



North East Derbyshire  
District Council

# **Five Year Housing Land Supply Statement 2025**

May 2025

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## Introduction

1. The 2024 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 2025, using the Local Plan housing requirement, as adopted by the Council on 29th November 2021.

## Housing Requirement

3. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 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. Strategic policies in the North East Derbyshire Local Plan 2014 - 2034 were adopted on 29<sup>th</sup> 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 2025 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 1260 dwellings for the past 11 years. Therefore, there is no shortfall. The average completion rate since 2014 is 444 dwellings per year, delivering 34% 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            |
| 2023/24 | 543         | 330    | + 213            |
| 2024/25 | 555         | 330    | + 225            |

**TOTAL** |                      **4890**                      **3630**                      **+ 1260**

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 or a 20% buffer 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 2023 HDT were published by the Government in December 2024, 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 2024 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 2023

|                | COMPLETIONS | HDT<br>HOUSING<br>NEED<br>FIGURE | UNDER/OVERSUPPLY |
|----------------|-------------|----------------------------------|------------------|
| <b>2020/21</b> | 503         | 168                              | + 335            |
| <b>2021/22</b> | 555         | 246                              | + 309            |
| <b>2022/23</b> | 776         | 247                              | + 529            |
| <b>TOTAL</b>   | <b>1834</b> | <b>661</b>                       | <b>+ 1173</b>    |

### **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 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.*

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 31<sup>st</sup> March 2025, 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 323 outstanding minor permissions, which reduces to 300 dwellings when the 7% lapse rate is applied. This gives an average projected completion rate of 60 dwellings per year for the next 5 years.
13. **Table 3** includes the projected completions from 2025/26 to 2029/30, based on the methodology set out above. It shows that an annual over-supply is expected in years one, two, four and five, with a small undersupply in year 3. The overall projected housing delivery for years 1 to 5 is 1845 dwellings, representing an oversupply of 195 dwellings in relation to the target.

*Table 3: Five Year Supply: projected completions against target*

| YEAR (YR)      | PROJECTED COMPLETION | TARGET       | UNDER/ OVERSUPPLY |
|----------------|----------------------|--------------|-------------------|
| 2025/26 (YR 1) | 377                  | 330          | + 47              |
| 2026/27 (YR 2) | 407                  | 330          | + 77              |
| 2027/28 (YR 3) | 301                  | 330          | - 29              |
| 2028/29 (YR 4) | 398                  | 330          | + 68              |
| 2029/30 (YR 5) | 362                  | 330          | + 32              |
| <b>TOTAL</b>   | <b>1845</b>          | <b>1,650</b> | <b>195</b>        |

### 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*

|           |   |                  |             |
|-----------|---|------------------|-------------|
| <b>A)</b> | 5 Yr Target<br>(330 x 5 years = Target) | 330 x 5          | 1650        |
| <b>B)</b> | Undersupply (from Table 2)              | 0                | 0           |
| <b>C)</b> | Sub-total (a + b)                       | 1650             | 1650        |
| <b>D)</b> | 5% buffer (on sub-total)<br>(c x 5%)    | 1650 x 5%        | 83          |
| <b>E)</b> | <b>Total Requirement<br/>(c + d)</b>    | <b>1650 + 83</b> | <b>1733</b> |

15. The following calculation gives the land supply position at 1<sup>st</sup> April 2025 and demonstrates that the Council has a **5.32 years' supply**.

