



**Statement of Five Year Housing Land Supply
(as at 01.04.18)**

Final Version

Published August 2018

1. Introduction

- 1.1. This Five Year Housing Land Supply Statement sets out High Peak Borough Council's residential land supply position as at 1st April 2018.
- 1.2. The revised National Planning Policy Framework (NPPF)¹ seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed housing needs. It requires Local Planning Authorities to identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 1.3. The NPPF at paragraphs 67 and 73 sets out the expectations on maintaining a five year supply for Local Authorities. In addition to being able to demonstrate five years' worth of housing supply against housing requirements, it also requires an additional buffer to ensure choice and competition in the market for land.
- 1.4. This paper provides a detailed assessment of High Peak's housing land supply for the period 1st April 2018 to 31st March 2023. It identifies specific sites which the council considers will deliver housing over this period. The five year land supply position is reviewed annually by the Council in April of each year. The next review will be due in April 2019.

¹ National Planning Policy Framework (July 2018)

2. Housing Requirement

- 2.1. The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.
- 2.2. The national Planning Practice Guidance (PPG) sets out what the starting point for calculating a five year land supply is². It states:

"Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs. Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints."

- 2.3. This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the five year land supply position.
- 2.4. It states that the starting point for calculating a five year land supply should be the requirement figures in an adopted Local Plan. High Peak Borough has a recently adopted Local Plan. The Local Plan was adopted in 14th April 2016 and sets out the Council's vision and strategy for the Borough until 2031. It sets the housing requirement for the Plan period 2011 – 2031 at 7,000 dwellings. This target is based on the full objectively assessed need for the borough as identified in the 2014 Strategic Housing Market Assessment and the 2015 High Peak Housing Needs Study (2012 based Sub National Household Projections Update).
- 2.5. The annual housing target established in the Plan by Policy S3 is **350 dwellings per annum**. The Plan is only very recently adopted and there is no reason to deviate from the requirement that it sets. As a result the housing requirement for the purpose of the five year land supply is 350 dwellings per annum

Buffer

- 2.6. The NPPF requires that Local Planning Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the required supply, and to ensure adequate market choice and competition for land.

² Paragraph: 030 Reference ID: 3-030-20140306

2.7. Table 1 below sets out the total completions since 2011.

Year	Completions – outside Peak District National Park (net)	Peak District National Park Completions in High Peak (net)	Adopted Local Plan Target	Shortfall Against Relevant Target
2011/2012	102	14	350	-234
2012/2013	207	7	350	-136
2013/2014	36	1	350	-313
2014/2015	100	9	350	-241
2015/2016	160	1	350	-189
2016/2017	330	2	350	-18
2017/2018	498	4	350	+152
Total	1,433	38	2,450	-979

Table 1: Completions 2011-2018

2.8. When assessing delivery against the new Local Plan requirements there has been under-delivery in all monitoring years. As a result the Council considers it necessary to apply the 20% buffer to the five year land supply calculation.

Shortfall

2.9. As there has been under-delivery in recent years against the requirement the Council has accumulated a shortfall.

2.10. As stated in the PPG “*Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates*”. Therefore the Council considers that only shortfall accrued since 2011, the base date of the SHMA period should be addressed. Between 2011 and April 2018 1,471 (including 38 in the Peak District National Park area of High Peak) dwellings have been completed in High Peak out of the required 2,450. This has led to a shortfall of 979 units.

Requirement Summary

A. Housing Target April 2018 – March 2023 (350*5)	1,750
B. Housing Shortfall (April 2011 – 31 st March 2018)	979
C. Housing Shortfall to be met in next five years (Based on shortfall apportioned over remaining Local Plan period - Liverpool Method)	375
D. Housing Requirement April 2018 – March 2023 (20% buffer applied to target + shortfall: (A+C) X 20%	2,550
E. Annualised Housing Requirement (D/5)	510³

Table 2: Requirement at 1st April 2018

³ Rounded to nearest whole number

3. Housing Supply

3.1. Paragraphs 67 and 73 of the NPPF set out the requirements for local authorities to update annually a supply of specific deliverable sites for the purposes of the 5 year land supply. The NPPF sets out in the glossary of definitions what a deliverable supply should be:

