



Peak Sub Region

Strategic Housing Land Availability Assessment

**Final Report to Derbyshire Dales District Council, High
Peak Borough Council and the Peak District National
Park Authority**

June 2009

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TABLE OF CONTENTS

1	INTRODUCTION	5
	STUDY INTRODUCTION.....	5
	OVERVIEW OF THE STUDY AREA	5
	ROLE OF THE STUDY	8
	REPORT STRUCTURE.....	10
2	SHLAA GUIDANCE AND STUDY METHODOLOGY	12
	SHLAA GUIDANCE.....	12
	STUDY METHODOLOGY.....	13
3	POLICY CONTEXT	18
	INTRODUCTION.....	18
	NATIONAL, REGIONAL AND SUB REGIONAL POLICY.....	18
	LOCAL POLICY FRAMEWORK	23
4	HOUSING ISSUES IN THE SUB REGION	27
	INTRODUCTION.....	27
	HOUSING AFFORDABILITY AND NEED.....	27
	ENVIRONMENTALLY SENSITIVE LANDSCAPES	28
	JOINT HOUSING STRATEGY OBJECTIVES AND PRIORITIES.....	28
	AFFORDABLE HOUSING POLICIES	28
5	OVERVIEW OF HOUSING PERFORMANCE IN THE PEAK SUB REGION	30
	ANNUAL DWELLING COMPLETIONS IN THE SUB REGION.....	30
	COMPARISON OF HISTORIC COMPLETION RATES TO RSS TARGETS	31
	CONCLUSIONS.....	35
6	SOURCES OF PAST SUPPLY	36
	INTRODUCTION.....	36
	DERBYSHIRE DALES	36
	HIGH PEAK.....	38
	PEAK DISTRICT NATIONAL PARK	39
	PEAK SUB REGION	40
	NEW BUILD DEVELOPMENT	41
	CONVERSIONS	41
	CONCLUSIONS.....	44
7	IDENTIFICATION OF POTENTIAL HOUSING LAND SUPPLY SITES	45
	INTRODUCTION.....	45

SOURCES OF POTENTIAL SUPPLY.....	45
CONCLUSIONS.....	46
8 CONSTRAINTS ON HOUSING LAND AVAILABILITY IN THE PEAK SUB REGION ..	48
INTRODUCTION	48
STRATEGIC CONSTRAINTS	48
SITE APPRAISALS	57
CONCLUSIONS.....	60
9 DELIVERY OF THE HOUSING TRAJECTORY	61
INTRODUCTION	61
ASSUMPTIONS AND PROCESS FOR DEVELOPMENT OF THE HOUSING TRAJECTORY	61
POTENTIAL SUPPLY FROM DELIVERABLE AND DEVELOPABLE SITES	64
SUMMARY	71
10 SCHEME VIABILITY AND DELIVERY OF AFFORDABLE HOUSING.....	72
DEVELOPING A TOOLKIT.....	72
CONSULTATION	73
AFFORDABLE HOUSING TOOLKIT DEVELOPMENT.....	73
SITE VIABILITY TESTING.....	74
USE OF THE TOOLKIT TO ENSURE DELIVERY OF THE TRAJECTORY.....	75
11 CONCLUSIONS.....	77
INTRODUCTION	77
PAST PERFORMANCE	77
POTENTIAL SUPPLY FROM IDENTIFIED SITES	77
CONSTRAINTS ON DELIVERY	78
HOUSING TRAJECTORY.....	78
ENSURING A PIPELINE SUPPLY.....	79
ACHIEVING DELIVERY AND AFFORDABLE HOUSING.....	79
INCORPORATING A WINDFALL ALLOWANCE	80
KEY CONCLUSIONS AND NEXT STEPS.....	80
ANNEXES	81
APPENDIX 1: SITE APPRAISAL MATRIX	82
APPENDIX 2: WORKSHOP INFORMATION.....	92
APPENDIX 3: HOUSING TRAJECTORY TABLES	98
APPENDIX 4: ABBREVIATIONS	129
APPENDIX 5 FILTERED SITES	130
APPENDIX 6 SITES NOT CURRENTLY DEVELOPABLE.....	136

APPENDIX 7 SITE MAPS.....	155
APPENDIX 8 SITE VIABILITY TESTING OUTPUTS.....	156
APPENDIX 9 BREAKDOWN OF SOURCES OF PAST SUPPLY WITHIN DERBYSHIRE DALES AND HIGH PEAK (NON PDNP AND WITHIN PDNP)	167

1 INTRODUCTION

Study Introduction

1.1 ekosgen, in conjunction with Arup, has prepared this Strategic Housing Land Availability Assessment for the Peak sub region. The study has been commissioned by Derbyshire Dales District Council (DDDC), the Peak District National Park Authority (PDNPA) and High Peak Borough Council (HPBC). The base date for the study is 1st April 2008.

1.2 The study aim, as specified by the project brief, is to identify a supply of land and buildings with the potential to deliver residential development in accordance with the requirements of PPS3. The brief also requires that, as part of the process, the study should identify sites where it is economically viable to deliver an increase in the supply of affordable housing across the Peak sub region with particular regard to policies for meeting local housing needs in the Peak District National Park. The study methodology is based on the latest CLG guidance published in July 2007¹.

1.3 The study reflects the policies of the recently published Regional Spatial Strategy (RSS): the East Midlands Regional Plan 2009. The figures provided in the Regional Plan have been used to calculate residual dwelling requirements and to assess the sufficiency of the potential housing land supply.

1.4 It should be noted that the Regional Plan was published as this study was being finalised and contained a significant change in that Policy 13a allows dwellings within the National Park that fall within Derbyshire Dales or High Peak to count towards the districts' requirements. The report takes this into account with respect to past dwelling completions. At both the district and sub regional level, the potential supply is illustrated both including and excluding dwellings within the National Park.

1.5 The commission also includes the development of an affordable housing toolkit to inform the appraisal of sites in terms of economic viability. The toolkit has been used to test viability on a sample of SHLAA sites but has also been developed for ongoing use in negotiation of Section 106 agreements by the Peak sub region authorities. An overview of the toolkit is provided in Chapter 10.

Overview of the Study Area

1.6 The study area comprises the Peak sub region. This is the area covered by HPBC and DDDC and the whole of the Peak District National Park (the PDNP). The Peak

¹ Department for Communities and Local Government (2007), Strategic Housing Land Availability Assessment: Practice Guidance

sub region is described within the East Midlands Regional Plan as the Peak sub-area with dwelling requirements expressed in terms of the Peak, Dales and Park Housing Market Area (HMA). The Peak sub region, the Peak sub area and the Peak, Dales and Park HMA all relate to the same geographical area: Derbyshire Dales District, High Peak Borough and the whole of the Peak District National Park.

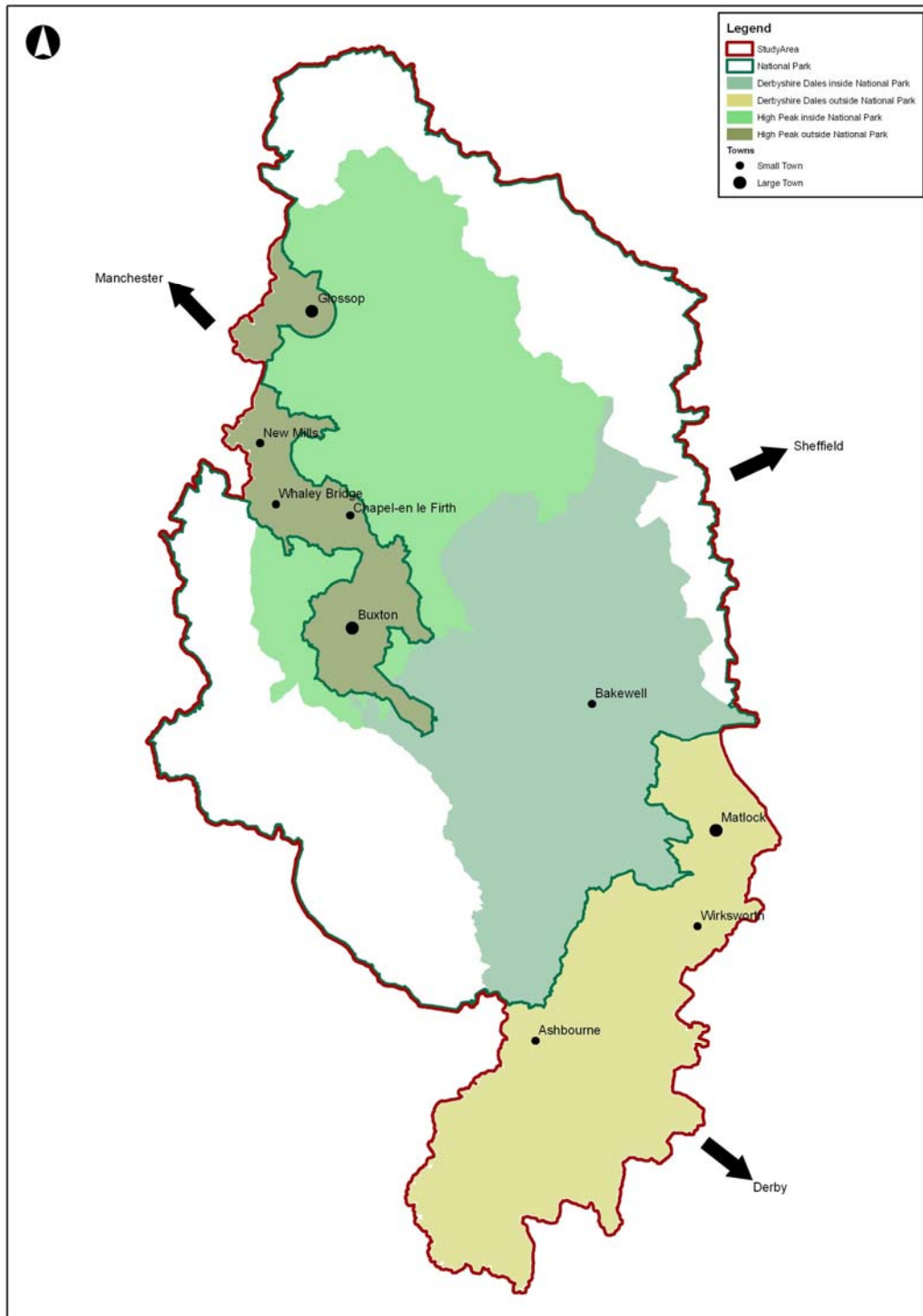
1.7 The Peak sub region is mainly rural in nature. It contains the market towns of Matlock, Glossop, Buxton, Bakewell, Ashbourne, New Mills, Chapel-en-le-Frith, Whaley Bridge and Wirksworth. Of these, only Bakewell is within the National Park. The area is influenced by a number of nearby urban areas including Greater Manchester, Sheffield, Stoke, Derby and Nottingham. The area's popularity as a visitor and residential location places considerable pressure on the environment and infrastructure and also on local housing markets. Increasing demand and rising property prices have decreased housing affordability which has been compounded by proximity to major employment centres including Manchester and Derby. These factors impact on the western part of High Peak (including Glossop), the south eastern part of Derbyshire Dales (including Ashbourne) and the Hope and Derwent Valleys.

1.8 The majority of the National Park is covered by HPBC and DDDC and a smaller part by the Staffordshire Moorlands District Council area. Small parts of a number of other local authorities (Barnsley Metropolitan Borough Council, Oldham Metropolitan Borough Council, Macclesfield Borough Council, Kirklees Borough Council, and Sheffield City Council) are also within the Park boundaries but do not include settlements that are significant in terms of housing provision.

1.9 The PDNPA is the Local Planning authority within the Park but does not have responsibility for other services, including building control, housing strategy and community leisure services, which remain within the remit of the individual local authorities. Throughout the report, use of the terms HPBC and DDDC generally refer to the areas of the districts outside the National Park boundaries. Where analysis of dwelling completions is presented, the figures for each district include those within the whole district including the Park.

1.10 Figure 1.1 overleaf sets out the extent of the Peak sub region together with the constituent local authority boundaries.

Figure 1.1 Peak Sub Region SHLAA Study Area



Role of the Study

1.11 The purpose of the SHLAA is to identify the potential supply of developable and deliverable housing land across the Peak sub region. SHLAAs are an important part of the evidence base for Local Development Frameworks required by PPS3 (housing) and PPS12 (local strategic planning). They do not, however, provide policy recommendations or make conclusive decisions on the suitability of individual sites.

1.12 In the preparation of LDFs the Government encourages collaboration on evidence base preparation and there is a history of joint working within the sub region between the three constituent authorities. The PDNPA has particular responsibilities with respect to planning in the National Park. In 2005 DDDC and HPBC published their first Joint Housing Strategy and there are a number of joint evidence base components either published or in production which have been developed across all three authorities. These include:

- Peak Sub Region Employment Land Review;
- Peak Sub Region Strategic Floodrisk Assessment;
- Peak Sub Region Retail Assessment;
- Peak Sub Region Open Space Assessment;
- Joint Housing Needs Survey; and
- Joint Housing Market Assessment.

1.13 This Peak sub region SHLAA will further strengthen this shared evidence base and will inform the development of a Joint Core Strategy for DDDC and HPBC. It will also help to inform the development of the Core Strategy for the Peak District National Park.

1.14 The dwelling requirement for the 'Peak, Dales and Park HMA' for the period 2006 to 2026 is set out in Policy 13a of the East Midlands Regional Plan.

- Derbyshire Dales 4,000 dwellings at an average annual rate of 200; and
- High Peak 6000 dwellings at an average annual rate of 300 dwellings per annum.

1.15 The Peak District National Park is not subject to a dwelling requirement figure in the Regional Plan but completed dwellings within the Park that are within Derbyshire Dales or High Peak will count towards the housing provision of those districts.

1.16 The Regional Plan emphasises the strategic need for all plans and strategies to contribute to statutory national park purposes and leaves it to the PDNPA to decide how housing needs that arise within local communities can best be addressed without compromising those purposes.

1.17 In addition to preparation of a wider evidence base, the aims of the SHLAA itself are to:

- Provide an independently verified measure of potential housing land availability and capacity;
- Identify the potential capacity for housing development within the study areas; and
- Assess the prospects of delivery of the identified capacity.

1.18 The SHLAA:

- Covers the 15 year period from 2008/09 to 2022/23 and considers housing delivery performance over the past ten years;
- Is structured so as to enable annual monitoring and updating by each authority individually;
- Assesses all potential sites for housing development along with their likely net and gross capacity, other than areas specifically excluded from the study by the three authorities;
- Considers potential constraints upon development needed to bring sites forward;
- Assesses the likely timescale for delivery of housing on a site-by-site basis in the context of the timings required by PPS3;
- Assesses the capacity of unimplemented planning permissions;
- Identifies what (if any) action could be taken to overcome strategic level constraints that could inhibit delivery of the trajectory.

1.19 **It is important to note the role of the SHLAA is not to allocate land for residential development but to provide evidence, alongside other studies, to help inform the site allocation and / or decision process as part of the Local Development Framework and development control decisions. The SHLAA identifies potential housing sites but leaves the policy judgements as to which sites should be allocated for housing to the Core Strategy / Allocations of Land Development Plan Documents (DPDs) and to decisions on planning applications. In particular, sites in the National Park usually come forward via the 'rural exceptions' route and they are not allocated in the development plan. So, while the SHLAA indicates whether sites might be suitable for housing, it only means they are suitable provided they are not required for other purposes and are required to meet plan targets. It does, however, identify constraints on the sites and consider how they might be overcome.**

Report Structure

1.20 The report is presented in ten sections, moving from an understanding of the study, to recent trends and future supply and the potential delivery challenges. Following this introductory section the remainder of the report comprises:

- **Section 1** ('Introduction')
- **Section 2** ('SHLAA Guidance and Study Methodology') provides an overview of the CLG Guidance for producing SHLAAs published in July 2007 and explains how this is applied in the present study. The section provides an overview of the study method with further details provided throughout the report.
- **Section 3** ('Policy Context') provides an overview of the local sub-regional, regional and national policy framework. This sets the context for the SHLAA and determines the amount of housing that it will be necessary to provide across the sub region. An overview is also provided of housing needs information as local housing need is often a determinant of the suitability of sites in policy terms. Local affordability ratios and affordable housing requirements will also impact on the viability of development.
- **Section 4** ('Housing Issues in the sub region') considers housing issues in the sub region and specifically the requirement for affordable housing.
- **Section 5** ('Overview of Housing Performance in the Peak sub region') considers the housing delivery performance of the three study authorities based on completions from a 10 year retrospective period from 1998/99 to 2007/08. This is compared to the RSS annual residual completion rate to make an initial assumption about the likelihood of delivery against regionally set targets.
- **Section 6** ('Sources of Past Supply') identifies the sources of housing supply over the past 10 years across and within the component areas to consider trends in development rates and the level of new build activity compared to conversions.
- **Section 7** ('Identification of Potential Housing Land Supply Sites') presents the pre appraisal potential housing land supply. This comprises the total potential supply before constraints are taken into account based on the total areas of all sites identified through the SHLAA process, together with the application of a density multiplier of 30 dwellings per hectare.
- **Section 8** ('Constraints on Housing Land Availability in the Peak sub region') examines the potential constraints to housing land availability, including transport and utilities provision followed by an explanation of the site appraisal process to ensure that such challenges were understood as part of the assessment of sites.
- **Section 9** ('Delivery of the Housing Trajectory') identifies the three five year blocks of potential supply and details the assumptions made when assessing sites to place them in these categories.

- **Section 10** (Scheme Viability and Delivery of Affordable Housing) outlines the development and purpose of the affordable housing toolkit developed by ekosgen alongside the SHLAA and its application to a range of sites within the SHLAA.
- **Section 11** (Conclusions) brings together the conclusions and recommendations arising from the study and makes some suggestions for next steps for to help ensure that supply can be realised.

1.21 A series of appendices are also provided to support the main report:

- Appendix 1: Site Appraisal Matrix
- Appendix 2: Workshop Information
- Appendix 3: Housing Trajectory Tables
- Appendix 4: Abbreviations
- Appendix 5: Filtered Sites
- Appendix 6: Sites Not Currently Developable
- Appendix 7: Site Maps (available as a separate document to accompany this main report)
- Appendix 8: Viability Testing Examples
- Appendix 9: Breakdown of Sources of Past Supply within Derbyshire Dales and High Peak (non PDNP and within PDNP)

2 SHLAA Guidance and Study Methodology

2.1 This section provides an overview of the SHLAA guidance provided by CLG. It also sets out the Peak sub region SHLAA methodology and clarifies how it conforms to the guidance. The methodology presented here is a broad outline, with more detail on the process and on the assumptions made provided in the subsequent sections of the report.

SHLAA Guidance

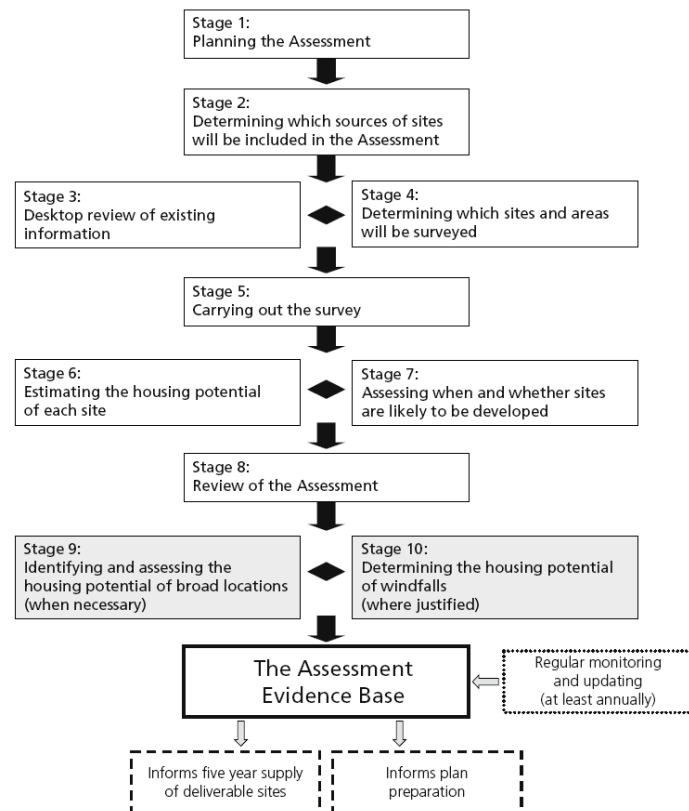
2.2 This study has been undertaken with regard to the *Strategic Housing Land Availability Assessments: Practice Guidance* produced by the Communities and Local Government in July 2007. This document supersedes the previous Draft Guidance on Housing Land Availability Assessments issued in 2006. The 2007 Guidance also cancels the DETR 2000 Guidance on conducting Urban Capacity Studies².

2.3 The principal purpose of a SHLAA is to 'support the delivery of sufficient land for housing to meet the community's need for more homes'. Though similar concepts, SHLAAs have significantly different elements to Urban Capacity Studies, which relied on identifying potential supply within a limited area and have, in practice, focused on potential with sometimes unrealistic assumptions about the likelihood of sites coming forward for development. SHLAAs respond to:

- the pressing need to achieve housing growth and the limitations on this including a windfall allowance;
- the need to look beyond settlement boundaries, if necessary, for housing land; and
- the increased emphasis on availability and achievability.

2.4 These represent the key differences in the new approach.

Figure 2.1: The SHLAA process and outputs



² DETR (2000) *Tapping the Potential - Assessing urban housing capacity: towards better practice*.

2.5 A SHLAA should aim to identify the potential of specific sites for at least the first ten years, and ideally for a whole 15 year plan period. The Guidance identifies 'deliverable' sites as those that can realistically be expected to come forward for housing development within five years.

2.6 Whilst the process is not intended to be prescriptive, it has provided an important guide for developing the methodology for the Peak sub region SHLAA.

Study Methodology

2.7 The study methodology has been developed in 10 stages which encompass those stages suggested in the Guidance. The relationship between the two is set out in table 2.1 below.

Method Stages	CLG Stages
Stage 1: Inception	1
Stage 2: Identifying sites	2
Stage 3: Desktop review	3
Stage 4: Agreeing sites to be surveyed	4
Stage 5: Surveying sites	5
Stage 6: Estimating housing potential of sites	6
Stage 7: Assessing whether sites are likely to be developed	7 and 9
Stage 8: Affordable housing economic viability	Linked to 7a and 7c
Stage 9: Overcoming constraints	7d
Stage 10: Assessment of housing provision	8 and 10
Reporting	

Stages 2 and 3: Identifying Sites

2.8 This stage covers the following tasks outlined in the CLG SHLAA Guidance:

- determining which sources of sites will be included in the assessment;
- desktop review of existing information; and
- determining which sites and areas will be surveyed.

Determining the Sources of Supply to be included

2.9 This involved identifying all potential sources of housing supply within the study area and was based on the sources listed within Figure 5 of the Guidance. It has therefore included:

- Identification of sites already in the planning process;
- Desktop review of existing information;

- Consultation to identify new sites via a 'call for sites' between 27th February and 18th April 2008; and
- Consultation sessions with officers which were undertaken following completion of the draft site schedules to provide further opportunity to identify housing sites not already included in the study.

2.10 This process identified a total of **920** sites and the principal output of this stage was a GIS linked schedule of all sites identified as having housing potential within the Peak sub region.

Stage 4: Identifying Sites to be Surveyed

2.11 The Guidance requires that sites should be visited to identify any possible constraints to development. To determine which sites and areas to survey a number of factors were taken into account including:

- A large proportion of housing in the area is delivered on small sites; and
- There are areas where it would not be appropriate to develop housing in the foreseeable future.