$$(1845 \div 1733)5 = 5.32$$

(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 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | Beyond 2030 | May not be developable |
|--|---------------------|---|--------------------------------------|-----------------------------|----------------------|---------|---------|---------|---------|---------|-------------|------------------------|
|  | Ashover             |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/17/00841/RM  | Ashover             | Land At The Junction Of Narrowleys Lane And, Moor Road, Ashover                                       | 26                                   | 0                           | 26                   | 0       | 0       | 10      | 10      | 6       |             |                        |
| NED/19/00868/RM  | Ashover             | Land South West Of Grange Farm, Milken Lane, Ashover  | 10                                   | 0                           | 10                   | 0       | 5       | 4       | 1       | 0       |             |                        |
|  | Calow               |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| 22/00384/RM  | Calow               | Land from the east of Dark Lane to the west of Oaks Farm Lane, Calow                                  | 75                                   | 0                           | 75                   | 40      | 35      | 0       | 0       | 0       |             |                        |
| NED/21/00987/OL  | Calow               | Land To The North And North West Of The Homestead, Dark Lane, Calow                                   | 36                                   | 0                           | 36                   | 0       | 5       | 25      | 5       | 0       |             | 1                      |
|  | Clay Cross          |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/17/00666/OL, 19/00962/RM, 19/00903/RM, NED/22/00990/RM | Clay Cross          | BIWATER INDUSTRIES (CLAY CROSS) LIMITED, MARKET STREET, Clay Cross, CHESTERFIELD                      | 825                                  | 548                         | 277                  | 50      | 40      | 0       | 10      | 26      | 116         | 35                     |
|  | Dronfield           |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/22/00686/FL  | Dronfield           | Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ                                | 27                                   | 0                           | 27                   | 0       | 0       | 0       | 13      | 14      |             |                        |
|  | Eckington           |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/18/00358/RM  | Eckington           | Bradley Lomas Electrolok Ltd, Church Street, Eckington, Sheffield, S21 4BH                            | 20                                   | 0                           | 20                   | 0       | 0       | 0       | 10      | 10      |             |                        |
|  | Highmoor            |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/17/00509/FL  | Highmoor            | S And A Parsons Building Contractors Ltd Mansfield Road Highmoor Killamarsh                           | 22                                   | 20                          | 2                    | 2       | 0       | 0       | 0       | 0       |             |                        |
|  | Holmewood           |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/14/01290/OL, 17/00269/FL, 20/00739/RM, 20/01214/RM     | Holmewood           | Land On The West Side Of, Chesterfield Road, Holmewood  | 515                                  | 364                         | 151                  | 50      | 13      | 0       | 0       | 0       |             | 88                     |
| NED/21/01486/RM  | Holmewood           | Windy Ridge, Tibshelf Road, Holmewood   | 247                                  | 55                          | 192                  | 41      | 41      | 41      | 41      | 28      |             |                        |
|  | Killamarsh          |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/21/00552/FL  | Killamarsh          | 30 Ashley Lane Killamarsh   | 13                                   | 7                           | 6                    | 4       | 2       | 0       | 0       | 0       |             |                        |
| NED/21/00976/FL  | Killamarsh          | Land between Old Canal and North Side of Primrose Lane, Killamarsh                                    | 50                                   | 7                           | 43                   | 12      | 31      | 0       | 0       | 0       |             |                        |
| NED/24/00308/MRM   | Killamarsh          | Land South West Of Upperthorpe Road, Upperthorpe Road, Killamarsh                                     | 315                                  | 0                           | 315                  | 14      | 78      | 76      | 78      | 69      |             |                        |
|  | Mickley             |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/07/01253/FL  | Mickley             | 2-5 Bronte Street, Mickley, Alfreton  | 17                                   | 15                          | 2                    | 0       | 0       | 0       | 0       | 0       | 2           |                        |
| NED/19/00478/LDC   | Mickley             | Ainmoor Grange Caravan And Camping Park, Mickley Lane, Stretton (Mickley)                             | 53                                   | 22                          | 31                   | 31      | 0       | 0       | 0       | 0       |             |                        |
|  | Morton              |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/21/00525/RM  | Morton              | Land North West Of 66, Stretton Road, Morton  | 100                                  | 99                          | 1                    | 1       | 0       | 0       | 0       | 0       |             |                        |
|  | North Wingfield     |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/22/00057/FL  | North Wingfield     | Whiteleas Avenue, North Wingfield, S42 5QJ  | 70                                   | 48                          | 22                   | 22      | 0       | 0       | 0       | 0       |             |                        |
|  | Pilsley             |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/23/00986/FL  | Pilsley             | Commercial Inn, Bridge Street, Chesterfield, S45 8HE  | 10                                   | 0                           | 10                   | 0       | 0       | 0       | 0       | 10      |             |                        |
|  | Shirland            |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/19/00335/OL  | Shirland            | Land To The South Of Hallfieldgate Lane, Shirland   | 90                                   | 0                           | 90                   | 0       | 0       | 0       | 30      | 30      | 30          |                        |
| NED/22/00418/FL  | Shirland            | Land Between 1, St Leonards Place And Shirland Primary School, Shirland                               | 44                                   | 43                          | 1                    | 1       | 0       | 0       | 0       | 0       |             |                        |
|  | Stonebroom          |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/ 21/01506/RM   | Stonebroom/Shirland | Land To The North West of, 101, Birkinstyle Lane, Shirland  | 10                                   | 0                           | 10                   | 0       | 2       | 4       | 4       | 0       |             |                        |
| NED/24/01001/MFL   | Stonebroom/Shirland | The Bungalows, Stonebroom   | 19                                   | 0                           | 19                   | -20     | -5      | -6      | 36      | 14      |             |                        |
| NED/22/00886/OL  | Shirland            | Land To The Rear Of 14A-54, High Street, Stonebroom   | 30                                   | 0                           | 30                   | 0       | 0       | 0       | 0       | 0       | 30          |                        |
|  | Stretton            |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/18/00812/RM  | Stretton            | Land To The East Of Prospect House Highstairs Lane Stretton   | 28                                   | 20                          | 8                    | 8       | 0       | 0       | 0       | 0       |             |                        |
|  | Tupton              |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/13/01032/RM, 24/00680/RM                               | Tupton              | Land South of Sunningdale Park and Poplar drive and to West of 21 Elvin Way, New Tupton, Chesterfield | 14                                   | 12                          | 2                    | 0       | 0       | 0       | 0       | 2       |             |                        |
| NED/18/00056/FL  | Tupton              | Land To The North And West Of The Poplars, Ankerbold Road, Old Tupton                                 | 193                                  | 9                           | 184                  | 35      | 35      | 35      | 35      | 35      | 9           |                        |
| NED/19/00527/FL  | Tupton              | Land To The South Of Ankerbold House, Ankerbold Road, Old Tupton                                      | 10                                   | 9                           | 1                    | 1       | 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       | 0       | 0       | 32          |                        |
|  | Wingerworth         |   |                                      |                             |                      |         |         |         |         |         |             |                        |
| NED/16/00525/OL, 16/00526/RM, 23/00946/RM                  | Wingerworth         | THE FORMER AVENUE SITE, DERBY ROAD, WINGERWORTH, CHESTERFIELD, S42 6NB                                | 489                                  | 198                         | 291                  | 25      | 65      | 52      | 48      | 58      | 43          |                        |
| NED/21/01085/OL  | Wingerworth         | Land At Rear Of 263, Nethermoor Road, Wingerworth, S42 6LW  | 26                                   | 0                           | 26                   | 0       | 0       | 0       | 17      | 0       |             | 9                      |

