

# Statement of Five Year Housing Land Supply (as at 1st April 2023)





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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 2023. 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. The NPPF 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. It also 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. This paper provides a detailed assessment of High Peak's housing land supply for the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028. 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 and the next review will reflect the position as of 1st April 2024.

## 2. Housing Requirement

### Annual 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 74 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 requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>"

Footnote<sup>39</sup> provides further clarification and states 'unless these strategic policies have been reviewed and found not to require updating'.

**2.3** The Council has a Local Plan which was adopted on 14th April 2016 that contains strategic policies for housing. The strategic policies were therefore more than five years old on the 1st April 2023. On the 23rd June 2022, the Council concluded that Policy S3 (Strategic Housing Development), Policy S4 (Maintaining and Enhancing an Economic Base) and Policy H4 (Affordable Housing) are deemed out of date for development management purposes and agreed to the commencement of an update to the Local Plan to update Policy S3, S4 and H4 and to consider any consequential updates for policies and to reflect corporate priorities including in particular issues around climate change, biodiversity and nutrient neutrality.

**2.4** When the housing requirement is more than 5 years old and deemed out of date, the local housing need (LHN) will apply which is 246 dwellings per annum rather than the Local Plan requirement of 350 dwellings per annum.

### Buffer Requirement

**2.5** The NPPF states at paragraph 74:

*"...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."*

**2.6** The most recent Housing Delivery Test (HDT) results were published in January 2022 and reveal that High Peak has delivered 135% of the required number of homes over the previous 3 years. The results include those dwellings delivered in the Peak District National Park that lie within the High Peak Borough boundary. This approach was confirmed by MHCLG in 2019 when it revised

## 2. Housing Requirement

the Housing Delivery Test results for 2018 to take account of the Peak District National Park completions and now is the method used. Therefore a 5% buffer is applied to the supply of deliverable sites.

### Past Delivery

**2.7** Housing completions since the beginning of the plan period are included in the table below:

Year	High Peak housing completions (net) (outside the National Park)	Peak District National Park completions within High Peak (net)
2011/12	102	14
2012/13	207	7
2013/14	36	1
2014/15	100	9
2015/16	160	1
2016/17	330	2
2017/18	498	4
2018/19	380	6
2019/20	305	3
2020/21	249	0
2021/22	387	2
2022/23	426	0
<b>Total</b>	<b>3,180</b>	<b>49</b>

**Table 1 Housing completions 2011-2023**

### Shortfall

**2.8** The PPG deals with addressing the matter of shortfalls and states:

“...Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure..” Paragraph: 031 Reference ID: 68-031-20190722.

**2.9** A shortfall should be added where there has been an under-delivery of homes when measured against the requirement for the relevant period of time. However, the local housing need has been calculated as commencing in 2023. This means that it takes into account any previous backlog, therefore it is up to date for the base date of the land supply position and it is not necessary to add a backlog for any of the preceding years.

## 2. Housing Requirement

### Summary of Housing Land Requirement

**2.10** The table below sets out 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.

A. Housing Target April 2023 – March 2028 (246*5)	1,230
B. Housing Shortfall	N/A
C. Housing Shortfall in 5 years	N/A
D. Housing Requirement April 2023 – Mar 2028 (Housing Target + 5% buffer)	1,230 + 62 = 1,292
<b>E. Annualised Housing Requirement (D/5)</b>	<b>258</b>

**Table 2 Requirement Summary at April 2023**

## 3. Housing Supply

### 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** The Government in May 2020 confirmed in a consent order in *East Northamptonshire Council v Secretary of State for Housing Communities and Local Government* that the definition of “deliverable” in the NPPF is not a closed list. The Consent Order stated as follows in paragraph B:

*“The Defendant has carefully considered the Inspector’s decision and the Claimant’s Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework (“NPPF”) as a ‘closed list’. It is not. The proper interpretation of the definition is that any site which can be shown to 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’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”*

**3.3** In addition to the NPPF, the PPG under ‘Housing supply and delivery,’ paragraph 007 states 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;*

## 3. Housing Supply

- *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".*

### **Nutrient Neutrality**

**3.4** On 16 March 2022, the Council received correspondence from Natural England and the Department for Levelling Up Housing and Communities (DLUHC) to outline that immediate action must be taken to address exceedances of phosphorus and/or nitrogen polluting protected sites under the Conservation of Habitats and Species Regulations 2017. Development within the catchment of the Peak District Dales SAC must now be nutrient neutral.

**3.5** Within the catchment, the Council cannot grant consent for development unless it is certain that the proposal will not have a significant effect on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail. If the Appropriate Assessment cannot rule out damage due to nutrient pollution, the plan or project cannot be approved unless mitigation to reduce or eliminate the impact can be put in place.