2.12 A series of filters were applied to the long list of sites which produced a total of **365** sites to be visited. The following sites were removed:

- Sites within Flood Zone 3;
- Sites within Green Belt;
- Sites within Special Area of Conservation or RAMSAR; and
- Sites of area less than 0.1ha.

2.13 A list of the filtered sites providing the reason/s for exclusion from further analysis is provided at Annex 5

Stage 5: Surveying Sites

2.14 This stage initially involved development of a set of key site assessment criteria to appraise sites with respect to:

- **Suitability** - This depends on principally physical and wider policy factors that determine how suitable a site is for housing development. In many cases the level of proven housing need will determine if it is appropriate to develop housing in a particular location. The CLG Guidance states that a site which is currently allocated in the Local Plan, or has current extant planning permission for such a use, would generally be suited to that purpose and would therefore be excluded from this analysis.

- **Availability** - This focuses on how likely it is that a site would come forward for housing development and is determined by owner's intentions and constraints such as multiple ownerships and /or unwilling owners.
- **Achievability** - This reflects a site's viability and must take account of requirements for affordable housing provision.

2.15 Prior to undertaking site appraisals, a comprehensive appraisal matrix was developed and revised following comments from the partner authorities. The criteria were designed to assess a range of factors including suitability of location (including relationship with settlements and proximity to services) and site constraints (including flood risk, conservation considerations, topography and risk of contamination/ground instability, and access).

2.16 A range of methods were used to assess sites at Stage 5 of the assessment. As well as site surveys, these included use of GIS based information and a desk based review of policies and plans. All sites have been subject to some level of appraisal using GIS based information but only the shortlist of 365 sites have been visited. To achieve consistency of approach, a clear scoring system was developed and all those undertaking site surveys were thoroughly briefed. Survey staff were sent out in pairs on a rotational basis to further ensure consistency. Data was recorded using GPS-enabled handheld devices to improve the standard of data integrity.

Stage 6: Estimating the Housing Potential of Each Site

2.17 As suggested by the CLG Guidance, Stages 6 and 7 (assessing whether sites are likely to be developed) were undertaken in parallel. To estimate the housing potential of sites the following approach was taken:

- Where information on the numbers of dwellings that a site could support exists - such as from a development brief, planning application - this figure has been applied.
- Where sites are subject to detailed appraisal and no such information is available, judgement will be used with consideration to policies on residential densities as set out in the local plans and SPD. This has been undertaken with regard to factors which might influence the type of housing likely to be provided and also the developable area of the site as far as that is apparent from the site visit.
- Where no view can be provided, densities determined by local development plan policies would be applied.

Stage 7: Assessing When and Whether Sites are Likely to be Developed

2.18 This stage of the assessment has considered whether the identified sites are genuinely available for development and are realistically developable in the short, medium

and long term. The steps described in the preceding sections produce an 'unconstrained' potential supply figure. This is the theoretical total number of dwellings that the study area could accommodate if all of the potential sources were developed optimally. In order to arrive at a realistically achievable, figure, it has been necessary to test whether a site is **developable** and **deliverable** for housing over the plan period. This stage builds on the site assessment undertaken in Stage 5 and is used to identify, in collaboration with landowners, agents and developers, any constraints which might dictate the timeframe in which the sites suggested may come forward.

2.19 To inform Stage 7, a workshop was held with key stakeholders from both the development community and from infrastructure provision agencies to confirm the appropriateness of the potential housing supply sources and densities identified to date; particular constraints likely to prevent sites from coming forward; and to record views on the deliverability of particular key sites³.

2.20 The outcome of Stage 7 is an assessment of whether sites are suitable, available and achievable for housing based on information collected through stage 5 and also on that collected from a wide range of stakeholders.

2.21 Demonstrating a five year supply of 'deliverable' housing land required an analysis of local authority data to confirm that there is a sufficient supply of sites that either:

- have the benefit of outline or full planning permission; or
- are allocated brownfield sites which have made sufficient progress through the planning process at the time of the assessment to be considered deliverable.

Stage 8: Affordable Housing Economic Viability

2.22 Stage 8 of the study involves the development of an economic viability toolkit which can be used to inform Section 106 negotiations for the provision of affordable housing and also to test assumptions about deliverability made in assessing the SHLAA site portfolio at Stage 7 by using it to assess a sample of more marginal sites from the SHLAA portfolio.

Stage 9: Overcoming Constraints

2.23 From the site assessment work and workshops with infrastructure stakeholders, a number of key constraints have been identified, with a focus on those that affect a number of sites. These include infrastructure requirements and some specific land ownership problems.

³ The workshop was held on the 18th July at the Agricultural Business Centre in Bakewell

Stage 10: Assessment of Housing Provision

2.24 The purpose of Stage 10 was to review the study outputs to produce an indicative housing trajectory that sets out how much housing can be provided and at what point in the future. This has indicated the resulting housing potential within settlements, and allowed a comparison with the residual housing requirement based on the residual RSS figures for each authority. This has also been set alongside the current allocation in the RSS and compared to completion rates achieved over the last ten years.

2.25 The Guidance states that allowances for windfalls should not be included in the first 10 years of land supply unless LPAs can provide robust evidence of genuine local circumstances that prevent specific sites being identified. 'In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends'. PPS3 goes on to state that where appropriate, SHLAAs should evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate. Past trends for different categories of windfall have been considered alongside factors likely to influence their forward projection. On the basis of the past trends within the Peak sub region, where it is understood that development has mainly come forward on small unallocated sites, there may be a case for including a windfall allowance for the sub region. This is given consideration in chapters 6 and 10.

3 Policy Context

Introduction

3.1 This section provides an overview of the current and emerging policy context at the national, regional and local level. It is focused on those aspects that dictate the need for a Peak sub regional SHLAA and that will determine the volume, distribution and location of residential development. The Regional Plan for the East Midlands is of particular significance.

National, Regional and Sub Regional Policy

National Planning Policy

3.2 National Planning Policy Statements define SHLAAs as a key part of the evidence base and also set the wider parameters for conducting a SHLAA. **Planning Policy Statement 3 (PPS3)**⁴ seeks to encourage necessary housing growth. It requires local planning authorities⁵ to:

- Identify specific deliverable sites for the first 5 years of a plan that are ready for development;
- Identify specific, developable sites for years 6-10 (and ideally for years 11-15);
- Indicate broad locations for growth where sites can not be identified for years 11-15 of the plan; and
- Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent sites from being identified.

3.3 **Planning Policy Statement 12: Local Spatial Planning**, published in June 2008, provides the basis for the production of Local Development Frameworks. Key spatial planning objectives need to be in harmony with the sustainable Community Strategy and Core Strategies should be in accordance with national planning policy and in conformity with Regional Spatial Strategies.

3.4 The revised PPS12 rearticulates the tests of 'soundness' and states that "to be 'sound' a core strategy must be **justified, effective and consistent with national policy.**" To be justified, the core strategy should be based on a robust and credible evidence base. Various studies, including Housing Land Availability Assessments, are noted as being necessary for the proper presentation of Core Strategies. The importance of identifying

⁴ *Planning Policy Statement 3: Housing* (Communities and Local Government, 2006)

⁵ This part of the guidance relates to situations where there is a housing requirement for the local authority. In this case the PDNPA is not required to develop any housing within the Regional Plan. Therefore, restrictions on the use of a windfall allowance to off set any shortfall in housing land supply is not of significance for the PDNP.

supporting infrastructure requirements is emphasised and the document introduces a new requirement for an infrastructure assessment. 'A robust and credible evidence base' is defined as comprising two main elements: participation and research/fact finding. There is a strong focus on deliverability and engaging stakeholders and including delivery agencies at an early stage to avoid late and unexpected representations and to ensure that the strategy is deliverable.

Regional and Sub Regional Policy

3.5 The East Midlands Regional Plan 2009 is the Regional Spatial Strategy. Its publication cancels the existing RSS (RSS 8) adopted 2005, the Derby and Derbyshire Joint Structure Plan (January 2001) and the Peak District National Park Structure Plan. The PDNP Structure Plan will continue to be used as a material consideration to help interpret both regional and local policies where this might be needed and provided there is nothing contrary to the new RSS policies. This approach has been agreed by Government Office East Midlands as a Temporary Measure until the Core Strategy is adopted.

Peak National Park Structure Plan (adopted November 1994)

3.6 The Peak National Park Structure Plan was developed to be in conformity with Regional Planning Guidance 8 (2002), in particular guidance that:

- Policies should primarily be related to conservation;
- There should be no strategic provision for housing, with exceptions made for locally needed affordable housing and for enhancement schemes including conversion of traditional buildings;
- No major road development should take place; and
- The highest priority should be given to the protection of the Park.

East Midlands Regional Plan (March 2009)

3.7 The East Midlands Regional Plan 2009 was published in March 2009 and extends the plan period of the previous RSS8 (2005) to 2026. The new policy framework replaces structure plans with additional strategic direction at the regional level. The Regional Plan supports the spatial theme of the Integrated Regional Strategy (IRS). The IRS policy framework has informed development of the Regional Plan.

3.8 The Core Strategy of the East Midlands Regional Plan sets out 11 core objectives for the region:

- a) To ensure that the existing housing stock and new affordable and market housing address need and extend choice in all communities in the region.
- b) To reduce social exclusion

- c) To protect and enhance the environmental quality of urban and rural settlements
- d) To improve the health and mental, physical and spiritual well being of the Region's residents
- e) To improve economic prosperity, employment opportunities and regional competitiveness
- f) To improve accessibility to jobs, homes and services
- g) To protect and enhance the environment
- h) To achieve a 'step change' increase in the level of the Region's biodiversity
- i) To reduce the causes of climate change
- j) To reduce the impacts of climate change
- k) To minimise adverse environmental impacts of new development and promote optimum social and economic benefits

3.9 Policy 3 seeks to concentrate development in Principal Urban Areas (PUA); none of the principal foci for development are within the study area. Elsewhere, it states that 'the development needs of other settlements and rural areas should also be provided for' and that 'new development in these areas should contribute to:

- maintaining the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of tranquillity, where that is recognised in planning documents.

3.10 In addition, that 'in assessing the suitability of sites for development, priority should be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations' to achieve the national and regional target of 60% of new housing development on previously developed land..

3.11 The strategic value attached to the PDNP is an important component of the Regional Plan. It is proposed that development should be focused in the major urban areas and development of a lesser scale in sub regional centres with the development needs of smaller settlements and rural areas catered for. Regional priorities for 'housing' with respect to the Peak sub area/Peak, Dales & Park HMA include:

- Complying with the statutory purposes of the Peak District National Park;
- Consolidating the roles of the market towns of Buxton, Matlock and Glossop; and
- Meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

3.12 Regional Plan policies 8 and 9 make it clear that all policies and programmes in and around the Peak Sub-area (not just those within the National Park) should help secure the conservation and enhancement of the National Park and its setting, whilst addressing the social and economic needs of its communities.

3.13 Figures for regional housing provision are provided in Policy 13a which requires 324,100 net additional dwellings within the East Midlands (excluding Northamptonshire) over the period 2006 to 2026, with 10,000 of these to be in the Peak, Dales and Park HMA. The requirement equates to an annual average of 500 dwellings per year within the HMA over the period 2006-2026. The dwelling figures for the Peak sub region are set out in Table 3.1 below. It is made explicit that the restrictions on housing in the National Park do not imply that compensatory general market housing should be met elsewhere in the Sub-area as this would be inconsistent with the objectives of urban regeneration of the surrounding conurbations.

3.14 Policy 13a states that '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'. This arrangement is limited to these districts. Completions within the rest of the Peak District National Park will not count towards the supply for the relative housing authorities' requirements.

Table 3.1 East Midlands Regional Plan Dwelling Provision Figures for Peak Dales and Park HMA 2001- 2026

	Annual Rates of Total Dwelling Provision	
	2006-2026	2001 - 2026
Peak sub region (Peak, Dales and Park HMA)	500	10,000
Derbyshire Dales	200	4,000
High Peak	300	6,000
PDNPA	-	-

3.15 Policy 14 provides targets for affordable housing for HMAs and states that 'local planning authorities should adopt affordable housing targets in line with the conclusions of the most up to date Housing Market Area Assessments for their area'. It suggests that they should include 'policies seeking the provision of a mix of dwellings in terms of size, type, affordability and location, having regard to the existing local stock'. The Regional Plan provides indicative affordable housing targets for monitoring purposes representing the total amount of affordable housing for each HMA for the period 2006-26. The targets do not represent a maximum for each HMA. The total provision suggested in the Regional Plan for the whole of the East Midlands Region is for 137,000 affordable dwellings, 6,100 of which should be within the Peak, Dales and Park HMA. This amounts to 61%% of the total dwelling requirement.

3.16 Policy 17 seeks to ensure that the release of land is managed to achieve a sustainable pattern of development. It suggests that in order to achieve this, cross regional working with the North West and West Midlands regions will be necessary for the Peak sub region.

RSS Partial Review

3.17 The East Midlands Regional Assembly, working with the East Midlands Regional Development Agency, will undertake a partial review of RSS for the East Midlands in line with the recommendations of the Housing Green Paper (published in July 2007).

3.18 The key issues that are proposed to be considered by the Partial Review include:

- Planning for the impact of projected population growth on the demand for new open market and affordable housing;
- Ensuring that transport infrastructure and services can meet the needs of a growing population in a sustainable manner; and
- Dealing with the causes and effects of climate change by generating more power from renewable sources and managing the potential impacts of sea level rise on the Lincolnshire Coast.

3.19 A Draft Project Plan was published by the East Midlands Regional Assembly in October 2008. Submission of a draft revised regional plan is scheduled for Spring 2010 with adoption of a Revised Regional Plan anticipated for Autumn 2011.

Local Policy Framework

Existing Policy Framework for Derbyshire Dales and High Peak

Derbyshire Dales Existing Local Policy Framework

- The Derbyshire Dales Local Plan was adopted on 24th November 2005. The majority of policies in the Derbyshire Dales Local Plan have been saved following notification from the secretary of State in November 2008. This is with the proviso that they should be read in context with particular regard given to Planning Policy Statement 3: Housing and Strategic Housing Land Availability Assessments No sites for housing are allocated within the Local Plan.
- Local Development Framework - Policies in the saved local plan are intended to be replaced by Development Plan Documents by 2011.

High Peak Existing Local Policy Framework

3.20 The High Peak Local Plan was adopted on 31st March 2005. The majority of policies in the High Peak Local Plan have been saved following notification from the Secretary of State in March 2008. Saved Local Plan policies are now contained in the 'High Peak Saved Local Plan Policies' document and need to be read alongside the Regional Plan and adopted Development Plan Documents as they emerge

3.21 Local Development Framework - Policies in the saved local plan are intended to be replaced by Development Plan Documents by 2011. Supplementary Planning Guidance providing a moratorium on new housing development was adopted in October 2006⁶. This has been updated through an Interim Housing Policy Statement which came into effect on 2nd January 2009. The interim statement reflects the need to relax housing restraint in the light of the increased dwelling requirement at the regional level.

Emerging Policy Framework for Derbyshire Dales and High Peak

Derbyshire Dales and High Peak Joint Core Strategy

3.22 Derbyshire Dales and High Peak will produce a Joint Core Strategy for which this SHLAA will form part of the evidence base. The eight-week consultation on the Joint Core Strategy Issues and Options commenced on 26 March 2009 and closed on 21st May 2009. A five-week consultation on the associated Sustainability Appraisal Scoping Report commenced on 16 April 2009. Consultation on a draft Joint Core Strategy is scheduled for January 2010.

Derbyshire Dales and High Peak Joint Housing Strategy and Affordable Housing DPD

3.23 A draft Joint Affordable Housing Development Plan Document was developed in 2007 but has been withdrawn in view of the work required to assess the viability of the delivery of affordable housing viability in the area. The 'Affordable Housing Toolkit' developed as part of this commission (see Section 10) will enable the three local planning authorities to determine the amount of affordable housing capable of being viably delivered without the need for subsidy from the Homes and Community Agency.

⁶ High Peak Borough Council, Supplementary Planning Guidance: Housing Restraint (October 2006)

Emerging LDF Documents for Derbyshire Dales District

3.24 In addition to the Joint Core Strategy the following Local Development Documents are to be prepared by Derbyshire Dales District Council:

- Matlock Town Centre Supplementary Planning Document (Adopted November 2008);
- Housing and Employment Land Allocations Development Plan Document (work to commence January 2010); and
- An SPD on Affordable Housing

Emerging LDF Documents for High Peak Borough

3.25 The LDF for High Peak comprises the following:

- Housing Needs in High Peak Supplementary Planning Document: November 2007;
- Buxton Station Road Supplementary Planning Document, Adopted August 2007;
- Glossop Conservation Area Character Appraisal SPD, Adopted March 2006;
- Old Glossop Conservation Area Character Appraisal SPD, Adopted March 2006;
- Landscape Character SPD, Adopted March 2006;
- Residential Design SPD, Adopted December 2005; and
- Planning Obligations SPD, Adopted December 2005.

Peak District National Park Policy Framework

3.26 The Peak District National Park Authority is the Local Planning Authority for the PDNP area and has produced both a Structure Plan (adopted 1994) and a Local Plan (adopted 2001). The majority of policies in the Peak District National Park Local Plan have been saved following notification from the secretary of State in September 2007. The Structure Plan is technically cancelled following publication of the RSS but is still used for development control purposes (see paragraph 3.5). The PDNPA has also produced Supplementary Planning Guidance, relevant to housing, on:

- Meeting the Local Need for Affordable Housing in the Peak District National Park (adopted 2003);
- Energy: Renewables and Conservation (adopted 2003); and
- Design (see 3.29 below)

3.27 The PDNPA will produce a Local Development Framework with separate Core Strategy and Development Control Policy document. The programme for the Core strategy is currently being revised. Indicative milestones show:

- Refined Options public consultation January – April 2009 (12 weeks);
- Consultation on Preferred Options is planned for early 2010
- Consultation on Published Plan (Submission version) summer 2010 (6 weeks);
- Submission to Secretary of State Autumn 2010; and
- Adoption March 2011

3.28 In September 2007 it was agreed that, until adoption of the Development Plan Documents, policies in the Structure Plan and Local Plan are saved with the exception of the following:

- Structure Plan: C18, SC11, SC2, E2, RT2, M4, M7, M9, M10, T4 and T11;
- Local Plan: LM3, LM4, LM5, LM6, LW1; and
- The PDNPA also produce a Management Plan for the Park.

3.29 Recently adopted documents which complement the emerging policy framework are:

- Design Guide (Supplementary Planning Document published Spring 2007); and
- Landscape Character Assessment Stage One.

4 Housing Issues in the Sub Region

Introduction

4.1 Derbyshire Dales District Council and High Peak Borough Council have produced a Joint Housing Strategy for 2005 to 2009. The Strategy identifies a number of local and sub regional housing issues. Of particular relevance to this study are housing affordability and housing need and environmental sensitivity.

Housing Affordability and Need

4.2 Derbyshire Dales and High Peak Joint Community Strategy (2006 - 2009) emphasises the need for provision of affordable housing across both Local Authority areas as a key priority. Within the Peak District National Park, there is a statutory responsibility to pursue the purposes of the National Park and duty, in doing so, to foster economic and social well-being of its local communities. The need to balance the statutory responsibility to pursue the purposes of the National Park and a duty to foster economic and social well-being of its local communities, has given rise to a policy to limit new housing development to that which provides for 'local needs' unless the scheme has 'enhancement' value.

4.3 The Joint Housing Strategy identifies housing affordability in rural areas as a particular problem. High residential property prices are prompting young people to move away with implications for long term population sustainability. This is also linked to the changing age profile across the sub region where the aging population is generating demand for different housing types including supported housing. Changing the housing stock so that it meets the needs of current and future residents is identified as a key challenge.

4.4 A Joint Housing Needs Survey covers the sub region (March 2007) and forecasts need according to both favourable and unfavourable future scenarios. Under the favourable scenario 53% of households would be unable to afford market housing by 2011 while under the unfavourable scenario the figure would rise to 95%. The survey recommendations are based on the unfavourable scenario.

Favourable Scenario	Unfavourable Scenario
53% of households unable to afford market housing by 2011	95% of households unable to afford market housing by 2011
Shortfall of 2,215 dwellings by 2011 (443 pa)	Shortfall of 2,954 dwellings by 2011 (591 pa)

4.5 The current financial climate may worsen affordability problems as more limited access to credit may outweigh any fall in local house prices. Development of an affordable

housing toolkit alongside the SHLAA provides a mechanism for testing the future viability of provision.

Environmentally Sensitive Landscapes

4.6 The sub region is home to a number of areas of exceptional landscape value both within and outside the National Park including the White Peak and Dark Peak. The Peak District National Park was the first to be designated in the United Kingdom and is afforded the highest level of landscape protection by the planning system.

4.7 Many of the area's towns and villages also provide a high quality built environment. This is a key factor in the area's residential attractiveness and supports its role as a visitor destination and there are a wide range of local and national policies in place to protect environmental quality. However, environmental sensitivity places a serious constraint on new housing development across the sub region and creates a challenge for addressing housing priorities.

Joint Housing Strategy Objectives and Priorities

4.8 The objectives of the Joint Housing Strategy include partnership working with the wider community and other key agencies to:

- Enable the provision of new affordable housing appropriate to the needs of the local population;
- Ensure the provision of good quality, energy efficient accommodation, across all tenures;
- Ensure that all elements of the housing strategy link to the corporate aims and reflect national, regional and sub regional priorities;
- Monitor and research housing market trends to ensure the strategy responds effectively to the changing housing environment.

4.9 The joint housing priorities are:

- Improving the supply of and access to affordable housing;
- Creating new supported housing services for vulnerable people;
- Remedying poor housing conditions.

Affordable Housing Policies

4.10 The following policies are in place to achieve the necessary volume of affordable housing.

Derbyshire Dales

4.11 A minimum of 45% of housing should be affordable on sites of 15 or more or where its site area is 0.5ha or more in Matlock, Ashbourne and Wirksworth. In key rural settlements 33% of all dwellings on sites of 2 or more or where the site area is 0.1ha and above are required to be provided as affordable housing. Elsewhere the District Council will generally seek a financial contribution in lieu of on-site provision.

High Peak

4.12 A minimum of 30% of housing should be affordable on sites of 5 or more dwellings or where the site area is 0.17ha or more within settlements of less than 3000. Elsewhere there should be 30% of affordable housing on sites of more than 15 dwellings or where the site area is 0.5ha or more.

Peak District National Park:

4.13 All developments should comprise 100% affordable housing to meet local needs with the exception of enhancement sites where an element of market housing can be allowed in order to achieve benefits for the Park.

5 Overview of Housing Performance in the Peak Sub Region

Annual Dwelling Completions in the Sub Region

5.1 Table 5.1 below presents the annual dwelling completions, and the five and ten year annual average completion rates for each planning authority within the sub region and for the sub region as a whole.

5.2 Across the sub region as a whole, housing delivery rates have increased significantly. A steady increase in annual housing completions between 1998/99 and 2006/07 has been reported with completion rates increasing significantly over the period. Much of this growth was reported in the High Peak where completions peaked at 608 units in 2006/7 having more than doubled since 1998/99. Data is also provided for the area covered by Derbyshire Dales and High Peak to include those parts of the districts that are within the PDNP as these figures are used to calculate the regional plan residual requirement. The trend in terms of delivery for this area is similar to the sub region as a whole.