Sub-totals:

|      |      |       |     |     |     |     |     |     |     |
|------|------|-------|-----|-----|-----|-----|-----|-----|-----|
| 3416 | 1476 | 1,940 | 317 | 347 | 241 | 338 | 302 | 262 | 133 |
|------|------|-------|-----|-----|-----|-----|-----|-----|-----|

Minor completions:

|     |     |     |     |     |     |  |  |
|-----|-----|-----|-----|-----|-----|--|--|
| 60  | 60  | 60  | 60  | 60  |     |  |  |
| 377 | 407 | 301 | 398 | 362 | 395 |  |  |

Total deliverable over 5 years: 1,845



## **Appendix 2: Site information**

## Ashover

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

Reserved Matters permission (17/00841/RM) for 26 dwellings was granted in March 2018. A material start has been made on site, with the first footing in the ground. The builder has indicated that they are anticipating on continuing with construction, with the first 10 dwellings to be completed in 2027/28, followed by 10 dwellings completed in 2028/29 and the remaining 6 dwellings in 2029/30.

### **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). A material start had been made on site in 2022 and the builder has now confirmed that they are anticipating on continuing with construction this year from August 2025. As such, the builder expects the first 5 dwellings to be completed in 2026/27, followed by 4 dwellings completed in 2027/28 and the remaining 1 dwelling in 2028/29.

## Calow

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

Reserved matters permission (22/00384/RM) for 75 dwellings was granted in October 2022. Another permission was granted July 2024 (24/00284/RM) to vary conditions and plans. Woodall Homes have made a start on site this year and expect the first 40 dwellings to be completed in 2025/26 and the remaining 35 dwellings in 2026/27.

