

STAGE 1

Matter 4 - How will the Housing Requirement be met and a Five Year Housing Land Supply Maintained?

(Main Evidence Base : CD25 and CD26 – SHELAA and appendices / SD11 / EX/02 / EX/05)

Issue

1. The extent of flexibility built into housing supply

Is there sufficient flexibility built into the housing supply such that the housing requirement is likely to be met?

Response

1. The District Council acknowledges that as set out in the Derbyshire Dales Local Plan Pre Submission Draft, there is limited flexibility in the housing supply against the identified provision of 6440. As at 1st April 2017, land sufficient to accommodate 6,646 dwellings has been identified which constitutes over provision of 3%.

However, the Inspector will note from the District Council's response EX02 that further evidence has been presented having regard to the 2014-based Sub-National Population and Household Projections (Document EX/03). This updated analysis of the housing requirements for the Derbyshire Dales points to a lower objectively assessed housing need (OAN) of 284 dwellings per annum. This equates to an overall requirement for the plan period of 5,680 dwellings - a reduction of 38 dwellings per annum or an overall reduction of 760 dwellings. In the event that the Inspector were to consider that this lower OAN figure is the appropriate housing requirement for the plan period, the amount of oversupply would increase to 17%.

Issue

2. The housing trajectory

Is the housing trajectory set out in the Strategic Housing and Economic Land Availability Assessment (SHELAA) and at Appendix 3 of the LP realistic taking into account past completion rates?

Are build rates of 30 dwellings per annum (dpa) from larger sites realistic and supported by evidence?

Is there any updated information on commitments and completions to inform the examination?

Response

2. The District Council is mindful that the NPPF clearly states that it is Government policy to significantly boost the supply of housing as such it is considered somewhat inevitable that the past rates of completions will be exceeded, particularly in circumstances where there has been a shortfall in delivery against annual requirements and there is a desire to make that shortfall up in the first five years. This is particularly the case in the Derbyshire Dales against the backdrop of an adopted 2005 Local Plan which did not include any allocations for housing development. The District Council therefore considers that completion rates

over the first five years of the plan will inevitably have to increase significantly.

In response to the Inspectors preliminary questions (IN/02), the District Council committed to providing an update to the Housing land Availability position as at 1st April 2017. Appendix 1 to this statement therefore updates the information contained in the following:

- Appendix 3 of the Pre-Submission Draft Local Plan (Document SD01).
- Housing Land Supply Position and Housing Trajectory (Paragraphs 5.6 – 5.25 - Strategic Housing and Employment Land Availability Assessment – August 2016 (Document CD25)
- Appendix 8 and Appendix 9 of the SHLAA Appendices (Document CD26).

Since the beginning of the plan period (2013), based upon OAHN of 6,440 dwellings, the District Council has accumulated a shortfall of 624 dwellings against annual target delivery. Whilst it is acknowledged that this shortfall needs to be met in addition to the on-going requirement for housing in the area, the practicalities of delivery also need to be taken into consideration.

There are two commonly used methods for addressing an accumulated shortfall. The 'Liverpool approach' apportions the shortfall across the remaining years of the plan period, whilst the 'Sedgefield approach', seeks to make up the shortfall during the next five years. Planning Practice Guidance advocates the 'Sedgefield approach' stating that Local Planning Authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. However, notwithstanding the advice in the Guidance, the Inspector may consider that the 'Liverpool' approach is more appropriate to the circumstances experienced in the Derbyshire Dales having regard to past rates of delivery in the district, including prior to the recession, and the requirement for completions far in excess of the highest levels ever achieved in the district if the 'Sedgefield approach' were to be adopted.

Local Plans are required to be realistic as well as aspirational. Irrespective of which approach is adopted, development rates in the Derbyshire Dales are predicted to increase significantly in accordance with the national policy objective to significantly boost the supply of housing. The District is therefore able to meet its future housing requirements, however using the 'Sedgefield' method, there is a risk that the rate of delivery over five years may not be attainable in market terms.

Therefore it is considered that it is more appropriate that the shortfall should be met over the plan period using the Liverpool method of calculation as this gives a more realistic scenario for development to come forward, particularly in circumstances where a number of large strategic land allocations are proposed in the plan which will require significant enabling works and a longer lead-in time.

Irrespective of the approach adopted to the 5 year supply calculation, at 1st April 2017, the District Council's is able to demonstrate adequate supply as follows:

OAHN	Sedgefield Method 5 year supply	Liverpool Method 5 year supply
6440	5.82 years	7.20 years
5680	6.87 years	8.29 years

The calculations informing above are outlined in Appendix 1 to this statement.

Build Rates

Yes – the delivery rates have been fully market tested in the development of the evidence base supporting the Local Plan. As part of the Local Plan and CIL Viability Evidence, in depth consultation was carried out with local developers and agents to research the local market and to collate an assumptions base that could be used to inform an understanding of the viability of the Local Plan. This consultation involved workshops and questionnaires and was well attended underlining the appetite from house builders both national, regional and local, to delivery homes in Derbyshire Dales.

The Council considers that the delivery assumptions are arguably cautious. Analysis of national housebuilders delivery rates, based on their 2016 Annual Reports, indicates that on the typical site, delivery would fall between 36-60 completions (excluding the affordable housing). Excluding Crest Nicholson, which construct a higher proportion of flats than the other housebuilders shown, market sales averaged 41 per sales outlet per annum.

Typical Delivery Rates for National Housebuilders

House Builder	Source of Information	Number of Completions	Number of Sites (Sales Outlets)	Average No. of Completions/Site
Barratt	Annual Report and Accounts 2016	17,319	365	47
Persimmon	Annual Report and Accounts 2016	15,171	380	40
Taylor Wimpey	Final Trading Statement for 2016	13,881	285	49
Bellway	Annual Report and Accounts 2016	8,721	226	39
Bovis	Annual Report and Accounts 2016	3,977	99	40
Crest Nicholson	Trading Update November 2016	2,870	47	61
Redrow	Annual Report 2016	4,176	128	37
Galliford Try (Linden Homes)	Annual Report and Financial Statement 2016	3,078	80	38

In addition the evidence of new-build developments currently on site provides supporting information, with for instance the 165 home development at Heritage Park, Tutbury by Peveril Homes selling at a rate of 4-5 sales per month; and Miller Homes scheme at Dales View, Brailsford expected to deliver 30 dpa.

For those larger commitments or where there are known site constraints the District Council has made assumptions about when development is likely to commence and the potential phasing thereafter having regard to the views of landowners/developers. The approach to build rate is confirmed in Document CD19 (Table 5.6 on Page 27) Derbyshire Dales CIL Viability Update Report Final December 2016.

In regard to build rates, recent experience on large sites completions demonstrates that once sites become established, dwelling completions in year 2 of the build period are in

the order of 30 dwellings per annum. The table below provides evidence of a number of large sites since either completed or under construction since 2013/14.

Site	Reference	Total Permitted Units	2013/14	2014/15	2015/16	2016/17
Land at Morledge / Old Hackney Lane	Various	228	25*	0	0	0
Darley Dale Primary School, Greenaway Lane, Hackney	11/00083/FUL	22	0	22*	0	0
Former Gracelands Garden Centre, Bakewell Road, Matlock	12/00642/FUL	34	0	34	0	0
Former St. Oswalds Hospital, Belle Vue Road, Ashbourne	12/00606/FUL	32	0	3	29*	0
Land to East of Lodge Farm Chase, Ashbourne	13/00854/REM	38	0	0	33	5*
Hillside Farm, Wyaston Road, Ashbourne	14/00722/FUL	114	0	0	0	60
Land at Porter Land, Middleton by Wirksworth	13/00584/REM	47	0	2	28	0
Willow Meadow, Wyaston Road, Ashbourne	14/00356/REM	55	0	0	22	33*
Land at Luke Lane, Brailsford	13/00823/FUL	50	0	0	10	35

Note : * Maximum completions achievable as development completed within year

Issue

3. Delivery from commitments and allocations

Is the delivery of some 74% of commitments and 36% of allocations within the first 5 years of the LP realistic?

Response

3. Planning Practice Guidance (Paragraph: 023 Reference ID: 3-023-20140306) advises that local planning authorities should use information on suitability, availability, achievability and constraints to assess the timescale within which sites are capable of development. In this regard, the advice of developers and local agents is recognised as being important in assessing lead-in times and build-out rates by year.

The Strategic Housing and Employment Land Availability Assessment (CD25) outlines the approach taken to the identification of sites and includes consideration of delivery issues based upon engagement with developers and landowners. The District Council has continued to engage with developers and landowners following the submission of the Local Plan and this will be evidenced by Statements of Common Ground to be submitted as part of the Stage 2 EIP sessions.

As per National Planning Practice Guidance, the revised housing trajectory included at Appendix 1 is based upon assumptions provided by developers/landowners whilst also have regard to local intelligence. The trajectory demonstrates that in accordance with the national policy requirement to significantly boost the supply of housing, completions in the first five years of the trajectory (2017/18 – 2021/22), will significantly exceed both the historic rates of delivery and the annual target delivery rate. This is reflected in the table

below.

	2017/18	2018/19	2019/20	2020/21	2021/22
OAHN 6440	322	322	322	322	322
Trajectory	383	629	773	699	633
+ / - OAHN	+ 61	+ 307	+ 451	+ 377	+ 311
+ / - OAHN %	+ 19%	+ 95%	+ 140%	+ 117%	+ 97%

However, delivery rates in the remainder of the plan period stabilise considerably in the period 2022/23 – 2026/27.

	2022/23	2023/24	2024/25	2025/26	2026/27
OAHN 6440	322	322	322	322	322
Trajectory	335	335	310	310	329
+ / - OAHN	+ 13	+ 13	- 12	- 12	+ 7
+ / - OAHN %	+ 3	+ 3%	- 4%	- 4%	+ 2%

Housing land supply at 1st April 2017 indicates a significant increase in on-site activity with 302 dwellings under construction. However, it is recognised that delivery in the housing market is closely linked to the state of the local and national economy and in particular access to finance for the developer and mortgage availability and affordability for eventual house purchasers. This has been very evident since the downturn in the housing market in 2007/2008 associated with an unprecedented period of economic recession during which mortgage lending contracted markedly, house prices fell almost everywhere in the UK, build rates fell to some of the lowest levels for decades and accordingly housing delivery in recent years has suffered. In the Derbyshire Dales the lack of any large scale housing land releases in the 2005 Adopted Local Plan has resulted in relatively low levels of housing development in recent years. Clearly, with significant land releases proposed in the Pre-Submission Draft Local Plan this situation will change dramatically.

In the plan-led system maintaining a deliverable supply of housing land is essential to housing delivery, hence the requirement to demonstrate a rolling five year land supply. It is therefore necessary to avoid a scenario whereby there is insufficient land supply to deliver the plan-period housing target.

As the Local Plan housing trajectory demonstrates, there is a sufficient supply of deliverable sites to accommodate the plan period housing target. Through the Annual Monitoring Report, the District Council will continue to review the delivery of housing and the 5 year land supply position in order that action can be taken if necessary.

Issue

4. Constraints to delivery

In general terms are the strategic housing allocations deliverable having regard to the infrastructure requirements and constraints affecting them?

What are the implications for meeting the housing requirement if one or more of the strategic housing allocations do not come forward?

Response

4. The Strategic Housing and Employment Land Availability Assessment (CD26) assessed in detail, all of the housing sites allocated in the Derbyshire Dales Pre-Submission Local Plan. Whilst individual sites have different infrastructure requirements and varying degrees of constraint, none of these are considered to be insurmountable as evidenced by the individual site assessments that have been undertaken. Further evidence is also presented in CD19 and CD20. The details of individual sites will be explored as part of the stage 2 sessions.