Table 5.1 Annual Dwelling Completions in the Sub Region 1998/99 to 2007/08

Year	Derbyshire Dales District	High Peak Borough	Peak District National Park	Peak District National Park (Derbyshire Dales)	Peak District National Park (High Peak)	Total completions in sub region 1998/99 to 2007/08	Total completions in sub region (excluding PDNP outside Derbyshire Dales and High Peak) 1998/99 to 2007/08
1998/99	227	270	77	62	6	574	565
1999/00	221	337	100	69	4	658	631
2000/01	101	413	115	88	7	629	609
2001/02	161	279	38	27	5	478	472
2002/03	93	371	96	77	8	560	549
2003/04	173	224	149	96	43	546	536
2004/05	156	384	82	46	32	622	618
2005/06	196	452	75	46	18	723	712
2006/07	204	599	108	95	9	911	907
2007/08	257	360	42	32	4	659	653
Total	1789	3689	882	638	136	6360	6252

5 year annual average	197	404	91	63	21	692	685
10 year annual average	179	369	88	64	14	636	625

Source: Derbyshire County Council and PDNPA

5.3 A trend of increasing annual completion rates is demonstrated by comparison of completions over the first and second five year periods. As table 5.2 below illustrates, the average rate for the period 2002/04 to 2007/08 is around 20% higher than the average rate for 1998/99 to 2002/03. The difference for the part of High Peak within the PDNP is exceptionally high at 253% but is affected by the relatively small numbers involved.

Table 5.2 Percentage Difference Between the First and Second 5 Year Periods

	Derbyshire Dales District	High Peak Borough	Peak District National Park	Peak District National Park (Derbyshire Dales)	Peak District National Park (High Peak)	Total Completions in Sub Region 1998/99 to 2007/08	Total completions in Peak, Dales and Park HMA 1998/99 to 2007/08
Percentage difference between first and second five year period.	23%	21%	7%	-2%	253%	19%	21%

Comparison of Historic Completion Rates to RSS Targets

5.4 District level housing completions have been set alongside the figures provided in Regional Plan Policy 13a to indicate the likelihood of future delivery. Table 5.3 shows how completions since 2006 have been taken into account to provide a residual annual target figure for the remainder of the period 2006 - 2026. Completions within the PDNP within Derbyshire Dales and High Peak have been factored into calculation of the residual targets for both districts in line with Regional Plan Policy 13a. The figures for Derbyshire Dales and High Peak comprise the residual requirement for the Peak sub region⁷.

⁷ Expressed in the Regional Plan as the requirement for the Peak, Dales and Park HMA.

Table 5.3 Calculation of the Regional Plan (RSS) Residual Annual Requirement for 2006 - 2026

	Total completions 06/07 and 07/08 (not including completions outside Derbyshire Dales or High Peak)	RSS total target provision 2006-2026	Annual target provision 2006-2026	RSS residual total 2006-2026	RSS residual annual target 2008/09 to 2026
Derbyshire Dales (including PDNP)	588	4,000	200	3,412	190
High Peak (including PDNP)	972	6,000	300	5,028	279
Peak sub region	1,560	10,000	500	8,440	469

5.5 Overall, delivery of housing in the Peak sub region has consistently been at a rate above the residual annual requirement for 2008 to 2026 (469 dwellings per annum). PDNP completions have been taken into account when considering trends in past delivery on the basis of Policy 13a of the Regional Plan which states that completions within the PDNP will count towards the dwelling requirement for Derbyshire Dales and High Peak,

5.6 For Derbyshire Dales, the five year annual completion rate of 260 (taking completions within the PDNP into account) exceeds the 10 year average and is well above the residual requirement of 190 for the remainder of the period (2008 to 2026).

5.7 Within High Peak, there was a steep increase in completions followed by a sharp drop in 2007/8. This can be partly attributed to the delayed impact of the housing restraint policy which came into force in October 2004⁸. Despite this, the rate for High Peak demonstrated by both the five and ten year averages, is clearly above the requirement for High Peak. The five year average of 425 is well in excess of the annual requirement of 279 dwellings (2011 to 2026) within the RSS period.

5.8 At the district level, past performance has been strongest in High Peak with delivery in Derbyshire Dales also well above the residual requirement rate. In both, measures to help ensure future delivery may be necessary. Past delivery as illustrated in this report has been achieved in a relatively strong market context. Nationally, the current financial situation

⁸ The explanatory Supplementary Planning Document was adopted in 2006.

has slowed residential development and is expected to have a significant impact on housing delivery with current estimates suggesting that it may be three or four years before markets recover. A number of factors suggest that markets in the Peak sub region are more resilient and will withstand wider trends. In particular, the emerging Strategic Housing Market Assessment observes that a principal driver of the housing market is in-migration from surrounding areas, mainly of existing home-owners who are equity rich and therefore less dependent on mortgage financing. However, that there may be medium to long term potential local impacts should not be disregarded.

5.9 A further and related factor is the impact that new Core Strategy policies to increase the overall supply of affordable housing through the planning system may have on the viability of residential development.

5.10 The charts below (Figures 5.1, 5.2, 5.3 and 5.4) show past completions for each district against the annual dwelling requirements for each district. A residual target has been calculated for the years remaining in the period 2008 to 2011 which takes account of dwelling completions in each area to date. Completions within the three Planning Authority areas for the years 2006/07 and 2007/08 have been deducted from the RSS requirement for 2006 to 2026 to provide residual figures for subsequent years.

Figure 5.1 Comparison of RSS Requirements (2008 to 2022) Compared to Past Rates of Delivery (Derbyshire Dales)

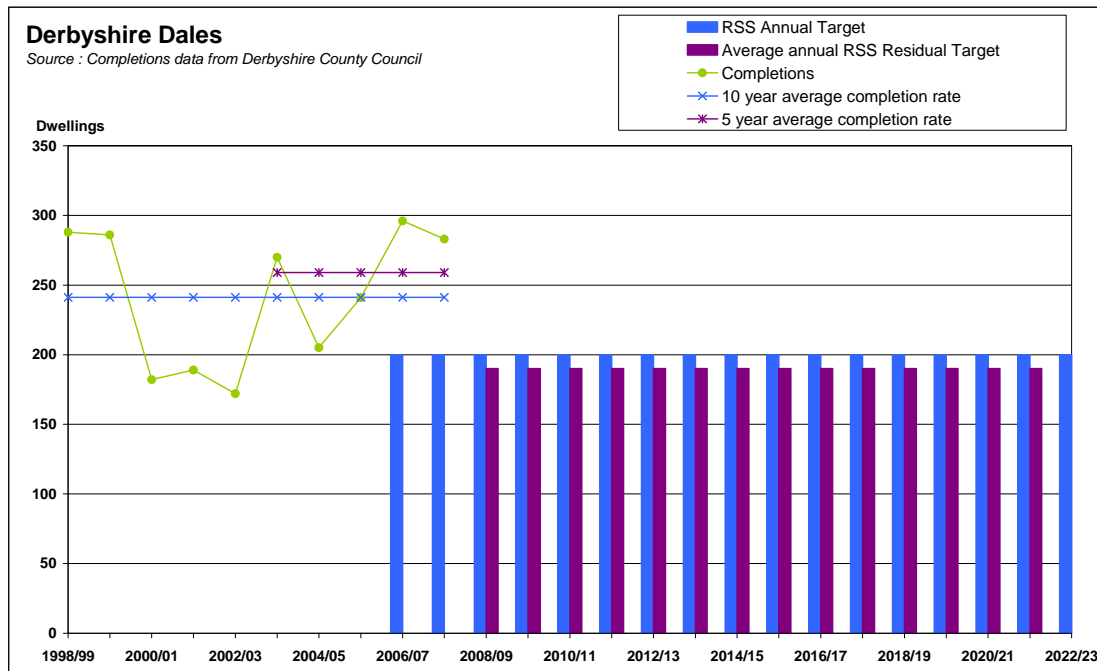


Figure 5.2 Comparison of RSS Requirements (2008 to 2022) Compared to Past Rates of Delivery (High Peak)

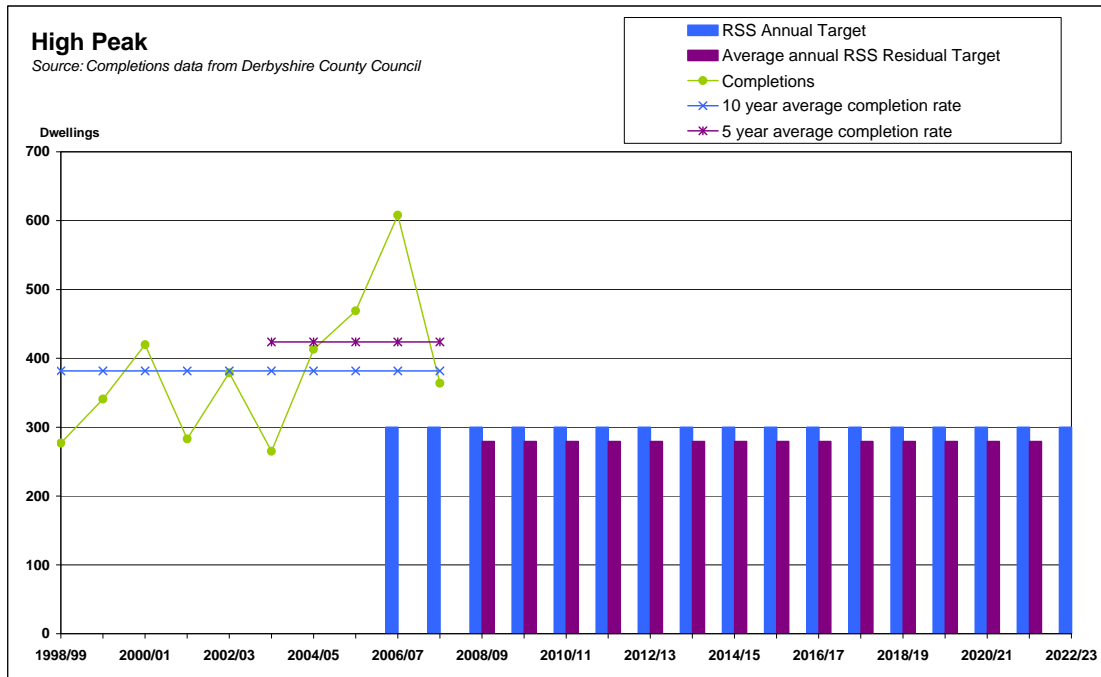
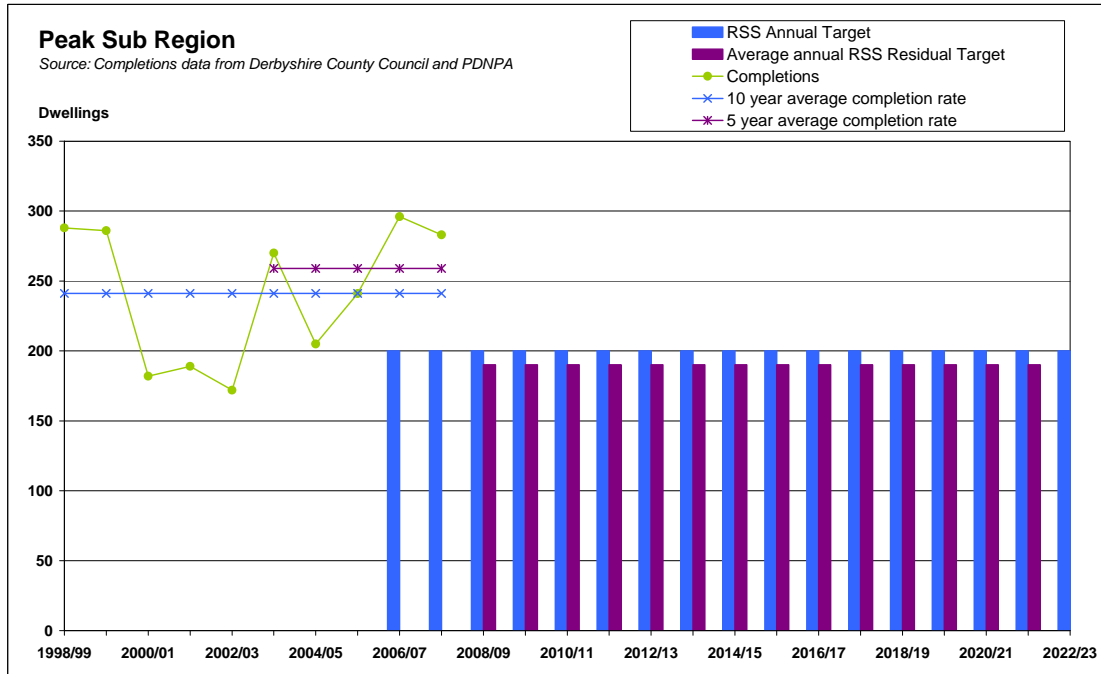


Figure 5.3 Comparison of RSS Requirements (2008 to 2022) Compared to Past Rates of Delivery (Peak Sub Region)



Conclusions

5.11 The analysis presented in this chapter has shown that overall, past housing delivery within the Peak sub region has been at a rate at least equal to, and often above the dwelling requirements of the Regional Plan. Past delivery in High Peak has been most significantly above the residual requirement despite the use of a housing restraint policy in recent years. The analysis implies that the requirements in the Regional Plan are broadly achievable. However, other factors including market circumstances and the application of affordable housing policies may affect the deliverability of the Regional Plan requirements.

5.12 Chapter 6 sets out a more detailed analysis of the past completions data to identify the types of development that have contributed to housing supply over the previous ten years.

6 Sources of Past Supply

Introduction

6.1 This section provides a more detailed analysis of completions data to consider the sources of past housing supply. This provides the basis for a more sensitive assessment of the realism of anticipated future delivery. It also allows an assessment of the amount of housing that has been delivered on allocated sites and sites capable of being allocated for residential development which it would be possible to plan for through the Local Development Framework. The analysis also provides the basis for calculation of a 'windfall' allowance. The Guidance suggests that a windfall allowance should not be included except in exceptional circumstances. This analysis has been included here to allow consideration of whether or not there are such circumstances.

6.2 Tables 6.1 to 6.3 present a breakdown of the sources of past supply for each authority. Table 6.4 presents the totals for the whole Peak sub region. More detailed analysis at individual authority level is also undertaken. The information presented here is intended to provide an initial indication of where potential supply in the study area comes from. It should be noted that Tables 6.1, 6.2 and 6.3 include double counting in the sense that dwellings within Derbyshire Dales and High Peak that are in the PDNP are also included within the column for the PDNP. As such they are not consistent with the totals provided in Table 6.4.

Derbyshire Dales

6.3 Table 6.1 shows the primary sources of completions in the Derbyshire Dales to be as a result of windfall sites of over 0.1 hectare and conversion of non-retail or residential properties. Conversions as a proportion of all completions reported a substantial increase between 2000/1 to 2005/6 when they accounted for as many 60% of all new dwellings. This compares to a rate of close to 30% in 1998/9 and again in 2007/8. Over the whole period over 40% of all new dwellings were from conversions. Appendix 9 provides figures for completions in Derbyshire Dales within and outside the PDNP.

**Table 6.1 Derbyshire Dales (including the area of Derbyshire Dales within the PDNP)
Dwelling Completions 1998/99 to 2007/8**

Derbyshire Dales (including PDNP)	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
Financial Year							Total Completions
1998/99	2	6	86	161	34	n/a	289
1999/00	1	3	98	145	43	n/a	290
2000/01	2	2	110	45	30	n/a	189
2001/02	9	15	47	88	29	n/a	188
2002/03	5	12	64	57	32	n/a	170
2003/04	2	7	138	101	21	n/a	269
2004/05	9	23	81	68	21	n/a	202
2005/06	4	56	78	82	22	n/a	242
2006/07	3	29	48	194	25	n/a	299
2007/08	4	42	34	185	24	n/a	289
Total	32	164	443	939	211	n/a	2,427
5 Year Annual Average	4	31	76	126	23	n/a	260
10 year Annual Average	4	20	78	113	28	n/a	243

Source: Completions data from Derbyshire County Council and PDNPA

High Peak

6.4 New build properties have provided the focus for High Peak's new property supply. Housing supply has mainly consisted of developments of more than three dwellings and sites of over 0.1 hectares (Table 6.2). Conversions were highest as a proportion of all dwellings in 2006/07 at 43%. Appendix 9 provides figures for completions in High Peak within and outside the PDNP.

Table 6.2 High Peak (including the area of High Peak within the PDNP) Dwelling Completions 1998/99 to 2007/8

High Peak (including PDNP)	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
Financial Year	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	Total Completions
1998/99	1	1	47	214	13	n/a	276
1999/00	4	3	54	262	18	n/a	341
2000/01	8	17	59	294	42	n/a	420
2001/02	4	11	62	194	13	n/a	284
2002/03	17	29	80	234	19	n/a	379
2003/04	6	21	68	157	15	n/a	267
2004/05	17	33	67	267	32	n/a	416
2005/06	10	13	71	367	9	n/a	470
2006/07	11	82	169	332	14	n/a	608
2007/08	5	34	61	257	7	n/a	364
Total	83	244	738	2,578	182	n/a	3,825
Annual Average	10	37	87	276	15	n/a	425

Source: Completions data from Derbyshire County Council and PDNPA

Peak District National Park

6.5 As table 6.3 highlights, the primary form of housing completions in the Peak District National Park over the ten year period were created by conversion of properties from non residential or retail uses. This will include the conversion of farm buildings. Conversions as a proportion of all completions peaked in 2004/05 at 95% and have been in excess of 50% for seven of the past ten years.

Table 6.3 Peak District National Park (whole of park) Dwelling Completions 1998/99 to 2007/8

Peak District National Park	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
Financial Year	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	Total Completions
1998/99	3	4	31	24	15	n/a	77
1999/00	1	1	48	42	8	n/a	100
2000/01	1	2	97	6	9	n/a	115
2001/02	0	2	31	0	5	n/a	38
2002/03	1	7	41	22	25	n/a	96
2003/04	0	2	104	35	8	n/a	149
2004/05	3	4	71	1	3	n/a	82
2005/06	0	2	44	21	8	n/a	75
2006/07	0	3	21	78	6	n/a	108
2007/08	2	9	24	0	7	n/a	42
Total	11	36	512	229	94	0	882
Annual Average	1	4	51	23	9	0	88

Source: Completions data from PDNPA

Peak Sub Region

6.6 In the period 1998/99 to 2007/8, a total of 6,360 dwellings have been completed across the Peak sub region with 6252 of these within the housing authority areas of Derbyshire Dales and High Peak. Table 6.4 shows that 3,704 (59%) of completions were part of developments of more than three dwellings and/or involved sites of over 0.1 hectares. Across the period, new build accounted for two thirds of all completions and conversions for a third. It should be noted that the figures include completions within the PDNP that fall outside Derbyshire Dales and High Peak districts.

Table 6.4 Peak Sub Region (including whole of the PDNP) total dwelling completions 1998/99 to 2007/8

Peak Sub Region	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	Total Completions
1998/99	3	7	133	375	47	n/a	565
1999/00	5	6	152	407	61	n/a	631
2000/01	10	19	169	339	72	n/a	609
2001/02	13	26	109	282	42	n/a	472
2002/03	22	41	144	291	51	n/a	549
2003/04	8	28	206	258	36	n/a	536
2004/05	26	56	148	335	53	n/a	618
2005/06	14	69	149	449	31	n/a	712
2006/07	14	111	217	526	39	n/a	907
2007/08	9	76	95	442	31	n/a	653
Total	124	439	1,522	3,704	463	n/a	6,252

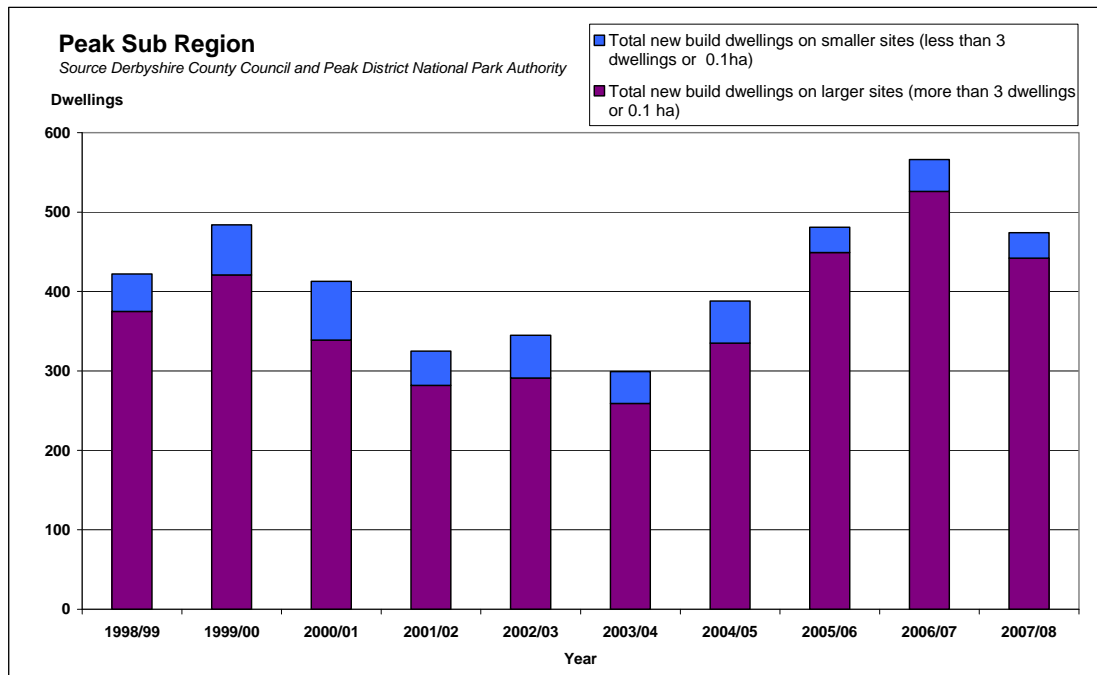
Source: Completions data from Derbyshire County Council and the Peak District National Park Authority

New Build Development

6.7 Figure 6.1 shows annual provision of new build dwellings across the sub region, between 1996/97 and 2007/08 on larger sites (above 0.1ha or 3+ dwellings) and on smaller sites (below 0.1ha or three dwellings). The figures indicate that the majority of housing is provided on sites above 0.1 hectare in size. Provision on smaller sites is nonetheless significant at 7.5%. It should also be considered that a small number of larger sites can account for a large proportion of provision. Small sites may account for a smaller proportion of overall supply but be more numerous and therefore a significant source. This point is discussed further in Section 10.

6.8 Completion rates for new build properties have fluctuated over time. The period 2003/4 to 2006/7 reported a steady year on year increase in the number of completions before a significant reduction in 2007/8 when all forms of completions reported a fall as a result of changing market conditions.