### **21/00987/OL- Land to the North and North West of the Homestead, Dark Lane, Calow**

Outline planning permission (21/00987/OL) for 36 affordable dwellings and site access was granted on appeal in January 2021. A reserved matters application for 35 dwellings was subsequently submitted in December 2024 and is currently pending consideration. A decision is expected imminently. Stancliffe Homes have indicated that they intend to start on site by the end of the year, with the first 5 dwellings to be completed in 2025/26, followed by 25 dwellings completed in 2026/27 and the remaining 5 dwellings in 2028/29. The Council takes a more cautious approach and projects 5 completions in 2026/27, 25 in 2027/28 and the remaining 5 in 2028/29.

## Clay Cross

### **17/00666/OL - Former Biwaters site, Clay Cross**

The site was granted outline planning permission (17/00666/OL) for mixed use development, including 825 dwellings. Reserved Matters permission has been granted for 5 residential phases, permitting 674 dwellings.

Phase 1:

Phase 1 has been completed.

Phase 2:

Reserved Matters permission (19/00962/RM) for 147 dwellings was granted to St Modwen Homes in October 2020. At April 2025, 99 dwellings have been completed, 29 of which in the past monitoring year. Another 29 are currently under construction.

48 remaining.

Phase 3:

Phase 3 has been completed

Phase 4:

Reserved Matters permission (19/00903/RM) for 165 dwellings was granted 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 2025, 181 dwellings have been completed, 51 of which in the past monitoring year. Another 29 dwellings are currently under construction.

42 remaining.

Phase 5a:

Reserved Matters permission (22/00990/RM) for 36 dwellings was granted to St Modwen Homes in April 2023. It is expected that these will come forward shortly and the site will be complete by 2030.

36 remaining.

Parcels 7 and 9:

Outline planning permission (21/01090/OL) to vary condition 4 (parameters plan), pursuant of planning approval 20/00532/OL, proposes to rearrange the uses on several parcels. For parcel 7, 10 dwellings are proposed and for parcel 9, a further 106 units, creating 116 further dwellings in total. These are likely only to come forward from year 6 onward.

These are added to years 6,7 and 8, based on 35 dwelling per annum delivery, as only one outlet.

As the residential phases in the permitted Masterplan now mostly have detailed permission and are being built out, it is likely that 35 remaining dwellings

permitted at outline may not be developable.

## **Dronfield**

### **22/00686/FL - Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield**

Planning permission (22/00686/FL) was granted for 27 dwellings and access in March 2025. The applicant does not have a date for starting on site yet. The Council anticipates delivery in years 4 and 5.

## **Eckington**

### **18/00358/RM - Bradley Lomas Electroluk Ltd, Church Street, Eckington**

Reserved Matters permission (18/00358/RM) for the erection of 20 dwellings was granted in December 2019. Construction started on site and 9 dwellings were under construction by Nu Space Eckington. Development however ceased due to the developer going into liquidation. Since then, Scorpious (Eckington) Ltd applied to have condition 4 (construction management plan) discharged, which was issued at the end of March 2025. This provides clear evidence that a new builder is continuing on site.

## **Highmoor**

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

Planning permission (17/00509/FL) was granted for the demolition of warehousing and the erection of 22 dwellings. At April 2025, 20 dwellings have been completed. The remaining 2 dwellings are expected to be completed in 2025/26.

## **Holmewood**

### **14/01290/OL - Land On The West Side Of, Chesterfield Road, Holmewood**

The 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 planning permission (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 (which comprise phase 1).

#### **Phase 2:**

Reserved Matters permission (20/00739/RM) for 128 dwellings was granted to Harron Homes in November 2020. At April 2025, 80 dwellings have been completed, 12 of which in the past monitoring year. Another 41 are currently under construction.

48 remaining

Phase 3:  
Phase 3 is now complete.

Phase 4:  
Reserved Matters permission (20/01214/RM) for 143 dwellings was granted to Avant Homes in December 2021. At April 2025, 128 dwellings have been completed, 44 of which in the past monitoring year. Another 15 are currently under construction.

15 remaining

88 dwellings may not be developable, as all residential phases now have detailed permission and are being built out.

#### **21/01486/RM - Windy Ridge, Tibshelf Road, Holmewood**

Reserved Matters permission (21/01486/RM) for 247 dwellings (including one demolition of Windy Ridge) was granted to Avant Homes in November 2022. Avant Homes has started site and expects 41 completions per year. At April 2025, 55 dwellings have been completed, 45 of which in the past monitoring year. Another 192 are currently under construction.