**3.6** When development cannot be mitigated on-site, off-site mitigation will be required. The Council is developing a Mitigation Strategy and Action Plan for the Peak District Dales SAC with the Peak District National Park Authority, Derbyshire Dales District Council, Derbyshire County Council and other stakeholders. Identified mitigation measures may be funded through developer contributions.

**3.7** The Habitats Regulations Assessment provisions apply to any consent, permission, or other authorisation, this may include post-permission approvals; reserved matters or discharges of conditions. DLUHC are due to revise planning guidance to reflect that sites affected by nutrient pollution forming part of housing land supply calculations are capable of being considered deliverable for the purposes of housing land supply calculations, subject to relevant evidence to demonstrate deliverability. A letter from the Chief Planner on the 21st July 2022 stated 'it will be for decision takers to make judgements about impacts on delivery timescales for individual schemes in line with the National Planning Policy Framework'.

**3.8** Sites affected by the nutrient neutrality advice have not been included in the housing land supply in this latest statement. More details can be found below.

## 3. Housing Supply



### High Peak Housing Land Supply Components

#### Small sites with planning permission

**3.9** 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. Due to the recent nutrient neutrality advice, sites that fall within the SAC catchment area that still require post-permission approvals; reserved matters or discharges of conditions have been deducted from the list in this statement. Once the Council has produced a Mitigation Strategy and Action Plan the delivery of sites will be revisited.

**3.10** The remainder of the small sites (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 4 demonstrates that the average lapse rate for small sites from 2014/15 to 2022/23 is 9.7% and therefore applying a 10% discount is a robust approach to reflect potential lapses and slow build out.

**3.11** A list of small sites with planning permission can be found in Appendix 1.

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

**3.12** 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. Again due to the recent nutrient neutrality advice, sites that fall within the SAC catchment area requiring post-permission approvals; reserved matters or discharges of conditions have been deducted from the list in this statement. Once the Council has produced a Mitigation Strategy and Action Plan the delivery of sites will be revisited.

**3.13** A list of large sites (non-allocations) with planning permission can be found in Appendix 2.

#### Local Plan Allocations

**3.14** 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. Local Plan allocations falling within the SAC catchment area have not been included. Once the Council has produced a Mitigation Strategy and Action Plan the delivery of sites will be revisited.

**3.15** A list of local plan allocations can be found in Appendix 3.

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### Small Sites Windfall Allowance

**3.16** 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.

**3.17** This approach has also been confirmed by The Planning Inspectorate in the report to Sunderland City Council on its 5 year Housing Land Supply Annual Position Statement on the 12 October 2021. The windfall allowance included in the Annual Position Statement was accepted by the Inspector as it accords with the approach taken in the adopted Sunderland Core Strategy and Development Plan which was accepted by the Local Plan Inspector in the examination of that plan.

**3.18** 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."*

**3.19** The Council is confident that windfall delivery will continue to provide a reliable source of supply in the next five year period for the Glossopdale and Central sub-areas. 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.

**3.20** As nutrient neutrality is required for overnight accommodation including new homes, student accommodation, care homes, tourism attractions and accommodation, no allowance has been included for the Buxton sub-area as almost all the area falls within the SAC catchment area. Once the Council has produced a Mitigation Strategy and Action Plan the delivery of sites will be revisited.

### Peak District National Park Allowance

**3.21** 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.

## 3. Housing Supply

*“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.”*

**3.22** 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.

**3.23** Net completions data obtained from the PDNPA (see Table 3) demonstrates that 49 dwellings have been completed in the High Peak area of the National Park between 2011 and 2023. The average of 4.1 dwellings per annum is slightly less than the windfall allowance of 5.5 dwellings per annum assumed in the Local Plan. The assumption applied to the next five years therefore is that 27 dwellings are expected to be delivered in the High Peak part of the National Park. A small proportion of this area lies within the SAC catchment area and therefore a discount of 20% has been applied to reflect the extent to which the High Peak part of the National Park lies within the SAC catchment. This gives an estimated delivery of 22 dwellings over the next five years.

### Supporting Delivery

**3.24** The Council has 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.

**3.25** 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.

**3.26** 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 owned sites

**3.27** 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.

**3.28** A Soft Market Testing Report commissioned by the Council (Nov 2019) considers the delivery mechanisms required to accelerate the delivery of the Council owned, allocated sites. An Accelerated Housing Delivery - Update Report, was considered by The Executive - Individual Executive Decisions on 17th July 2020 which approved the next element of the programme which

### 3. Housing Supply

was to undertake ground investigations and surveys. Curtins were commissioned to undertake this work which has now been completed. CBRE have been recently appointed to market the sites.