“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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.2. For High Peak, the housing land supply is made up of the following components:

- Sites with planning permission: large and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years
- Local Plan Allocations: a proportion of which are considered deliverable within the next five years
- Small Sites Windfall Allowance: Past commitments and completions provide evidence that such sites have consistently become available in the local area and it is anticipated in the Local Plan that such sites will continue to provide a reliable source of supply
- Peak District National Park Allowance: Housing provision in those parts of the Peak Park Planning Authority Area that fall within High Peak will count towards the housing provision

Sites with planning permission

3.3. Sites have been considered as either large or small sites. Large sites are those for 10 or more dwellings, and small sites are those for less than 10 dwellings (0-9 units).

Large sites with planning permission

3.4. In line with the guidance in the NPPF large sites with planning permission are considered deliverable until permission expires or there is clear evidence that schemes will not be implemented within 5 years.

3.5. To further support the assumed deliverability of large sites with planning permission the council has engaged with developers of the sites who have assisted in scoping

the delivery trajectory of their site. For a number of large sites development is profiled beyond the 5 year period; there is no restriction to prevent these sites delivering faster if market conditions allow.

- 3.6. There are also a number of extant large site permissions which the council has not included in the supply as they have had permission for a number of years without movement on the site or where the Council anticipates a lapse in the permission shortly or there are two applications on the same site (where one may prevent housing delivery). This discounting of sites where there is less certainty adds robustness to the supply.

Small sites with planning permission

- 3.7. Small sites are those for less than 10 dwellings (0-9 units). For small sites the total number of units permitted has been discounted by 20% to allow for potential lapses and sites where delivery may take more than five years to complete (e.g. self build plots). This discount is considered to be a robust approach to reflect potential lapses and slow build out.

Local Plan Allocations

- 3.8. The Local Plan makes provision for 2,850 additional dwellings on allocated sites over the plan period. The Inspector at Para 269 of his Report in March 2016 concluded that *“the Strategic Development Sites and other allocations in each Sub-Area are justified and deliverable”*.
- 3.9. The Local Plan Inspector considered the evidence submitted into the Local Plan Examination regarding each of these allocated sites against these tests in footnote 11. He concluded that based on this evidence the allocations were justified and deliverable
- 3.10. In much the same way as was carried out for the large sites with planning permission the Council has actively engaged with the owners and developer of these sites who have assisted in scoping the delivery trajectory for these sites.

Small Sites Windfall Allowance

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

“In its March 2015 based calculation of the land supply the Council has not included windfalls in the first 3 years to avoid double counting of sites with planning permission but has included an allowance for small sites in the last 2 years. The

assumption is based on the number of extant planning permissions rather than any detailed annual assessment of past rates. Nonetheless, larger sites are not included and it is based on evidence of past permissions. In this context, I am satisfied that the evidence is sufficiently compelling that a windfall allowance should be made as proposed in the 5-year land supply.”

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

Peak District National Park Allowance

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

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

- 3.14. In addition the Peak District National Park Authority Core Strategy para 3.35 also reiterates this. The Local Plan Inspector at Para 61 concluded it was appropriate to include this assumption of delivery from the National Park supported by a Memorandum of Understanding.
- 3.15. Net completions data obtained from the PDNPA (see Table 1) demonstrate that 38 dwellings have been completed in the High Peak area of the National Park over the past seven years (2011-2018). This produces an average of 5.4 per annum which is comparable to the forecast delivery of 110 dwellings over the 20 year plan period at an average of 5.5 dwellings per annum). The assumption applied to the next five years is therefore a continuation of the trend which is expected to deliver 27 dwellings in the High Peak part of the National Park.

Supporting Delivery

- 3.16. The Council has recently adopted a Growth Strategy which sets out a plan for sustainable growth and demonstrates the Council’s commitment to regeneration as well as to the delivery of the Local Plan.
- 3.17. 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.

3.18. 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

3.19. 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.