### **Killamarsh**

#### **21/00552/FL - 30 Ashley Lane Killamarsh**

Planning permission (20/00497/FL) for 13 dwellings was granted in December 2020. This permission was then resubmitted (21/00552/FL) in 2021. Waring Development subsequently commenced on site in 2022. At April 2025, 7 dwellings have been completed, 6 of which in the past monitoring year. The remaining 6 dwellings are expected to be complete by 2026/27.

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

Planning permission (21/00976/FL) for 50 dwellings was granted on appeal in October 2022. Redmile Homes commenced on site in 2024 and as of April 2025, 7 dwellings have been completed, with another 8 currently under construction. Redmile Homes project 12 completions in 2025/26, with the remaining 31 to be completed in 2026/27.

### **18/01003/OL – Land South West of Upperthorpe Road, Killamarsh**

The site was granted outline planning permission (18/01003/OL) on appeal for up to 397 dwellings. Reserved Matters permission (24/00308/MRM) has been granted to Harron Homes and Homes by Honey jointly, permitting 315 dwellings.

#### **Harron Homes:**

Under reserved matters permission 24/00308/MRM, Harron Homes is set to deliver 141 dwellings to the West of the site. Harron Homes have made a start on site this year and expect the first 14 dwellings to be completed in 2025/26, followed by 36 dwellings per year til 2029/30, when the remaining 19 are anticipated to be complete.

#### **Homes by Honey:**

Under reserved matters permission 24/00308/MRM, Homes by Honey is set to deliver 174 dwellings to the East of the site. At April 2025, a start on site has been made, creating access to the site from the East. Homes by Honey have indicated that the first 42 dwellings will be completed by December 2026, followed by 40, 42 and 50 subsequent dwellings per year.

## **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), but no further progress made.

### **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. These are being advertised as residential units. At April 2025, 22 caravans have been completed, 9 of which in the past monitoring year. The remaining 31 caravans are under construction and the council anticipates these to be completed in 2025/26.

## **Morton**

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

Reserved matters permission (21/00525/RM) for 100 dwellings was granted in August 2021. Davidsons Development Ltd commenced on site in 2022 and at April 2025, 99 dwellings have been completed, leaving one dwelling (show home) to be made ready for occupation.

## **North Wingfield**

### **22/00057/FL – Whiteleas Avenue, North Wingfield**

Planning permission (22/00057/FL) was granted for the demolition of 16 dwellings

and erection of 70 new dwellings in December 2022. Demolition of all 16 dwellings was completed in 2023 and development subsequently commenced on site the following year in 2024. At April 2025, 48 dwellings have been completed, all of which in the past monitoring year. The remaining 22 are currently under construction and anticipated to be complete by July 2025.

## **Pilsley**

### **23/00986/FL - Commercial Inn, Bridge Street, Chesterfield**

Planning permission (23/00986/FL) was granted for the demolition of the closed public house on site and construction of block of 10 apartments in March 2025. At April 2025, the applicant has indicated that they are marketing the site for sale, with no buyer currently confirmed yet. The Council therefore anticipates delivery at year 5.

## **Shirland**

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

Outline planning permission (19/00335/OL) for up to 90 dwellings and site access was granted on appeal in January 2021. A reserved matters permission (23/00947/RM) was subsequently submitted for the site in November 2023 and is currently pending. A decision is expected in the summer. The agent has indicated an expected build rate of 30 dwellings per year, from 2026/27 onwards. The Council takes a slightly more cautious approach and projects the same build rate of 30 dwellings per year, but from 2028/29, with the remaining 30 expected to be delivered beyond 2030.

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

Planning permission (22/00418/FL) was granted for 44 dwellings in October 2022. Strata Homes commenced on site in 2023 and, at April 2025, 43 dwellings have been completed, leaving one dwelling (showhome) to be made ready for occupation.

## **Stonebroom**

### **21/01506/RM - Land To The North West of, 101, Birkinstyle Lane, Shirland/Stonebroom**

Outline permission (18/00053/OL) for 10 dwellings was granted in January 2019. Reserved Matters permission (21/01506/RM) was submitted in 2021 and has since been granted this year. The planning agent has indicated that a start on site is anticipated within the next two years, with the first 2 dwellings to be completed in 2026/27, followed by 4 dwellings completed in 2027/28 and the remaining 4 dwellings in 2028/29.