**3.29** The Council owned Local Plan allocations where delivery is expected within five years are included in the sites table in Appendix 3 and are listed below. Local Plan allocations falling within the SAC catchment area such as Market Street, Buxton and Land West of Tongue Lane/Granby Road B, Buxton have not been included in this statement. Once the Council has produced a Mitigation Strategy and Action Plan this will be revisited.

- Melandra Castle Road, Gamesley
- Padfield Main Road, Hadfield (Roughfields)
- Paradise Street, Hadfield
- Adderley Place, Glossop

## 4. Engagement

### 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** Letters and emails were sent to the developers and landowners of large sites with planning permission and allocations 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. Follow up emails were sent out where a response was not received.

### Site Visits

**4.3** Visits were made to a limited number of larger sites where clarification was required to determine if sites were under construction or completed.

### Building Control and Council Tax records

**4.4** Information on the timing of commencement and completions was gained through the Council's Building Control records and where required through the Council Tax service.

### 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 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. In a limited number of cases this has been adjusted with the reasons for doing so included in the 5YHLS section for the site in Appendix 2 or 3.

**4.7** Where the developer/ landowner did 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 lead in, build time period and build out rates in High Peak Borough for a site of that particular size. The average lead in, build time period and build out rates for High Peak Borough are shown below and are based on the analysis undertaken in August 2020, the details of which are included in the 2019/20 land supply statement. This includes sites of 10 dwellings or more where development has been delivered since 2011 or is in the process of being delivered. For clarity purposes, the lead in times are recorded from the planning permission decision date to the first completion; the build time period is recorded from the date of commencement on site to the date of the completion of the final dwellings on the site; and the build out rate is average number of dwellings completed per annum, from the date of commencement to completion.

## 4. Engagement

Site size	Decision date (Outline) to first completion (in months)	Decision date (Reserved Matters) to first completion (in months)	Decision date (Full) to first completion (in months)
<b>10 - 49</b>	46.3 (3 sites)	19 (3 sites)	28.8 (10 sites)
<b>50-249</b>	47.8 (6 sites)	24 (6 sites)	18.3 (4 sites)

**Table 3 High Peak Borough average lead in times**

Site size	Commencement Date (Outline/Reserved Matters) to final completion (months)	Commencement Date (Full) to final completion (months)
<b>10 - 49</b>	22 (1 site)	32.4 (5 sites)
<b>50 - 249</b>	42.6 (3 sites)	25 (1 site)

**Table 4 High Peak Borough average build time periods**

Site size	10-49 dwellings	50-249 dwellings
build-out rate per annum	14 dwellings	39 dwellings

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

**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

### Conclusions

**5.1** Section 3 of this paper sets out the various components that make up the deliverable supply of 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. The final calculation is set out below.

Annualised Housing Requirement	Total annual housing requirement (April 2023 – March 2028) including 5% buffer	1,292/5= 258
Total Deliverable Housing Supply	Large sites with planning permission	426
	Small sites with planning permission	182
	Local Plan allocations	883
	Small sites windfall allowance	140
	Peak District National Park Allowance	22
Total five year supply	Supply / Requirement (1,653/258)	<b>6.4 years</b>

**Table 6 Five Year Housing Land Supply**

**5.3** As can be seen from the calculations above using the local housing need figure including a 5% buffer the Council can demonstrate a five year supply of housing land.

**5.4** This statement sets out the Council's position as at 1<sup>st</sup> April 2023.

## Appendix 1

## Supply details

## Small sites with planning permission

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
HPK/2021/0568	Masonic Hall, Hague Street, Glossop, Derbyshire, SK13 8NS	2	0	2
HPK/2021/0325	1 & 3, York Terrace, Glossop, Derbyshire, SK13 8JW	-1	0	-1
HPK/2021/0081	Land Off Longclough Drive, Longclough Drive, Simmondley, Glossop, Derbyshire,	6	0	6
HPK/2020/0370	Land adj to 58a Gladstone Street, Glossop	1	0	1
HPK/2019/0490	Rainbows End 20 Bute Street	1	1	1
HPK/2018/0428	Land rear of 20 Sunlaws Street, Glossop	1	1	1
HPK/2021/0019	1A Turnlee Road, Simmondley, Glossop	2	0	2
HPK/2022/0115	Hilltop Cottage, Hilltop Road, Glossop, Derbyshire, SK13 7QJ	1	0	1
HPK/2021/0076 (RM)	265 Hadfield Rd	1	0	1
HPK/2020/0453	9A Charlestown Road, Glossop	1	1	1
HPK/2019/0319	St Mary's Rectory, Sumner Street, Glossop	1	0	1
HPK/2020/0018	Talbot House, Talbot Road, Glossop	5	0	4
HPK/2022/0362	Talbot House, Talbot Manor, Talbot Road, Glossop, Derbyshire, SK13 7DP	1	0	1
HPK/2020/0362	Old Cross Gallery, 38 Church Street South	1	0	1
HPK/2021/0409	72-74 High Street West, Glossop	-1	0	-1