Figure 6.1 Total New Build Dwellings on Smaller Sites and Larger Sites for the Peak Sub Region (including whole of PDNP) by Year (1996/7 to 2007/8)

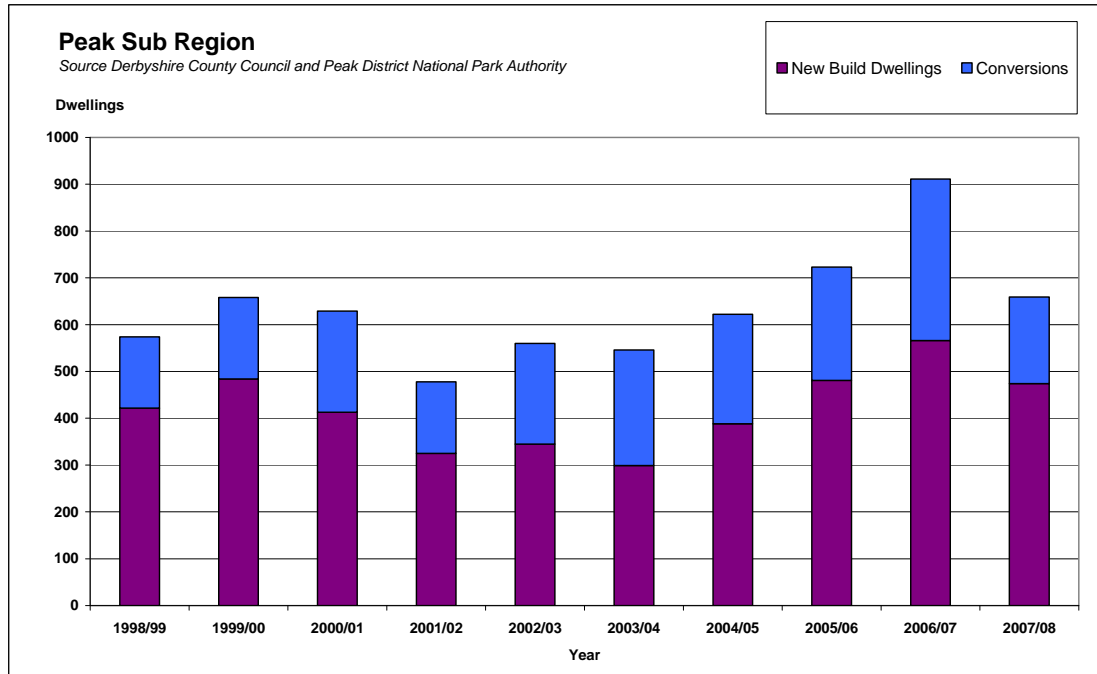


Conversions

6.9 Figure 6.2 overleaf shows all dwellings completed by year and the proportion of these that are conversions. Each year, since 1998/99, at least one quarter of all dwellings have been created as a result of conversion rather than new build development rising to

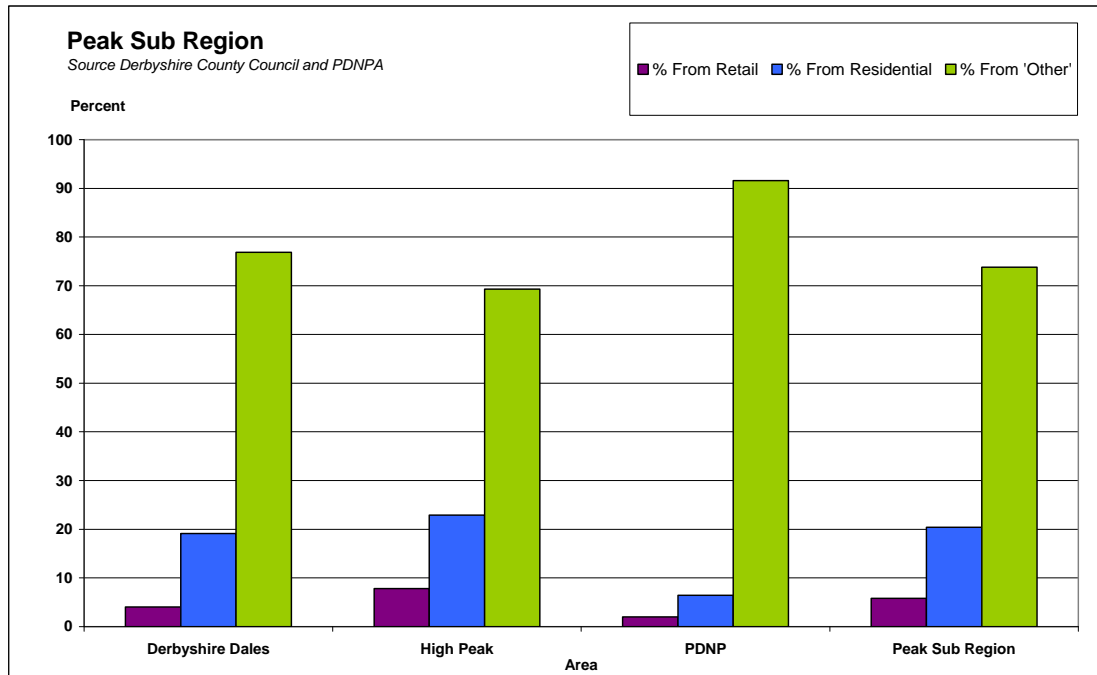
nearly half in 2003/04. There is no discernable change in the proportion of completions from conversions over time with similar trends followed for both forms of properties.

Figure 6.2 Total New Build Completions and Total Conversions for the Peak Sub Region by Year (1996/7 to 2007/8)



6.10 Figure 6.3 shows housing supply from conversions in more detail. Across all areas conversions from 'retail' are the smallest source with 'residential' conversions representing a more significant source at between 6 to 23 percent. Supply from 'other' conversions is highest in the PDNP at over 90%. This category includes the conversion of premises from former employment uses (including large mills that have been empty for many years) and former farm accommodation such as barn conversions.

Figure 6.3 Conversions by Type and Planning Authority Area 1996/7 - 2007/8 (% of All Conversions)



6.11 Across the whole Peak sub region, the proportion of completions that are a result of conversions has consistently been between a quarter and a third of all dwellings and was close to half in 2003/04. Conversions are clearly a very significant source of supply.

Conclusions

6.12 All development across the whole of the Peak sub region has been on 'windfall' sites as there have been no sites allocated for development in the three Planning Authority areas in the period reviewed. Analysis of the sources of supply suggests that, following the site assessment process (see Sections 8 and 9), there would still be some supply from sites that are unlikely to be identified or allocated. In particular, the analysis presented here has shown that a significant proportion of past supply across the Peak sub region has been from conversions. In Derbyshire Dales this has accounted for between 28% and 60% of all completions each year since 1998. In the Peak District National Park, conversions as a source of all supply has been as high as 95%. The rate is lower in High Peak but across the Peak sub region the rate of conversions has been consistently high. The 'other conversions' category, which includes conversions from agricultural and industrial uses, is the largest in all planning authority areas. However the 'from retail' and 'from residential' categories are relatively high in High Peak at 8% and 23% respectively which reflects its more built up nature. The analysis suggests that a windfall allowance in this case may be appropriate but would need more detailed analysis of past supply trends to understand how significant each source would be in each area. Further consideration is given to this issue in Chapter 11.

7 Identification of Potential Housing Land Supply Sites

Introduction

7.1 This chapter explains how potential housing supply sites were identified and provides a pre appraisal figure for potential housing land supply. This is an indicative figure for potential supply that is calculated before any constraints on development, including on the proportion of a site that could be developed, are taken into account.

Sources of Potential Supply

7.2 This stage of the analysis focuses principally on potential supply from identified sites. The potential for including a windfall allowance is considered in the concluding section of the report (Chapter 11).

7.3 Sites were identified from the following sources:

- Sites allocated for residential development in the High Peak Local Plan (there are no housing allocations for either Derbyshire Dales or the Peak District National Park);
- Sites within existing Urban Capacity Studies;
- Sites identified by the Rural Housing Enabler;
- Sites with extant planning permission for residential development;
- Employment sites inappropriate for current use / allocation from the Peak Sub region Employment Land Review;
- NLUD / Brownfield Action Plan sites (with the exception of some felt to be fundamentally unsustainable due to their outlying location);
- Refusals for planning permission on grounds of prematurity within High Peak;
- Officer recommendations based on consultation sessions with officers from each of the three authorities; and
- A 'call for sites' during April 2008 which was publicised via advertisements in a range of local newspapers.

7.4 In total, 920 sites were identified for analysis.

7.5 A density multiplier of 30 dwellings per hectare (dph) has been applied to provide a broad indication of site yield and the pre-appraisal potential housing supply for the Peak sub region. An assumption of 30 dph is used as the default density for land included in this study. However, individual site yields have been refined using information from a range of sources including:

- Dwelling numbers from planning permissions;
- SHLAA site appraisal information from site visits; and

- Local authority monitoring data to identify completions to April 2008

7.6 Table 7.1 presents a breakdown of the pre appraisal supply by Planning Authority area. The pre appraisal supply figures at this point are based on all SHLAA sites. The sites filtered for the purpose of identifying a short list for appraisal have been included. The filtering process is undertaken on the basis that it is possible to identify certain sites as fundamentally unsuitable for housing without need for a visit. The filtered sites remain part of the pre appraisal supply but were removed from the study following this stage and not subject to further analysis.

7.7 The pre appraisal supply figure for the whole Peak sub region is 56,664. (Table 7.1). The figure for the Peak sub region excluding the parts of the PDNP that are not in Derbyshire Dales or High Peak is 54,852. The filtering process (which removed sites of less than 0.1 hectare, sites within Flood Zone 3, sites within the Green Belt as well as those subject to high level conservation designations) reduced the number of sites from 920 to 817.

7.8 Table 7.1 provides a breakdown of the pre-appraisal supply by area.

Table 7.1 Pre Appraisal Supply

	Derbyshire Dales District (outside PDNP)	Derbyshire Dales (within PDNP)	High Peak Borough (outside PDNP)	High Peak Borough (within PDNP)	Peak District National Park (all)	Total Peak Sub Region (including PDNP within Derbyshire Dales and High Peak PDNP)	Total Peak Sub Region (including all of PDNP)
Total Number of Sites	350	154	367	21	203	892	920
Total Area (Ha)	969.21	180.14	562.25	3.92	187.52	1715.52	1718.97
Pre Appraisal Supply (@30dph)	29,076	5,404	18,489	1,882	9,099	54,851	56,664

Conclusions

7.9 A wide range of sources of potential supply were used to compile a schedule of sites for the SHLAA. This included consultation with local authority officers as well as a public 'call for sites' during spring 2008. The process yielded a total of 920 sites.

7.10 The total pre appraisal supply figure of 56,664 across the whole sub region (or 54,851 within Derbyshire Dales and High Peak if areas within the PDNPA are included) is based on application of a 30 dwelling per hectare multiplier and does not take potential

constraints into account. The following chapter considers constraints on potential housing land supply and applies this analysis to provide a post appraisal estimate of site yields.

8 Constraints on Housing Land Availability in the Peak Sub Region

Introduction

8.1 This section provides a discussion of constraints on potential housing supply at both the strategic and site levels and provides potential housing supply figures based on a post appraisal assessment of site yields.

Strategic Constraints

8.2 This part of the report provides commentary on a range of strategic constraints on housing delivery in the study area. While the previous section (Section 7) was concerned with site specific factors that could inhibit delivery, the issues examined here are strategic in nature and are less likely to be resolvable without strategic infrastructure investment.

8.3 To help demonstrate the potential impact of strategic constraints on the deliverability of housing in the Peak sub-region, an assessment has been undertaken that provides an indication of the impact on housing development from transport, utilities infrastructure and flood risk constraints. These three categories are identified as key determinants of the ability to support additional housing and the potential challenges to be considered in development.

Transport

Introduction

8.4 This section sets out the key strategic issues facing the Peak Sub-Region in relation to different forms of transport infrastructure capacity. It presents information gathered from:

- The stakeholder workshop undertaken on the 18 July 2008; and
- Reviews of the Derbyshire Local Transport Plan (LTP) 2006 – 2011.

Overview of Issues from the Workshop Session

8.5 The session was attended by a representative of Derbyshire County Council. The session focused on the future and existing strategic transport infrastructure considerations for the study area and key settlements within it.

8.6 The workshop provided some contextual information about how the Highways Authority operates in the area. It was identified that the work undertaken by the authority can be split into four main streams including: maintenance of existing infrastructure; road safety and casualty reduction; travel congestion; and local economy and accessibility. The

authority's involvement also extends beyond highways issues and includes alternative modes of transport. However this is becoming increasingly limited with the majority of involvement being focused on provision of ancillary infrastructure and access, for example to rail stations. With regard to the bus network, it was viewed that most services are provided on a commercial basis, with authority run services mainly focused on school and weekend services. Essentially involvement in bus services takes the form of consolidating services, with rural areas being at greatest risk of reduced services and subsequently would experience the greatest impact.

8.7 The session also included discussion of the major settlement areas in the study area. A summary of this is provided below.

Glossop

8.8 It was identified that in the context of the study area, Glossop should be seen to have the most significant transport issues due to its location in relation to Trans Pennine movements and locally generated traffic from Glossop to Manchester. The major proposal for the area is the Mottram/Tintwistle bypass on the trunk 'network' to enable traffic to avoid the villages of Mottram, Tintwistle and Hollingworth on the A57, A628, A616 route. The scheme has been developed by the Highways Agency.

8.9 When work on this scheme would start is currently unclear, as it would be funded through regional allocations, and 4 North West announced in March 2009 that the funding has been pushed back to at least 2016. This is due to the escalating costs of the scheme.

8.10 As a result of the funding allocation being pushed back to 2016, it was announced in May 2009 that the Association of Greater Manchester Authorities have developed a package of measures for the Greater Manchester area, including an alternative bypass proposal for just the village of Mottram. The cost of this alternative bypass is less than the Highways Agency scheme, and it is expected to be delivered by Tameside Metropolitan Borough Council, potentially with funding via 4 North West, as the majority of the scheme lies within their boundaries. However, it should be noted that the potential impact of the new scheme is as yet unknown.

Buxton

8.11 It was identified that Buxton has less weekday movements than Glossop and limited interrelationships with Glossop and other settlements in the study area, however it has strong links with Greater Manchester. Buxton is relatively well linked to Manchester through rail and bus provision and has more strategic routes than Glossop. Capacity on the A6 was considered to be adequate with the main problems starting to occur on the fringes of the sub region on the approach to Stockport.

Bakewell, Matlock and Ashbourne

8.12 It was considered that there were limited constraints in areas such as Bakewell, Matlock and Ashbourne, with issues being localised rather than of strategic significance. It was considered that the Highways Authority would be unlikely to object to additional housing provision in Bakewell as capacity is adequate. The settlement has some links with Manchester, Sheffield and Derby with a good provision of local public transport services.

8.13 However it was noted that people do travel to Matlock for retailing and that significant development in these settlements could lead to congestion issues occurring. The majority of strategic issues in Matlock were considered to have been addressed with improved highways infrastructure already implemented.

8.14 Ashbourne was considered to have constraints in the centre with mitigation measures in outer areas already discussed in parts of the settlement to alleviate pressure on junctions closer to the centre. Discussions have also included a bypass 'looping' from south to west of centre to reduce congestion and ease movement.

Other Settlements

8.15 Other settlements discussed at the session included New Mills, where it was identified that the settlement was strongly associated with Manchester, with the best strategic connection being in the south (A6 corridor). New Mills has two rail stations with links to Manchester and therefore has a good range of transport modes. Constraints were identified at the A6 junction at Newtown and residential development in the centre could cause congestion issues.

8.16 Wirksworth was considered to have strategic links to Matlock and Derby, however the main issues were localised and congestion was caused mainly by factors such as high levels of on-street parking rather than volumes of traffic. Whaley Bridge was identified to have strong links with the A6 (north), however there were no strategic issues identified in the area other than some issues in the centre regarding 'pedestrian' routes, on-street parking and servicing for shops etc.

8.17 In addition, a number of larger, remote sites in the study area were discussed. The main strategic issues raised related to rural safety considerations and that the increased congestion caused from significant development in these sites would likely increase risk of road safety. In addition, it was considered that these sites were largely unsustainable and would lead to traffic movements increasing to larger settlements for facilities and services resulting in 'cross park' traffic.

Derbyshire Local Transport Plan 2006 – 2011

8.18 Building on the Local Transport Plan 2001-2006, the LTP for the period of 2006-2011 has re-examined Derbyshire's transport needs in the light of changing circumstances and priorities. As a result it has set its focus on the four shared transport priorities between Central and Local Government of Accessibility, Air Quality, Congestion and Road Safety. These priorities will be achieved by:

- Improving the alternatives available to people without a car;
- Encouraging less environmentally damaging modes of transport;
- Introducing safety measures on our roads and enhancing safety education; and
- Encouraging motorists to switch to other forms of transport where possible.

8.19 The LTP has identified the following key issues relating to High Peak, Peak District National Park and Derbyshire Dales:

- Over a third of the county lies within the Peak District National Park so there is a need to ensure that National Park issues and policies are taken into account when carrying out maintenance and management works.
- A number of environmental issues relating to maintenance need to be addressed. These include pollution of water courses due to inadequate drainage and water intercept systems, the use of locally distinctive and recycled materials and footpath erosions.
- Congestion problems within the Peak District National Park are also a key issue, primarily during the tourist season. However, management measures towards this issue should be carefully carried out to counter potential negative impacts on visitor numbers.

8.20 The following schemes and projects have been proposed during the plan period. However, the ability to deliver these schemes and projects may depend on securing external funding:

- Improved public transport waiting and information provision at key bus stops and rail stations in the High Peak and Derbyshire Dales along with key routes into Derby, Chesterfield, Sheffield and Manchester;
- Off road cycle route from Stockport to Whaley Bridge/Buxworth and potentially to Buxton via the former Peak Forest Tramway;
- Investigation (with Northern Trains) of improved rail services/connections between Tameside and the Peak District/Sheffield;
- Introduction of real time passenger information along the Trans Peak bus route between the Greater Manchester County boundary and Buxton;
- Enhancements to rail/bus interchange at Buxton;

- Line branding of the Derwent Valley, Hope Valley and Buxton railway lines;
- Addressing coach boarding/alighting and parking facilities at Bakewell and Chatsworth;
- A scheme at the Bakewell Road/Fairfield Road junction in Buxton looking at congestion reduction;
- The Glossop Spur (in partnership with Tameside Metropolitan Borough Council);
- A potential scheme of A515 Ashbourne by-pass.

Utilities and Flood Risk

Introduction

8.21 This section sets out the key strategic issues facing the Peak sub region in relation to different types of utilities infrastructure capacity and flood risk. The issues have been identified through the workshop undertaken on 18 July 2008 and from reviews of relevant documentation relating to water supply, draining water/ sewer treatment and flood risk.

Overview of Issues from the Workshop Session

8.22 Stakeholders included representatives of the United Utilities and Severn Trent Water who are the main organisations responsible for water and sewerage issues across the sub region. A list of workshop attendees is provided in Appendix 2. Efforts were made to contact local energy providers via consultants responsible for previous research into utilities provision in the Peak District. It was not possible to establish contact and it is recommended that this is a specific area of focus for future reviews of the SHLAA.

General Comments

8.23 It was noted that utility providers are not statutory consultees on planning applications but are legally obliged to provide a connection to water supply once planning permission is granted. Generally developers 'requisition' the necessary offsite and onsite mains from the utilities providers (such as Severn Trent Water) although they are able to construct these mains themselves by following the necessary self lay process, Sewerage pipelines are generally provided by the developer and then adopted by the utilities provider, however they can also requisition these pipes if they wish to do so.

8.24 The topography of the Peak District is a significant factor in the operational challenges for provision of clean water and waste water facilities. Geography dictates that many of the clean water networks are dispersed and development growth can often mean long distances of new mains are required to facilitate their water supply and drainage needs. Unlike an urban area this often means that even small scale development will carry high unit costs as the networks do not carry the flexibility available in towns or cities.

8.25 The Peak sub region has a relatively large number of small waste water treatment works where the current treatment capacity is fairly closely related to the current area served. This can be particularly important when increased demand through development can mean that increased treatment capacity also carries enhanced quality parameters. Assets in this particular area also face the challenge of seasonal, transient demand imposed by the tourist trade.

8.26 At a strategic level, Severn Trent Water Ltd has recently compiled a draft Water Resources Management Plan. The plan is dictated via the six water resource zones that Severn Trent Water is subdivided into with growth assumptions applied based on the emerging RSS housing targets. At this level, the plan identifies that there are no major constraints for the future provision of water resources in the area.

Specific Water Comments

8.27 In the general area of Buxton and Chapel-en-le-Frith, work is currently in progress to improve the networks and has taken into account the High Peak's five year housing supply of 1170 dwellings. It is considered that development beyond this will require further enhancement and as LDF figures emerge these will be assessed. Areas that are particularly remote in comparison to existing water infrastructure are viewed to present particular issues.

8.28 In Newhaven, Ashbourne and Wirksworth the combination of high tourist demand and relative remoteness of the area would present supply problems. Whilst technically these could be overcome, the issue would be based on the time and relative cost of supporting significant growth in this area. Matlock and Bakewell are considered to generally have available capacity, although some local reinforcement is considered to be necessary.

Specific Sewerage Comments

8.29 It was considered at the workshop session that there are no significant capacity issues in the High Peak. Work is ongoing to assess the potential headroom (the capacity of sewer treatment works for dealing with sewerage) to understand how and where future demand is best accommodated. As the utilities providers' Asset Management Plans emerge and development figures and phasing become clearer in the Local Development Frameworks for the Peak District National Park, High Peak and Derbyshire Dales there will be a need to coordinate plans.

8.30 The Peak District National Park Authority noted that a statement was made by Severn Trent Water at the RSS EIP expressing concern about sewerage issues in the limestone plateau of the national park, at a strategic level. Surface water was a key issue discussed and it was stated that surface water can be 50 times the domestic grey water per

property than the national average and therefore in considering development it will be important to incorporate strategies to minimise the amount of surface water entering the drainage system to enable the maximum use of any remaining capacity. Severn Trent Water has prepared a Strategic Direction Statement. The document reiterates support for the use of sustainable drainage solutions as the ability to keep separate surface water and foul water not only benefits the local environment as surface is returned close to the point of capture, it also reduces the demand on treatment works.

Flood Risk

8.31 Planning Policy Statement 25: Development and Flood Risk and Flooding Direction: The Planning Policy Statement (PPS) has been developed to reflect the general direction set out in Making Space for Water (Defra 2004), the evolving strategy to shape flood and coastal erosion risk management policy over the next 10–20 years. It is set in the context of new Government priorities for sustainable development and drivers for change such as climate change and development pressures, including pressures in flood risk areas. The statement sets out a number of requirements including the need for local authorities to:

- Identify land at risk from flooding and the degree of risk involved at all stages of the planning process.
- Frame policies for the location of development that avoid flood risk as far as possible and manage any residual risk.
- Apply the sequential risk-based approach at all levels of the planning process.
- Ensure spatial planning supports flood risk management and emergency planning.
- Only permit development in areas of flood risk when there are no suitable alternative sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding (using Exception test following Sequential test)
- Safeguard land from development that is required for current and future flood management.

Sequential Test

8.32 Flood Risk Zones are used for applying the Sequential Test. Land is categorised as being within a particular Flood Zone according to its probability of flooding. Zone 1 is low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b is the functional floodplain.

8.33 The overall aim should be to steer all new development to Flood Zone 1, however where this is not possible, development may be appropriate in Flood Zones 2 and 3, provided that it is demonstrated that no reasonable options are available in a lower flood risk area. In order to demonstrate this, a development proposal will need to have been subjected

to a Flood Risk Assessment and appropriate mitigation measures identified and implemented to provide appropriate flood management solutions.

Exception Test

8.34 The Exception Test can be used to justify departures from the Sequential Test in line with wider sustainability objectives. If development cannot be located in the zones of lower probability of flooding the Exception Test can be applied, and if satisfied, it provides a means of managing flood risk while still allowing necessary development to occur. The Exception Test requires that:

- the development makes a positive contribution to sustainable communities, and to sustainable development objectives of the relevant Local Development Document;
- the development is on developable brownfield land or where there are no reasonable alternative options on developable brownfield land;
- a flood risk assessment demonstrates that the residual risks of flooding to people and property (including the likely effects of climate change) are acceptable and can be satisfactorily managed; and
- the development makes a positive contribution to reducing or managing flood risk.