### **24/01001/MFL - The Bungalows, Stonebroom**

Planning permission (24/01001/MFL) for the demolition of 50 existing bungalows and the construction of 69 new bungalows was granted in March 2025 to Rykneld Homes. This will create a net total of 19 new dwellings on the site. Rykneld Homes has indicated that they intend to commence with demolition on site starting in 2026/27 and that the site will be built out in 3 phases, to allow for the relocation existing of residents as new homes are built. As such, demolitions are expected in years 2025/26 to 2027/28. Rykneld Homes expects the first 10 dwellings to be completed in 2026/27, followed by 9 dwellings completed in 2027/28, 36 dwellings in 2028/29 and the remaining 14 dwellings in 2029/30.

#### **22/00886/OL - Land To The Rear Of 14A-54, High Street, Stonebroom**

Outline planning permission (22/00886/OL) for up to 30 dwellings and access was granted permission in October 2024. As of April 2025, no reserved matters permission has been submitted yet. As such, the council projects the first completions to come forward beyond 2030.

### **Stretton**

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

Reserved Matters permission (18/00812/RM) for 28 dwellings was approved in April 2019 for Meadowview Homes. Meadowview Homes commenced on site in 2021, and, at April 2025, 20 dwellings have been completed, 15 of which in the past monitoring year. The remaining 8 are currently under construction.

### **Tupton**

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

Reserved Matters permission (13/01032/RM) was granted for 14 dwellings. At April 2025, 12 dwellings are complete. Further permissions (20/00230/RM, 21/00717/RM and 24/00680/RM) to vary conditions have since been approved and a subsequent application to discharge condition 4 has also been discharged as of August 2024. The remaining two dwellings are under construction and expected to be completed in the next five years.

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

Planning permission (18/00056/FL) for 193 dwellings was granted in March 2019. Woodhead Homes commenced on site in 2021, however development then ceased due to the developer going into liquidation. Since then, MyPad has taken over the construction and is currently delivering the site. At April 2025, 9 dwellings are have been completed by MyPad, with a further 30 under construction.

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



Planning permission (19/00527/FL) for 10 dwellings was granted in September 2019. At April 2025, 9 dwellings have been completed. The remaining dwelling is under construction and expected to be completed in 2025/26.

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

Planning permission ([18/00298/FL](#)) 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. At April 2025, no further progress has been made on site. The Council takes a cautious approach and projects the site to be completed after 2030.

## **Wingerworth**

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

The site has outline permission (16/00525/OL) for mixed use development, 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 (17/00364/CM) which replaced a strip of the educational land with 20 additional units.

#### **Phase 1:**

Reserved matters permission (16/00526/RM) for the first phase of 252 dwellings was approved for Tilia Homes in September 2017. Tilia Homes commenced on site in 2019 and, at April 2025, 198 dwellings have been completed, 15 of which in the past monitoring year. Another 17 are currently under construction. Based on delivery rates of previous years, the council projects 25 completions per year for the next two years, after which it is expected the remaining 4 dwellings will be completed in 2027/28.

54 remaining

#### **Phase 2:**

Reserved matters permission (23/00946/RM) for the second phase of 217 dwellings was approved for Strata Homes in June 2024. Strata home has indicated that they are aiming to commence on site from June 2025, after which they anticipate there to be 48 dwellings completed per year from June 2026 onwards

217 remaining

Another planning application (23/01069/RM) for 20 dwellings is also pending consideration for Mallard Homes. This was submitted in December 2023. As such, the council projects only 10 completions in 2029/30, and the remaining dwellings to be complete the year after, beyond 2030.

**21/01085/OL - Land at rear of 263 Nethermoor Road, Wingerworth**

Outline permission (21/01085/OL) for up to 26 over 55s only dwellings was granted on appeal in June 2022. Reserved Matters permission (25/00143/RM) for 17 dwellings has been submitted this year and is currently pending consideration. Stancliffe homes has indicated that a start on site is anticipated within the next two years, with 17 dwellings to be completed in 2026/27. The remaining 9 dwellings are therefore considered to be likely undeliverable.