## Appendix 1

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
HPK/2021/0438	23 Clifton House, Fauvel Road, Glossop	1	0	1
HPK/2021/0259	Land adj 128 St Marys Road, Glossop	1	0	1
HPK/2021/0243	2, 4, 6, Henry Street, & 8 Railway Street, Glossop, Derbyshire, SK13 8BW	8	0	8
HPK/2022/0285, HPK/2022/0002	7, Railway Street, Glossop, Derbyshire, SK13 7AG	3	0	1
DET/2022/0016	33 35 Glossop Mental Health Project, Charles Street, Glossop, Derbyshire, SK13 7DJ	2	0	2
HPK/2021/0668	Land South of Spire Hollin, Dinting Road, Glossop, Derbyshire	1	0	1
HPK/2016/0614	Bluebell Mews, Hadfield (Loxley)	9	1	1
DET/2022/0006	116, Victoria Street, Glossop, Derbyshire, SK13 8HZ	1	0	1
HPK/2022/0415	2, Jones Street, Hadfield, Glossop, Derbyshire, SK13 1BZ	1	0	1
HPK/2021/0653	The Old Bakery, Millbrook House, Manchester Rd Hollingworth	-1	0	-1
HPK/2016/0022	34 Town lane	2	1	2
HPK/2020/0554	The Barn, Woodseats Lane, Charlesworth	1	0	1
HPK/2019/0362	Charlesworth Garden Centre, Glossop Road	3	1	1
HPK/2020/0241	Land North Of Rivendell Farm, Woodseats Lane, Charlesworth, Derbyshire,	1	0	1
HPK/2022/0242	Elizabeth Cottage, Woodseats Lane, Charlesworth, Derbyshire, SK13 5DR	1	0	1



## Appendix 1

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
HPK/2018/0290, HPK/2021/0313	Chicken Shed Bankwood Mill, Bankwood, Charlesworth	7	0	7
HPK/2017/0544	Corbar Woods Lane, Buxton (The Greenhouse SK17 6RH)	1	1	1
HPK/2021/0223	1, Thornsett, Harwick Mount, Buxton SK17 6PS	1	0	1
HPK/2021/0122	103 Green Lane, Buxton	-1	0	-1
HPK/2020/0012	15 Carr Road, Buxton SK17 6WF	2	0	1
HPK/2019/0523	16 Green Lane Buxton	5	0	5
HPK/2021/0640	19 21 Nunsfield Road, Buxton	1	0	1
HPK/2021/0618	45 High Street, Buxton SK17 6HB	1	0	1
HPK/2018/0385	5 & 6 The Quadrant, Buxton	5	0	5
HPK/2021/0318	52 Peters Road, Buxton	1	1	1
HPK/2021/0584	6 West Road, Buxton SK17 6HF	1	0	1
HPK/2021/0057	60 Workshop Rear Of, Fairfield Road, Buxton, Derbyshire, SK17 7DW	1	0	1
HPK/2020/0131	7A Market Street, Buxton	2	0	2
HPK/2018/0089	Derby House Nursing Home, Broad Walk, Buxton	6	6	6
HPK/2021/0214	Fairfield Builders Supplies, Bench Road, Fairfield SK17 7PJ	3	0	3
HPK/2017/0496	Fern Barn, Town End, Fairfield, Buxton	1	1	1
HPK/2021/0059	Foxlow Grange, Harpur Hill SK17 9LU	8	0	8

## Appendix 1

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
HPK/2020/0487	Land adj to Fern Barn	1	0	1
HPK/2021/0060 (RM)	Leek Rd/ Macclesfield Old Rd	4	4	4
HPK/2017/0134	54 Leek Road, Buxton SK17 6UF	2	2	2
HPK/2021/0405	Land off Lesser Lane, Fairfield	5	0	5
HPK/2021/0321	Land to the rear of Nithen End Farm, Manchester Road, Buxton SK17 6SY	1	0	1
HPK/2021/0680	35, The Front, Waterswallows Road, Fairfield, Buxton, Derbyshire, SK17 7EJ	-1	0	-1
HPK/2022/0433	7, Heath Grove, Buxton, Derbyshire, SK17 9EH	-1	0	-1
HPK/2022/0048	10A, St Annes Square, Market Place, Buxton, Derbyshire, SK17 6EA	-1	0	-1
HPK/2020/0259	Whytecote, Palace Road	-1	0	-1
HPK/2015/0300	9 Dale Rd	2	1	2
HPK/2019/0256	Ridge Close Farm, Hallsteads, Dove Holes	1	0	1
HPK/2018/0364	Buxton House, Farm Back, Eccles Lane	1	1	1
HPK/2018/0083	The Alders, Alders Lane, Chinley	1	1	1
DET/2021/0003	Barn conversion Stubbins Farm, Chinley	1	0	1
DET/2021/0020	Stubbins Farm, Unnamed Road From Stubbins Lane To Tithe Barn Farm, Chinley, Derbyshire, SK23 6ED	1	0	1
HPK/2020/0152	Barn adj to Ivy Cottage, Stubbins Lane, Chinley	1	0	1