The submission plan identifies a variety of housing land allocations across the plan area and flexibility in provision is made within Policy S3 for development to take place outside the main plan settlements of Matlock, Ashbourne and Wirksworth in addition to the allocated sites. The approach of the Plan is to encourage development that benefits the rural economy as well as supporting the sustainable growth of rural villages.

The Submission Local Plan makes provision for an Objectively Assessed Housing Need (OAHN) of 6,440 dwellings in the period 2013-2033. However in response to the Inspectors preliminary questions (IN/02 - Q3), the District Council has commissioned GL Hearn to specifically assess the implications of the 2014-based population and household projections which points to a lower OAHN of 5,680 dwellings in the period 2013-2033 (Document EX/03).

The strategic housing allocations made within the Local Plan (Policy HC2) have been demonstrated to be deliverable through both the SHELAA evidence (CD26) and the Local Plan and CIL viability Assessment (CD19). The SHLEAA tested all of the site options in respect of achievability in consultation with site promoters. The Local Plan and CIL viability evidence included individual viability appraisals on all the Policy DS9 Strategic Allocations. The conclusions of this assessment were that the schemes were viable and there were no fundamental constraints that would prevent delivery. The viability assessments made allowances for site abnormal development costs and policy standards alongside an appropriate return for land owner and developer. It is acknowledged that – in common with generally all sites in any Local Plan allocations process – the level of detail regarding site constraints is limited at this stage. However, the assessment concluded that there were no insurmountable issues that could deter delivery and in terms of viability, demonstrated there to be adequate allowances to insulate the deliverability of sites from the effects of high abnormal development costs.

In order to further manage risks around delivery, the Council will assist and support the early release and accelerated delivery of strategic sites through proactive brokerage with land owners and promoters and by taking a positive approach to pre application planning discussions. It will also where appropriate explore options for how planning standards and obligations can be delivered in a way which maximises delivery whilst not compromising the need to satisfy policy requirements through, for example, flexible timescales for affordable housing.

In order to meet the housing requirement of 6,440 dwellings, the Local Plan is considered to be sufficiently robust to sustain housing delivery if one or more of the strategic allocations did not come forward with the exception of either site HC2(c) or HC2(bb). Due to the scale of provision on these sites, in the event that either of these sites were not to come forward, based upon OAHN of 6,440 dwellings, further allocations would be likely to be required to meet the Local Plan housing requirement.

However, on the basis of the 2014-based population and household projections, the Local Plan is sufficiently robust to withstand a number of sites not coming forward with OAHN of 5,680 and total provision at 1st April 2017 of 6646 dwellings.

Issue

5. **Housing implementation strategy**

Are the provisions of Chapter 9 of the LP (Implementation and Monitoring) sufficient to meet the requirement for a Housing Implementation Strategy?

Response

5. The National Planning Policy Framework (NPPF) includes a requirement for local planning authorities to set out their housing implementation strategy. Paragraph 47 of the NPPF states that local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and describe how they will maintain delivery of a five-year supply of housing land to meet their housing target.

The Local Plan includes a Monitoring and Delivery Framework (Chapter 9 - Table 8). This outlines the implementation and monitoring indicators that will be applied to every plan policy and as part of this, housing delivery information will be measured. This will assess the overall impact of the strategy and whether or not the vision and strategic objectives are being delivered.

Monitoring will be undertaken continually and reported in the Annual Monitoring Reports. Monitoring which will include updating the housing trajectory and the 5 year housing land supply position. In the event that monitoring identifies that the housing strategy is not being delivered the District Council will be able to investigate the reasons for this and take appropriate action depending on the circumstances. Such action may, for example, include a policy review or identifying and facilitating kick-start measures e.g. seek additional funding streams, assist with bids to LEP's etc.

Reasonable judgement will be required in determining what appropriate action should be taken, including identifying the reasons for under-delivery and whether it is due to factors outside the planning system. Underperformance in a single year is unlikely to require immediate intervention, whereas persistent underperformance would require more comprehensive assessment particularly where there are likely to be adverse implications for the five year housing land supply and/or the longer term delivery of the plan-period housing target.

In monitoring the indicators for Policies S3, HC1, HC2 and HC12, the following information will be measured (as modified):

- a) Cumulative net completions
- b) Number of permissions granted
- c) Total net completions for the previous year
- d) Five year housing land supply
- e) Number of windfall dwellings permitted
- f) Gross annual affordable housing completions
- g) Total completions on affordable housing exception sites
- h) Total affordable homes completed
- i) Accommodation for older persons permitted.

The District Council therefore consider that the objectives of a Housing Implementation

	strategy are addressed by Chapter 9 monitoring provisions.
Issue	
6.	The wording of housing supply Policies
	<i>How is Policy HC1 (and any other relevant Policies) to be modified to respond to a shortfall in the five year housing land supply?</i>
Response	
6.	<p>In its response to IN/02 (Document EX/02 – Paragraph 18), the District Council acknowledged that it must maintain a five year housing land supply at all times. Whilst it is considered that there is sufficient flexibility of supply over and above the housing target indicated by the latest 2014-based population and housing projections (EX/03), there is merit in acknowledging that in the event of an inadequate 5 year housing land supply, sustainable development beyond settlement boundaries should be considered.</p> <p>Accordingly, the District Council propose to modify Policy HC1 which will enable development on non-allocated sites on the edge of sustainable settlements in circumstances where there is an inadequate 5 year supply subject to there being no material conflict with other policies in the Local Plan.</p>

APPENDIX 1

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (CD25)

SUPPLEMENTARY UPDATE APRIL 2017



**STRATEGIC HOUSING AND
EMPLOYMENT LAND AVAILABILITY
ASSESSMENT (CD25)**

**SUPPLEMENTARY UPDATE
APRIL 2017**

Derbyshire Dales Strategic Housing and Employment Land Availability Assessment

Supplementary Update – April 2017

1. Introduction

1.1 This report provides a supplementary update to the Derbyshire Dales Housing Land Availability Assessment - August 2016 (CD25) and summarises the District Council's Housing Land supply at 1st April 2017. The following text supersedes paragraphs 5.6 – 5.25 of the August 2016 report.

2. Housing Land Supply Position and Housing Trajectory

2.1 The NPPF sets out that local planning authorities' should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. This section provides information on the District Council's five year housing supply position as at 1st April 2016.

2.2 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) identifies that the Objectively Assessed Need (OAN) for the whole of Derbyshire Dales, including areas within the Peak District National Park for the period 2013-2033 should be 322 dwellings per annum or on an overall figure of 6,440 dwellings.

2.3 As the District Council has not brought forward this level of development in previous years the five years housing supply calculation set out below includes an additional 20% buffer against the housing requirement as required by paragraph 47 of the NPPF.

2.4 Table 1 below summarises the District Council's Housing Land Supply position at 1st April 2017 based upon OAHN of 6,440 dwellings.

Housing Requirement 2017 to 2022		
A.	Total Objectively Assessed Need (6,440) 2017 to 2022 @ 322 dwellings per annum x 5 years	1610
	Shortfall in housing provision between 1st April 2013 and 31st March 2017	
B.	Dwellings required between 1st April 2013 and 31st March 2017 = 322 dwellings per annum x 4 years	1288
C.	New dwellings completed between 1st April 2013 and 31st March 2017 in Local Plan Area	583
D.	New dwellings completed between 1st April 2013 and 31st March 2017 in Derbyshire Dales area of Peak District	81
E.	Shortfall between requirement (B) and total Completions (C + D) of 1288 dwellings minus 664	624
F.	Combined housing requirement for period from 2017 – 2022 (A+E)	2234
G.	20% buffer applied to combined housing requirement	447
H.	Total housing requirement 2017 to 2022 (F+G)	2681
I.	Annual requirement over the period 1st April 2017 to 31 March 2022 (2681 divided by 5 years)	536

Housing Requirement 2017 to 2022 (cont'd)		
	Housing Supply 2017 to 2022	
J.	Commitments as at 31 March 2017 (Net)	1741
K.	Peak District Contribution	100
L.	Contribution from windfall sites (5 years x 15 per annum)	75
M.	Local Plans Allocations Potential (0 to 5 Years)	940
N.	Major Permissions, as detailed below, granted awaiting completion of Section 106 agreements	262
	Hilltop Farm, Ashbourne (16/00711)	37
	Land at Luke Lane/ Mercaston Lane, Brailsford (16/00436)	47
	Land off Old Hackney Lane, Darley Dale (16/00789)	9
	Old Hall Farm Barway Marston Montgomery (16/00182)	22
	Cavendish Cottage And Land Off Derby Road Doveridge (15/00570)	46
	Land East of Ardennes, Hulland Ward (16/00832)	18
	Land Adjacent To Biggin View Hulland Ward (15/00313)	33
	Land Off Thatchers Croft Thatchers Lane Tansley (16/00134)	19
	Land at Tansley House Gardens, Tansley (16/00397) (Permission for 49 units, new net commitment of 22 units)	22
	Mushroom Farm, Yeaveley (16/00587)	9
O	Total Housing Supply 2017 to 2022 (J+K+L+M+N)	3118
P	Five Year Supply 2017 to 2022 expressed as years (O divided by I)	5.82 years

Table 1 - Derbyshire Dales 5 Year Supply Position 1st April 2017 – Sedgefield Method at OAHN 6880 dwellings

- 2.5 The housing land supply position has been calculated taking into account the District Council's housing commitments, deliverable sites assessed as part of the SHELAA, windfall allowance and contributions from deliverable sites within the Peak District National Park. This SHELAA informs the housing land supply position by identifying a schedule of committed sites, and an anticipated timeframe for delivery. From this the amount of dwellings anticipated to be delivered in different time periods e.g. 0 to 5 years, 5 to 10 years, etc. has been calculated. Details of the relevant sites are set out in **Appendix 1**.
- 2.6 Sites identified as commitments are those sites that have the benefit of planning permission and are either under construction or not started. The five year housing land supply assessment includes a number of sites where the District Council have resolved to grant planning permission but as these are subject to a completion of a satisfactory Section 106 agreement no planning permission has yet been issued.
- 2.7 In addition to the above and in accordance with footnote 11 of the NPPF, the calculation includes a number of large sites that have been assessed as deliverable as part of the SHELAA and which have been included within the 5 year supply. The individual site phasing details of these sites across the Local Plan period and beyond are presented within **Appendix 2**.
- 2.8 In response to the Inspectors preliminary questions (IN/02 - Q3), the District Council has commissioned GL Hearn to specifically assess the implications of the 2014-based population and household projections which points to a lower OAHN of 5,680 dwellings in the period 2013-2033 (Document EX/03). The implications of this lower requirement are set out in table 2. **Appendix 3** sets out the 5 year land supply calculations for OAHN of 6,440 dwellings and 5,680 dwellings using both the Liverpool and Sedgefield methods of calculation.