8.35 Sites were assessed against flood risk using Draft Environment Agency Flood Risk Zone maps provided by consultants during March and April 2008. From these maps a total of 99 sites amounting to 184ha were identified to be effected by flood risk in the study area. The first step was to remove sites out of the study that were identified to be almost entirely in Flood Risk Zone 3. This amounted to a total of 18 sites amounting to almost 27ha. This left 81 sites totalling almost 157ha remaining in the study. This included sites that were only partially affected by Flood Risk 3 (i.e. the boundary of the site touched the Flood Risk Zone 3) and/ or a significant proportion is in Flood Risk Zone 2. Of the remaining 81 sites, almost 40ha (24%) of the total area is within Flood Risk Zones 2 and 3 and therefore for development to proceed on these sites a Flood Risk Assessment would need to be undertaken and appropriate mitigation measures implemented if required.

8.36 It should be noted that the information provided was in draft form and there have been changes to the EA Flood Risk Zones since the analysis was undertaken. Consequently the severity of flood risk may have increased since then. This issue is discussed further in paragraph 8.43

Conclusions

8.37 From the information received during the workshop session and through dialogue with organisations such as United Utilities, Severn Trent Water and Derbyshire County Council a number of conclusions can be made with regards to strategic infrastructure constraining development.

Transport

8.38 Generally the Peak sub region has limited issues with regards to strategic infrastructure constraining residential development. There are, however some localised issues that may impact on the viability of sites. These issues include congestion in centres such as Glossop, Ashbourne and Newtown, New Mills, where developer contributions may be required to help fund necessary infrastructure improvements.

8.39 For highways infrastructure, the impact of tourism is also a key issue and the seasonal impact this has on congestion. In addition, the implications for water quality in undertaking infrastructure improvements and maintenance are also key issues.

Utilities Infrastructure

8.40 For utilities infrastructure, the viability of sites in settlements in remote areas where there is an identified local housing need may be constrained. This is due to potential high unit costs caused by the additional distance of pipelines required as a result of the remoteness and topography of these areas. However it is recognised that in the majority of instances rural sites will be in the vicinity of existing settlements and therefore would not be significantly constrained.

8.41 The implementation of Sustainable Urban Drainage measures may need to be a key policy issue for emerging Local Development Frameworks as the Peak sub region has significantly higher levels of surface water flooding than average

8.42 In addition, full regard will need to be given to the phasing of future housing sites in parallel with Asset Management Plans to ensure that the provision of improved infrastructure closely relates to the phasing and release of housing sites. Therefore Local Authorities should ensure there is ongoing dialogue with utilities providers, particularly energy companies. In addition full consideration should be given to employment requirements together with residential needs when considering utilities infrastructure capacity for the LDF and to ensure that environmental impacts such as flood risk and water quality are given full regard for future infrastructure improvement considerations.

Flood Risk

8.43 From the analysis undertaken and discussion with consultants undertaking the Level 1 Strategic Flood Risk Assessment (SFRA) that flood risk could be a constraint to development in the study area. Consequently it is recommended that to establish the extent of flood risk on future development sites a Level 2 SFRA should be undertaken in accordance with PPS25. This should seek to assess sites in the SHLAA against all forms of flood risk (fluvial and non fluvial) and flood defences etc to provide a greater understanding of the implications of flood risk on future residential development.

Site Appraisals

Site Appraisal Process

8.44 The site appraisal process involved extensive use of GIS data and analysis to understand a wide range of site characteristics including exposure to flood risk and risk of ground contamination and relationship to existing settlements. It was also possible to assess sites with respect to a number of policy factors using GIS based information. These included Local plan designations, nature and conservation designations and listed building and Conservations Area designations.

8.45 Site surveys were undertaken to assess characteristics best discernable on the ground. These included topography, tree cover, distance from services and facilities, pedestrian and cycle access and potential highways access constraints.

8.46 A total of 365 sites were identified for visit. These were visited and subject to the full set of appraisal criteria. Site surveys were undertaken by trained staff briefed to avoid inconsistencies during the appraisal process.

8.47 The full set of appraisal criteria, and the method of appraisal are provided in Table 8.1.

Table 8.1 Appraisal Criteria

SHLAA APPRAISAL CRITERIA	METHOD/S OF ASSESSMENT
Suitability for Housing	
Sequential test (based on local plan development and housing policies)	GIS
Current designation in Local Plan	GIS
Affordable housing need (using housing need survey data)	Head of Housing

SHLAA APPRAISAL CRITERIA	METHOD/S OF ASSESSMENT
Environmental constraints: ecology	GIS
Environmental constraints: historic environment	GIS
National Park Status and Designations	GIS
Extent to which development of the site would provide enhancement to, or be detrimental to, the purposes of the National Park.	Officer Review
Tree cover	Site visit by ekosgen/Arup
Previously Developed Land (in whole or in part)	Site visit by ekosgen/Arup
Other material policy considerations	Site visit by ekosgen/Arup
ACCESS: Site Specific Highways Infrastructure Constraints.	Site visit by ekosgen/Arup
ACCESS: congestion on surrounding road network	Infrastructure workshop
ACCESS: public transport accessibility (bus), both existing and proposed	Site visit by ekosgen/Arup
ACCESS: pedestrian / cycling accessibility to site, both existing and proposed	Site visit by ekosgen/Arup
Contaminated land / other ground stability issues	Site visit by ekosgen/Arup
Flood Risk	GIS
Aspect of site (potential ability of the site to benefit from solar gain)	Site visit by ekosgen/Arup
Topographical constraints	Site visit by ekosgen/Arup
Total developable area	Site visit by ekosgen/Arup
Utilities Constraints: (waste water and waste water treatment works)	Infrastructure workshop
Facilities (retail, services etc) within the locality	Site visit by ekosgen/Arup
Extent to which the development of the site would be constrained by 'bad neighbours' affecting residential amenity	Site visit by ekosgen/Arup
Availability for Housing	
Ownership Constraints	Delivery workshop / site visit
Planning Permission for intended use	Officer input
Achievability for Housing	

SHLAA APPRAISAL CRITERIA	METHOD/S OF ASSESSMENT
Market interest in the site for residential development	Delivery workshop / officer review
Extent to which the site is commercially viable and attractive for residential, development allowing for local occupancy and affordable housing conditions (based on no provision of public subsidy)	Delivery workshop

8.48 The site appraisal matrix which provides the score criteria is provided at Appendix 2.

Supply from deliverable and developable sites

8.49 Following analysis of constraints, the total supply from deliverable and developable sites for the Peak sub region including the whole of the PDNP is 11,248. The figure for the combined districts of Derbyshire Dales and High Peak including the areas within the PDNP is 11,220. It is this geography from within which completions will count towards the RSS requirement for the sub region. The figure for the combined districts of Derbyshire Dales and High Peak excluding the Peak District National Park the figure is 10,759. Table 8.2 shows the breakdown across the Local Planning Authority areas.

Table 8.2 Potential Supply from Identified Sites

Derbyshire Dales (non PDNP)	Derbyshire Dales (within PDNP)	High Peak (non PDNP)	High Peak (within PDNP)	Peak District National Park	Peak sub region (outside PDNP)	Peak sub region (including PDNP within Derbyshire Dales and High Peak)	Peak sub region (including all of PDNP)
4,996	401	5,763	60	489	10,759	11,220	11,248

8.50 The following chapter presents analysis of when these sites could potentially be delivered and compares this with the dwelling requirements in the Regional Plan.

Conclusions

8.51 Transport constraints tend to be localised and can be seasonal linked to tourism. These will generally be mitigated by using Section 106 agreements to fund junction improvements. The only strategic constraint is provision of the Mottram / Tintwistle Bypass, the timescales of which are unknown at present, as detailed in paragraph 8.8 – 8.10

8.52 With respect to utilities infrastructure an important issue is the remoteness of many sites as this is likely to increase connection costs and impact on viability. Engagement with utilities providers and alignment of development with their asset management plans will help to ensure that connection to the infrastructure does not constrain development.

8.53 An Level 2 SFRA should be undertaken in accordance with PPS25 to gain a greater understanding of the implications of flood risk on future residential development, This should seek to assess sites in the SHLAA against all forms of flood risk (fluvial and non fluvial) and flood defences.

9 Delivery of the Housing Trajectory

Introduction

9.1 This section presents the supply from potentially deliverable and developable sites over the next 15 years. The figures are provided for each local planning authority area, for the Peak sub region as a whole and for the Peak sub region excluding the PDNP. There is no housing requirement for the PDNP within the Regional Plan. The Regional plan provides for dwellings within the PDNP to count towards the supply for Derbyshire Dales and High Peak. However, for this version of the SHLAA, the trajectory has been prepared on the basis that it is only supply within Derbyshire Dales and the High Peak outside the National Park that will contribute towards meeting the dwelling requirement for the Peak sub region.

9.2 The potential supply is presented in five year blocks:

- 0-5 years (deliverable);
- 6-11 years (developable); and
- 11-15 years (developable).

9.3 These timeframes are for dwelling completions.

9.4 A full list of sites within each block of the trajectory is included at Annex 3. A separate table is provided for each timeframe for each local planning authority. A list of those sites that the appraisal process has found to be not developable within 15 years is provided at Annex 6. Future revisions of the SHLAA will give further consideration to the suitability, availability and achievability of these sites. Inclusion in this list does not indicate that a site will necessarily be considered to be developable in the long term.

Assumptions and Process for Development of the Housing Trajectory

9.5 Development of the housing trajectory was undertaken using information gathered through the site appraisal process. The appraisal matrix is provided at Appendix 1 and includes the site appraisal criteria. Table 9.1 provides a list of appraisal criteria which indicates the methods used for each. The appraisal criteria were developed in consultation with the three authorities and were designed to indicate the 'suitability', 'availability' and 'achievability' of sites for housing in accordance with the CLG Guidance. Further explanation of these terms and the appraisal process is included in the methodology for the study (Section 2) under 'Stage 5'.

9.6 A number of steps were taken within two main sweeps of analysis. The first sweep of analysis considers sites against a set of key factors that have the capacity to singly determine a site's placement in the trajectory. These are:

- Whether a site has planning permission for residential development
- The purpose for which a site is allocated in an existing local plan;
- Whether a site is in a suitable location for residential development taking housing need into account;
- Whether a site is subject to a significant environmental or historic constraint;
- Whether a site is subject to severe Flood Risk;
- Whether a site is subject to severe constraints with respect to flood risk, strategic transport infrastructure or sewage capacity; and
- Whether a site conflicts with National Park policies or purposes

First Sweep

9.7 Initial development of the trajectory has been based on the following assumptions:

- All sites with unimplemented (extant) planning permissions either outline or full have been assumed to be deliverable within five years. An overall cap of 50 dwellings per year was assumed to apply based on past completion rates. Where the yield was more than 250 in the five year block, the residual amount was placed in the subsequent block. Where there were additional viability or availability constraints identified by officers, an additional adjustment to the timeframe for delivery of the yield was applied.
- Sites allocated for another use (score 1 or 2) are usually assumed to be developable within years 11-15 on the basis that there would need to be a policy change or evidence that a site was no longer required for this use before it could come forward for residential development.
- All sites that are within areas unsuitable for development (Score 1) according to the sequential test are not considered to be developable within 15 years, except where they are located within a settlement where provision of affordable housing would be appropriate. Where a site scores 5 for housing need (meaning that there is likely to be housing need now) it has been assumed to be developable within years 6-10. Sites that score 3 for housing need have been placed in years 11-15 based on the likelihood of housing need in the longer term. These scores were agreed in consultation with the Head of Housing for Derbyshire Dales.
- Sites subject to a very significant environmental or historic constraint (score 1 or 2) are not considered to be developable within 15 years. Sites that are subject to a local level environmental constraint have initially been assumed as deliverable within 11-15 years.
- Sites scoring 3 or 4 for historic constraints have been assumed to be generally developable within years 6-10 but have been reviewed individually to identify if

there are other constraints which, in combination with their conservation status, would delay/prevent development.

- Sites in Flood Zone 3 (both 3a and 3b) have been assumed not developable within 15 years.
- Sites within settlements where there is limited sewage treatment capacity, or where there is no capacity but the relevant treatment works are planned have been assumed to be developable within 6-10 years; and
- Sites where there is no sewage treatment capacity and increased capacity is not currently programmed are assumed to be developable within 11-15 years but this would be dependent on the necessary improvements being made through the water company's business plan for the 5 year period from 2014.
- Where a major transport infrastructure scheme would be required to enable development of dwellings, an assumption about the timeframe for development has been made based on the timeframe for development of the enabling project.
- Sites in National Park Natural Area (score 1) have been assumed not to be developable within 15 years; and
- Sites under policies C10 and C11 of the PDNP Structure Plan have been assumed not to be developable within 15 years.
- Sites either within or outside the National Park which score 1 or 2 with respect to the extent to which development would enhance / be detrimental to National Park purposes, have been assumed not developable within 15 years.

Second Sweep

9.8 Following the first sweep all sites were reviewed to ensure that they were placed in the appropriate timeframe. In doing so, the second sweep used professional judgement to consider whether other factors - either singly or in combination would delay development to a later timeframe in the trajectory or render a site not developable within 15 years. While the trajectory development generally considered sites in terms of constraints, some of the identified sites would bring positive advantages if they were brought forward for development that would have the potential to offset, either partially or fully, any identified constraints. Where appropriate, these were taken into account. Table 9.1 presents examples of both constraints and positive site attributes taken into account during this second sweep.

Table 9.1 Potential Constraints and Positive Attributes of Sites

Constraints	Positive Attributes
Site has poor commercial viability	Site is considered to be currently viable and resilient to market change
There are significant ownership constraints	Has a willing developer
There is a high risk of need for land remediation	There is market interest in the site for residential development
Site has poor public transport accessibility	Site is previously developed
There would be significant negative impact from 'bad neighbour' uses	Site is south facing
Planning permission for residential use has previously been refused	
Site has poor access to access to facilities / services	

Potential Supply from Deliverable and Developable Sites

9.9 This section compares the potential supply against to the residualised RSS annual requirement. This is calculated by subtracting completions within 2006/07 and 2007/08 from the RSS requirement. Potential supply figures and a trajectory chart are provided for each local planning authority area and for the Peak sub region. The analysis takes into account completions for 2006/07 and 2007/08 within the parts of Derbyshire Dales and High Peak that fall within the Peak District National Park in accordance with Policy 13a of the Regional Plan. The study presents the supply for the each district both including and excluding the element within the PDNP.

9.10 The potential supply within Derbyshire Dales is 4,996 excluding the PDNP and 5,397 if supply within the PDNP is taken into account. The identified supply for the Derbyshire Dales planning authority area excluding the PDNP is capable of satisfying the residual requirement for the five years 2008-2013 (Figure 9.1). Including the element within the PDNP there is a marginal surplus. There is a high level of supply for years 6 to 11 at more than two and a half times the requirement. Potential supply for years 11 to 15 is more moderately in excess of the requirement - around 35% - although this represents a significant opportunity.

Figure 9.1 Potential Supply on Identified Sites against Residualised Regional Plan Requirements: Derbyshire Dales

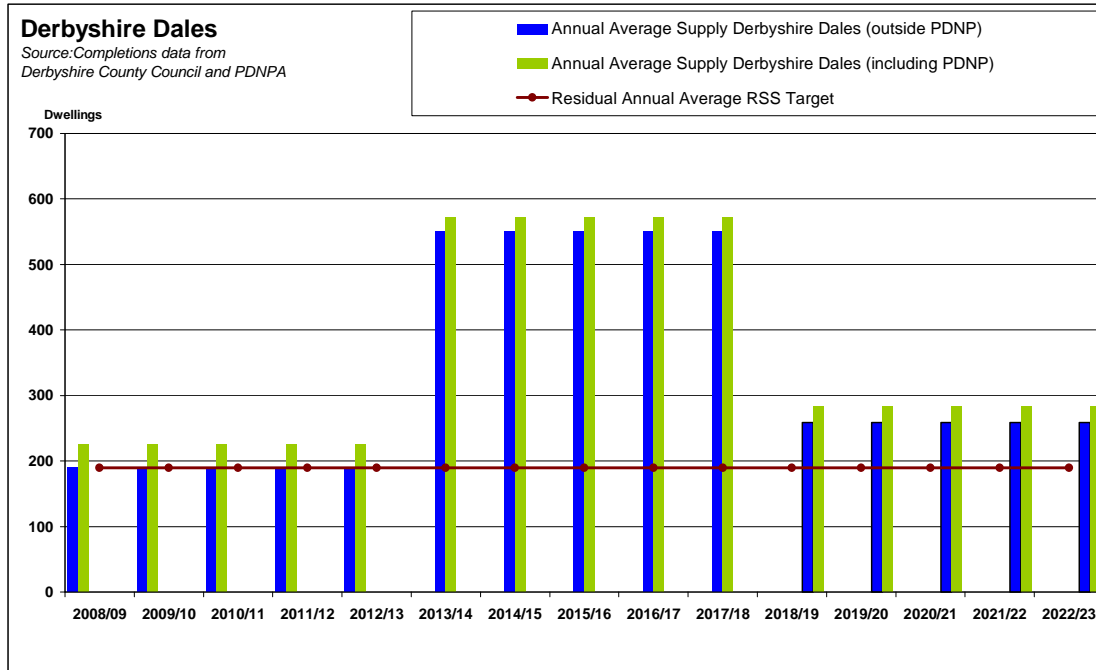


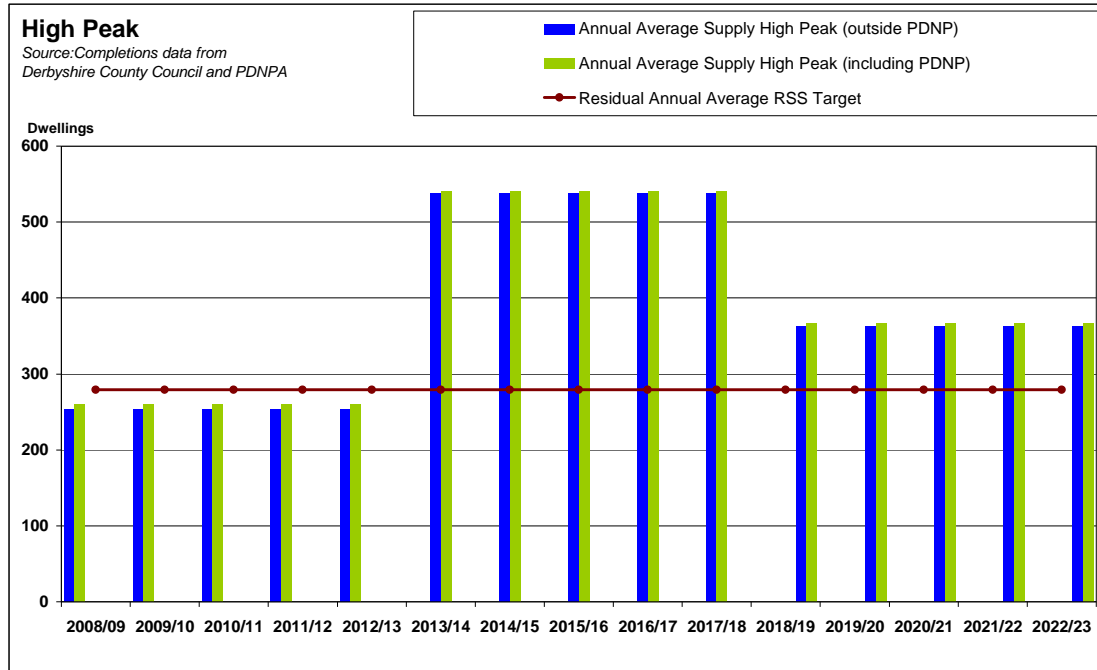
Table 9.1 Potential Supply 2008 - 2022 Derbyshire Dales

Derbyshire Dales							
Deliverable Supply		Potentially Developable Supply				Total Supply	
(outside PDNP)	(including PDNP)	(outside PDNP)	(including PDNP)	(outside PDNP)	(including PDNP)	(outside PDNP)	(including PDNP)
0 - 5 years		6 - 10 years		11-15 years		0 - 15 years	
(2008 to 2012)		(2013 to 2017)		(2018 - 2022)		2008 - 2022	
952	1,119	2,750	2,859	1,294	1,419	4,996	5,397

High Peak

9.11 Supply in High Peak for the first five years is marginally below the residual annual requirement by 26 dwellings per year for the first five years. The shortfall is reduced to 20 if supply within the PDNP is taken into account, the shortfall. The supply for years 6-10 and 11-15 is more than adequate with annual supply in 2013/14 to 2017/18 forecast to exceed annual targets by close to 50%.

Figure 9.2 Potential Supply on Identified Sites against Residualised Regional Plan Requirements: High Peak



9.12 Potential supply of 5,763 dwellings has been identified in High Peak excluding the PDNP. If supply within the PDNP is taken into account the figure is 5,823. Approximately 70% of supply is identified to be deliverable or developable before 2018.

Table 9.2 Potential Supply 2008 - 2022 High Peak

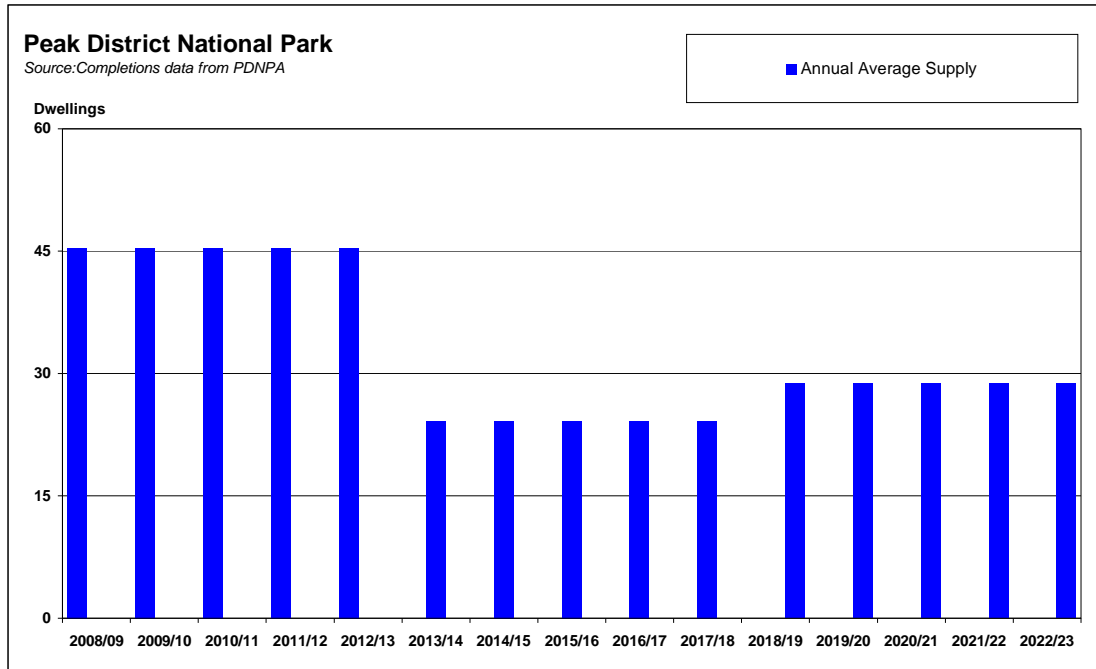
High Peak							
Deliverable Supply (outside PDNP)	Deliverable Supply (including PDNP)	Potentially Developable Supply				Total Supply	
(outside PDNP)	(including PDNP)	(outside PDNP)	(including PDNP)	(outside PDNP)	(including PDNP)	(outside PDNP)	(including PDNP)
0 - 5 years		6 - 10 years		11-15 years		0 - 15 years	
(2008 to 2012)		(2013 to 2017)		(2018 - 2022)		2008 - 2022	
1,267	1,296	2,688	2,700	1,808	1,827	5,763	5,823

Peak District National Park

9.13 The Peak District National Park has no target but will concentrate on providing housing to meet local needs. The potential five year supply is bolstered by a number of planning permissions for open market housing (Figure 9.3). In the longer term, it may be challenging to achieve desirable rates of delivery given affordable housing policies - 100% (except on enhancement sites where there can be an element of market housing) given advice in PPS3.