## Appendix 1

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
DET/2022/0015	High Peak Dental Care, Eccles Road, Chapel-En-Le-Frith, Derbyshire, SK23 9RG	3	0	3
DET/2016/0007	Laneside Farm SK23 7QG	2	1	1
HPK/2022/0053	5, London Place, Bridge Street, New Mills, Derbyshire, SK22 4ER	1	0	1
HPK/2021/0596	80 Albion Road, New Mills Derbyshire	1	0	1
HPK/2019/0567	Gow Hole Farm, Gow Hole	1	1	1
DET/2021/0002	Gow Hole Farm, Gow Hole, Furness Vale, Derbyshire, SK23 7QE	4	0	4
DET/2019/0006	Buildings at Holly Farm, Briargrove Rd, Birch Vale	2	0	2
HPK/2019/0360	Birchwood, 2 Jubilee Gardens, New Mills	3	0	3
DET/2022/0001	Castle Edge Farm, Castle Edge Road, New Mills, Derbyshire, SK22 4QF	1	0	1
HPK/2022/0335	Mount Pleasant Chapel, Spring Bank, New Mills SK22 4AS	2	0	2
HPK/2021/0695	Victoria Works, Hyde Bank Road, New Mills, Derbyshire, SK22 4BP	3	0	3
HPK/2020/0231	Shallcross Foundary	8	0	7
HPK/2020/0036, HPK/2021/0200	Land adj to Shallcross Mill House, Elnor Lane	4	0	2
HPK/2022/0220	42 Elnor House, Elnor Lane, Whaley Bridge, Derbyshire, SK23 7EU	5	0	5
HPK/2020/0210	Land adj to 20 Whaley Lane, Whaley Bridge	1	0	1
HPK/2018/0497	Kuranda House, Forge Road, Whaley Bridge	8	8	8

## Appendix 1

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
HPK/2020/0153	5A Market Street, Whaley Bridge	1	0	1
HPK/2018/0164	White Horse Inn, 141 Buxton Road	6	0	6
HPK/2020/0132	6 Paddock Lane, Whaley Bridge	1	1	1
HPK/2019/0381	Land west 87 Chapel Road, Whaley Bridge	1	0	1
HPK/2021/0299	3 Hall Farm Close, Whaley Bridge	1	0	1
HPK/2020/0249	Land at Hockerley Lane, Whaley Bridge	2	0	2
HPK/2021/0521	8 Old Road, Whaley Bridge, SK23 7HR	1	0	1
DET/2021/0013	Barn at Hollin Wood, Brierley Park, Buxworth	1	0	1
DET/2021/0011	Round Meadows Farm, Dolly Lane, Buxworth	1	0	1
HPK/2021/0044	Land Off, Dolly Wood Close, Buxworth, Derbyshire,	5	0	5
HPK/2018/0617	Bowden Hall, Bowden Lane, Bowden, Chapel-En-Le-Frith	5	0	3
HPK/2021/0123	Subdivision of Bowden Hall	1	0	1
DET/2022/0009	Stodhart Farm, Hayfield Road, Chapel-En-Le-Frith, Derbyshire, SK23 0QE	1	0	1
HPK/2021/0131	127 Castle Manor Manchester Road Chapel-En-Le-Frith SK23 9TN	2	0	2
HPK/2021/0131	Vacant Land East of Wood Cutters Way, Manchester Road, Chapel	1	0	1
HPK/2019/0417	Land at Forge Road, Chinley	1	0	1
HPK/2019/0485 (RM)	Land off Marsh Hall Lane, Chapel en le Frith	2	2	2



## Appendix 1

Application No	Address	Total dwellings permitted (net)	No of units under construction @ 1st April 2023	No. of units to be completed remaining as at 1st Apr 2023
HPK/2021/0271	Royal Bank of Scotland plc, 9 Market Street Chapel	2	0	2
HPK/2020/0303	Land and building at, Smithbrook Close, Chapel-En-Le-Frith, Derbyshire, SK23 0QD	1	0	1
DET/2020/0003	Holly Farm, Briargrove Rd, Birch Vale	1	0	1
DET/2022/0010	Holly Farm, Briargrove Road, Birch Vale, Derbyshire, SK22 1AY	1	0	1
HPK/2021/0113	Car park to The Grouse Hotel, New Mills Road	8	0	8
HPK/2020/0472	Longhurst Farm, Buxton Road, Furness Vale	1	0	1
HPK/2015/0336	Gawhole Fm	5	1	5
HPK/2017/0377	Peak Dale Methodist Church, Upper End Road, Peak Dale SK17 8AU	5	2	3
	<b>Total</b>	<b>224</b>	<b>40</b>	<b>202</b>

Total delivery within five years from small sites with planning permission with a 10% lapse rate discount applied 202 - 10% = 182.



