen House, Heath Road, Holmewood

Planning permission was granted for 19 dwellings in November 2021. Construction has started on site and EMH Group expect all 19 units to be ready for occupation by the end of April 2024.

Killamarsh

21/00976/FL – Land between Old Canal and North Side of Primrose Lane, Killamarsh

Planning permission was granted on appeal for 50 dwellings in October 2022. Redmile Homes have made a start on site and expect the first four dwellings to be completed in 2023/34, followed by 20 dwellings per year after that.

19/00713/FL - The Old Station, Station Road, Killamarsh

Planning permission was granted for 13 dwellings in October 2020. A start has been made on site and Sky-House Co anticipates all dwellings to be ready for occupation by the end of autumn 2023.

20/00497/FL - 30 Ashley Lane Killamarsh

Planning permission was granted for 13 dwellings in December 2020. Waring Development have started on site and the first dwelling has been completed. Take up has been slow and therefore build rate per year is expected to be low.

14/01242/FL - Manor Farm, Uppertorpe Road, Killamarsh

Full permission was granted for residential development of 10 dwellings in December 2015. A Lawful Development Certificate (21/01333/LDC) was issued in January 2022, confirming that 14/01242/FL was lawfully implemented following the discharge of conditions precedent discharged under 16/01132/DISCON and the grant of Planning Permission 17/00375/FL.

Footings for all 10 properties were in the ground at April 2023 and Meridien Homes expects all dwellings to be ready for occupation by the end of 2024.

Lower Pilsley

16/00665/FL - Land To The Rear Of 1 To 41 The Acres And South Of Locko Road, Lower Pilsley

Full permission for residential development of 13 houses was allowed on appeal in June 2017 to Poplar Farm Developments. Nine dwellings have been completed by April 2023 and one is under construction. It is expected that the dwelling under construction will be completed in 2023/24, and that the remaining three dwellings will be completed a few years later.

Mickley

07/01253/FL - 2-5 Bronte Street, Mickley, Alfreton

Permission was granted for 17 dwellings and a retail shop in 2006. Fifteen units have previously been completed as part of this scheme; 12 units having been completed in 2009/2010, whilst another three were completed in 2016. The remaining two plots were left unfinished. Permission was granted in July 2021 for two new dwellings on these remaining plots (19/01080/FL).

19/00478/LDC - Ainmoor Grange Caravan And Camping Park, Mickley Lane, Stretton

In 2019, 53 caravans were considered a lawful use on this site, without occupancy restrictions. There are being advertised as residential units. 11 caravans have been completed so far. The covid restrictions stopped further progress. In 2021, Ainmoor Grange confirmed that they hope that the remaining 42 caravans will be able to be added when the covid situation is over. In 2023 no further progress seems to have been made. Due to the uncertainty, the Council projects delivery from year 6 onwards.

Morton

21/00525/RM - Land North West Of 66, Stretton Road, Morton

Planning permission was granted in August 2021 for 100 dwellings. Davidsons Development Ltd commenced on site and at April 2023, 22 dwellings have been completed. Delivery projections expect 40 completions by the end of the calendar year and the remaining 38 in 2024.

North Wingfield

22/00057/FL – Whiteleas Avenue, North Wingfield

Permission was granted for the demolition of 16 dwellings and erection of 70 new dwellings in December 2022. Demolition of all 16 dwellings has taken place and it is expected that all 70 new dwellings will be completed by the end of the five years.

Pilsley

20/00352/RM - Land South of Sports Ground at the Corner of Rupert Street and Hallgate Lane, Pilsley

Reserved Matters permission for 98 dwellings was granted in November 2020. Forge New Homes have started on site and at April 2023, 22 dwellings have been completed. The delivery projections are for 61 dwellings to be completed in 2023/24 and 15 in 2024/25. The Council takes a more cautious approach and projects 35 completions per year.

Shirland

22/00418/FL - Land Between 1, St Leonards Place And Shirland Primary School, Park Lane, Shirland

Planning permission was granted for 44 dwellings in October 2022. Strata Homes have started on site and expect the first 30 dwellings to be completed in 2023/24 and the remaining 14 dwellings in 2024/25.

19/00335/OL - Land To The South Of Hallfieldgate Lane, Shirland

Outline planning permission for up to 90 dwellings and site access was granted on appeal in January 2021. The landowners envisage that an application for reserved matters approval would be submitted no later than 22 January 2024. The Council projects delivery at years 6 to 10.