Housing Requirement 2017 to 2022		
A.	Total Objectively Assessed Need (5,680) 2017 to 2022 @ 284 dwellings per annum x 5 years	1610
	Shortfall in housing provision between 1st April 2013 and 31st March 2017	
B.	Dwellings required between 1st April 2013 and 31st March 2017 = 322 dwellings per annum x 4 years	1136
C.	New dwellings completed between 1st April 2013 and 31st March 2017 in Local Plan Area	583
Housing Requirement 2017 to 2022 (cont'd)		
D.	New dwellings completed between 1st April 2013 and 31st March 2017 in Derbyshire Dales area of Peak District	81
E.	Shortfall between requirement (B) and total Completions (C + D) of 1288 dwellings minus 664	472
F.	Combined housing requirement for period from 2017 – 2022 (A+E)	1892
G.	20% buffer applied to combined housing requirement	378
H.	Total housing requirement 2017 to 2022 (F+G)	2270
I.	Annual requirement over the period 1st April 2017 to 31 March 2022 (2681 divided by 5 years)	454
	Housing Supply 2017 to 2022	
J.	Commitments as at 31 March 2017 (Net)	1741
K.	Peak District Contribution	100
L.	Contribution from windfall sites (5 years x 15 per annum)	75
M.	Local Plans Allocations Potential (0 to 5 Years)	940
N.	Major Permissions, as detailed below, granted awaiting completion of Section 106 agreements	262
	Hilltop Farm, Ashbourne (16/00711)	37
	Land at Luke Lane/ Mercaston Lane, Brailsford (16/00436)	47
	Land off Old Hackney Lane, Darley Dale (16/00789)	9
	Old Hall Farm Barway Marston Montgomery (16/00182)	22
	Cavendish Cottage And Land Off Derby Road Doveridge (15/00570)	46
	Land East of Ardennes, Hulland Ward (16/00832)	18
	Land Adjacent To Biggin View Hulland Ward (15/00313)	33
	Land Off Thatchers Croft Thatchers Lane Tansley (16/00134)	19
	Land at Tansley House Gardens, Tansley (16/00397) (Permission for 49 units, new net commitment of 22 units)	22
	Mushroom Farm, Yeaveley (16/00587)	9
O	Total Housing Supply 2017 to 2022 (J+K+L+M+N)	3118
P	Five Year Supply 2017 to 2022 expressed as years (O divided by I)	6.87 years

Table 2 - Derbyshire Dales 5 Year Supply Position 1st April 2017 – Sedgfield Method at OAHN 5680 dwellings

2.9 The NPPG advises that once the sites have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This sets out how much housing development can be provided and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated. Table 5 below summarises the overall phasing of sources of housing supply across five year tranche periods.

Source of housing supply	2013-2017	Deliverable Sites	Developable Sites			Total
		0-5 Years 2017-2022	6.10 Years 2022-2027	11-15 Years 2027-2032	15 years + 2032-2033	
Completions at 1 st April 2017 (including National Park)	664					664
Commitments		1741	699	205	30	2675
Resolution to Grant		262	0	0	0	262
Local Plan Allocations		939	745	651	150	2485
Peak District National Park Contribution		100	100	100	20	320
Windfall Allowance		75	75	75	15	240
Total	664	3117	1619	1031	215	6646

Table 1 - Derbyshire Dales Housing Supply 2017-2033

- 2.10 Table 2 above indicates that the District Council has at the present time sufficient land for 6,647 dwellings of housing supply across the Local Plan period to meet the Objectively Assessed Housing Needs of the Derbyshire Dales.
- 2.11 The housing Trajectory in **Appendix 4** indicates that 3117 dwellings could be delivered over the next five years; 1619 dwellings delivered years 6-10, 1031 in years 11-15 and 215 dwellings beyond 15 years up to 2033. In conclusion, as at 1st April 2017 the District Council is able to demonstrate a five year housing land supply against the Derbyshire Dales Housing land requirement and can meet the overall Objectively Assessed Need target across the Plan period.

Risk Assessment

- 2.12 While the SHELAA indicates an adequate supply of housing land for the Local Plan period up to 2033 against the target set out in the emerging Local Plan, there are a number of risks which may impact upon the delivery of sites.

Market stability and conditions

- 2.13 The most significant risks are those associated with the wider economic and market conditions. The housing market has experienced challenging conditions since the credit crunch of 2007 and subsequent recession. The inability of potential home owners to access finance, together with inflation, wage freezes and threat of unemployment have caused a large number of developments to be put on hold. As the country emerges from the recession, the national policies to improve access to mortgages such as 'help to buy' schemes and facilitate house building in the private and public sector have started to take effect in the earlier parts of the year. The UK's decision to leave the European Union may provide further uncertainty in the market, over the next few years, with possibly less people willing to commit to mortgages and the possibility of lenders releasing fewer mortgages, all of which could have a high risk impact upon the housebuilding industry.

Achievability

- 2.14 The achievability of sites has been assessed on the basis of developer forecasts, market area demand and costs associated with development. A number of large sites are on previously developed land where development costs may be more significant than previously considered. There is therefore a risk that sites will not be delivered as envisaged. While risks associated with the wider economic climate and national policy cannot be controlled locally, the District Council can affect the financial burden on developers through planning obligations and the setting of a CIL. Detailed viability studies undertaken by developers at planning application stage will ensure that these risks are reduced.

Infrastructure

- 2.15 The delivery of a number of large sites in the SHELAA is dependent upon the provision of infrastructure, including new roads and junction improvements, and increased capacity of the sewerage and drainage networks.

Highway Impacts

- 2.16 The Traffic and Transportation Study¹ assessed the potential impacts on the local road networks in the main settlements across the plan area to accommodate the extent of growth identified from the sites assessed through the SHELAA. The study concludes that there could be 'significant impacts on a number of junctions in the market towns of Matlock and Ashbourne., The impact upon the highways network will need to be assessed for each proposal upon its merits, however in some instances there may only be limited opportunities for mitigation.

Updated Information on Sites

- 2.17 Site assessments contained within the August 2016 SHELAA Report (CD25) have been carried out based upon the information available at that time. Any incomplete or out of date data associated with individual site assessments may have an impact upon delivery either in terms of early or delayed implementation. Whilst the impact of constraints may in some instances have been underestimated in assessments, it is also possible that identified constraints on other sites are not as significant as initially thought. This could result in some sites which have been discounted in the SHELAA having the potential to deliver houses, or enable developable sites to deliver more quickly than anticipated. By reviewing the SHELAA regularly, and reassessing sites as further information becomes available, the extent of any risk is managed.
- 2.18 Other potential risks that could affect the deliverability of sites within the Local Plan include changes to National Policy and unforeseen changing local circumstances.

3. Employment Land Supply

- 3.1 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) carried out by GL Hearn considered the need for employment land and floorspace in the Derbyshire Dales taking account of economic trends and projected growth in employment, commercial property conditions and a survey of businesses in the District.

1

The study concluded that there was a requirement for up to 15 hectares of additional employment land to meet development needs in the District up to 2033.

- 3.2 In addition to land for housing, suggestions were received which sought the allocation of sites for employment development. As a result of the assessment process undertaken through the SHELAA one site at Cromford Hill (SHELAA220e) was identified as being suitable, available and achievable for 1ha of employment land, as identified on the maps in Appendix 3 (CD25) and the report in Appendix 7 (CD25).

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (CD25)

UPDATED SITE COMMITMENTS AT 1ST APRIL 2017

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA1	10/00139/FUL	Dairy House Farm, Church Broughton Road, Alkmonton, DE6 3DG	Change of use and conversion of agricultural barn to dwellinghouse and erection of detached garaging building with store room above	Alkmonton	1	0	1	0	1	1			1	0	1				1	21/04/2010
SHLAA522	16/00054/FUL	Goodacres Farm, Furlong Lane, Hognaston	Erection of replacement dwelling and annex	Altow	1	0	0	1	1	0	-1	Discount	0	-1	0				0	13/04/2016
SHLAA7	09/00496/FUL	The Mount, 4 North Avenue, Ashbourne, Ashbourne, DE6 1EZ	Demolition of existing dwelling & outbuilding & redevelopment with 14 flats	Ashbourne	14	0	14	0	14	13	-1	Discount	13	-1	13				13	11/10/2010
SHLAA9	12/00019/FUL	The Old Wine Store, Coxons Yard, Ashbourne, DE6 1FG	Change of use and conversion of warehouse building to form 7 no. residential apartments	Ashbourne	7	0	7	0	7	7			7	0	7				7	07/03/2012
SHLAA10	12/00073/FUL	1, The Channel, Ashbourne	Change of use of office to dwelling	Ashbourne	1	0	1	0	1	1			1	0	1				1	03/04/2012
SHLAA109	13/00496/FUL	Ashbourne Hall, Cokayne Avenue, Ashbourne, DE6 1EJ	Demolition of warehouse and redevelopment of site to provide 3 no. dwellings	Ashbourne	3	0	3	0	3	3			3	0	3				3	14/02/2014
SHLAA144	14/00390/FUL	Ashbourne Community Transport Compton Offices King Edward Street Ashbourne	Conversion of ground floor to retail unit with associated new door opening and creation of two flats on upper floors	Ashbourne	2	0	0	2	2	2			2	0	2				2	29/08/2014
SHLAA354	14/00640/FUL	Former Public Convenience, Union Street, Ashbourne, Ashbourne	C of U toilet block to A2 use with apartment above	Ashbourne	1	0	1	0	1	1			1	0	1				1	11/02/2015
SHLAA112	14/00722/FUL	Hillside Farm, Wyaston Road, Ashbourne, DE6 1NB	Demolition of existing dwelling and outbuildings and residential development of 114 dwellings and associated infrastructure and open space	Ashbourne	0	114	32	22	54	114			54	60	54				54	07/04/2015
SHLAA229	14/00849/FUL	Land Adjacent 29, Mayfield Road, Ashbourne	Erection of dwelling	Ashbourne	0	1	0	1	1	1			1	0	1				1	15/04/2015
SHLAA401	15/00373/FUL	31 Green Acres, The Green Road, Ashbourne, DE6 1ED	Demolition of existing dwellinghouse and erection of 3 detached dwellings, associated garages and access	Ashbourne	3	0	0	3	3	2	-1	Discount	2	-1	2				2	07/08/2015

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA437	15/00574/FUL	Garages On The West Side Of, Brookside, Ashbourne	Demolition of garages and erection of two dwellings	Ashbourne	2	0	2	0	2	2			2	0	2				2	07/10/2015
SHLAA438	15/00578/FUL	Garages On The East Side Of, Off Okeover Avenue, Brookside, Ashbourne	Demolition of garages and erection of two dwellings	Ashbourne	2	0	2	0	2	2			2	0	2				2	07/10/2015
SHLAA439	15/00579/FUL	Park Avenue Garages, On The South Side Of, Off Park Avenue, Brookside, Ashbourne	Demolition of existing garages and erection of three dwellings	Ashbourne	3	0	3	0	3	3			3	0	3				3	07/10/2015
SHLAA481	15/00692/FUL	32/34, Market Place, Ashbourne, DE6 1ES	Change of use of former veterinary surgery and 3 No. flats to 6 No. dwellings, associated demolition and rebuilding of rear extension and internal alterations	Ashbourne	6	0	6	0	6	3	-3	Discount	3	-3	3				3	26/11/2015
DS1	14/00074/OUT	Land at Ashbourne Airfield, Ashbourne	Residential development (367 dwellings), employment site, commercial and community facilities, link road, access and landscaping (outline)	Ashbourne	367	0	0	367	367	367			367	0	140	227	0		367	30/03/2017
SHLAA522	15/00812/FUL	Bankcroft Centre, Cokayne Avenue, ASHBOURNE, Ashbourne	Part demolition & extension to form nursery with a flat above.	Ashbourne	1	0	1	0	1	1			1	0	1				1	08/01/2016
SHLAA3	WED/0000/2390	OLD DERBY ROAD	ERECTION OF DORMER BUNGALOW.	Ashbourne	1	0	1	0	1	1			1	0	1				1	17/08/2007