9.14 Interpretation of Figure 9.3 should take into account the difference in scale between potential supply in the PDNP and the rest of the study area.

Figure 9.3 Potential Supply on Identified Sites: Peak District National Park



9.15 Across the National Park there is identified potential to supply 224 units in the first five years of the SHLAA with levels of delivery in later years forecast to reduce.

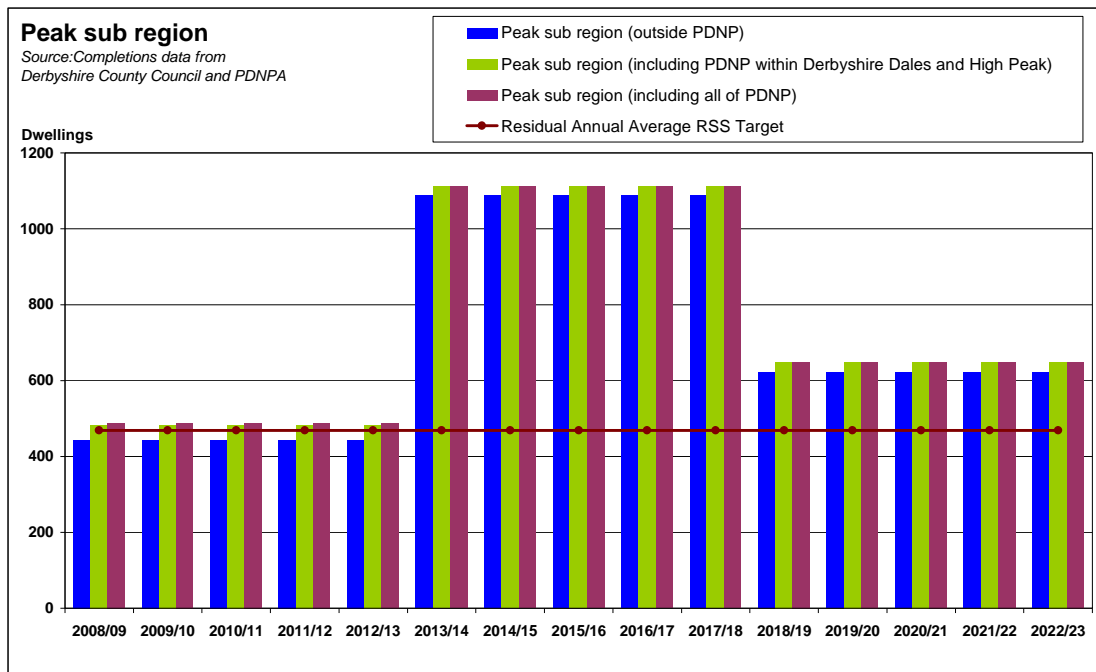
Table 9.3 Potential Supply 2008 - 2022: Peak District National Park

Peak District National Park			
Deliverable Supply	Potentially Developable Supply		Total
0 - 5 years	6 - 10 years	11-15 years	0-15 years
(2008 to 2012)	(2013 to 2017)	(2018 - 2022)	(2008 - 2022)
224	121	141	489

Peak Sub Region

9.16 Across the sub region, excluding the PDNP there is a marginal shortfall in supply to meet the Regional Plan requirements for the first five years which is a consequence of the shortfall in High Peak for this period. If potential supply within the PDNP is taken into account in accordance with policy 13a of the RSS, it is forecast to marginally exceed the requirement for the sub region. The potential supply is more than adequate to meet requirements for subsequent years. Supply is forecast to be particularly high in the 6-10 year period when rates could potentially be more than double the average annual RSS target.

Figure 9.4 Potential Supply on Identified Sites against Residual Regional Plan Requirements: Peak Sub Region (including PDNP within Derbyshire Dales and High Peak)



9.17 Excluding sites within the National Park, there is a potential deliverable supply of land to accommodate 2,219 dwellings across Derbyshire Dales and High Peak the Peak sub region during the first five years. If potential supply within the parts of the districts within the PDNP is included the figure is 2,415. Across the whole sub region, including the parts of the PDNP that are outside Derbyshire Dales and High Peak, the figure is 2,443.

9.18 Further capacity of 8,540 has been identified for the subsequent years for Derbyshire Dales and High Peak excluding the PDNP rising to 8,805 if the parts of the districts within the PDNP are included. There is no potential supply within the rest of the PDNP identified for this period.

9.19 At the sub regional level, adequate potential supply has been identified to meet the RSS requirements within the first five years if dwellings within the PDNP are taken into account in accordance with RSS Policy 13a. For the two subsequent five year periods, there is adequate supply within the sub region excluding potential supply from within the PDNP.

Table 9.4 Potential Supply 2008 - 2022 Peak sub region

Peak sub region											
Deliverable Supply			Potentially Developable Supply						Total Supply		
(outside PDNP)	(including PDNP within Derbyshire Dales and High Peak)	Including all of PDNP	(outside PDNP)	(including PDNP within Derbyshire Dales and High Peak)	Including all of PDNP	(outside PDNP)	(including PDNP within Derbyshire Dales and High Peak)	Including all of PDNP	(outside PDNP)	(including PDNP within Derbyshire Dales and High Peak)	Including all of PDNP
0 - 5 years			6 - 10 years			11-15 years			0 - 15 years		
(2008 to 2012)			(2013 to 2017)			(2018 - 2022)			2008 - 2022		
2,219	2,415	2,443	5,438	5,559	5,559	3,102	3,246	3,246	10,759	11,220	11,248

Summary

9.20 A thorough and robust filtering of the relevant site data has been undertaken to ensure that sites identified through the SHLAA are developable. This process comprised two 'sweeps' and has involved assessing the developability of the sites against a range of indicators including general suitability for development, physical site constraints and policy constraints.

9.21 This SHLAA has identified a substantial supply of sites. On the basis of the five year potential housing supply trajectories identified above it is anticipated that the Peak sub region will be able to deliver the RSS annual average targets from sites within Derbyshire Dales and High Peak including the parts of the districts that fall within the PDNP. However, there is a small shortfall within High Peak for the first five years. There is more than adequate supply for the subsequent 10 years for both districts and across the sub region.

10 Scheme Viability and Delivery of Affordable Housing

10.1 An important factor in considering the trajectory will be whether individual sites can be developed with schemes that are viable. The level of provision of affordable housing will have a significant impact upon scheme viability. Housing affordability is a major concern across the sub region. Housing requirements currently in these areas are relatively ambitious with expectations of 100% affordable housing for local needs in the Peak District National Park (except on enhancement sites) and 45% in Derbyshire Dales. The requirement in High Peak is lower at 30% (see Chapter 4). It is recognised by the Peak sub region planning authorities that understanding scheme viability, and the factors that impact on it will be essential to developing affordable housing policies, and negotiating Section 106 agreements so that optimum provision of affordable housing can be secured whilst maintaining a viable overall scheme.

10.2 To aid this, development of an Affordable Housing Toolkit, for use across the Peak sub region, was commissioned in connection with this SHLAA.

Developing a Toolkit

10.3 Development of the toolkit involved an initial review of existing tools and approaches. There are a number of spreadsheet based appraisal tools already available for assessing the viability of schemes incorporating an element of affordable housing. For example:

- the Housing Corporation Economic Appraisal Tool (EAT) which allows assessment of schemes that include residential and/or commercial elements.
- the Greater London Authority Affordable Housing Toolkit (developed by Three Dragons) which provides options for scheme specific testing for Section 106 negotiations and also (using benchmark assumptions on costs and values) for testing the amount of affordable housing that schemes in relatively small geographic areas are likely to be able to support. This area option is intended to allow the development of locally appropriate thresholds and targets.

10.4 An approach increasingly taken by local authorities is to undertake development appraisals in-house but to place the onus on developers to provide information about scheme costs and values, and to provide evidence of those costs where necessary. A commonly used approach is to include a list of information requirements within affordable housing Supplementary Planning Documents and to issue a Pro-Forma data sheet to be submitted as part of a planning application, or to inform pre-application discussions.

Consultation

10.5 The project brief and initial discussions with the Steering Group provided an initial indication of the requirements for development of the toolkit and stipulated that:

- it should be capable of aiding Section 106 negotiations and also be suitable to aid policy planners in setting appropriate thresholds and targets; and
- it should be capable of providing an assessment of viability without subsidy.

10.6 To further explore local requirements a workshop with officers from each of the three authorities was held in April 2008. The main outcomes in addition to the points above were that that the tool should be an Excel based appraisal tool that is:

- reasonably simple and can be utilised by the commissioning authorities' development control officers;
- robust enough to support decisions at appeal but not necessarily as precise or complex as the Housing Corporation models or detailed commercially developed appraisal models;
- capable of reflecting local circumstances; and
- low cost / free to use

10.7 The toolkit was subsequently developed in consultation with the three Peak sub region planning authorities and a training session with a range of officers from all three authorities was held in December 2008. Some final refinements were made as a result of comments received following the session.

Affordable Housing Toolkit Development

10.8 In response to the project brief and consultation exercise, ekosgen developed a relatively simple spreadsheet based appraisal tool designed to produce two main output figures:

- surplus profit or 'overage'
- an indicative 'residual land value'.

10.9 Two versions of the toolkit were developed:

10.10 The policy model uses built in assumptions (which can be changed if necessary) and can be used to test hypothetical schemes within different sub areas of the sub region. The assumptions were developed using locally specific information on costs and values as far as possible.

10.11 The development control model requires scheme specific information about costs and values to be entered to ensure a higher level of accuracy and should be used in

scheme specific negotiations with developers. Both versions have fixed, built in assumptions about developers profit, professional fees and disposal costs, and finance costs although there is scope to over ride these data fields if specific justification can be supported.

10.12 A sample of SHLAA sites were tested for potential scheme viability during development of the toolkit. The sample included one site from each of the sub areas identified in the Joint Housing Needs Survey (2006). The exercise allowed the toolkit to be demonstrated and refined. It also provided some indicative information on the potential viability of schemes taking into account local affordable housing policies.

Site Viability Testing

10.13 Sites were tested with hypothetical schemes that assumed a density of 30 dwellings per hectare. The proportion of affordable housing was broadly based on the requirements of the relevant affordable housing policies. It was necessary to make a number of assumptions including a build period of 12 months with an overall finance cost of 4.5% of build costs over that period a 3% contingency allowance; professional fees at 12% with disposal costs at 2% of sale values and an allowance for developers profit at 10% of scheme value. Sale and transfer values⁹ were derived from the Joint Housing Needs Survey and build costs were based on some indicative work undertaken by the Peak District National Park Authority. Existing use land values were derived from consultation with local agents and with reference to the Valuation Office website. Site specific estimates were used for the costs of demolition and clearance and abnormal costs. The testing exercise is indicative in nature and undertaken to inform a strategic study. The outputs do not represent a fully costed and detailed appraisal. The outputs from the viability testing exercise are provided at Appendix 8.

10.14 ekosgen recommends that the Peak sub region planning authorities develop a database of land values, construction costs, sales vales, abnormal development costs over time. This database would then be used to validate / challenge development cost data provided by a project developer. Where an unusually high or low value is provided, it is envisaged that the developer will be invited to provide further evidence / justification.

10.15 Although the sample of sites was not intended to rigorously test the appropriateness of local policies, initial indications suggest that:

- Requirements for affordable housing outside the National Park would not usually render schemes unviable. Excess profit (or overage) for the 8 sample sites located out side the Park as a proportion of scheme value ranged between 30% and -4% with only 2 sites showing a negative figure.

⁹ The transfer value is the sum that an RSL will pay a developer for an affordable property

- Provision of 100% affordable housing within the National Park will be difficult without subsidy. For the two (non enhancement) sites within the Park, the omission of an element of market housing, combined with higher build costs, produced values of around -45% suggesting that these schemes would not be viable without subsidy.
- Small sites and those in industrial/other built uses are less likely to be viable. The analysis generally suggests that the factors that are most likely to impact on scheme viability are the size of site and existing use with the latter affecting acquisition, demolition and abnormal costs.
- Redevelopment of some sites may be desirable to achieve regeneration and other strategic benefits and subsidy may be available to offset higher development costs, for example on industrial/derelict land. Otherwise, it may only be possible to achieve a smaller proportion of affordable to market housing.

Use of the Toolkit to Ensure Delivery of the Trajectory

10.16 Site viability will be an important factor in achieving delivery of the housing trajectory. There will be an optimum level of affordable housing in terms of quantity, type and tenure that can be provided without affecting housing delivery. If expectations exceed this and planning permissions impair the viability of schemes, there is the potential to jeopardise not only the delivery of affordable housing but also of market housing.

10.17 Initial site viability testing has provided an initial indication of how achievable affordable housing requirements are. The toolkit can be used for understanding geographical patterns in viability and to further refine affordable housing policies. It is recommended that a much more extensive viability testing exercise is undertaken, using the toolkit with locally specific benchmark data, to inform this. As well as local variables such as land costs and sale values, use of housing needs data from the Joint Housing Needs Survey will enable reasonable assumptions about locally needed property types and tenures to be incorporated.

10.18 The viability testing exercise should be able to determine the likely viability of sites within different parts of the Peak sub region and subject to varying circumstances. For example eight to ten sites within each of the local planning authority areas (a total of 24 to-30 sites) could provide a sample. These should include:

- sites of different sizes, including those likely to yield below 15 dwellings in total¹⁰;

¹⁰ Based on PPS3 which says that lower thresholds can be set but that such policies should be supported by clear evidence.

- Sites in differing circumstances, in particular a mix of Greenfield and Brownfield sites;
- Sites in different parts of each district if there are felt to be significant variations that could affect viability. For example, if there are areas of particular heritage value where high build costs would be anticipated.

10.19 For specific sites and schemes, the toolkit should promote a better understanding of factors affecting viability and make the negotiation process more transparent. It will allow development control officers to operate on a more even footing with developers to generate effective development solutions. The onus should be on developers to justify costs and values that suggest a deviation from local authority expectations. If the developer can meet expectations, there will be no need to provide additional information or enter into negotiations.

10.20 Some developers may challenge the appraisal model. In these circumstances, it will be open to the developer to submit full detailed cash flow appraisal for review by the local authority. It is anticipated, however, that the model will be sufficiently robust to be accepted in the majority of schemes.

11 Conclusions

Introduction

11.1 This section brings together the key findings of the SHLAA. It focuses on past performance of delivery, potential supply and identifies issues for consideration as the SHLAA is taken forward. A number of recommendations are made to ensure that housing supply continues to be delivered across the Peak sub region.

Past Performance

11.2 The Peak sub region has had strong recent performance in delivery against RSS requirements. In recent years, Derbyshire Dales has delivered housing at a rate above the current requirement indicated in the Regional Plan. Whilst High Peak has delivered at a lower rate in recent years this can be explained by the use of the housing restraint policy (moratorium) to intentionally restrict supply. Performance has still been at a rate that suggests that dwelling requirements can be met.

11.3 Overall, the sub region achieved 6,360 completions in the period 1998/99 to 2007/8 with annual delivery rates increasing in the period 2003/04 to 2007/08. Supply has been provided through conversions as well as new build activity. Conversions have been particularly significant in the Peak District National Park accounting for 63% of completions during the period 1998/99 to 2007/8. In combination, Derbyshire Dales and High Peak (outside the Peak District National Park) have delivered at a rate above the proposed targets. While this may suggest that targets are achievable, broader economic circumstances could slow delivery. Although the sub region may be resilient to the current downturn in the housing market due to the nature of demand, the degree to which this will safeguard local housing markets is difficult to predict.

Potential Supply from Identified Sites

11.4 Preparation of this SHLAA involved assessment of 920 sites located across the Peak sub region. This produced a pre appraisal supply figure of 56,664 for all sites within the study area, and a figure of 54,851 for sites within Derbyshire Dales and High Peak including the PDNP.

11.5 Of the 920 sites, 681 have been identified as deliverable or developable for housing within the final assessment (see Appendix 3). Following assessment, potential supply of 10,759 within Derbyshire Dales and High Peak excluding the PDNP has been identified. The figure for both districts including the parts within the PDNP is 11,220 and 11,248 for the whole sub region including the whole of the PDNP.

Constraints on Delivery

11.6 The mainly rural nature of the study area and presence of a National Park places an emphasis on the environment and infrastructure that complicates the housing market. Although the area does not display any infrastructure constraints that are not capable of being overcome a number of challenges may need to be addressed in order to maintain a future supply of housing land. The nature of the Peak Sub region means that water supply could be a challenge, with high unit costs in relatively remote areas or in areas where an increase in sewage capacity is required. Consultation with energy providers is also recommended to ensure that any constraints in relation to energy supply are understood.

11.7 Although a series of transport improvements are being planned, example the Mottram-Tintwistle by-pass, and there would appear (from the discussions held with Derbyshire County Council as Highways Authority) to be some local transport related challenges that will need to be overcome, there are none that have been identified that will restrict housing supply. Careful planning will be necessary though to cater for potential increased vehicle numbers and particularly demand for cross Peak trips where development occurs in and around small settlements.

Housing Trajectory

11.8 The SHLAA has presented three five year housing completion trajectories. These indicate that within Derbyshire Dales and High Peak (including areas within the PDNP), a deliverable supply of 2,415 for 2008 to 2012 has been identified followed by a developable supply of 5,559 for 2013 to 2017 and 3,246 for 2018 to 2022.

11.9 The analysis suggests that the Peak sub region has an adequate five year supply. Findings suggest that supply will continue to be adequate to meet requirements for the subsequent ten years to 2022. It will be necessary to ensure that an adequate supply of sites is maintained to ensure that requirements can be met into the future.

11.10 Of the two Local Planning Authorities for which there is an RSS requirement to deliver dwellings, Derbyshire Dales has supply to deliver the annual targets for the first five year period. High Peak has a small shortfall of 20 dwellings against the RSS requirement for the first 5 years even taking supply within the PDNP into account. However, the Borough has been operating a policy of housing restraint which will have reduced the number of dwellings granted planning permission and therefore the five year supply. This policy has recently been updated to take new dwelling requirements into account and this should impact positively on the five year supply.

Ensuring a Pipeline Supply

11.11 One of the purposes of undertaking a SHLAA is to ensure that there is an adequate “pipeline” of housing land coming forward over time to meet the needs of an area. This SHLAA has identified that, overall, there is a more than adequate supply of sites to maintain a pipeline supply of housing land for the period to 2022 and beyond. Ongoing work will however be required to ensure that this can be delivered. Within High Peak, it is anticipated that the effective removal of the housing restraint policy will address the small shortfall for years 0 - 5. The policy was lifted on 2nd January 2009 to help in achieving a five year supply.

11.12 Development and maintenance of relationships with developers, RSLs and other stakeholders will be important in taking the programme forward. These relationships are particularly important as the delivery of affordable housing is a high priority across the whole of the Peak Sub region. Working with stakeholders, there is an opportunity to further explore and understand any constraints on development and to develop policy and investment responses where necessary and appropriate to do so. This process will also help to estimate the need for grant to deliver affordable housing with a good degree of reliability, including the use of the affordable housing toolkit.

11.13 In order to maintain an adequate supply of housing land it will be important for there to be an ongoing dialogue with development partners. By taking this approach it will allow a rolling supply to be maintained and allow lessons to be built upon based on the experience of delivery over time.

Achieving Delivery and Affordable Housing

11.14 The current downturn in the housing market is impacting on delivery of housing across the country. While the Peak sub region may be relatively resilient, there is still likely to be some impact. The impact on viability of limited finance and even moderately falling values will be compounded by the additional costs of providing affordable housing.

11.15 If adequate delivery of both market and affordable housing is to be achieved, it will be important to understand how much affordable housing can be delivered on a site without affecting scheme viability to the extent where development will be inhibited. Effective use of the affordable housing toolkit developed as part of this commission will help to establish these margins on an individual basis. The toolkit will also help to inform any future revisions of affordable housing policy by providing a broader indication of appropriate percentages and thresholds across the Peak sub region. This will help to ensure that the local planning authorities achieve the maximum level of affordable housing possible without compromising housing delivery.

Incorporating a Windfall Allowance

11.16 There is a strong supply of potential sites and, as such, incorporation of a windfall allowance should not be necessary. An adequate supply of potential dwellings from identified sites should enable the area to deliver in excess of targets thereby allowing a focus on identified sites both through the SHLAA and as the LDF emerges. However, a significant part of the potential numerical supply, particularly within Derbyshire Dales (outside the National Park) is on large sites. The SHLAA does not make policy decisions about the allocation of sites and the development potential of these may be reduced through the LDF development. If targets are not achieved it may be necessary to give the case for including a windfall allowance further consideration.

Key Conclusions and Next Steps

11.17 Peak sub region partners have already established important relationships with developers and other stakeholders in the area. These relationships should continue to be built and maintained to allow supply to be delivered to the scale and timescales envisaged.

11.18 Continued joint working between authorities within the area will also be necessary to allow housing supply to continue to grow. Relationships will continue to be needed to be built where decisions are required across the authorities, whether due to the need for a strategic decision or the division of responsibilities between partners, and for joint action to be taken where constraints to development need to be overcome, including detailed work with infrastructure providers and developers.

11.19 The affordable housing appraisal tool should be used effectively to ensure that the optimum amount of affordable housing is achieved through use of Section 106 agreements. It is also recommended that a viability testing exercise, using benchmark data, is undertaken to better understand geographical variance and to refine affordable housing requirements in local policies. Used effectively, the toolkit will help to provide the optimum amount, type and tenure of affordable housing without compromising delivery of the housing trajectory.

11.20 The SHLAA should be regularly updated. This will allow an adequate supply of sites to be maintained and will test the deliverability and developability of sites identified for both short and medium to long term implementation. To assist in this process it is recommended that data is collected in a way and recorded in a format that is easily updateable over time.