3.20. For proactive delivery of council owned sites, HPBC has adopted a portfolio based approach (cross-subsidising) to maximise community benefit. The following allocated sites are included in the portfolio:

- Paradise Street, Hadfield
- Roughfields, Hadfield
- Land off Melandra Castle Road
- Adderley Place
- Land at Hogshaw, Buxton
- Market Street Depot, Buxton

3.21. Masterplans, Development Appraisals and Valuations were completed in January 2018 and officers are now working towards securing planning approval for priority sites.

4. Conclusions

- 4.1. The Council has a supply of 3,212 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations and windfall sites. The detail on sites with permissions (large and small sites) and allocations is set out in the Appendix. Paragraphs 3.11 to 3.15 provide the description as to how the small sites windfall allowance and contribution from the Peak District National Park have been derived.
- 4.2. To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in section 2 of this paper. Table 3 sets out the calculation.

Annualised Housing Requirement	Total annual housing requirement (April 2018 – March 2023) including 20% buffer and meeting shortfall over the Local Plan period to 2031 (see		2,550/5 = 510
Total Deliverable Housing Supply	Large sites with planning permission	1,249	3,212
	Small sites with planning permission	210	
	Local Plan allocations	1,516	
	Small sites windfall allowance	210	
	Peak District National Park Allowance	27	
Total five year supply	Supply / Requirement (3212/510)		6.29 years

Table 3: Five Year Housing Land Supply

- 4.3. As can be seen from the calculations above using the annual housing requirement from the emerging Local Plan, including a 20% buffer and meeting the shortfall within the next five years the Council can demonstrate in excess of a five year supply of housing land.
- 4.4. This statement sets out the Council's position as at 1st April 2018.

5. Appendix – Supply details

Large sites with planning permission

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 year period
HPK/2014/0665	Samas Roneo, Glossop Road, Gamesley	93	0	93		22	37	34		93
HPK/2013/0056 (FUL 44) HPK/2016/0166 (FUL VAR 44)	Shepley Street, Glossop	44	36	8	8					8
HPK/0003/9366 (OUT 330) HPK/2005/0539 (RM 12) HPK/0003/9367 (demolition of garages)	Waterswallows, Buxton	330	0	330			30	40	40	110
HPK/2013/0319 (Out 58) HPK/2013/0625 (Var 120) HPK/2015/0563 (RM 21) HPK/2016/0488 (RM 83)	Land to the Rear of Hallsteads, Dove Holes	104	0	104	15	30	30	29		104
HPK/2013/0417 (Out 83) HPK/2016/0484 (RM 83)	Land off Hallsteads, Dove Holes	83	0	83		23	30	30		83
HPK/2012/0323 (Out 182) HPK/2013/0577	Forge Works, Chinley	182	36	146	30	30	30	30	26	146

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 year period
(RM 91) HPK/2016/0313 (RM 91)										
HPK/2012/0408 (Ful 164) HPK/2015/0513 (Ful 170)	Federal Mogal, Chapel-en-le-Frith	170	153	17	17					17
HPK/2013/0320 (Out 105) HPK/2015/0497 (RM 105)	Long Lane , Chapel-en-le-Frith	105	40	65	65					65
HPK/2015/0692 (Out 113) HPK/2017/0325 (Out 108)	Dinting Road, Dinting	108	0	108		18	30	30	30	105
HPK/2016/0648 (Out 37) HPK/2017/0417 (RM 29)	Dinting Road, Dinting	29	0	29	10	19				29
HPK/2014/0403 (Out 275)	Land at Burlow Road, Buxton	275	0	275	25	50	50	50	50	225
HPK/2014/0210 (Out 47) HPK/2016/0217 (RM 47)	Land at Manchester Rd, Chapel-en-le-Frith	47	0	47	19	28				47
HPK/2016/0691 (Out 165)	Bridge Mills, New Road, Tintwistle	165	0	165		30	30	30	30	120
HPK/2016/0476 (Ful 37)	Marsh Lane, New Mills	37	8	29	29					29
HPK/2017/0366	Land off Ellison Street Glossop SK13 8BY	22	0	22	10	12				22