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA513	16/00309/REM	Land South Of Leys Farm, Wyaston Road, Ashbourne	Residential development - Reserved Matters application for the erection of 103 dwellings (Outline 15/00319/OUT)	Ashbourne	0	103	0	103	103	103			103	0	103				103	29/01/2016
SHLAA440	16/00519/FUL	R Silcock Clothing Manufacturers, Derby Road, Ashbourne, DE6 1BE	Demolition and rebuilding of factory premises and erection of new buildings to accommodate 6no. apartments (Outline)	Ashbourne	7	0	7	0	7	7			7	0	7				7	28/10/2016
SHLAA185 Allocation HC2(a)	15/00060/OUT	Land off Lathkill Drive, Ashbourne	Residential development of up to 35 dwellings with associated access and open space	Ashbourne	0	35	0	35	35	35			35	0	35				35	31/10/2016
SHLAA355	16/00450/REM	Old Derby Road, Ashbourne	Residential development - reserved matters application for the erection of 200 dwellings and associated works (Outline permission 13/00911/OUT)	Ashbourne	0	200	0	200	200	200			200	0	90	110			200	25.01.2017
SHLAA215	16/00547/OUT	28 Shaw Wood, Derby Road, Ashbourne	Erection of dwelling and access (outline)	Ashbourne	0	1	0	1	1	1			1	0	1				1	03/10/2016
SHLAA523	16/00726/FUL	6 Buxton Road, Ashbourne	Change of Use of Restaurant and Letting Rooms to two Dwellings	Ashbourne	2	0	0	2	2	2			2	0	2				2	24/11/2016
SHLAA524	16/00717/PDA	Sturston Fields Farm, Mill Lane, Ashbourne	Change of use of agricultural building to dwelling	Ashbourne	0	1	0	1	1	1			1	0	1				1	16/11/2016
SHLAA321	17/00032/FUL	3 Struston Road, Ashbourne	Change of Use and extension to workshop to form 4 Flats	Ashbourne	4	0	0	4	4	4			4	0	4				4	14/03/2017
SHLAA490	15/00751/PDA	Stone Barn, Altow Mill, Mill Lane, Hognaston, Ashbourne	Change of use of agricultural building to dwelling	Altow	0	1	0	1	1	1			1	0	1				1	18/12/2015
SHLAA148	16/00745/REM	Land at Brook Farm, Altow Lane, Altow	Erection of agricultural worker's dwelling and associated access (outline)	Altow	0	1	0	1	1	1			1	0	1				1	30/11/2016
SHLAA402	15/00853/PDA	Meadow Farm, Nether Lane, Hulland, Hulland	Change of use from agricultural building to dwelling.	Biggin	0	1	1	0	1	1			1	0	1				1	25/01/2016

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA491	15/00311/FUL	1, High Street, Bonsall, DE4 2AS	Change of use and conversion of barn to dwelling	Bonsall	1	0	0	1	1	1			1	0	1				1	17/12/2015
SHLAA14	WED/0000/1202	TOWN HEAD, MATLOCK	ERECTION OF BUNGALOW (RENEWAL OF 896/493) W1202	Bonsall	0	1	1	0	1	1			1	0	1				1	02/10/2001
SHLAA525	16/00096/FUL	Chesnut Farm, uppertown Lane, Bonsall	Residential development of 5 dwellings comprising 3 houses and 2 flats with associated access and parking	Bonsall	0	5	0	5	5	5			5	0	5				5	25/05/2016
SHLAA483	15/00748/PDA	Top Farm, Audshaw Lane, Alkmonton, Boylestone	Change of use of agricultural building to two dwellings	Boylestone	2	0	0	2	2	2			2	0	2				2	09/11/2015
SHLAA526	16/00585/FUL	Mellow Meadows, unnamed section of B5056 from Dunlands Farm to White Meadows Farm, Bradbourne	Change of use from Barn to Dwelling	Bradbourne	0	1	1	0	1	1			1	0	1				1	20/10/2016
SHLAA137	16/00477/FUL	Bradley Old Park Farm, Brunswood Lane, Bradley, DE6 1SB	Conversion of barn to 1 no. dwelling and alterations to outbuilding to form open fronted garage/log store	Bradley	0	1	0	1	1	1			1	0	1				1	15/12/2015
SHLAA514	16/00049/PDA	Bradley Old Park South, Ednaston Estate, North Lane, Ednaston, Ashbourne	Change of use from agricultural building to dwelling	Bradley	0	1	1	0	1	1			1	0	1				1	24/03/2016
SHLAA99	13/00091/FUL	7, Corner Farm, Brailsford, DE6 3BQ	Erection of dwelling, detached garage and associated access	Brailsford	0	1	1	0	1	1			1	0	1				1	04/06/2013
SHLAA135	13/00826/FUL	Land Opposite 1 To 6 The Spinney Luke Lane Brailsford Derbyshire	Erection of 50 dwellings and primary school with associated infrastructure and amenity spaces	Brailsford	0	50	5	0	5	50			5	45	5				5	02/07/2014
SHLAA356	14/00829/FUL	Ivy Cottage, Main Road, Brailsford, DE6 3DA	Erection of bungalow	Brailsford	0	1	1	0	1	1			1	0	1				1	28/01/2015
SHLAA403	15/00238/FUL	Luke Lane, Brailsford	Erection of dwelling house (amendment to planning permission 13/00826/FUL)	Brailsford	0	1	0	1	1	1			1	0	1				1	28/05/2015
SHLAA404	15/00413/FUL	Dam Farm House, Yeldersley Lane, Ednaston, DE6 3BA	Replacement dwelling and conversion/alteration of outbuildings to ancillary accommodation	Brailsford	1	0	1	0	1	0	-1	Discount	0	-1	0				0	14/08/2015

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA484	15/00580/FUL	Garages, The Plain, Brailsford	Demolition of garages and erection of four dwellings	Brailsford	4	0	0	4	4	4			4	0	4				4	04/11/2015
SHLAA278 Allocation HC2(f)	16/00437/FUL	Land north of Broomy Drive, Brailsford	Residential development for 35 dwellings with open space and associated infrastructure	Brailsford	0	35	0	35	35	35			35	0	35				35	15/12/2016
SHLAA527	16/00731/FUL	Former Brailsford Cof E Primary School	Change of use, conversion and extension of former school to create two dwellings	Brailsford	2	0	0	2	2	2			2	0	2				2	08/12/2016
SHLAA20	WED/0000/1515	THE GREEN, BRAILSFORD	No description supplied	Brailsford	0	3	0	2	2	3			2	1	2				2	16/12/1993
SHLAA501	15/00043/OUT	Land South Of Rose And Crown PH, Main Road, Brailsford	Residential Development (outline)	Brailsford	0	13	0	13	13	13			13	0	13				13	07/03/2016
SHLAA405	15/00192/FUL	Wallands Farm, Ashbourne Road, Brassington, DE4 4DB	Replacement dwelling, formation of new access and change of use of agricultural land to garden	Brassington	1	0	1	0	1	1	-1	Discount	0	-1	0				0	15/05/2015
SHLAA444	15/00625/FUL	Red Lion House, Red Lion Hill, Brassington, DE4 4HA	Conversion of outbuilding to dwelling	Brassington	1	0	0	1	1	1			1	0	1				1	21/10/2015
SHLAA515	15/00866/PDA	Wallands Farm, Brassington Road, Brassington, Brassington	Change of use of agricultural building to 2 dwellings	Brassington	0	2	0	2	2	2			2	0	2				2	26/01/2016
SHLAA22	WED/0000/2052	SITCH LANE	CHANGE OF USE OF 2 NO. BARN TO 2 NO. DWELLINGS AND PROVISION OF NEW ACCESS.	Callow	0	2	1	0	1	2			1	1	1				1	29/04/2002
SHLAA528	15/00057/FUL	Stainsbro Lane, Hasker Farm, Callow	Subdivision of dwelling to form 2 no. dwellings	Callow	2	0	0	2	2	1	-1	Discount	1	0	1				1	23/02/2017
SHLAA359	14/00361/PDA	Barn To The South Of Halfway House Clifton Road Clifton	Prior Notification - Change of use of agricultural building to dwelling	Clifton	1	0	1	0	1	1			1	0	1				1	09/07/2014
SHLAA202	15/00573/FUL	Town End Farm, Chapel Lane, Clifton	Erection of 5 dwellings	Clifton	0	5	0	5	5	5			5	0	5				5	13/07/2016
SHLAA196	16/00461/OUT	Proposed development to the south of Sunny Top, Snelston Lane, Clifton	Erection of dwelling and formation of access	Clifton	0	1	0	1	1	1			1	0	1				1	20/10/2016
SHLAA529	15/00619/FUL	Corn Mill Cottage, Water Lane, Cromford	Change of use and conversion of mill building to dwelling	Cromford	1	0	0	1	1	1			1	0	1				1	27/04/2016

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA516	16/00008/PDA	Land South of 205, The Hill, Cromford, Matlock	Change of use of Agricultural building to dwelling	Cromford	0	1	0	1	1	1			1	0	1				1	01/03/2016
SHLAA25	12/00586/FUL	Stoneleigh Farm, Derby Lane, Cubley, DE6 2EY	Erection of agricultural worker's dwelling	Cubley	0	1	1	0	1	1			1	0	1				1	23/11/2012
SHLAA486	15/00462/FUL	Hillside Cottage, Derby Lane, Cubley, DE6 2EY	Replacement dwelling	Cubley	1	0	1	0	1	0	-1	Discount	0	-1	0				0	16/11/2015
SHLAA28	06/00321/FUL	St. Elphins Park, Dale Road South, Darley Dale, Matlock, Darley Dale	Conversion and Redevelopment of former school to create extra care facility housing	Darley Dale	130	0	20	0	20	130			20	110	20				20	17/10/2006
SHLAA432	11/00545/EXF(1)	Ladygrove Mill, Lady Grove Road, Two Dales, DE4 2FG	Change of use and conversion of mill buildings to provide 22 no. residential apartments (including 6 no. holiday units), office accommodation (Use Class B1), erection of 8 no. dwellings for local needs, business unit (Use Class B1), car parking, open space and associated highway works (modification of Conditions 9, 10, 14, 15, 16, 17, 18, 20, 22 and 26 of planning permission 07/00876/FUL)	Darley Dale	24	0	16	8	24	24			24	0	24				24	07/10/2011
SHLAA131	16/00415/FUL	20 Old Hackney Lane, Hackney	Erection of single storey dwelling	Darley Dale	0	1	1	0	1	1			1	0	1				1	02/04/2014

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA492	15/00718/FUL	Bent Farm, Farley Hill, Matlock, DE4 5LT	Demolition of existing dwelling and barn and erection of replacement dwelling and swimming pool building	Darley Dale	1	0	1	0	1	0	-1	Discount	0	-1	0				0	16/12/2015
SHLAA493	15/00806/PDA	Nursery Farm Cottage, Sydnope Hill, Darley Moor, Darley Dale, Matlock	Change of use of agricultural building to dwelling	Darley Dale	0	1	0	1	1	1			1	0	1				1	08/12/2015
SHLAA26	WED/0000/2222	DALESIDE, GROVE LANE, DARLEY DALE, MATLOCK	ERECTION OF DWELLING (APPROVAL OF RESERVED MATTERS).	Darley Dale	1	0	1	0	1	1			1	0	1				1	25/04/2007
SHLAA530	15/00813/FUL	Little Fircliffe, Whitworth Road, Darley Dale	Replacement dwelling house	Darley Dale	1	0	1	0	1	0	-1	Discount	0	-1	0				0	13/04/2016
SHLAA531	16/00349/FUL	Workshop adjacent Springfield Villas, Church Road, Darley Dale	Erection of two dwellings and associated garages	Darley Dale	2	0	0	2	2	2			2	0	2				2	08/07/2016
SHLAA580	15/00865/OUT	Strathallen Close, Darley Dale	Erection of dwelling (outline)	Darley Dale	0	1	0	1	1	1			1	0	1				1	02/02/2017
SHLAA527	16/00085/OUT	Land Adjacent to Jenna, Burnett Lane, Matlock	Erection of Dwelling	Darley Dale	1	0	0	1	1	1			1	0	1				1	18/04/2016
SHLAA291	15/00814/OUT	Land adjacent Bakewell Road, Matlock	Residential development of up to 57 dwellings (outline)	Darley Dale	0	57	0	57	57	57			57	0	57				57	23/01/2017
SHLAA134	14/00302/FUL	Rhodeside Hall Drive Doveridge	Replacement bungalow	Doveridge	1	0	0	1	1	0	-1	Discount	0	-1	0				0	18/06/2014
SHLAA363	14/00751/FUL	12, Cavendish Close, Doveridge, DE6 5LB	Conversion of dwelling into two flats	Doveridge	2	0	0	2	2	1	-1		1	-1	1				1	22/12/2014
SHLAA31	WED/0000/0798	BARN, LOWER LANE, ASHBOURNE	No description supplied	Doveridge	0	3	0	2	2	3			2	1	2				2	14/11/1990
SHLAA117	16/00918/OUT	Highfields House, Pump Lane, Doveridge, DE6 5LX	Erection of single storey dwelling and garage (outline)	Doveridge	0	1	0	1	1	1			1	0	1				1	10/02/2017