ANNEXES

Appendix 1: Site Appraisal Matrix

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES					
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites					
Key to Scoring Categories					
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5
1. SUITABILITY FOR HOUSING					
Policy Considerations					
SEQUENTIAL TEST - application of development and housing policies (to factor in housing needs information).					Site is:
Desk based					<ul style="list-style-type: none"> • Within the 'Built up Area' (HPBC) • Within a 'Local Plan Settlement' (PDNP) • Within 'Settlement Framework Boundaries' (DDDC)
Officer review (Housing Manager)	Site is in the open countryside		Site is adjacent to one of the settlements under '5'.		
	Not considered that housing need would justify development of affordable housing on the 'exceptions' basis				Considered that housing need would justify development of affordable housing on the 'exceptions' basis
Housing Need					

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES					
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites					
Key to Scoring Categories					
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5
Current designation in Local Plan	Allocated for Important Open Space/ Recreation	Allocated for Business / Industrial Development			Allocated for residential development
Environmental constraints: Ecological Constraints	Desk Based Any feature contained within the Site	SSSI designation or National Nature reserve designation on site	Local Nature Reserve or Local Site Important for Nature Conservation		No environmental constraints or designations (other than National Park Status)
Environmental constraints: Historic Environment Constraints	Desk Based World Heritage Site or A Scheduled Ancient Monument (SAM) is located on the site	Listed Buildings designation on the site	Conservation Area designation on the site	Article 4 Direction designation on the site	No environmental constraints or designations (other than National Park Status)
National Park Status and policy designations	Desk Based Site is within the National Park Natural Area	policies C10 and C11 of the PDNP Structure Plan)	Site is within the National Park	Site is outside but adjacent to the National Park	Site is outside and not adjacent to the National Park

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES						
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites						
Key to Scoring Categories						
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5	
Extent to which development of the site would provide enhancement to, or be detrimental to, the purposes of the National Park.						
Extent to which the site would provide enhancement to, or would be detrimental to the purposes of, the National Park						
Officer Review / site visits	Development would be detrimental to the purposes of the National Park		Site is not within the National Park OR is within the Park but development would have a neutral impact on Park purposes.		Site is within the National Park and has enhancement potential	
Trees	Site visit	There is woodland on the site	There are mature trees on the site	There is a single mature tree on the site	There are young trees on the site	There are no trees on the site
Previously developed in whole or part	Site visit	100% Greenfield Site	Site predominantly greenfield (more than 70%)	Greenfield/Brownfield roughly 50/50	Site predominantly brownfield (more than 70%)	100% Previously Developed Land

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES					
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites					
Key to Scoring Categories					
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5
Other material policy considerations, including proximity to large pylons, or ensuring that the development would not be sited on the best and most versatile agricultural land or would not harm an agricultural Landscape in the National Park (PDNP Structure Plan policy C6)	Site seriously conflicts with a material policy consideration	Some level of conflict with a material policy consideration	Site has a neutral impact on a material policy consideration	Site is slightly in accordance with a material policy consideration	
Physical Problems or Limitations					

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES

Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites

Key to Scoring Categories

SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5
<p>ACCESS:</p> <p>Highways Infrastructure Constraints (i.e. road junction improvements required/ access to site)</p> <p>WORKSHOP / Officer Consultation /Highways Agency</p>	Very High	High	Moderate	Low	Very Low
<p>ACCESS:</p> <p>Congestion on surrounding road network</p> <p>Public transport accessibility (bus), both existing and proposed</p> <p>WORKSHOP / Officer Consultation /Highways Agency</p> <p>Site visit / Desk based</p>	Very High	High	Moderate	Low	Very Low
	No bus stops within 20 minute walk	Within 20 minute walk of a bus stop	Within 15 minutes walk of a bus stop	Within 10 minutes walk of a bus stop	Within 5 minute walk of a bus stop

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES

Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites

Key to Scoring Categories

SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5
ACCESS:					
Pedestrian / Cycling / accessibility to site, both existing and proposed Contaminated Land / Other Ground Stability issues Topographical constraints Utilities Constraints: (Waste Water and Waste Water Treatment Works)	Site visits / Desk based Site visit WORKSHOP / Officer Consultation /Utilities companies	Accessibility very limited (for only example up a lane with no pavement town High risk (or known) need for land remediation Critical - 100% Undevelopable Major capacity constraints/ cost High issues or Unknown constraints.	Difficult 25% developable High capacity/cost constraints	not in town centre but safe, cycle/ pedestrian access links. Low risk of need for land remediation 50% developable Moderate capacity/cost constraints	Near town centre. Safe walk/cycle access No risk of need for remediation Flat Fully serviced site with no capacity constraints

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES						
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites						
Key to Scoring Categories						
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5	
Desk based	EA Maps suggest site at risk from flooding 1 in 100 or greater (Flood zone 3)		EA Maps suggest site at remote risk from extreme flooding 1 in 1000 (Flood zone 2)			EA Maps suggest area at no risk from flooding
Flood Risk Aspect of site (reflects potential ability of the site to maximise solar gain as a renewal energy resource)	Site is north facing	N/E N/W facing	Site is flat	Site is S/E S/W facing		Site is south facing
Total developable area	100% undevelopable	25% developable	50% developable	75% developable		100% developable
Potential Impacts:						
Facilities (retail, services etc) within the locality	Desk based / site visit	No facilities within 10-15 minute walk	Village shop/post office within 10-15 minute walk	Village centre within 10-15 minute walk	Town Centre within 10-15 minute walk	Town Centre within 5 minute walk
Environmental Conditions						

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES						
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites						
Key to Scoring Categories						
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5	
Extent to which the development of the site would be constrained by 'bad neighbours' affecting residential amenity	Site visit / officer consultation	Unacceptably high adverse affects for occupiers	Significant adverse affects for occupiers	Moderate adverse affects for occupiers	Slight adverse affects for occupiers	Amenity of occupiers unaffected / improved
2. AVAILABILITY FOR HOUSING						
Ownership Constraints	Workshop / Officer Consultation / site suggestion forms	Complex site in multiple ownership - probable ransom strips or Private owner unwilling to sell	Several private owners but solvable issues	Some ownership issues but generally unprohibitive	Single owner with no ownership problems	Publically/Privatey owned site with a willing developer
Planning Permission for intended use	Desk based	Refusal for residential use	No application or refusal for other uses	Planning permission for other development	Outline planning permission for residential development	Full Planning Permission for residential development

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES

Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites

Key to Scoring Categories

SCORE:

Score 1

Score 2

Score 3

Score 4

Score 5

3. ACHIEVABILITY FOR HOUSING

<p>Market interest in the site for the proposed use</p> <p>Extent to which the site is commercially viable and attractive for residential, allowing for local occupancy conditions and affordable housing requirements.</p>	<p>Workshop / Officer Consultation / site suggestion forms</p>	<p>None</p>	<p>Site is not viable and is not anticipated to become so foreseeable market improvement.</p>	<p>Site is not viable in the current market climate but could become viable with marginal market improvement</p>	<p>Unknown</p> <p>It is not possible to make a judgement about viability due to inadequate site information.</p>	<p>Developers have expressed interest in developing the site for housing</p>	<p>There is a formal development agreement in place based on including an appropriate level and type of affordable housing.</p> <p>Site development is viable now and this would be resilient to foreseeable market change.</p>
	<p>Workshop / application of affordable housing tool</p>	<p>Site is currently viable but this is marginal and sensitive to market change</p>	<p>Site development is viable now and this would be resilient to foreseeable market change.</p>				

Delivery Factors

PEAK SUB REGION SHLAA APPRAISAL CRITERIA AND SCORE CATEGORIES					
Sheet 1: Assessing Suitability for Housing - Qualitative Assessment of Potential Housing Land Sites					
Key to Scoring Categories					
SCORE:	Score 1	Score 2	Score 3	Score 4	Score 5
Timeframe to deliver site	Site availability over 15 years / unknown		Site availability 10-15 years	Site availability 6-10 years	Site available within 0-5 years
Timeframe to deliver site	Site availability over 15 years / unknown		Site availability 10-15 years	Site availability 6-10 years	Site available within 0-5 years

Appendix 2: Workshop Information

List of Organisations Invited to the Delivery Workshop
Adullam Housing Association
Bagshaws
Barncroft Homes Limited
Barratt Manchester
Bett Homes North West
Bovis Homes
British Aggregates Association
British Aggregates Association
Cedar House Investments
Country Land And Business Association
Dales Housing Ltd
David Wilson Homes North Midlands
Derby And Derbyshire Economic Partnership
Derbyshire County Council
Derbyshire Dales and High Peak Housing Manager
Derbyshire Dales District Council
Derwent Living Housing Association Ltd
DRCC Housing Enabler
East Midlands Development Agency
East Midlands Development Agency Head of Rural Affairs
East Midlands Housing Association
East Midlands Regional Assembly
Enable Housing Association
English Churches Housing Association
Equity Housing Group
Fidler Taylor
George Wimpey North Yorkshire Ltd
Gladedale
Government Office East Midlands

List of Organisations Invited to the Delivery Workshop
Haus Builders Limited
High Peak Borough Council
High Peak Community Housing
High Peak and Dales PCT Health Development Manager
Home Builders Federation
Home Housing Association
Housing 21
Housing Corporation
Johnnie Johnson Housing
Jones Homes
Kier Homes Northern Limited
Knight & Co.
Manchester Methodist Housing Group
McCarthy & Stone Ltd
Miller Homes East Midlands
Morrison Construction
Northern Counties Housing Association Ltd
Nottingham Community Housing Association
Olympia Homes Ltd
Peak District National Park Authority
Peak District Rural Action Zone
Peak District Rural Housing Association.
Persimmon Homes East Midlands
Persimmon North West
Radleigh Homes
Redrow Homes
Redrow Homes (North West) Ltd
Sally Botham Estates
Scargill and mann
South Yorkshire Housing Association
The Guinness Trust
Walbrook Housing Association Ltd

List of Organisations Invited to the Delivery Workshop
Wheeldon Brothers Ltd
Wildgoose Homes
William Davis Homes
Wilson Connolly Homes Northern Ltd

Delivery Workshop Attendees		
Organisation	Name	Position
Barncroft Homes	James Neville	Director
DDEP / Rigby and Co	Ben Wisher	Surveyor
Derbyshire Dales County Council	Steve Bufferey	Planner
Derbyshire Dales District Council	Rob Cogings	Head of Housing
Derbyshire Dales District Council	Mike Hase	Planning Policy Manager
Derbyshire Rural Community Council	Isabel Bellamy	Rural Housing Enabler
East Midlands Development Agency	Geoff Brown	Planning Advisor
Equity Housing Group	Sue Kilby	Senior Development Officer
Fiddler Taylor	Adrian Fiddler	Partner
High Peak Borough Council	Kate Morten	Housing Strategy Officer
High Peak Borough Council	Hilary Senior	Principal Planning Officer
High Peak Community Housing	Emma Copsey	Quality and Performance Manager
Housing 21	Adele Buckley	Business Development Manager
Johnnie Johnson Housing Association	James Bromfield	Development Manager
Jones Homes	Nick Scott	Planner
Nottingham Community Housing Association	Bob White	Development and New Business Manager
Peak District National Park Authority	Peter Abbott	Policy Planner
Peak District Rural Housing Association	Alison Clamp	Area Manager

List of Organisations Invited to the Infrastructure Workshop
Derbyshire County Council (Transport)
Derbyshire Dales District Council
Electricity North West
Environment Agency
Highways Agency
High Peak Borough Council
National Grid
Peak District National Park Authority
Severn Trent Water Limited
United Utilities
United Utilities (Conservation Access and Recreation)
Yorkshire Water

Infrastructure Workshop Attendees		
Organisation	Name	Position
Derbyshire County Council	Jim Seymour	Transport Policy Manager
United Utilities	David Hardman	Asset Protection Planning Liaison
Severn Trent	Robin Nuttall	Service Manager
Derbyshire Dales District Council	Mike Hase	Planning Policy Manager
High Peak Borough Council	Hilary Senior	Principal Planning Officer
Peak District National Park Authority	Peter Abbott	Policy Planner

Appendix 3: Housing Trajectory Tables

Derbyshire Dales Housing Trajectory Sites

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
DD409	PNEU School, Windmill Lane	Ashbourne	14	25/01/2008	Planning Permission	0.45
DD486	Land off Bournebrook Ave Bournebrook Avenue	Wirksworth	5	05/06/2000	Planning Permission	0.11
DD601	DERBY ROAD	Ashbourne	1	22/08/2005	Planning Permission	0.08
DD602	NORTH AVENUE	Ashbourne	1	17/12/2007	Planning Permission	0.05
DD603	NORTH LEYS	Ashbourne	1	16/03/2000	Planning Permission	0.06
DD607	MARKET PLACE	Ashbourne	1	17/10/2001	Planning Permission	0.01
DD608	DERBY ROAD	Ashbourne	3	19/06/2002	Planning Permission	0.34
DD610	MARKET PLACE	Ashbourne	1	08/08/2003	Planning Permission	0.01
DD611	CHURCH STREET	Ashbourne	3	28/06/2003	Planning Permission	0.01
DD612	OLD DERBY ROAD	Ashbourne	1	06/10/2004	Planning Permission	0.01
DD613	GREEN ROAD	Ashbourne	2	16/06/2004	Planning Permission	0.04
DD614	CHURCH STREET	Ashbourne	1	28/07/2004	Planning Permission	0.06
DD615	HALL LANE	Ashbourne	2	12/08/2004	Planning Permission	0.04
DD617	ST JOHNS STREET	Ashbourne	2	11/05/2005	Planning Permission	0.09
DD618	40 ST JOHNS STREET	Ashbourne	1	11/05/2005	Planning Permission	0.01
DD619	COOPERS CLOSE	Ashbourne	1	12/05/2005	Planning Permission	0.01
DD620	OLD DERBY HILL	Ashbourne	3	17/10/2005	Planning Permission	0.03
DD621	CHURCH STREET	Ashbourne	1	22/08/2005	Planning Permission	0.01
DD622	NORTH LEYS	Ashbourne	6	02/11/2005	Planning Permission	0.09
DD623	WINDMILL LANE	Ashbourne	4	16/03/2006	Planning Permission	0.25
DD626	73	Ashbourne	1	02/03/2006	Planning Permission	0.11
DD628	UNION STREET	Ashbourne	1	29/06/2006	Planning Permission	0.01
DD629	39 SOUTH STREET	Ashbourne	1	12/04/2006	Planning Permission	0.09
DD630	HIGHFIELD ROAD	Ashbourne	7	15/11/2006	Planning Permission	0.23
DD631	TOWN HEAD	Bonsall (Parish)	1	02/10/2001	Planning Permission	0.03
DD634	BOYLESTONE	Boylestone (Parish)	1	15/01/2007	Planning Permission	1.45

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
DD635	BRADBOURNE	Bradbourne (Parish)	1	11/12/2006	Planning Permission	0.15
DD637	THE GREEN	Brailsford (Parish)	2	16/12/1993	Planning Permission	0.12
DD638	MAIN ROAD	Brailsford (Parish)	6	14/10/2005	Planning Permission	0.35
DD641	MIDDLE LANE	Brassington (Parish)	1	25/02/2002	Planning Permission	0.04
DD642	BRASSINGTON	Brassington (Parish)	1	26/02/2004	Planning Permission	0.02
DD643	KINGS HILL	Brassington (Parish)	1	20/01/2005	Planning Permission	0.06
DD644	GREENVIEW	Brassington (Parish)	1	02/09/2004	Planning Permission	0.04
DD645	WEST END	Brassington (Parish)	1	21/10/2004	Planning Permission	0.09
DD646	MEADOW RISE	Brassington (Parish)	4	16/10/2006	Planning Permission	0.09
DD647	THE HILL AND 'SWIFTS HOLLOW'	Cromford (Parish)	2	02/04/2003	Planning Permission	0.01
DD649	GILL LANE,ADJ FIRBANK,SUBS	Darley Dale (Parish)	1	08/02/1996	Planning Permission	0.23
DD650	ESTATE	Darley Dale (Parish)	1	09/07/1998	Planning Permission	0.45
DD658	CHESTERFIELD ROAD	Matlock Two Dales	1	06/03/2002	Planning Permission	0.07
DD659	OLD HACKNEY LANE/BAKEWELL ROAD	Matlock	121	08/08/2005	Planning Permission	9.37
DD660	FARLEY HILL	Matlock	1	16/06/2003	Planning Permission	0.09
DD661	FARLEY	Matlock	1	23/06/2005	Planning Permission	0.03
DD662	HACKNEY ROAD	Matlock	2	27/08/2004	Planning Permission	0.21
DD663	DALESIDE GROVE LANE	Darley Dale (Parish)	1	22/12/2004	Planning Permission	0.10
DD664	CHESTERFIELD ROAD	Darley Dale (Parish)	1	18/04/2005	Planning Permission	0.01
DD665	OLD ROAD / STATION ROAD	Darley Dale (Parish)	36	12/09/2005	Planning Permission	2.44
DD666	GREEN LANE	Darley Dale (Parish)	1	07/09/2006	Planning Permission	0.04
DD667	CAVENDISH ARMS P H	Doveridge (Parish)	1	25/08/2002	Planning Permission	0.12
DD668	HIGH STREET	Doveridge (Parish)	1	23/05/2005	Planning Permission	0.12
DD670	PUMP LANE	Doveridge (Parish)	1	13/08/2003	Planning Permission	0.11
DD672	LOWER LANE	Doveridge (Parish)	2	14/11/1990	Planning Permission	0.28
DD673	DOVERIDGE	Doveridge (Parish)	1	21/06/2006	Planning Permission	0.16
DD674	ORCHARD LANE	Edlaston & Wyaston (Parish)	1	24/01/2005	Planning Permission	0.21
DD675	YEAVELEY ROAD	Edlaston & Wyaston (Parish)	1	15/03/2006	Planning Permission	0.08
DD677	STONEPIT LANE	Hognaston (Parish)	1	20/10/2004	Planning Permission	0.01

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
DD678	TURLOWFIELDS LANE	Hognaston (Parish)	1	13/09/2001	Planning Permission	0.08
DD680	HOARGATE LANE	Hollington (Parish)	1	17/02/2004	Planning Permission	0.13
DD681	HOPTON	Hopton (Parish)	1	18/11/2002	Planning Permission	0.31
DD682	.	Hopton (Parish)	1	24/10/2006	Planning Permission	0.36
DD683	MAIN STREET	Hopton (Parish)	2	19/01/2006	Planning Permission	0.33
DD684	DOG LANE	Hulland	1	01/08/2006	Planning Permission	0.28
DD685	ASHBOURNE ROAD	Hulland Ward (Parish)	1	04/07/2002	Planning Permission	0.19
DD686	MAIN ROAD	Hulland Ward (Parish)	1	20/06/2005	Planning Permission	0.16
DD687	MAIN ROAD	Hulland Ward (Parish)	1	04/04/2006	Planning Permission	0.39
DD688	HULLAND	Hulland Ward (Parish)	1	08/04/2004	Planning Permission	0.01
DD690	BROAD WAY	Kirk Ireton	1	04/04/2005	Planning Permission	0.34
DD691	NETHER LANE	Kirk Ireton	1	09/01/2003	Planning Permission	0.14
DD692	NETHER LANE	Kirk Ireton	1	15/07/2004	Planning Permission	0.06
DD694	MAIN STREET	Kniveton	1	15/05/1998	Planning Permission	0.14
DD695	KNIVETON	Kniveton (Parish)	1	21/03/2005	Planning Permission	0.12
DD697	CALLOW TOP	Mapleton (Parish) Ashbourne	1	16/01/1998	Planning Permission	0.16
DD698	.	Marston Montgomery (Parish)	3	11/11/2002	Planning Permission	0.53
DD699	THE CLIFF	Matlock	37	26/10/1998	Planning Permission	2.29
DD700	ALFRETON ROAD	Matlock	8	16/09/1992	Planning Permission	0.84
DD701	CAVENDISH ROAD	Matlock	4	30/06/2003	Planning Permission	0.43
DD702	ROCKSIDE HALL	Matlock	3	12/12/2000	Planning Permission	0.82
DD703	EDGEFOLD ROAD TO THE REAR OF 17 BANK ROAD	Matlock	1	13/04/2005	Planning Permission	0.04
DD704	CAWDOR QUARRY	Matlock	200	18/10/1999	Planning Permission	10.34
DD705	SMEDLEY STREET	Matlock	1	17/06/2001	Planning Permission	0.00

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
DD707	JACKSON ROAD	Matlock	9	28/11/2003	Planning Permission	0.08
DD709	LUMSDALE	Matlock	4	01/04/2003	Planning Permission	0.15
DD710	SMEDLEY STREET	Matlock	2	14/04/2005	Planning Permission	0.10
DD711	CHURCH STREET	Matlock	4	12/08/2003	Planning Permission	0.22
DD712	THE GREEN	Matlock	1	15/08/2005	Planning Permission	0.01
DD713	81 MATLOCK GREEN	Matlock	8	05/09/2003	Planning Permission	0.24
DD714	SMEDLEY STREET	Matlock	1	08/07/2004	Planning Permission	0.01
DD715	RIBER LANE	Matlock	1	06/10/2004	Planning Permission	0.23
DD716	SMEDLEY STREET	Matlock	1	09/11/2004	Planning Permission	0.08
DD717	CHESTERFIELD ROAD	Matlock	6	04/04/2005	Planning Permission	0.37
DD718	EDGE ROAD	Matlock	1	07/09/2005	Planning Permission	0.06
DD719	DRABBLES ROAD	Matlock	1	05/05/2005	Planning Permission	0.03
DD720	SMEDLEY STREET	Matlock	1	12/09/2005	Planning Permission	0.10
DD721	WELLINGTON STREET	Matlock	1	12/09/2005	Planning Permission	0.05
DD722	DALE ROAD	Matlock	11	08/02/2006	Planning Permission	0.13
DD723	SMEDLEY STREET	Matlock	1	12/09/2005	Planning Permission	0.14
DD724	SMEDLEY STREET	Matlock	8	08/02/2006	Planning Permission	0.09
DD725	BAKEWELL ROAD	Matlock	1	04/01/2006	Planning Permission	0.03
DD726	BANK ROAD	Matlock	4	05/09/2006	Planning Permission	0.02
DD727	BANK ROAD	Matlock	1	17/07/2006	Planning Permission	0.04
DD729	RIBER	Matlock	46	16/03/2006	Planning Permission	7.47
DD730	MATLOCK GREEN	Matlock	1	24/04/2006	Planning Permission	0.02
DD731	MATLOCK	Matlock	4	07/11/2006	Planning Permission	0.13
DD732	ROCKSIDE HALL	Matlock	1	07/12/2006	Planning Permission	0.07
DD733	HURST RISE	Matlock	4	28/11/2007	Planning Permission	0.12
DD734	DALE ROAD	Matlock	3	30/01/2007	Planning Permission	0.05
DD735	TEMPLE WALK	Matlock Bath	1	08/09/2004	Planning Permission	0.01
DD736	NORTH PARADE	Matlock Bath	1	19/11/2004	Planning Permission	0.02
DD737	HOLME ROAD	Matlock Bath	1	30/10/2001	Planning Permission	0.04
DD740	MERCASTON	Mercaston	2	24/07/2001	Planning Permission	0.60
DD742	MAIN STREET	Middleton by	1	05/07/2001	Planning Permission	0.02

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
		Wirksworth (Parish)				
DD744	RISE END	Middleton by Wirksworth (Parish)	1	22/02/2000	Planning Permission	0.13
DD746	THE GREEN	Middleton by Wirksworth (Parish)	1	05/07/2006	Planning Permission	0.08
DD748	MIDDLEPEAK WHARF	Middleton by Wirksworth (Parish)	1	04/01/2006	Planning Permission	0.05
DD749	MAIN STREET	Middleton by Wirksworth (Parish)	1	11/05/2006	Planning Permission	0.05
DD750	MIDDLETON	Middleton by Wirksworth (Parish)	1	19/11/2007	Planning Permission	0.13
DD751	DALE ROAD NORTH	Northwood & Tinkersley (Parish)	1	13/06/2006	Planning Permission	0.08
DD752	DALE ROAD NORTH	Northwood & Tinkersley (Parish)	1	30/03/2005	Planning Permission	0.04
DD753	WINDMILL LANE	Offcote & Underwood (Parish)	1	17/05/2004	Planning Permission	0.08
DD754	.	Offcote & Underwood (Parish)	5	05/12/2003	Planning Permission	0.33
DD758	.	Snelston	2	24/03/2000	Planning Permission	0.21
DD759	MILL LANE	Shirley (Parish)	1	12/08/2004	Planning Permission	0.03
DD761	OKER LANE	South Darley (Parish)	1	28/11/2001	Planning Permission	0.05
DD762	WILL SHORES LANE	South Darley (Parish)	1	28/04/2006	Planning Permission	0.04
DD763	ASHBOURNE ROAD	Sudbury (Parish)	6	11/11/2005	Planning Permission	0.89
DD764	14 THE KNOLL	Tansley (Parish)	1	20/09/2005	Planning Permission	0.05
DD766	OLD COACH ROAD	Tansley (Parish)	1	27/06/2006	Planning Permission	0.16
DD768	GOLDHILL	Tansley (Parish)	1	25/01/2007	Planning Permission	0.04
DD769	REAR OF OAKDENE	Wirksworth	1	30/04/1992	Planning Permission	0.03
DD771	WILLOWBATH LANE	Wirksworth	2	18/08/1997	Planning Permission	0.25