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Counted in 5 year period
HPK/2016/0224	Land at Dinting Road / Dinting Lane Glossop SK13 7DY	20	0	20	10	10				20
HPK/2017/0536	Land adjacent and to rear of no. 54 to 64 Buxton Road, Bridgemont, Whaley Bridge	13	0	13		6	7			13
HPK/2016/0063	Land at Chapel Lane Hadfield Glossop	10	0	10		5	5			10

Total delivery within five years from large sites with planning permission: 1,249

Small sites with planning permission

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2016/0551	Buxton rd Chinley	9	0	9
HPK/2017/0369	Queens Arms Hotel Church Road New Mills SK22 4NG	9	0	9
2014/0523	Shallcross Foundary	9	0	9
	Slatelands/ turnlee	9	0	9
2016/0422	Albion Road	8	0	8
2016/0422	Fairhaven Albion Road (2013/0382)	8	0	8
2015/0524	Shaw Farm Barn The Shaw	8	0	8
2014/0048	Garden House Farm Tongue Lane Fairfield NMA/2016/0041	6	1	5
2015/0593 2013/0628	Jolly Carter Inn Buxton Rd	6	6	0
HPK/2017/0572	Land North Of Gisbourne Yard Old Road Whaley Bridge	6	0	6
HPK/2017/0429	Shire Croft Reservoir Road Whaley Bridge SK23 7BW	6	0	6
2016/0403	13 Parkhurst Park Road	5	5	0
307/221	Bowden Lane	5	0	5
2015/0336	Gawhole Fm	5	0	5
2016/0059	Lesser Lane	5	0	5
2011/0578	Liberal Club Waterswallows Rd B	5	5	0

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
HPK/2016/0108	Site off Dollywood Close Buxworth SK23 7NL	5	0	5
2015/0380 HPK/2017/0193	Warmbrook Barn Thornell Close	5	0	5
2016/0278	3/5 Lower Macclesfield Rd	4	0	4
2014/0663	55 Market Street	4	4	0
HPK/2017/0146	Land Corner of Leek Road/Macclesfield Old Road Buxton SK17 6UD	4	0	4
2014/0348 (Replaced by 2017/0146)	Leek Rd/ Macclesfield Old Rd	4	0	4
HPK/2017/0630	Park Terrace Metal Works Park Terrace Glossop SK13 8HT	4	0	4
2016/0249	Reservoir Rd	4	0	4
2015/0634	10-12 Bridgemont	3	0	3
HPK/2017/0619	32 Princes Road Chinley SK23 6AB	3	0	3
DET/2017/0003	Former Otter Controls Building Hardwick Square South Buxton	3	0	3
2016/0027	Foxlow Grange	3	3	0
HPK/2017/0498	Jubilee Arms Simmondley Lane Simmondley Glossop SK13 6NR	3	0	3

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
HPK/2017/0002	Land North East Of Potters House Dinting Lane Dinting Glossop	3	0	3
2014/0264	Navigation Inn Johnson Street	3	3	0
HPK/2016/0640	Old Road Garage Old Road Whaley Bridge SK23 7HS	3	0	3
2015/0410	Rose House Manchester Rd Tunstead Milton	3	3	0
2015/0533	Shallcross Mill House	3	0	3
2014/0107	113 Dye House Lane	2	0	2
HPK/2016/0458	127 Ridge Brokers Insurance Manor Park Road Glossop SK13 7SH	2	0	2
2016/0031	140/141 Riverside	2	2	0
HPK/2017/0108	15 -17 New Mills Road Hayfield SK22 2JG	2	0	2
2014/0645	19 High Street East	2	0	2
2015/0491	2 Chapel St	2	0	2
2015/0684	26/28 Union Road	2	2	0
HPK/2016/0689	33 Kinder Road Hayfield SK22 2HS	2	0	2
HPK/2017/0209	33 St Johns Road Buxton SK17 6XG	2	0	2