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SHLAA532	16/00430/FUL	The Woodyard, Pump Lane, Doveridge	Erection of dwelling & detached garage	Doveridge	0	1	0	1	1	1			1	0	1				1	16/11/2016
SHLAA533	16/00586/PDA	Barn to North West of Hunters Croft, Upwoods Road, Doveridge	Change of Use from agricultural building to dwelling.	Doveridge	0	1	0	1	1	1			1	0	1				1	25/10/2016
SHLAA323	16/00794/REM	Land adjacent 2 Bella Villas, Derby Road, Doveridge	Erection of 2 dwellings.	Doveridge	0	2	0	2	2	2			2	0	2				2	20/12/2016
SHLAA168	15/00389/OUT	Land to the East of Bakers Lane, Doveridge	Residential development of up to 70 dwellings (outline)	Doveridge	0	70	0	70	70	70			70	0	70				70	31/08/2016
SHLAA255 Allocation HC2(n)	15/00739/OUT	Land off Derby Road, Doveridge	Residential development of up to 85 dwellings (Outline)	Doveridge	0	85	0	85	85	85			85	0	85				85	08/11/2016
SHLAA534	15/00809/FUL	The Willows, 2 Lower Street, Doveridge	Erection of Dwelling	Doveridge	0	1	0	1	1	1			1	0	1				1	20/02/2017
SHLAA34	WED/0000/1978	ORCHARD LANE, ASHBOURNE	RESERVED MATTERS APPROVAL FOR DETACHED DWELLING	Edlaston	0	1	1	0	1	1			1	0	1				1	24/01/2005
SHLAA128	12/00720/FUL	St Marys Nursing Home Painters Lane Ednaston	Change of use and conversion of barns into 3 no. dwellings with associated parking/landscaping	Ednaston	3	0	0	3	3	3			3	0	3				3	19/05/2014
SHLAA535	14/00009/FUL	Overtown Farm, Overtown, Hognaston	Conversion and extension of barns to 2 no. dwellings	Hognaston	0	2	0	2	2	2			2	0	2				2	04/07/2016
SHLAA408	15/00229/FUL	Culland View, Hoargate Lane, Hollington, DE6 3AG	Replacement dwelling	Hollington	1	0	1	0	1	0	-1	Discount	0	-1	0				0	24/06/2015
SHLAA536	16/00234/PDA	Chapel Farm, Main Street, Hollington	Change of use of Agricultural Buildings to 2 no. dwellings.	Hollington	0	2	0	2	2	2			2	0	2				2	24/05/2016
SHLAA537	16/00728/FUL	School Lane, Back Lane, Hollington	Replacement Dwelling	Hollington	1	0	0	1	1	0	-1	Discount	0	-1	0				0	24/11/2016
SHLAA538	16/00178/PDA	1 The Cedars, Main Street, Hollington	Change of use of agricultural building to dwelling house (Use Class C3) and associated building operations	Hollington	1	0	0	1	1	1			1	0	1				1	13/01/2017
SHLAA539	16/00899/FUL	Hopton House, Main Street, Hopton	Change of use of garage to dwelling	Hopton	1	0	0	1	1	1			1	0	1				1	10/02/2017
SHLAA388	17/00059/FUL	Home Farm, Main Street, Hopton	Use of holiday lets as dwelling houses and extensions and alterations, garages and alterations to access	Hopton	3	0	0	3	3	3			3	0	3				3	23/03/2017

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SHLAA208 Allocation HC2(p)	14/00698/OUT	Land off, Wheelodon Way, Hulland Ward, Ashbourne	Residential development of up to 48 dwellings.	Hulland Ward	0	48	0	48	48	48			48	0	48				48	16/02/2016
SHLAA123	15/00776/FUL	Highfield House Main Road Hulland Ward	Erection of 8 no. dwellings, 2 no. garages and formation of associated access road and parking areas	Hulland Ward	0	8	8	0	8	8			8	0	8				8	14/06/2016
SHLAA123	14/00078/REM	Highfield House Main Road Hulland Ward	Residential development of 5 no. dwellings (Approval of Reserved Matters)	Hulland Ward	0	5	2	0	2	5			2	3	2				2	15/04/2014
SHLAA39	WED/0000/2051	OAKLANDS, ASHBOURNE ROAD, HULLAND	ERECTION OF TWO DETACHED DWELLINGS WITH ASSOCIATED	Hulland Ward	2	0	1	0	1	2			1	1	1				1	04/07/2002
SHLAA540	15/00742/FUL	Woodside Farm, Smith Hall Lane, Hulland Ward	Erection of agricultural workers dwelling and retention of mobile home during period of construction.	Hulland Ward	0	1	0	1	1	1			1	0	1				1	04/10/2016
SHLAA42	WED/0000/0179	NETHER LANE, KIRK IRETON, ASHBOURNE	ERECTION OF DWELLINGHOUSE & TWO STOREY DETACHED GARAGE (APPROVAL OF RESERVED MATTERS)	Kirk Ireton	1	0	1	0	1	1			1	0	1				1	05/02/2007
SHLAA541	15/00773/FUL	Skyfall, Broadway, Kirk Ireton, Hulland Ward	Erection of detached dwelling	Kirk Ireton	1	0	0	1	1	1			1	0	1				1	22/04/2016
SHLAA542	16/00307/FUL	The Old Cottage, Main Street, Kirk Ireton	Erection of a single dwelling on land to the rear of the Old Cottage.	Kirk Ireton	0	1	0	1	1	1			1	0	1				1	29/11/2016
SHLAA517	15/00896/PDA	Longrose Barn, Longrose Lane, Kniveton, Ashbourne	Change of use of agricultural building to 2 no. dwellings.	Kniveton	0	2	0	2	2	2			2	0	2				2	10/02/2016
SHLAA543	16/00880/FUL	Main Road, Ladycroft Farm, Kniveton	Change of use of barn to dwelling	Kniveton	1	0	0	1	1	1			1	0	1				1	31/01/2017
SHLAA43	10/00145/EXF	Suffield Farm, Longford Lane, Sutton On The Hill, DE6 5JB	Extension of Time Limit for Implementation - Change of use and conversion of agricultural buildings into 3 no. dwellings with workspace, formation of new access and installation of sewage treatment plants	Longford	0	3	3	0	3	3			3	0	3				3	06/05/2010

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA410	15/00400/PDA	The Old Drifthouse, Park Stile Farm, Park Lane, Rodsley, Brailsford	Change of use of Agricultural Building to 2 Dwellings.	Longford	2	0	2	0	2	2			2	0	2				2	06/08/2015
SHLAA543	16/00490/PDA	Buildings at West Mammerton Farm, Sutton Lane, Longford lane, Longfoed	Change of use of agricultural building to dwelling	Longford	1	0	0	1	1	1			1	0	1				1	02/09/2016
SHLAA545	16/00679/FUL	Milverton, Main Street, Longford	Change of use and conversion of barn to dwelling	Longford	1	0	0	1	1	1			1	0	1				1	16/12/2016
SHLAA546	16/00607/PDA	Dove Mount Farm, Spend Lane, Sandybrook, Mapleton, Ashbourne	Change of use of agricultural building to dwelling.	Mapleton	0	1	0	1	1	1			1	0	1				1	18/11/2016
SHLAA46	15/00159/FUL	Listed Barn At Waldley Manor, Waldley Lane, Waldley, Doveridge	Change of use, conversion, alteration and extension of barn to form dwelling	Marston Montgomery	1	0	1	0	1	1			1	0	1				1	14/07/2015
SHLAA411	15/00424/FUL	Woodhay Farm, Marston Common, Marston Montgomery, DE6 2EJ	Demolition of existing farmhouse and erection of replacement dwelling.	Marston Montgomery	1	0	0	1	1	0	-1	Discount	0	-1	0				0	17/09/2015
SHLAA547	15/00779/FUL	Barn North of Stone Hall Cottage, Riggs Lane, Marston Montgomery	Conversion of barn to dwelling	Marston Montgomery	1	0	1	0	1	1			1	0	1				1	10/08/2016
SHLAA201	16/00099/FUL	Land adjacent Marston Montgomery School, Thurvaston Road, Marston Montgomery	Replacement Community Hall and 9 dwellings.	Marston Montgomery	9	0	0	9	9	9			9	0	9				9	25/05/2016
SHLAA570	17/00066/PDA	Barn adjacent to Fair Meadow Marston Common, Marston Montgomery	Change of use of agricultural building to dwelling house (Use Class C3) and associated building operations	Marston Montgomery	1	0	0	1	1	1			1	0	1				1	24/03/2017
SHLAA54	08/00521/FUL	The Garden House, Derwent Avenue, Matlock, DE4 3LX	Demolition of existing bungalow and erection of 3 storey building to accommodate 6 no. residential apartments and associated access/car parking	Matlock	6	0	0	5	5	5	-1	Discount	4	1	4				4	28/10/2008

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SHLAA49	08/00705/FUL	Cawdor Quarry, Snitterton Road, Matlock	Revision to approved masterplan layout to facilitate the rearrangement of the layout of 269 houses (no change in the approved residential units at 432), reconfiguration of the B1 employment floorspace and associated works	Matlock	432	0	0	420	420	432			420	12	90	150	150	30	420	28/06/2010
SHLAA435 Allocation HC2(t)	14/00541/OUT	Land at Halldale Quarry, Matlock	Mixed residential and commercial development comprising of 220 dwellings, 400m2 of A3 floorspace (Restaurant and Café), and 6400m2 of B1 floorspace	Matlock	220	0	0	220	220	220			220		60	150	10	0	220	30/03/2017
SHLAA56	09/00778/FUL	Greenbough, Riber Road, Starkholmes, Matlock, DE4 5JB	Demolition of bungalow and erection of replacement two storey dwelling	Matlock	1	0	1	0	1	0	-1	Discount	0	-1	0				0	12/02/2010
SHLAA61	11/00873/FUL	44, Bakewell Road, Matlock, DE4 3AU	Conversion of dwelling to two self contained apartments	Matlock	2	0	2	0	2	1	-1	Discount	1	0	1				1	26/01/2012
SHLAA55	12/00708/EXF	Land To The Rear Of 76, Jackson Road, Matlock	Extension of Time Limit - Erection of dwellinghouse and associated access	Matlock	0	1	1	0	1	1			1	0	1				1	09/01/2013
SHLAA118	13/00762/FUL	2729, Causeway Lane, Matlock, DE4 3AR	Conversion and extension of part of premises to commercial use (Use Classes A1, A2 and A3) and 6 no. residential flats	Matlock	6	0	6	0	6	6			6	0	6				6	23/12/2013
SHLAA141	13/00779/FUL	Trevelyan House, Dimple Road, Matlock, DE4 3YH	Erection of eleven new residential dwellings	Matlock	11	0	0	11	11	11			11	0	11				11	13/08/2014
SHLAA130	13/00895/FUL	Former Chindrass House, 201 Starkholmes Road, Matlock	Erection of 3 no. detached dwellings, garages and associated access	Matlock	3	0	0	3	3	3			3	0	3				3	22/04/2014
SHLAA57	13/00908/FUL	Land Between 17 And 25, The Close, Matlock	Erection of dwelling and associated access	Matlock	0	1	1	0	1	1			1	0	1				1	17/02/2014