## Appendix 2 - Large sites (non-allocations) with planning permission

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04 /22	Comps 01/04/22-31/3/23	No under construction at 31/3/23	Units remaining at 01/04/23	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
HPK/2017/0325 (OPP), HPK/2021/0160 (RM) awaiting decision	Land North of Dinting Road (large section)	108	0	0	0	108	<p><b>Current Position</b></p> <p>Outline consent approved on 06/04/2018 for up to 108 dwellings. Reserved matters application proposes reducing the overall capacity on the site from 108 to 100 dwellings and is awaiting decision. Re-consultations were issued in August 2023. This proposal and HPK/2021/0161 below should be considered as a comprehensive development site, this larger site referred to as Plot B.</p> <p><b>5YHLS Assessment</b></p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.</p>	0	0	0	39	39	78
HPK/2016/0648 (OUT) HPK/2017/0417 (RM)  HPK/2020/0537 (Additional Environmental Approval) HPK/2021/0161 awaiting decision	Land North of Dinting Road (small section)	37	0	0	0	37	<p><b>Current Position</b></p> <p>Reserved matters application (HPK/2017/0417) approved 12/01/2018. A new reserved matters application HPK/2021/0161 is awaiting decision and reduces the overall capacity on the site from 29 to 17 dwellings. Re-consultations were issued in August 2023. This proposal and HPK/2021/0160 above should be considered as a comprehensive development, this smaller site referred to as Plot A.</p> <p><b>5YHLS Assessment</b></p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.</p>	0	0	0	8	9	17
HPK/2013/0319 (OUT) HPK/2015/0563 (RM) HPK/2016/0488 (RM)	Hallsteads, Dove Holes	104	39	15	15	50	<p><b>Current Position</b></p> <p>The scheme (104 dwellings) is being built out in 3 phases.</p> <p><b>5YHLS Assessment</b></p> <p>54 completions have already been achieved on the site. Developer response indicates that the site will be completed by 2025/26.</p>	20	20	10	0	0	50
HPK/2019/0028	Land off Hallsteads Close, Hallsteads, Dove Holes	83	0	0	0	83	<p><b>Current Position</b></p> <p>Site for 83 residential units is under construction.</p> <p><b>5YHLS Assessment</b></p> <p>The delivery projections are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.</p>	0	39	39	5	0	83

Application No	Address	No of dwellings permitted (net)	Comps pre 01/04 /22	Comps 01/04/22-31/3/23	No under construction at 31/3/23	Units remaining at 01/04/23	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
HPK/2016/0313 (RM) HPK/2018/0143 (FULL)	Forge Works	165	117	20	7	28	<b>Current Position</b> Site of 165 dwellings is nearing completion.  <b>5YHLS Assessment</b>  137 completions have already been achieved on the site with 7 dwellings under construction.	20	8	0	0	0	28
HPK/2014/0403 (OUT) HPK/2017/0613 (RM)	Heathfield Nook Road, Buxton	142	66	36	26	40	<b>Current Position</b>  The site is split into two, Site A is Heathfield Nook Road (142 dwellings) and site B High Peak Meadow (133 dwellings). Both sites are well underway with dwellings both completed and under construction.  <b>5YHLS Assessment</b> The site is being developed by Barratt Homes and is well underway. The build out rate and build time is based on the High Peak Borough averages.	39	1	0	0	0	40
Same as above	High Peak Meadow, Buxton	133	89	23	21	21	Planning history, land ownership and developers and the current position is the same as above.  <b>5YHLS Assessment</b> The site is being developed by Barratt Homes and is well underway. The build out rate and build time is based on the High Peak Borough averages.	21	0	0	0	0	21
HPK/2017/0198 (OUT) HPK/2020/0107 (RM) HPK/2020/0117 (var of conditions)	Land at Woolley Bridge East of A57, Hadfield	31	0	7	5	24	<b>Current Position</b>  The site for 31 dwellings is well underway with 7 plots completed and 5 plots under construction by the end of March 2023.  <b>5YHLS Assessment</b>  A response from the developer indicates that all plots will be completed by March 2024.	24	0	0	0	0	24
HPK/2020/0058, HPK/2020/0057, HPK/2019/0414	Land adj 152 Albion Road, New Mills	13	0	0	9	13	<b>Planning History</b>  The site for 13 dwellings is being built out.  <b>5YHLS Assessment.</b>  The site is being developed by Treville Properties Ltd with 9 units currently under construction.	9	4	0	0	0	13
HPK/2016/0476 (FULL)	Rear of Old Vicarage Marsh lane, New Mills	37	8	0	29	29	<b>Current Position</b>  The site is being developed by Guinness Homes with 8 units completed.	29	0	0	0	0	29