Stonebroom

18/00053/OL - Land To The North West of, 101, Birkinstyle Lane, Shirland/Stonebroom

Outline permission was granted in January 2019 for 10 dwellings. A Reserved Matters application is currently pending. The Council projects completions in 2025/26 and 2026/27.

Stretton

18/00812/RM - Land to the East of Prospect House Highstairs Lane Stretton

The Reserved Matters application was approved in April 2019 for 28 dwellings, and Meadowview Homes have started on site. Completions are expected in the next two years.

Sutton

14/00145/OL - Former Coalite Site On The North West And South East, Buttermilk Lane, Long Duckmanton

Outline permission for a 660 dwelling scheme with associated ancillary uses, including a Local Centre, a Neighbourhood Equipped Areas of Play (NEAP), a Local Equipped Area of Play (LEAP), a Riverside Park, a Local Habitat Area, two SUDS, footpaths, walkways, cycle paths and landscaping, with details of Access was granted in 2016 and expires in October 2024.

Since planning permission was granted on site, the Government has confirmed proposals for the realignment of the proposed route for HS2, such that it runs through the eastern end of the Coalite site affecting two proposed housing plots and a key roundabout off Chesterfield Road. The impact of this creates significant uncertainty for the approved scheme. In light of these uncertainties, the Council cannot be confident that the housing development will come forward.

Furthermore, detailed permission for B1c, B2, B8 uses was granted in 2022 and it is expected that the employment development will come forward shortly.

Tupton

19/00527/FL - Land to the South of Ankerbold House, Ankerbold Road, Old Tupton

Permission was granted for 10 dwellings in September 2019. Two dwellings have been completed and the remaining eight are under construction and expected to be completed in 2023/24.

18/00056/FL - Land To The North And West Of The Poplars, Ankerbold Road, Old Tupton

The site received full planning permission for 193 dwellings in March 2019. Woodhead Homes made a start on site and 39 dwellings are under construction. Development has however ceased due to the developer going into liquidation. North East Derbyshire District Council as Joint Venture Partner is currently exploring options to take the site forward.

Based on experience from other sites in similar circumstances, and adopting a cautious approach for the purpose of the five year housing land supply position, it is anticipated that dwelling completions will be brought forward from 2026/27 onwards.

13/01032/RM - Land south of Sunningdale Park and Poplar Drive and west of 21 Elvin Way, New Tupton

Reserved Matters permission was granted for 14 dwellings. Twelve dwellings have been completed by April 2023. The remaining two dwellings are under construction and expected to be completed in 2023/24.

18/00298/FL - Land to the South of Sunningdale Park and Birkin Park, Birkin Avenue, New Tupton

Full permission for 32 park homes was granted to White Park Homes in October 2018 and a material start has been made on site. A subsequent application (21/00079/FL) for further Park Homes on both the adjacent site and this site, was refused on 1st April 2022. White Park Homes intend to complete the homes in 2024/25. The Council takes a slightly more cautious approach and projects completions from 2026 to 2028.

Wingerworth

16/00525/OL and 16/00526/RM - The former Avenue Site, Derby Road, Wingerworth

The site has outline permission for mixed use development (16/00525/OL), comprising 13.4ha of residential use providing 469 dwellings, 2.8ha of commercial land for employment uses, non-residential commercial uses and formal play and recreation space, associated access and parking, landscaping. An additional 20 homes were added to the scheme through a s73 application – which replaced a strip of the educational land with 20 additional units.

A Reserved Matters application for the first phase of 252 dwellings was approved in September 2017. Tilia Homes, is constructing this phase. The site is currently under construction and 136 dwellings have been completed by April 2023. The housebuilder has indicated that they are programmed to complete by 2026. The Council takes a slightly more cautious approach.

The second phase is expected to commence towards the end of the five years.

18/00379/RM - Hanging Banks, Derby Road, Wingerworth

Reserved matters permission for 222 homes was granted in July 2018 for Bellway Homes. 170 dwellings have been completed by April 2023 and 52 dwellings remaining, most of which under construction. Bellway Homes indicates completion of the site by July 2024.

19/00389/RM - Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth

Reserved Matters approval (19/00080/RM) was granted in March 2019 for means of access and in August 2019 for Appearance, Landscaping, Layout and Scale (19/00389/RM) for the construction of 80 dwellings for Bellway Homes. The site is taken forward by Ashberry Homes, a trading company of Bellway. 74 dwellings were complete at April 2023. The remaining 6 dwellings are under construction and expected to be completed in 2023/24.