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SHLAA140	14/00212/FUL	Ashbrook Roofing Supplies Ltd, 1 Knowleston Place, Matlock	Redevelopment of site to provide 4 no. dwellings and conversion/re-use of existing buildings to provide 2 no. dwellings and associated car parking	Matlock	6	0	6	0	6	6			6	0	6				6	06/08/2014
SHLAA132	15/00861/FUL	Land South Of Bentley Bridge, Chesterfield Road, Matlock	Erection of 84 dwellings with associated infrastructure	Matlock	0	84	0	84	84	84			84	0	84				84	15/12/2016
SHLAA150	14/00492/FUL	46 Jackson Road, Matlock	Creation of new dwelling by subdivision of and extension to existing dwelling	Matlock	1	0	0	1	1	1			1	0	1				1	23/09/2014
SHLAA120	14/00847/FUL	Land at MoorCroft, Matlock	27 dwellings including garages and infrastructure	Matlock	0	27	5	22	27	27			27	0	27				27	26/11/2015
SHLAA51	14/00866/FUL	76, Jackson Road, Matlock, DE4 3JQ	Partial conversion of former hotel to create 4 flats with associated demolition and reconstruction of first floor front extension and external alterations including rear fire escape	Matlock	4	0	4	0	4	4			4	0	4				4	16/04/2015
SHLAA367	15/00020/PDD	18, Crown Square, Matlock, Matlock	Change of use of Office to dwellinghouse	Matlock	1	0	0	1	1	1			1	0	1				1	02/03/2015
SHLAA487	16/00495/FUL	1 Hawleys Court, Hawleys Close, Matlock, Matlock, DE4 5LY	Dwelling with Domestic Garage	Matlock	0	1	1	0	1	1			1	0	1				1	18/11/2015
SHLAA414	15/00206/FUL	Hall, Jackson Road, Matlock	Replacement of Band Hall with 5 apartments	Matlock	5	0	0	5	5	5			5	0	5				5	15/07/2015
SHLAA518	16/00598/FUL	Pinetrees, Upper Lumsdale, Matlock, DE4 5LB	Erection and replacement dwelling and garage and retention of existing dwelling as ancillary accommodation	Matlock	1	0	1	0	1	1			1	0	1				1	31/01/2017
SHLAA415	15/00361/FUL	Springfield, Riber Road, Starkholmes, Matlock, DE4 5JB	Erection of dwelling	Matlock	0	1	0	1	1	1			1	0	1				1	17/07/2015
SHLAA494	15/00566/FUL	Garages, Hazel Grove, Matlock	Demolition of garages and erection of 2 no. dwelling houses	Matlock	2	0	2	0	2	2			2	0	2				2	16/12/2015
SHLAA495	15/00567/FUL	Dales Housing Store, Hazel Grove, Matlock	Demolition of existing garages and storage unit and erection of 4 no. flats	Matlock	4	0	4	0	4	4			4	0	4				4	16/12/2015

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SHLAA488	15/00675/FUL	71, Dale Road, Matlock, DE4 3LT	Change of use of 1st and 2nd floor from offices (Class B1) to two flats (Class C3)	Matlock	2	0	2	0	2	2			2	0	2				2	16/11/2015
SHLAA129	15/00716/FUL	Former Methodist Church, Bank Road, Matlock, DE4 3GL	Conversion of building to 8 No. dwelling units	Matlock	8	0	8	0	8	8			8	0	8				8	26/01/2016
SHLAA519	17/00007/FUL	88 Bank Road, Matlock	Change of use of premises from office to office on ground floor with residential accommodation above	Matlock	1	0	0	1	1	1			1	0	1				1	27/02/2017
SHLAA47	1097/0616	THE CLIFF, MATLOCK	Conversion of buildings to 38 flats/houses, construction of 46 flats, car parks, 2 bridges and new access	Matlock	84	0	0	37	37	84			37	47	0	0	37		37	26/10/1998
SHLAA48	0592/0439	ALFRETON RD LAND OFF, ERNEST BAILEY HOUSE, MATLOCK	Conversion of house and outbuildings to 8 no. flats and 3 no. dwellings with garages	Matlock	11	0	0	8	8	11			8	3	0	0	8		8	16/09/1992
SHLAA50	WED/0000/2002	Smedley Street, Matlock	Conversion of shop and flat to form 3 flats	Matlock	3	0	0	2	2	3			2	1	2				2	17/06/2001
SHLAA53	WED/0000/2299	RIBER CASTLE, RIBER, RIBER, MATLOCK	REFURBISHMENT AND CONVERSION OF CASTLE AND OUTBUILDINGS TO FORM 35 DWELLINGS. ERECTION OF 11 NEW DWELLINGS TO INCLUDE A REBUILT GATEHOUSE AND ASSOCIATED ACCESS.	Matlock	47	0	38	9	47	47			47	0	47				47	16/03/2006
SHLAA548	16/00233/PDA	Ox Close Farm, Carr Lane, Matlock	Change of agricultural building to two dwellings	Matlock	2	0	0	2	2	2			2	0	2				2	18/05/2016
SHLAA549	16/00237/PDA	1 The Stables, Lumsdale Road, Matlock	Change of use from agricultural building to dwelling	Matlock	0	1	1	0	1	1			1	0	1				1	26/05/2016
SHLAA550	16/00539/PDA	Land at Littlemoor Brook, Littlemoor Lane, Ribier, Matlock	Change of use of agricultural dwelling to dwelling house.	Matlock	1	0	0	1	1	1			1	0	1				1	08/09/2016

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SHLAA192	14/00089/OUT	Land North And East Of St Josephs Catholic Primary School/Chesterfield Road / Asker Lane, Matlock	Residential development of upto 110 dwellings and associated open space (outline)	Matlock	0	110	0	110	110	110			110	0	90	20			110	07/09/2016
SHLAA368	14/00498/OUT	Land To The West Of The White Cottage, Snitterton Road, Snitterton, Matlock	Erection of 4 No. detached houses (outline)	Matlock	4	0	0	4	4	4			4	0	4				4	05/11/2014
SHLAA520	14/00778/OUT	Pump Close, Matlock	Residential development of up to 9 dwellings and associated access (Outline)	Matlock	0	9	0	9	9	9			9	0	9				9	25/02/2016
SHLAA489	15/00267/OUT	33A Riber Lea, Starkholmes Road, Matlock, DE4 3DD	Erection of single storey dwelling (outline)	Matlock	0	1	0	1	1	1			1	0	1				1	04/11/2015
SHLAA199	15/00305/OUT	Harveydale Quarry, Dale Road, Matlock	Residential development of up to 20 dwellings (outline)	Matlock	20	0	0	20	20	20			20	0	20				20	24/02/2016
SHLAA325	16/00776/FUL	Land North of Chesterfield Road, Matlock	Residential development of 58 dwellings and associated infrastructure	Matlock	0	58	0	58	58	58			58	0	58				58	28/02/2017
SHLAA551	16/00938/FUL	Land south of Woodside Farm, Back Lane Sydnope Hill, Matlock	Erection of Agricultural Workers Dwelling	Matlock	0	1	0	1	1	1			1	0	1				1	16/02/2017
SHLAA171	16/00870/OUT	Land to the rear of Sunnyside Terrace, Farley Hill, Matlock	Erection of bungalow (Outline)	Matlock	0	1	0	1	1	1			1	0	1				1	15/02/2017
SHLAA569	16/00817/FUL	The Old Sunday School, Bank Road, Matlock	Conversion of Storage Rooms to Flat	Matlock	1	0	0	1	1	1			1	0	1				1	08/03/2017
SHLAA365	WED/0000/2022	Laurels, Holme Road, Matlock Bath	CHANGE OF USE AND ALTERATIONS TO NURSING HOME TO TWO DWELLINGS	Matlock Bath	2	0	0	1	1	2			1	1	1				1	30/10/2001
SHLAA553	15/00153/FUL	Netherfield, Mercaston Lane, Mercaston	Change of use and conversion of 2 no. barns to dwelling and associated access	Mercaston	2	0	2	0	2	2			2	0	2				2	26/04/2016
SHLAA69	11/00607/FUL	1, The Green, Middleton By Wirksworth, DE4 4LW	Erection of dwelling, associated access and car parking	Middleton	0	1	1	0	1	1			1	0	1				1	28/09/2011

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SHLAA70	13/00584/REM	Aggregate Industries UK Limited, Porter Lane, Middleton By Wirksworth	Demolition of industrial buildings and redevelopment of site for 47 no. residential dwellings and associated access (approval of reserved matters)	Middleton	47	0	2	0	2	47			2	45	2				2	13/11/2013
SHLAA369	14/00794/FUL	25Greystones, Duke Street, Middleton By Wirksworth, DE4 4NB	Conversion of garage to dwelling (modification of 14/00473/FUL)	Middleton	1	0	0	1	1	1			1	0	1				1	12/01/2015
SHLAA416	15/00363/PDA	Barn, Gypsy Lane, Off Chapel Lane, Middleton by Wirksworth, Wirksworth	Change of Use of agricultural building to dwelling	Middleton	0	1	0	1	1	1			1	0	1				1	20/07/2015
SHLAA125	15/00438/FUL	4, Rise End, Middleton By Wirksworth, DE4 4LS	Erection of dwelling (modification of permission 14/00141/FUL)	Middleton	0	1	0	1	1	1			1	0	1				1	20/08/2015
SHLAA538	16/00229/PDA	Arm Lees Farm, Ryder Point, Wirksworth	Change of use of agricultural building to dwelling house	Middleton	0	1	0	1	1	1			1	0	1				1	04/05/2016
SHLAA72	13/00891/FUL	Hurds Barn Farm, Marston Common, Marston Montgomery, DE6 2EJ	Replacement dwelling	Norbury	1	0	1	0	1	0	-1	Discount	0	-1	0				0	12/02/2014
SHLAA496	15/00371/FUL	Barn Rear Jays Cottage, Green Lane, Norbury	Change of use and conversion of agricultural building to dwelling	Norbury	1	0	0	1	1	1			1	0	1				1	15/12/2015
SHLAA417	15/00396/PDA	Barn Adj. to Rowley Barr Farm, Chesterfield Road, Rowsley, Matlock	Change of use of agricultural building to dwelling	Northwood	1	0	1	0	1	1			1	0	1				1	14/08/2015
SHLAA371	15/00013/FUL	Buckholme Farm, Mayfield Road, Ashbourne, DE6 2BJ	Demolition of existing dwelling and agricultural buildings, erection of replacement dwelling and modifications to vehicular access	Offcote	1	0	0	1	1	0	-1	Discount	0	-1	0				0	18/03/2015
SHLAA165	14/00647/VCOND	Former Filing Station, Off Chatsworth Road, Rowsley	Variation of Condition 20 of Planning Permission 14/00082/FUL to allow unrestricted occupancy as dwelling houses	Rowsley	5	0	0	5	5	5			5	0	5				5	05/07/2016
SHLAA449	15/00648/PDF	Country Store, Chatsworth Road, Rowsley, Matlock	Change of Use from Retail to Dwelling	Rowsley	1	0	0	1	1	1			1	0	1				1	19/10/2015