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2016/0022	34 Town lane	2	0	2
HPK/2017/0602	39 41 Arden House Church Road New Mills SK22 4NU	2	0	2
HPK/2017/0134	54 Leek Road Buxton SK17 6UF	2	0	2
HPK/2017/0625	69 - 71 High Street West Glossop SK13 8AZ	2	0	2
HPK/2017/0128	88 Victoria Inn Brosscroft Hadfield Glossop SK13 1HE	2	0	2
2015/0300	9 Dale Rd	2	0	2
2016/0171	9 Wren Nest Terrace	2	0	2
2015/0293; 2018/0320	Avening Adderley Place	2	0	2
2015/0689 (2013/0298)	Bankwood Mill Long Lane	2	1	1
2015/0372	Green Hills Church Lane	2	0	2
2015/0091	Hillside Woolley Bridge	2	0	2
2016/0030	Land adj to 11 wren Nest Terrace (2009/0391)	2	0	2
DET/2016/0007	Laneside Farm	2	0	2
2016/0579	Oak Garage Sheffield Road	2	0	2
2016/0087	Pineapple Inn High St NM	2	0	2
2016/0036	rear Shrewsbury St	2	0	2
2016/0345	Shedyard FM Laneside Rd	2	2	0

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2016/0010	Simmondley Lane	2	0	2
2014/0388	1 Burlow Road	1	1	0
2015/0165	1 Clifton Bank (house to flats	1	1	0
HPK/2016/0657	1 Reddish Green Bowden Lane Chapel-En-Le-Frith SK23 0JQ	1	0	1
2014/0446	10 Marlow St	1	1	0
2009/0227	106 Sheffield Road	1	0	1
2015/0109 HPK/2017/0141	12 Leek Rd	1	0	1
2016/0152	127 Manchester Road (hmo to dwg)	1	0	1
2016/0043	13 Lake View FV subdivision	1	1	0
2016/0275	13 Warmbrook Rd	1	0	1
HPK/2017/0080	130 High Street West Glossop SK13 8HJ	1	0	1
2015/0297	14 Batham Gate Rd	1	1	0
2015/0415 (2013/0416)	14 Long Lane	1	1	0
2015/0406	143 Windy haugh Manchester Rd	1	0	1
2016/0057	168 Leek Road	1	1	0
2015/0379	17 Long Lane	1	0	1

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2016/0102	18 Market Place	1	0	1
2014/0603	18A Burlow Road	1	0	1
2016/0665	19-21 Freetown	1	1	0
2014/0587	20 Temple Rd	1	0	1
2015/0231	22-24 Lea St	1	0	1
2015/0313	24 High St West	1	1	0
2016/0420	24 Milldale Ave	1	0	1
HPK/2017/0181	25 Ryecroft Manor Park Road Glossop SK13 7SQ	1	0	1
2015/0241	265 Hadfield Rd	1	0	1
HPK/2017/0444	3 The Spinners Arms Marsden Street Hadfield Glossop SK13 2DP	1	0	1
2013/0168	305 Hadfield Road DOC/2016/0079	1	1	0
2015/0281	37 Hollin Cross	1	0	1
2016/0062	39 Oaklea Yeadsley Lane	1	0	1
2015/0627	4 Market Place	1	0	1
2015/0055	40 Ripon Gardens	1	1	0
2016/0354	40 West St	1	0	1
2014/0653	46 South Avenue	1	1	0
2015/0327	48 Corbar Rd	1	0	1
HPK/2017/0005	5 Limehurst Manchester Road Buxton SK17 6SE	1	0	1

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2016/0146	54 Station Road	1	0	1
DET/2016/0006	62 & 62a Fairfield Rd (shop to res)	1	0	1
HPK/2017/0177	87 Merlewood Chapel Road Whaley Bridge SK23 7EP	1	0	1
2015/0525	87 Chapel Rd	1	0	1
2015/0535 (2015/0201)	9 Cowlow Lane	1	0	1
2015/0005	9 Robertson Road	1	1	0
2015/0395	9b Heath St	1	0	1
2015/0053	Adj 101 Shaw Lane	1	0	1
2013/0444	Albert Street	1	1	0
HPK/2017/0283	Bank Hall Farm Bankhall Chapel-En-Le-Frith SK23 9UB	1	0	1
2016/0133	Bank Street	1	0	1
2016/0367	Bankfield Fm Boggard Lane (resub of 2015/0265)	1	0	1
2015/0160 (2013/0004)	Bankwood Mill Farmhouse Long Lane	1	0	1