Application No	Address	No of dwellings permitted (net)	Comps pre 01/04 /22	Comps 01/04/22-31/3/23	No under construction at 31/3/23	Units remaining at 01/04/23	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
							<b>5YHLS Assessment.</b> All remaining plots due for completion 2023/24.						
HPK/2021/0347	3, Temple Road, Buxton, Derbyshire, SK17 9BA	15	0	0	0	15	<b>Current Position</b> Full planning permission was approved in March 2023 for 15 units. Discharge of conditions have been submitted and one approved.  <b>5YHLS Assessment.</b> The delivery projections are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.	0	0	15	0	0	15
HPK/2019/0316 (OPP) / HPK/2023/0337 (RM) awaiting decision	Shire Hill Hospital, Glossop	41	0	0	0	41	<b>Current Position</b> Application for residential development approved at appeal. Reserved matters application for 41 units awaiting decision.  <b>5YHLS Assessment.</b> The delivery projections are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.	0	0	0	14	14	28
<b>TOTALS</b>	<b>N/A</b>	<b>909</b>	<b>319</b>	<b>101</b>	<b>112</b>	<b>489</b>	<b>N/A</b>	<b>162</b>	<b>72</b>	<b>64</b>	66	<b>62</b>	<b>426</b>

Outstanding large permissions (non-allocated) supply = 426.

**Appendix 3 - Local Plan Allocations**

Application No / Local Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/03/23	Units under construction at 01/04/23	Units remaining as at 01/04/23	Site comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 year total
HPK/2013/0597 (OUT) HPK/2016/0520 (RM) 97 units/ Local Plan Ref DS3 (G31)	Charlestown Works, Charlestown Road, Glossop	100	96	65	27	4	4	<b>Current Position</b> Development of the site is almost complete with 4 dwellings outstanding. <b>5YHLS Assessment</b> Completion of the final 4 plots during 2023/24.	4	0	0	0	0	4
HPK/2014/0665 (OUT) HPK/2018/0191 (RM) HPK/2018/0272 (FULL) / Local Plan Ref G26	Land adjacent to Gamesley Sidings (Former Samas Roneo site)	38	156	0	0	10	156	<b>Current Position</b> Permissions totalling 156 residential units on the site. Ecotek Homes Limited are developing the site and there are a number of plots under construction. <b>5YHLS Assessment</b> The projections are based on the response from the developer.	100	56	0	0	0	156
Local Plan Ref G2	Paradise Street, Glossop	28	N/A	0	0	0	28	<b>Current Position</b> The site is owned by the Council. Ground investigations and surveys have been undertaken. Site has been marketed and a preferred bidder has been selected with Heads of Terms being drafted (Nov 2023) Anticipated that on site due diligence will commence soon. <b>5YHLS Assessment</b> The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.	0	0	0	0	14	14
Local Plan Ref G3	Padfield Main Road (Roughfields), Glossop	102	N/A	0	0	0	102	<b>Current Position</b> The site is owned by the Council. Ground investigations and surveys have been undertaken. The site forms part of the Council's Accelerated Housing Delivery Programme. A marketing brochure is being prepared and it is anticipated that it will be marketed late 2023/ early 2024. <b>5YHLS Assessment</b> The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.	0	0	0	0	39	39