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SHLAA75	15/00562/FUL	Thatch Lodge, Mill Lane, Shirley, DE6 3AR	Replacement dwelling	Shirley	1	0	1	0	1	1	-1	Discount	0	-1	0				0	25/09/2015
SHLAA418	15/00325/FUL	Rose Cottage, Snapes Lane, Snelston, DE6 2DL	Replacement dwelling and garage/workshop	Snelston	1	0	1	0	1	1	-1	Discount	0	-1	0				0	12/08/2015
SHLAA78	WED/0000/1926	HEADLOW FIELDS FARM, ASHBOURNE	CHANGE OF USE OF OUTBUILDING TO DWELLING (REVISIONS TO PLANNING PERMISSION 01/08/0594)	Snelston	4	0	0	2	2	4			2	2	2				2	20/05/2002
SHLAA554	15/00018/FUL	The Paddock, Willow Bank, Somersal Herbert	Conversion of workshop to dwelling	Somersal Herbert	1	0	0	1	1	1			1	0	1				1	16/06/2016
SHLAA419	15/00017/FUL	18Ivonbrook House, Eversleigh Rise, Darley Bridge, DE4 2JW	Erection of bungalow and rebuilding/extension of outbuilding to form garage and associated access	South Darley	0	1	1	0	1	1			1	0	1				1	20/04/2015
SHLAA450	15/00660/OUT	9, Eversleigh Rise, Darley Bridge, DE4 2JW	Erection of single dwelling on rear garden (Outline)	South Darley	0	1	0	1	1	1			1	0	1				1	26/10/2015
SHLAA555	16/00744/PDA	Ashton Farm, Aston Lane, Oaker, South Darley	Change of Use agricultural building to dwelling.	South Darley	1	0	0	1	1	1			1	0	1				1	08/11/2016
SHLAA556	15/00670/FUL	Land off Main Road, South Darley	Contruction of a new dwelling	South Darley	0	1	0	1	1	1			1	0	1				1	14/09/2016
SHLAA80	08/00261/FUL	Tansley Wood Mills, Lumsdale Road, Matlock	Redevelopment of site to include conversion of former textile mill building to create 17 no. residential units, erection of 19 no. new build residential units, erection of 8 no. new build commercial units, 4 no. office units including 6 no. loft apartment	Tansley	42	0	1	41	42	42			42	0	0	42			42	27/03/2013
SHLAA79	10/00434/FUL	Somerset, Thatchers Lane, Tansley, DE4 5FD	Erection of dwellinghouse and detached garage	Tansley	0	1	1	0	1	1			1	0	1				1	05/08/2010
SHLAA260	14/00843/FUL	White Leas, Oaksedge Lane, Tansley, DE4 5FQ	Erection of dwelling and detached garage (Re-submission of planning application 14/00126/FUL)	Tansley	0	1	1	0	1	1			1	0	1				1	04/03/2015
SHLAA420	15/00351/PDA	1 and 2 Barns, Home Farm, Whitelea Lane, Tansley, Matlock	Change of use of agricultural building to dwelling house	Tansley	2	0	1	1	2	2			2	0	2				2	14/07/2015

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SHLAA277 Part of allocation HC2(z)	14/00097/OUT	Land North Of Tansley House Gardens, Tansley	Residential development (outline)	Tansley	0	27	0	27	27	27			27	0	27				27	22/01/2015
SHLAA317	14/00890/OUT	Land Adjacent To 9, Oak Tree Gardens, Tansley	Erection of four houses (outline)	Tansley	0	4	0	4	4	4			4	0	4				4	16/04/2015
SHLAA557	16/00435/PDA	Whitelea Barn, Whitelea Lane, Tansley	Change of use of agricultural building to dwelling house	Tansley	0	1	0	1	1	1			1	0	1				1	18/08/2016
SHLAA558	15/00276/OUT	Field House, Starth Lane, Tansley	Erection of Dwelling	Tansley	0	1	0	1	1	1			1	0	1				1	12/05/2016
SHLAA559	16/00501/PDA	Barns at Highcroft, Hillcliff Lane, Turnditch, Ashbourne	Change of use of agricultural building to 2 dwellings.	Turnditch	0	2	0	2	2	2			2	0	2				2	17/10/2016
SHLAA560	16/00599/FUL	Waldley Farm, Waldley Lane, Waldley, Doveridge	Conversion of agricultural building to dwelling and demolition of lean to and erection of single storey rear extension	Waldley	1	0	0	1	1	1			1	0	1				1	18/10/2016
SHLAA83	11/00229/EXF	Chequers Farm Workshop, Millers Green, Wirksworth, DE4 4BL	Extension of Time Limit - Redevelopment of site to provide 5 no. detached dwellings, 5 no. residential apartments, associated access and landscaping	Wirksworth	0	10	1	9	10	10			10	0	10				10	18/05/2011
SHLAA85	11/00387/REM	14 The Gables, Bolehill Road, Bolehill, DE4 4GQ	Demolition of existing dwelling and former W.I. building and erection of 7 no. dwellings and associated access (approval of reserved matters)	Wirksworth	7	0	1	6	7	7			7	0	7				7	26/09/2011
SHLAA81	16/00422/FUL	79 Honeysuckle Cottage, The Dale, Wirksworth, DE4 4EJ	Extension of Time Limit for Implementation - Erection of detached dwelling (outline)	Wirksworth	0	1	0	1	1	1			1	0	1				1	19/08/2016
SHLAA142	13/00479/FUL	Barnes Croft, Canterbury Road, Wirksworth, DE4 4GY	Erection of Dwelling	Wirksworth	0	1	0	1	1	1			1	0	1				1	18/08/2014
SHLAA106	16/00656/FUL	Providence Mill, Gorsey Bank, Wirksworth, DE4 4AD	Demolition of outbuildings and erection of three dwellings	Wirksworth	3	0	0	3	3	3			3	0	3				3	02/09/2013

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SHLAA374	13/00906/FUL	Stones of Wirksworth, Wood Street, Wirksworth, Wirksworth	Enlargement of retail Unit and conversion of builders' storage building to B1 office unit and 7 apartments. Demolition of Workshop and erection of replacement building for 4 apartments.	Wirksworth	11	0	0	11	11	11			11	0	11				11	20/10/2014
SHLAA127	14/00199/FUL	The Heritage Centre Crown Yard Wirksworth Derbyshire	Conversion of buildings to create two dwellings	Wirksworth	2	0	0	2	2	2			2	0	2				2	07/05/2014
SHLAA375	14/00226/PDD	Derbyshire Rural Community Council, Church Street, Wirksworth, Wirksworth	Change of Use from offices to dwelling	Wirksworth	1	0	0	1	1	1			1	0	1				1	23/05/2014
SHLAA146	14/00464/FUL	Windrush Millers Green Wirksworth	Change of use of ground floor workshop to living accommodation, two storey and single storey extensions	Wirksworth	1	0	1	0	1	1			1	0	1				1	04/09/2014
SHLAA421	14/00546/PDA	Spite Winter Farm, Oakerthorpe Road, Bolehill, Wirksworth, Matlock	Change of Use of an agricultural building to a dwelling house	Wirksworth	0	1	0	1	1	1			1	0	1				1	28/07/2015
SHLAA422	15/00029/FUL	Ladycroft, Wash Green, Wirksworth, DE4 4FD	Demolition of redundant buildings and erection of dwelling	Wirksworth	1	0	0	1	1	1			1	0	1				1	21/07/2015
SHLAA423	15/00143/FUL	Barnes Croft, Canterbury Road, Wirksworth	Detached dwelling house	Wirksworth	1	0	0	1	1	1			1	0	1				1	30/04/2015
SHLAA217	15/00395/FUL	Haarlem Mill, Derby Road, Wirksworth	Conversion of Mill to office/light industrial use and erection of 30 dwellings	Wirksworth	30	0	0	30	30	30			30	0	30				30	19/07/2016
SHLAA88	15/00446/REM	51, Wash Green, Wirksworth, DE4 4FD	Erection of dwelling (approval of reserved matters)	Wirksworth	0	1	0	1	1	1			1	0	1				1	21/08/2015
SHLAA424	15/00489/FUL	Blacksmiths Shop, Crown Yard, Wirksworth	Change of use and conversion of former blacksmiths to dwelling	Wirksworth	1	0	0	1	1	1			1	0	1				1	17/09/2015
SHLAA182	15/00664/FUL	Land at Cromford Road, Wirksworth	Erection of 31 dwellings and associated infrastructure	Wirksworth	0	31	3	28	31	31			31	0	31				31	19/05/2016
SHLAA122	15/00665/FUL	14, New Road, Bolehill, DE4 4GL	Erection of dwelling with associated access	Wirksworth	0	1	1	0	1	1			1	0	1				1	08/12/2015

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date
SHLAA497	15/00734/FUL	Barnes Croft, Canterbury Road, Wirksworth	Two semi-detached dwellings	Wirksworth	2	0	0	2	2	2			2	0	2				2	07/12/2015
SHLAA521	16/00045/PDA	Barnhouse Farm, Blunderstone Lane, Longway Bank, Wirksworth, Wirksworth	Change of use of agricultural building to dwelling.	Wirksworth	0	1	0	1	1	1			1	0	1				1	17/03/2016
SHLAA560	16/00420/FUL	Stafford House, Derby Road, Wirksworth	Residential development of 33 affordable dwellings and access	Wirksworth	33	0	33	0	33	33			33	0	33				33	23/09/2016
SHLAA561	16/00518/FUL	31 Oakerthorpe Road, Bolehill	Proposed dwelling house and additional vehicle access	Wirksworth	1	0	0	1	1	1			1	0	1				1	20/10/2016
SHLAA562	16/00609/PDA	Barn at Ivy House Farm, Alderswasley, Wirksworth	Change of use of agricultural building to dwelling.	Wirksworth	1	0	1	0	1	1			1	0	1				1	21/10/2016
SHLAA563	16/00692/PDA	Moor Farm, Wirksworth Moor, Bolehill, Wirksworth	Change of use of agricultural building to residential dwelling	Wirksworth	1	0	0	1	1	1			1	0	1				1	02/11/2016
SHLAA564	16/00713/FUL	Derbyshire Dales Christian Centre, 1	Change of use of chapel to 6 flats.	Wirksworth	6	0	0	6	6	6			6	0	6				6	21/11/2016
SHLAA84	WED/0000/2111	LAND REAR OF, GREENHILL,	ERECTION OF TWO STOREY DWELLING AND	Wirksworth	1	0	1	0	1	1			1	0	1				1	13/06/2003
SHLAA566	16/00310/FUL	13 Land rear of New Road, Middleton by Wirksworth	Erection of two dwellings and associated access works	Wirksworth	2	0	0	2	2	2			2	0	2				2	29/11/2016
SHLAA567	16/00529/FUL	Wyaston House Farm, Orchard lane, Wyaston	Change of use and conversion of outbuilding to dwelling	Wyaston	1	0	0	1	1	1			1	0	1				1	19/09/2016
SHLAA305	16/00340/OUT	The Firs, Main Road, Wyaston	Demolition of existing buildings and erection of 10 dwellings with access and layout (outline)	Wyaston	10	0	0	10	10	10			10	0	10				10	03/02/2017
SHLAA376	13/00480/FUL	Park House, Wyaston Road, Yeaveley, DE6 2DT	Erection of agricultural worker's dwelling	Yeaveley	1	0	1	0	1	1			1	0	1				1	27/03/2015
SHLAA425	15/00484/FUL	The Priory, Rodsley Lane, Yeaveley, DE6 2DT	Subdivision of dwelling to form 2 no dwellings, 2 storey extension and incorporation of agricultural land into garden	Yeaveley	2	0	2	0	2	1	-1	Discount	1	-1	1				1	08/09/2015
SHLAA568	16/00312/PDA	Agricultural shed, Yelderley Lane, Ashbourne	Change of use of agricultural building to dwelling house	Yelderley	0	1	0	1	1	1			1	0	1				1	12/07/2016

SHELAA Reference	Planning	Development Address	Description	Settlement	Brownfield	Greenfield	U/C	N/S	Total N/S and U/C	Net Gain	5 Year Supply Estimate	Discount	Net Commitment	Completions	0-5	6 to10	11 to 15	Year 16	5 YLS Total	Granted Date	
SHLAA92	WED/0000/2344	War Meadow Farm, DOG KENNEL LANE, Yeldersley, ASHBOURNE	CONVERSION OF FARM BUILDINGS TO PROVIDE TWO DWELLINGS AND ASSOCIATED GARAGING, PROVISION OF SEWAGE TREATMENT FACILITIES AND IMPROVEMENTS TO ACCESS.	Yeldersley	2	0	1	1	2	2			2	0	2					2	31/08/2006