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
DET/2017/0017	Barn at Slatersbank Farm Start Lane Whaley Bridge SK23 7BR	1	0	1
HPK/2017/0314	Barnfields Unnamed Road From T Junct To Beet Lane The Wash Chapel-En-Le-Frith SK23 0QL	1	0	1
HPK/2017/0474	British Telecom Repeater Station Manchester Road Buxton SK17 6ST	1	0	1
2016/0199	Fairy Meadow Laneside Road 2014/0532	1	1	0
HPK/2017/0472	Far Woodseats Farm Far Woodseats Lane Chisworth SK13 5RS	1	0	1
HPK/2017/0234	Fernydale Stores Harpur Hill Road Harpur Hill Buxton SK17 9LF	1	0	1
DET/2015/0010	Flat 1 2/4 South St (office to flat)	1	1	0
HPK/2017/0685	Foundry Cottage Hyde Bank Road New Mills SK22 4BP	1	0	1
2016/0338	Gorsty Low Fm The Wash	1	0	1
2016/0007	Haslin House Dolby Road HH	1	0	1
2014/0368	Horwich Farm Eccles Road	1	1	0

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2015/0304	Kirkstones Garrison	1	0	1
2016/0449	Land adjacent 12 Lascelles Road 2013/0249	1	0	1
HPK/2017/0304	Land Adjacent To 18 Bridge Street New Mills	1	0	1
HPK/2017/0544	Land At Corbar Woods Lane Buxton	1	0	1
HPK/2017/0276	Land Off Diglee Road Furness Vale	1	0	1
HPK/2017/0189	Land On Bank Street Glossop	1	0	1
2016/0449	Lascelles Rd	1	0	1
2016/0549	Long Lane Charlesworth	1	0	1
2015/0407 (2014/0449)	Manor Park View	1	1	0
DET/2017/0001	Meadows Barn 16 Ridge Top Lane Hayfield SK22 2JQ	1	0	1
2016/0386	New Mills Road Chisworth	1	0	1
2015/0355	Owlgreave Fm	1	1	0

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
2016/0426	Rainbows End 20 Bute Street	1	0	1
2015/0559	rear 90 Platt St	1	1	0
2015/0660	Salem Mill Hyde Bank Road New Mills	1	0	1
2015/0371	Stables rear 44/48 Howard St	1	0	1
2015/0275	Stanswood Station Rd	1	0	1
DET/2017/0010	Stubbins Farm, Barn Stubbins Lane Chinley SK23 6ED	1	0	1
HPK/2017/0004	The Croft, Marsh Green, Chape-En-Le-Frith	1	0	1
2015/0031	Unit A Whitle Rd	1	1	0
2015/02017	Whitle Rd	1	0	1
2016/0058	Wilshaw Whitehough Head Lane	1	0	1
HPK/2017/0118	44 Bath Road Buxton SK17 6HJ	2	0	2
HPK/2017/0241	42 Chapel Road Whaley Bridge SK23 7LB	1	0	1

Planning Application Reference	Site Address	Total Proposed dwellings (net)	Completions as at 31.03.18	Units remaining as at 01.04.18
HPK/2017/0157	Hawkshead House Hawkshead Road Glossop SK13 7ST	1	0	1
HPK/2018/0028	Masons Arms High Street New Mills SK22 4BR	1	0	1
HPK/2017/0447	The Old Barn Boggard Lane Charlesworth SK13 5HL	1	0	1
2015/0070	22A Charlestown Road	0	0	0
2011/0533	25 Marsh Lane	0	0	0
HPK/2017/0643	Fern Lea Buxton Road Chinley SK23 6DT	0	0	0
HPK/2017/0423	Homemoss House Park Road Buxton SK17 6TH	0	0	0
HPK/2017/0119	Peak View Longridge Lane Peak Dale SK17 8AA	0	0	0
HPK/2017/0321	Sunart Eccles Road Whaley Bridge SK23 7EW	0	0	0
HPK/2017/0529	10 New Road Tintwistle SK13 1JN	-1	0	-1
HPK/2017/0683	50 High Street Buxton SK17 6HB	-1	0	-1
HPK/2016/0690	First Floor Flat 26 Hardwick Street Buxton SK17 6DH	-1	0	-1
2016/0064	107B Station Road	-1	-1	0
2016/0447	12 The Croft	-2	-2	0