Application No / Local Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/03/23	Units under construction at 01/04/23	Units remaining as at 01/04/23	Site comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 year total
HPK/2022/0317 (FUL) Local Plan Ref G16	Eastern Mill, Milltown, Glossop,	(104)	98	0	0	0	98	<p><b>Current Position</b></p> <p>Full planning consent was approved in Sept 2023 for 98 units.</p> <p><b>5YHLS Assessment</b></p> <p>The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.</p>	0	0	39	39	20	98
HPK/2019/0200 (OUT) Local Plan Ref G19	Dinting Road/Dinting Lane	64	65	0	0	0	65	<p><b>Current Position</b></p> <p>Outline planning consent was approved in April 2023 for 65 units.</p> <p><b>5YHLS Assessment</b></p> <p>The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.</p>	0	0	0	0	39	39
Local Plan Ref G25	Melandra Castle Road, Glossop	35	N/A	0	0	0	35	<p><b>Current Position</b></p> <p>The site is owned by the Council. Ground investigations and surveys have been undertaken. The site forms part of the Council's Accelerated Housing Delivery Programme. The Council is currently investigating options and the delivery mechanisms for bringing the site forward.</p> <p><b>5YHLS Assessment</b></p> <p>The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.</p>	0	0	0	0	14	14
HPK/2022/0456 (FUL) pending consideration Local Plan Ref G32	Adderley Place, Glossop	130	N/A	0	0	0	130	<p><b>Current Position</b></p> <p>The planning application is due to be considered at October 2023 Planning Committee.</p> <p><b>5YHLS Assessment</b></p> <p>The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.</p>	0	0	0	0	39	39
HPK/2017/0534 (FUL) / Local Plan Ref DS8 (C3)	Land off Derby Road, New Mills	107	96	0	0	17	96	<p><b>Current Position</b></p> <p>Construction of the site is underway with a number of plots under construction.</p> <p><b>5YHLS Assessment</b></p>	39	39	18	0	0	96

Application No / Local Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/03/23	Units under construction at 01/04/23	Units remaining as at 01/04/23	Site comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 year total
								The projections are based on the High Peak Borough average lead in times and build out rates for a site of this size.						
HPK/2014/0119 (OUT) HPK/2017/0247 (RM) C9	South of Macclesfield Road, Whaley Bridge (Land off Linglongs Road)	83	107	0	27	23	80	<b>Current Position</b>  Construction on the site is well underway with 27 units completed by the end of March 2023 and 23 under construction.  <b>5YHLS Assessment</b>  The delivery projections are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.	39	39	2	0	0	80
HPK/2018/0315 (FULL) / Local Plan ref B27	Harpur Hill College Campus (Land off Trenchard Drive)	105	153	66	40	25	47	<b>Current Position</b>  Construction of the site is well advanced with 106 units complete and 25 under construction at the 31 March 2023.  <b>5YHLS Assessment</b>  The forecasts are based on the average build out rates for a site of this size in High Peak Borough.	39	8	0	0	0	47
HPK/2013/0603 (OUT) HPK/2017/0590 (RM) / Local Plan Ref DS20 (B20, B21, B22)	Land off Ashbourne Road and Foxlow Farm, Buxton	440	395	51	56	51	288	<b>Current Position</b>  The site is being developed by Keepmoat and construction is well underway. 56 dwellings were completed during the year with 58 under construction at 31 March 23.  <b>5YHLS Assessment</b>  The forecasts are based on the average build out rates for a site of this size in High Peak Borough.	39	39	39	39	39	195
HPK/2016/0692 (OUT) HPK/2020/0261 (RM) / Local Plan ref C13	Land Opposite, Alders Meadow, Buxton Road, Chinley	13	25	0	0	2	25	<b>Current progress</b>  The site is currently under construction with 2 plots commenced by the end of March 2023.  <b>5YHLS Assessment</b>  The delivery forecasts are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.	14	11	0	0	0	25



Application No / Local Plan Ref	Address	No of dwellings allocated	No of dwellings permitted (net)	Comps pre 01/04/22	Comps 01/04/22 - 31/03/23	Units under construction at 01/04/23	Units remaining as at 01/04/23	Site comments	2023/24	2024/25	2025/26	2026/27	2027/28	5 year total
HPK/2020/0201 (FULL) / Local Plan ref C16	Land adj Buxton Road, Furness Vale	39	37	0	0	0	37	<p><b>Current progress</b></p> <p>Planning consent for 39 dwellings was issued on the 4th July 2022. Discharge of conditions application DOC/2022/0065 is pending consideration.</p> <p><b>5YHLS Assessment</b></p> <p>The delivery forecasts are based upon the average lead in times and build out rates for a site of this size in High Peak Borough.</p>	0	14	14	9	0	37
<b>TOTALS</b>	<b>N/A</b>	<b>1,388</b>	<b>1,228</b>	<b>182</b>	<b>150</b>	<b>132</b>	<b>1,191</b>		<b>274</b>	<b>206</b>	<b>112</b>	<b>87</b>	<b>204</b>	<b>883</b>

Allocations total outstanding supply = 883

## Appendix 4

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 (%)
2014-15	161	19	11.8
2015-16	210	16	7.62
2016-17	443	24	5.41
2017-18	182	22	12.08
2018-19	252	28	11.11
2019-20	172	29	16.86
2020-21	207	7	3.38
2021-22	195	23	11.79
2022-23	161	11	6.83
<b>Average</b>	<b>220</b>	<b>20</b>	<b>9.7</b>

Table 7 Lapse rate on small sites