TOTALS 302 2398 2700 3012 -25 2675 312 1741 699 205 30 2675
 Average 348.20 139.80 41.00 6.00

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (CD25)
UPDATED PHASING SCHEDULE AT 1ST APRIL 2017**

SHLAA Ref No.	Local Plan Policy Ref No.	Site Address	Settlement	Planning application number	Capacity	2013/14	2014/15	2015/16	2016/17	0-5 Years					6-10 Years					11-15 Years					Year 16	Year 16+	2013-2033	
										2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32				2032/33
SHLAA479	HC2(g) RTG	Land at Luke Lane/ Mercaston Lane, Brailsford	Brailsford	16/00436/OUT	47	0	0	0	0	0	15	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47
SHLAA170	HC2(l) RTG	Land off Old Hackney Lane, Darley Dale	Darley Dale	16/00789/FUL	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	RTG	Old Hall Farm Barway Marston Montgomery	Marston Montgomery	16/00182/OUT	22	0	0	0	0	0	0	10	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
	HC2(m)	Cavendish Cottage And Land Off Derby Road Doveridge	Doveridge	15/00570/OUT	46	0	0	0	0	0	10	15	15	6	0	0	0	0	0	0	0	0	0	0	0	0	0	46
SHLAA254	RTG HC2(q)	Land East of Ardenes, Hulland Ward	Hulland Ward	16/00832/OUT	18	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
SHLAA322	RTG HC2(r)	Land off A517 and Dog Lane, Hulland Ward	Hulland Ward	15/00313/OUT	33	0	0	0	0	0	10	10	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
SHLAA268	HC2(x) RTG	Land Off Thatchers Croft Thatchers Lane Tansley	Tansley	16/00134/OUT	19	0	0	0	0	0	10	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
SHLAA467	HC2(z) RTG	Land at Tansley House Gardens, Tansley	Tansley	16/00397/FUL	50	0	0	0	0	0	0	10	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
SHLAA572	RTG	Mushroom Farm, Rodsley Lane, Yeaveley	Yeaveley	16/00587/FUL	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
										0	82	105	62	13	0	0	0	0	0	0	0	0	0	0	0	0	262	
										262					0					0					0		262	

125	139	157	243																									664
0	0	0	0	0	164	285	254	236	160	160	135	135	155	121	125	125	125	155	150	255								2485
0	0	0	0	0	82	105	62	13	0	0	0	0	0	0	0	0	0	0	0	0								262
0	0	0	0	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	0							320

0	0	0	0	348	348	348	348	349	140	140	140	140	139	41	41	41	41	41	30	0	2675
0	0	0	0	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	0	240
125	139	157	243	383	629	773	699	633	335	335	310	310	329	197	201	201	201	231	215		6646
664				3117					1619					1031					215	0	6646

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (CD25)

**LIVERPOOL AND SEDGEFIELD 5 YEARS LAND SUPPLY
CALCULATIONS**

OAHN 6,440 DWELLINGS AND 5,680 DWELLINGS

Sedgefield Method : Calculation at 1st April 2017 on OAHN 6440

	Objectively Assessed Housing Need 2017-2022	6440
	Annual Housing Requirement	322
A	Total Objectively Assessed Need 2017 to 2022 : OAHN dwellings per annum x 5 years	1610
	Shortfall in Housing Provision between 1st April and 31st March 2016	
B	Dwellings required between 1st April 2013 and 31st March 2017 = (A) divided by 5 multiplied by 4 years	1288
C	New dwellings completed between 1st April 2013 - 31st March 2017	664
D	Shortfall between requirement (B) and total completions (C)	624
E	Revised housing requirement for period 2017 - 2022 (A + D)	2234
F	Plus 20% Buffer for past under delivery	447
G	Five Year Requirement 2017 - 2022	2681
H	Revised Annual Requirement 1st April 2017 - 31st March 2022	536
	Housing Supply 2017 - 2022	
I	Commitments at 31 st March 2017 (Net)	1741
J	Peak District National Park Contribution (5 x 20 p.a.)	100
K	Windfall Contribution (5 x 15 p.a.)	75
L	Local Plan Allocations Potential 2017-2022 (0-5 Years)	940
M	Major Permissions Granted Pending S106 Completion (as detailed below)	262
	Hilltop Farm, Ashbourne (16/00711)	37
	Land at Luke Lane/ Mercaston Lane, Brailsford (16/00436)	47
	Land off Old Hackney Lane, Darley Dale (16/00789)	9
	Old Hall Farm Barway Marston Montgomery (16/00182)	22
	Cavendish Cottage And Land Off Derby Road Doveridge (15/00570)	46
	Land East of Ardennes, Hulland Ward (16/00832)	18
	Land Adjacent To Biggin View Hulland Ward (15/00313)	33
	Land Off Thatchers Croft Thatchers Lane Tansley (16/00134)	19
	Land at Tansley House Gardens, Tansley (16/00397) (Permission for 49 units, new net commitment of 22 units)	22
	Mushroom Farm, Yeaaveley (16/00587)	9
N	Total Supply 2017 - 2022 (I+J+K+L+M)	3118
O	Five Year Supply 2017-2022 (expressed as N divided by H)	5.82

Sedgefield Method : Calculation at 1st April 2017 on OAHN 5680

	Objectively Assessed Housing Need 2017-2022	5680
	Annual Housing Requirement	284
A	Total Objectively Assessed Need 2017 to 2022 : OAHN dwellings per annum x 5 years	1420
	Shortfall in Housing Provision between 1st April and 31st March 2016	
B	Dwellings required between 1st April 2013 and 31st March 2017 = (A) divided by 5 multiplied by 4 years	1136
C	New dwellings completed between 1st April 2013 - 31st March 2017	664
D	Shortfall between requirement (B) and total completions (C)	472
E	Revised housing requirement for period 2017 – 2022 (A + D)	1892
F	Plus 20% Buffer for past under delivery	378
G	Five Year Requirement 2017 - 2022	2270
H	Revised Annual Requirement 1st April 2017 - 31st March 2022	454
	Housing Supply 2017 - 2022	
I	Commitments at 31 st March 2017 (Net)	1741
J	Peak District National Park Contribution (5 x 20 p.a.)	100
K	Windfall Contribution (5 x 15 p.a.)	75
L	Local Plan Allocations Potential 2017-2022 (0-5 Years)	940
M	Major Permissions Granted Pending S106 Completion (as detailed below)	262
	Hilltop Farm, Ashbourne (16/00711)	37
	Land at Luke Lane/ Mercaston Lane, Brailsford (16/00436)	47
	Land off Old Hackney Lane, Darley Dale (16/00789)	9
	Old Hall Farm Barway Marston Montgomery (16/00182)	22
	Cavendish Cottage And Land Off Derby Road Doveridge (15/00570)	46
	Land East of Ardennes, Hulland Ward (16/00832)	18
	Land Adjacent To Biggin View Hulland Ward (15/00313)	33
	Land Off Thatchers Croft Thatchers Lane Tansley (16/00134)	19
	Land at Tansley House Gardens, Tansley (16/00397) (Permission for 49 units, new net commitment of 22 units)	22
	Mushroom Farm, Yeaaveley (16/00587)	9
N	Total Supply 2017 - 2022 (I+J+K+L+M)	3118
O	Five Year Supply 2017-2022 (expressed as N divided by H)	6.87

Liverpool Method : Calculation at 1st April 2017 on OAHN 6440

	Objectively Assessed Housing Need 2017-2022	6440
	Annual Housing Requirement	322
A	Total Objectively Assessed Need 2017 to 2022 : OAHN dwellings per annum x 5 years	1610
	Shortfall in Housing Provision between 1st April and 31st March 2016	
B	Dwellings required between 1st April 2013 and 31st March 2017 = (A) divided by 5 multiplied by 4 years	1288
C	New dwellings completed between 1st April 2013 - 31st March 2017	664
D	Shortfall between requirement (B) and total completions (C)	624
E	Revised housing requirement for period 2017 - 2022 (A) + (D divided by 16 years remaining multiply by 5 years)	1805
F	Plus 20% Buffer for past under delivery	361
G	Five Year Requirement 2017 - 2022	2166
H	Revised Annual Requirement 1st April 2017 - 31st March 2022	433
	Housing Supply 2017 - 2022	
I	Commitments at 31 st March 2017 (Net)	1741
J	Peak District National Park Contribution (5 x 20 p.a.)	100
K	Windfall Contribution (5 x 15 p.a.)	75
L	Local Plan Allocations Potential 2017-2022 (0-5 Years)	940
M	Major Permissions Granted Pending S106 Completion (as detailed below)	262
	Hilltop Farm, Ashbourne (16/00711)	37
	Land at Luke Lane/ Mercaston Lane, Brailsford (16/00436)	47
	Land off Old Hackney Lane, Darley Dale (16/00789)	9
	Old Hall Farm Barway Marston Montgomery (16/00182)	22
	Cavendish Cottage And Land Off Derby Road Doveridge (15/00570)	46
	Land East of Ardennes, Hulland Ward (16/00832)	18
	Land Adjacent To Biggin View Hulland Ward (15/00313)	33
	Land Off Thatchers Croft Thatchers Lane Tansley (16/00134)	19
	Land at Tansley House Gardens, Tansley (16/00397) (Permission for 49 units, new net commitment of 22 units)	22
	Mushroom Farm, Yeaaveley (16/00587)	9
N	Total Supply 2017 - 2022 (I+J+K+L+M)	3118
O	Five Year Supply 2017-2022 (expressed as N divided by H)	7.20

Liverpool Method : Calculation at 1st April 2017 on OAHN 5680

	Objectively Assessed Housing Need 2017-2022	5680
	Annual Housing Requirement	284
A	Total Objectively Assessed Need 2017 to 2022 : OAHN dwellings per annum x 5 years	1420
	Shortfall in Housing Provision between 1st April and 31st March 2016	
B	Dwellings required between 1st April 2013 and 31st March 2017 = (A) divided by 5 multiplied by 4 years	1136
C	New dwellings completed between 1st April 2013 - 31st March 2017	664
D	Shortfall between requirement (B) and total completions (C)	472
E	Revised housing requirement for period 2017 - 2022 (A) + (D divided by 16 years remaining multiply by 5 years)	1568
F	Plus 20% Buffer for past under delivery	314
G	Five Year Requirement 2017 - 2022	1881
H	Revised Annual Requirement 1st April 2017 - 31st March 2022	376
	Housing Supply 2017 - 2022	
I	Commitments at 31 st March 2017 (Net)	1741
J	Peak District National Park Contribution (5 x 20 p.a.)	100
K	Windfall Contribution (5 x 15 p.a.)	75
L	Local Plan Allocations Potential 2017-2022 (0-5 Years)	940
M	Major Permissions Granted Pending S106 Completion (as detailed below)	262
	Hilltop Farm, Ashbourne (16/00711)	37
	Land at Luke Lane/ Mercaston Lane, Brailsford (16/00436)	47
	Land off Old Hackney Lane, Darley Dale (16/00789)	9
	Old Hall Farm Barway Marston Montgomery (16/00182)	22
	Cavendish Cottage And Land Off Derby Road Doveridge (15/00570)	46
	Land East of Ardennes, Hulland Ward (16/00832)	18
	Land Adjacent To Biggin View Hulland Ward (15/00313)	33
	Land Off Thatchers Croft Thatchers Lane Tansley (16/00134)	19
	Land at Tansley House Gardens, Tansley (16/00397) (Permission for 49 units, new net commitment of 22 units)	22
	Mushroom Farm, Yeaveley (16/00587)	9
N	Total Supply 2017 - 2022 (I+J+K+L+M)	3118
O	Five Year Supply 2017-2022 (expressed as N divided by H)	8.29

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (CD25)
UPDATED HOUSING TRAJECTORY AT 1ST APRIL 2017**

Derybshire Dales Housing Trajectory 2013-2033