Total small sites

For the final calculation take the total small site figure and spread over 6 years (i.e. a 20% discount rate is applied)

Small Sites spread over six years = $252/6 = 42$ per year

Total delivery within five years from small sites with planning permission: $210 (42 \times 5)$

Local Plan Allocations

Planning permission ref	Allocation Ref	No. units allocated	No. units permitted	Completions as at 31.03.18	Site Name	2018/19	2019/20	2020/21	2021/22	2022/2023
HPK/2015/0329 (Ful 12)	G2	28			Paradise Street, Hadfield	8		7	9	
n/a	G3	102			Roughfields, Hadfield			30	30	30
HPK/2013/0327 (Out 150) HPK/2015/0120 (RM 150)	G6	150	150	82	North Road, Glossop	30	30	8		
n/a	G12	30			Bute Street			15	15	
HPK/2014/0573 (Out 31) pending	G13	31	31		Hawkshead Mill, Old Glossop	7	15	9		
HPK/2015/0571 (Ful 57)	G16	104	57	4	Woods Mill, High St East	28	25			
HPK/2015/0412 (Out 65)	G19	64	65		Dinting Road/Dinting Lane			45	20	
n/a	G20	50			Dinting Lane				25	25
n/a	G23	89			Former Railway Museum					
n/a	G25	35			Land off Melandra Castle Road	17	18			
n/a	G26	38			Land adj to Gamesley Sidings			19	19	

Planning permission ref	Allocation Ref	No. units allocated	No. units permitted	Completions as at 31.03.18	Site Name	2018/19	2019/20	2020/21	2021/22	2022/2023
HPK/2013/0597 (Out 100) HPK/2016/0520 (RM 97) pending	G31	100	100		Charlestown Works, Glossop	20	30	30	20	
n/a	G32	130			Adderley Place					30
n/a	C3	107			Derby Road, New Mills				30	30
n/a	C5, C6, C17, C18	239			Ollersett Lane/Pingot Road/Laneside Road, New Mills				25	50
n/a	C7	25			Woodside Street, New Mills			7	18	
HPK/2014/0119 (Out 107)	C9	83	107		Macclesfield Road/Linglongs Road, Whaley Bridge	17	30	30	30	
HPK/2016/0692 (Out 25)	C13	13	25		Buxton Road, Chinley			10	15	
n/a	C15	50			Britannia Mill			20	30	
n/a	C19	26			Furness Vale Business Park					
n/a	C16	39			Furness Vale A6		15	24		
n/a	C20	15			New Mills, Newtown				7	8
n/a	C21	100			Birch Vale Industrial Estate					30

Planning permission ref	Allocation Ref	No. units allocated	No. units permitted	Completions as at 31.03.18	Site Name	2018/19	2019/20	2020/21	2021/22	2022/2023
HPK/2015/0174 (Ful 27)	B1	25	27		Batham Gate Road, Peak Dale		15	12		
n/a	B3, B4	124			Land at Hogshaw, Buxton					
n/a	B6	30			Hardwick Square South, Buxton	7	15	8		
n/a	B7	24			Market Street Depot, Buxton			7	17	
n/a	B8	139			West of Tongue Lane Fairfield, Buxton					
n/a	B10	338			Land off Dukes Drive, Buxton				25	50
HPK/2013/0603 (Out 445)	B20, B21, B22	440	445		Foxlow Farm, Ashbourne Road, Buxton		25	50	25	50
n/a	B27	105			Harpur Hill College Campus		15	30	30	30
n/a	B31	30			Station Road, Buxton (Spring Gardens)			32	20	13

Total delivery within five years from Local Plan Allocations: 1,516