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
DD772	OAKERTHORPE ROAD	Bolehill Wirksworth	1	12/05/2000	Planning Permission	0.06
DD773	GREENHILL	Wirksworth	1	05/08/2000	Planning Permission	0.04
DD774	GREENHILL	Wirksworth	1	13/06/2003	Planning Permission	0.02
DD775	GREENHILL	Wirksworth	1	05/11/2003	Planning Permission	0.02
DD776	GREEN HILL	Wirksworth	1	04/05/2005	Planning Permission	0.09
DD778	DERBY ROAD	Wirksworth	2	10/02/2003	Planning Permission	0.08
DD779	MILLERS GREEN	Wirksworth	1	17/09/2003	Planning Permission	0.25
DD780	MARKET PLACE	Wirksworth	3	28/09/2006	Planning Permission	0.02
DD781	STEEPLE GRANGE	Wirksworth	1	11/08/2005	Planning Permission	0.09
DD782	14 BOLEHILL ROAD	Wirksworth	5	03/11/2005	Planning Permission	0.43
DD784	WASH GREEN	Wirksworth	1	06/10/2005	Planning Permission	0.09
DD785	CROWN COURT YARD	Wirksworth	1	11/10/2005	Planning Permission	0.00
DD786	WEST END	Wirksworth	1	17/05/2005	Planning Permission	0.07
DD788	ST JOHNS STREET	Wirksworth	39	01/03/2006	Planning Permission	0.35
DD789	DOG KENNEL LANE	Yeldersley	2	31/08/2006	Planning Permission	0.48
DD790	YELDERSLEY LANE	Yeldersley	4	16/09/1997	Planning Permission	0.27
DD791	LADYHOLE LANE	Yeldersley	4	27/11/2006	Planning Permission	0.26
DD792	ALKMONTON	Alkmonton	2	17/12/2007	Planning Permission	0.33
DD793	.	Alkmonton	2	21/12/2007	Planning Permission	0.32
DD796	HALL LANE	Ashbourne	1	07/08/2007	Planning Permission	0.05
DD797	70 STATION STREET	Ashbourne	1	16/08/2007	Planning Permission	0.02
DD798	STATION STREET	Ashbourne	2	14/11/2007	Planning Permission	0.02
DD799	COXONS YARD	Ashbourne	7	02/01/2008	Planning Permission	0.06
DD800	WINDMILL LANE	Ashbourne	14	25/01/2008	Planning Permission	0.25
DD801	COCKAYNE AVENUE	Ashbourne	3	29/01/2008	Planning Permission	0.07
DD802	MAIN ROAD	Biggin (Parish)	8	29/06/2007	Planning Permission	0.38
DD803	POUNDER LANE	Bonsall (Parish)	1	03/09/2007	Planning Permission	0.13
DD804	BRADLEY	Bradley (Parish)	1	27/04/2007	Planning Permission	0.06
DD805	NORTH LANE	Brailsford (Parish)	3	02/11/2007	Planning Permission	0.30
DD806	MARKET PLACE	Cromford (Parish)	1	06/06/2007	Planning Permission	0.09
DD808	CUBLEY COMMON	Cubley (Parish)	3	13/02/2008	Planning Permission	0.38

Derbyshire Dales Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission Date	Source	Area (hectares)
DD810	LADY GROVE ROAD	Darley Dale (Parish)	24	17/01/2008	Planning Permission	0.97
DD812	LONG LANE	Longford (Parish)	1	27/07/2007	Planning Permission	0.02
DD815	CHESTERFIELD ROAD	Matlock	3	04/04/2007	Planning Permission	0.06
DD816	MATLOCK GREEN	Matlock	1	07/06/2007	Planning Permission	0.06
DD818	SMEDLEY STREET	Matlock	2	07/06/2007	Planning Permission	0.05
DD819	QUARRY BANK	Matlock	2	08/08/2007	Planning Permission	0.06
DD820	SNITTERTON ROAD	Matlock	1	05/09/2007	Planning Permission	0.07
DD822	BAKEWELL ROAD	Matlock	58	19/12/2007	Planning Permission	0.70
DD824	40 BANK ROAD	Matlock	10	05/12/2007	Planning Permission	0.13
DD825	LIME GROVE AVENUE	Matlock	1	31/01/2008	Planning Permission	0.02
DD826	SNITTERTON ROAD	Matlock	7	31/01/2008	Planning Permission	0.04
DD827	WATER LANE	Middleton by Wirksworth (Parish)	1	12/06/2007	Planning Permission	0.05
DD828	MAIN STREET	Middleton by Wirksworth (Parish)	1	03/10/2007	Planning Permission	0.03
DD829	MUSE LANE	Sudbury (Parish)	1	07/08/2007	Planning Permission	0.11
DD830	THE KNOLL	Tansley (Parish)	1	30/07/2007	Planning Permission	0.02
DD831	THATCHERS LANE	Tansley (Parish)	1	19/07/2007	Planning Permission	0.04
DD832	ALDERS LANE	Tansley (Parish)	4	14/02/2008	Planning Permission	0.29
DD834	WASH GREEN	Wirksworth	1	07/06/2007	Planning Permission	0.04
DD836	NORTH END	Wirksworth	1	12/10/2007	Planning Permission	0.00
DD837	MALTHOUSE CLOSE	Wirksworth	7	04/04/2007	Planning Permission	0.35
DD838	WIRKSWORTH	Wirksworth	1	31/01/2008	Planning Permission	0.04
DD839	LONGFORD LANE	Longford (Parish)	3	16/05/2007	Planning Permission	1.15
DD840	KING EDWARD STREET & WASH GREEN	Wirksworth	4	07/06/2007	Planning Permission	0.09
		TOTAL	952			

Derbyshire Dales Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
DD411	Meadow View	Ashbourne	10	UCS	0.34	417508	346588
DD417	The Mount	Ashbourne	18	UCS	0.60	417923	346992
DD418	Reservoir site, Derby Road	Ashbourne	17	UCS	0.56	418678	345919
DD420	Duke of Wellington	Matlock	9	UCS	0.31	430670	360913
DD421	County Offices overflow car park	Matlock	10	UCS	0.34	430391	360950
DD422	Gate Hotel carpark	Matlock	10	UCS	0.33	430215	360662
DD431	Grooms Cottage	Wirksworth	9	UCS	0.31	428906	354005
DD432	Almark garage	Wirksworth	15	UCS	0.68	428492	354037
DD435	Wheatsheaf car park	Wirksworth	8	UCS	0.28	428695	353700
DD438	Millwards Haulage Depot	Wirksworth	10	UCS	0.20	428247	352985
DD439	Land off Cromford Road	Wirksworth	15	UCS	0.67	428893	355028
DD440	Mountains Yard	Ashbourne	8	UCS	0.27	428941	353921
DD441	North of Queen Elizabeth Gram*	Ashbourne	13	UCS	0.42	418192	347263
DD448	Stancliffe Quarry Off Whitworth Road	Darley Dale (Parish)	43	NLUD	5.73	426665	363812
DD459	Land to North West of Ashbourne Industrial Estate Off Cavendish Road	Ashbourne	117	NLUD	3.89	419233	345879
DD467	Former Ashbourne Airfield Off Blenheim Road	Ashbourne	250	NLUD	109.21	420100	345351
DD476	Sherwood Hall Lime Tree Road	Matlock	11	NLUD	0.38	430425	359986
DD477	Matlock Lido Imperial Road	Matlock	6	NLUD	0.19	429833	360308
DD502	Millers Green	Wirksworth	2	NLUD	0.20	428243	352964
DD536	Land adj Gate Inn	Matlock	3	NLUD	0.10	432252	360197
DD539	Derby Road	Brailsford (Parish)	4	NLUD	0.17	425484	341449
DD547	Garage Site, Hurds Hollow	Matlock	122	NLUD	8.10	429120	360876
DD549	Land Adjacent to Ashbourne Ind	Ashbourne	250	NLUD	10.47	419692	345164
DD555	Land Adjacent to Ashbourne Lod	Ashbourne	9	NLUD	0.40	418925	345734
DD567	EAST OF BAKERS LANE	Doveridge (Parish)	42	Exception Sites	1.40	412216	334093
DD568	FORMER GARAGE/ POLICE OFFICE	Doveridge (Parish)	5	Exception Sites	0.17	411804	334365
DD580	LUKE LANE SITE	Brailsford (Parish)	28	Exception Sites	1.25	425389	341780

Derbyshire Dales Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
DD581	PEARL BANK FARM	Marston Montgomery (Parish)	4	Exception Sites	0.14	413572	337955
DD592	LAND AT WHITELEA NURSERY	Tansley (Parish)	30	Exception Sites	0.99	432359	360194
DD594	LAND AT HALLCROFT	Middleton (Parish)	15	Exception Sites	0.50	427482	356151
DD595	MILLWARDS LAND AT WASH GREEN	Wirksworth	27	Exception Sites	1.21	429209	353972
DD704	CAWDOR QUARRY	Matlock	232	Planning Permission	10.34		
DD854	Asker Lane, Matlock	Matlock	179	Housing Options	5.98	430773	360657
SS006	Site Adjacent to Old Derby Road	Ashbourne	214	Site Suggestion	9.53	418814	345340
SS011	Land Off Nottingham Road, Tansley	Tansley (Parish)	6	Site Suggestion	0.21	432560	359482
SS017	Land at Willow Meadows Farm, Ashbourne	Ashbourne	55	Site Suggestion	2.46	418472	345332
SS025	Coneygreave House, Cromford Road, Wirksworth	Wirksworth	27	Site Suggestion	0.91	428861	354718
SS029	199-211 Starkholmes Road, Matlock	Matlock	9	Site Suggestion	0.61	430149	358617
SS047	Main Road		32.7	Site Suggestion	2.19	425106	347355
SS053	Speedwell Mill	Wirksworth	3	Site Suggestion	0.13	428253	352889
SS098	Land Adjacent to Laurel Cottage, 29 Mayfield Road	Ashbourne	2	Site Suggestion	0.15	417282	346181
SS107	Hillside Farm, Wyaston Road, Ashbourne	Ashbourne	250	Site Suggestion	8.71	418071	345872
SS113	Brailsford, Ashbourne	Ashbourne	250	Site Suggestion	50.26	424957	341674

Derbyshire Dales Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
SS121	Land To The South of Station Street, Ashbourne	Ashbourne	7	Site Suggestion	0.32	417978	346229
SS123	Gate Farm, Ashbourne	Ashbourne	25	Site Suggestion	0.83	418565	347620
SS152	St Oswalds Hospital, Belle Vue Rd, Ashbourne	Ashbourne	46	Site Suggestion	1.54	417377	346493
SS153	Land Adjacent To Firs Estate, Compton	Ashbourne	29	Site Suggestion	1.92	418334	346148
SS156	35 Sandybrook Road, Ashbourne	Ashbourne	4	Site Suggestion	0.16	417953	347320
SS157	Moorcroft, Chesterfield Rd, Matlock	Matlock	25	Site Suggestion	1.09	430968	361378
SS159	Land at Leys Farm, Wyaston Rd, Ashbourne	Ashbourne	234	Site Suggestion	15.63	418068	345502
		TOTAL	2750				

Derbyshire Dales Developable Sites 11 - 15 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
DD425	All Saints Road	Matlock	7	UCS	0.29	429641	360700
DD453	Station Quarry Matlock Bath Station Yard	Matlock	21	NLUD	0.69	429770	358165
DD460	Land to West of Snipesmoor Lane Snipesmoor Lane	Ashbourne	55	NLUD	2.44	419433	345228
DD467	Former Ashbourne Airfield Off Blenheim Road	Ashbourne	250	NLUD	109.21	420100	345351
DD468	Waters Transport Depot	Darley Dale (Parish)	18	NLUD	0.59	427051	361978
DD471	Cote Hilloc Northwood Lane	Northwood & Tinkersley (Parish)	14	NLUD	0.46	426358	364771
DD493	The Rosarium Clifton Road	Ashbourne	12	NLUD	0.79	417629	346092
DD545	Site Adjacent ot Station	Darley Dale (Parish)	8	NLUD	0.28	427278	362581
DD549	Land Adjacent to Ashbourne Ind	Ashbourne	64	NLUD	10.47	419692	345164
DD550	Middleton Road	Wirksworth	203	NLUD	9.04	428602	354729
DD569	SCHOOL HOUSE FARM	Longford (Parish)	10	Exception Sites	0.33	421773	337741
DD585	CHESTNUT FARM	Bonsall (Parish)	4	Exception Sites	0.14	427319	358348
DD589	LAND EAST OF WHEEL WRITE COTTAGE	Kirk Ireton (Parish)	4	Exception Sites	0.19	426713	350101
SS024	Land Adjoining Matlock Settlement, Matlock	Matlock	16	Site Suggestion	0.69	430690	360052
SS067	Land off Thorncliffe Avenue	Northwood & Tinkersley (Parish)	18	Site Suggestion	0.80	426384	364463
SS087	Cavendish Cottage, Doveridge	Doveridge	53	Site Suggestion	1.78	411810	334427
SS107	Hillside Farm, Wyaston Road, Ashbourne	Ashbourne	11	Site Suggestion	8.71	418071	345872
SS113	Brailsford, Ashbourne	Ashbourne	250	Site Suggestion	50.26	424957	341674
SS114	Hulland Ward, Ashbourne	Hulland Ward (Parish)	250	Site Suggestion	73.78	425107	347633
SS120	Old Hackney Lane, Darley Dale	Darley Dale (Parish)	26	Site Suggestion	0.87	428565	361736
		TOTAL	1294				

High Peak Housing Trajectory Sites

High Peak Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission / Refusal / Withdrawn Date	Source	Area (hectares)
HP106	Bowden Hall, Bowden Lane	Chapel en le Frith	5	13/12/2006	Planning Permission	0.35
HP154	Otterhole Farm	Buxton	103	30/06/2006	Planning Permission	4.32
HP169	HOPE STREET	Glossop	1	11/04/2003	Planning Permission	0.05
HP170	LIGHTWOOD ROAD	Buxton	1	13/03/2003	Planning Permission	0.15
HP171	CORBAR WOODS LANE	Buxton	1	09/09/2005	Planning Permission	0.25
HP172	MOUSLEY BOTTOM	New Mills	1	26/02/2003	Planning Permission	0.04
HP174	PARK PLACE	Buxton	1	20/11/1998	Planning Permission	0.24
HP177	BRIERLEY GREEN	Chinley	1	21/02/2000	Planning Permission	0.08
HP178	MILL STREET	Glossop	1	27/04/2004	Planning Permission	0.04
HP179	ST GEORGES ROAD	New Mills	1	12/06/2003	Planning Permission	0.02
HP180	CHURCH STREET	New Mills	1	18/12/2006	Planning Permission	0.00
HP181	LOWER LANE	Chinley	1	13/08/2001	Planning Permission	0.01
HP182	BUXTON ROAD	Whaley Bridge	1	22/01/2002	Planning Permission	0.02
HP183	LANESIDE ROAD	New Mills	1	15/09/2001	Planning Permission	0.13
HP184	LONDON ROAD	Buxton	1	18/03/2002	Planning Permission	0.04
HP185	DIGLEE ROAD	Whaley Bridge	1	08/08/2002	Planning Permission	0.06
HP186	CHAPEL ROAD	Whaley Bridge	1	28/08/2002	Planning Permission	0.05
HP188	SALISBURY STREET	Glossop	1	27/09/2005	Planning Permission	0.08
HP189	CLIFFE ROAD	Glossop	1	26/02/2003	Planning Permission	0.02
HP190	GEORGE STREET	Glossop	1	14/05/2002	Planning Permission	0.02
HP191	FERN ROAD	Buxton	1	08/05/2003	Planning Permission	0.04
HP193	WEST ROAD	Buxton	1	31/01/2004	Planning Permission	0.03
HP194	YEARDSLEY LANE	Whaley Bridge	1	22/07/2003	Planning Permission	0.14
HP195	TODDBROOK CLOSE	Chapel en le Frith	1	03/09/2003	Planning Permission	0.03
HP197	CASTLE STREET	Glossop	1	17/03/2005	Planning Permission	0.03
HP198	HADFIELD ROAD	Glossop	1	27/05/2004	Planning Permission	0.04
HP199	THE SAVOY HALL BANK	Buxton	1	13/07/2001	Planning Permission	0.03
HP202	NEW ROAD	Whaley Bridge	1	02/09/2004	Planning Permission	0.12
HP203	SHAW LANE	Glossop	1	02/09/2004	Planning Permission	0.05
HP204	TALBOT ROAD	Glossop	1	19/07/2004	Planning Permission	0.11
HP206	MANCHESTER ROAD	Buxton	1	05/11/2001	Planning Permission	0.07

High Peak Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission / Refusal / Withdrawn Date	Source	Area (hectares)
HP207	HARPUR HILL ROAD	Buxton	1	29/04/2005	Planning Permission	0.04
HP208	SPRING BANK	New Mills	1	17/08/2004	Planning Permission	0.06
HP209	MANCHESTER ROAD	Buxton	1	06/10/2005	Planning Permission	0.03
HP211	PARK ROAD	Glossop	1	14/12/2006	Planning Permission	0.15
HP212	LONG LANE	Chapel en le Frith	1	11/11/2005	Planning Permission	0.10
HP213	LONG LANE	Chapel en le Frith	1	09/12/2005	Planning Permission	0.35
HP214	RIDGE LANE	Chapel en le Frith	1	09/09/2005	Planning Permission	0.13
HP215	HIGH STREET WEST	Glossop	1	12/05/2005	Planning Permission	0.01
HP216	CURTIS GROVE	Glossop	1	18/12/2006	Planning Permission	0.09
HP217	MACCLESFIELD ROAD	Buxton	1	16/02/2005	Planning Permission	0.11
HP218	SHERWOOD ROAD	Buxton	1	12/12/2006	Planning Permission	0.02
HP219	FAIRFIELD ROAD	Buxton	1	13/12/2006	Planning Permission	0.03
HP220	FAUVEL ROAD	Glossop	1	09/08/2006	Planning Permission	0.03
HP223	HIGH STREET	Chapel en le Frith	1	25/04/2006	Planning Permission	0.02
HP224	HOGSHAW DRIVE	Buxton	1	07/11/2006	Planning Permission	0.14
HP225	OLLERSETT AVENUE	New Mills	1	04/09/2006	Planning Permission	0.04
HP226	GOYTSIDE	New Mills	1	27/11/2006	Planning Permission	0.24
HP227	NORFOLK STREET	Glossop	1	23/03/2006	Planning Permission	0.01
HP228	HOLKER ROAD	Buxton	1	30/04/2007	Planning Permission	0.00
HP229	MACCLESFIELD ROAD	Buxton	1	14/05/2007	Planning Permission	0.01
HP230	BISHOPS LANE	Buxton	1	05/07/2007	Planning Permission	0.25
HP231	ALBION ROAD	New Mills	1	09/07/2007	Planning Permission	0.08
HP232	LASCELLES ROAD	Buxton	1	01/08/2007	Planning Permission	0.08
HP234	MANOR PARK VIEW	Glossop	1	13/09/2007	Planning Permission	0.04
HP235	MACCLESFIELD OLD ROAD	Whaley Bridge	1	13/11/2007	Planning Permission	0.03
HP236	MANCHESTER ROAD	Glossop	1	03/12/2007	Planning Permission	0.03
HP237	MANCHESTER ROAD	Glossop	1	19/12/2007	Planning Permission	0.03
HP238	ROWTON GRANGE ROAD	Chapel en le Frith	1	12/12/2007	Planning Permission	0.07
HP239	ALMA STREET	Buxton	1	18/12/2007	Planning Permission	0.01
HP240	STATION ROAD	Glossop	1	08/01/2008	Planning Permission	0.01
HP241	DOLBY ROAD	Buxton	1	24/01/2008	Planning Permission	0.04
HP243	TURNLEE ROAD	Glossop	2	10/10/2003	Planning Permission	0.08

High Peak Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission / Refusal / Withdrawn Date	Source	Area (hectares)
HP244	DAISYMERE LANE	Buxton	2	21/10/2003	Planning Permission	0.12
HP245	YORK STREET	Glossop	1	19/12/2005	Planning Permission	0.39
HP249	MANCHESTER ROAD	Buxton	2	25/02/2004	Planning Permission	0.07
HP250	CHAPEL STREET	Glossop	2	28/05/2004	Planning Permission	0.00
HP253	GREEN LANE	Buxton	2	07/07/2004	Planning Permission	0.04
HP254	MARPLE ROAD	Glossop	2	01/09/2004	Planning Permission	0.01
HP257	PRIMROSE LANE	Glossop	2	13/10/2004	Planning Permission	0.03
HP258	WEST ROAD	Buxton	2	30/11/2004	Planning Permission	0.01
HP263	STABLE LANE	Buxton	2	27/09/2002	Planning Permission	0.08
HP264	NEW MILLS ROAD	Hayfield	2	29/11/2005	Planning Permission	0.06
HP265	ASHBOURNE ROAD	Buxton	2	27/07/2006	Planning Permission	0.06
HP266	CHURCH STREET	New Mills	2	04/08/2006	Planning Permission	0.03
HP267	DALE ROAD	Buxton	2	23/01/2007	Planning Permission	0.01
HP268	LISMORE ROAD	Buxton	2	05/10/2001	Planning Permission	0.22
HP269	TERRACE ROAD	Buxton	2	30/04/2002	Planning Permission	0.01
HP270	WHITE KNOWLE ROAD	Buxton	2	15/08/2006	Planning Permission	0.05
HP272	WHITE KNOWLE ROAD	Buxton	2	22/01/2007	Planning Permission	0.06
HP273	SPRING GARDENS	Buxton	2	15/03/2007	Planning Permission	0.02
HP274	BRADWELL TERRACE	Glossop	2	25/05/2007	Planning Permission	0.03
HP275	SHERWOOD ROAD	Buxton	2	23/07/2007	Planning Permission	0.07
HP276	WEST ROAD	Buxton	2	30/07/2007	Planning Permission	0.01
HP277	MEADOW CLOSE	Chapel en le Frith	2	31/07/2007	Planning Permission	0.08
HP278	GRINLOW ROAD	Buxton	2	16/07/2007	Planning Permission	0.09
HP279	LIGHTWOOD ROAD	Buxton	2	14/09/2007	Planning Permission	0.01
HP280	SOUTH AVENUE	Buxton	2	14/07/2007	Planning Permission	0.02
HP281	MARKET STREET	Buxton	2	24/12/2007	Planning Permission	0.03
HP282	HOWARD STREET/FAUVEL ROAD	Glossop	2	14/09/1989	Planning Permission	0.01
HP283	LOW LEIGHTON ROAD	New Mills	3	14/11/2002	Planning Permission	0.20
HP286	LONDON ROAD	Buxton	3	02/12/2005	Planning Permission	0.05
HP287	LONDON ROAD	Buxton	3	15/12/2005	Planning Permission	0.02
HP288	TERRACE ROAD	Buxton	3	15/03/2006	Planning Permission	0.02
HP289	HARPUR HILL ROAD	Buxton	3	07/09/2007	Planning Permission	0.04

High Peak Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission / Refusal / Withdrawn Date	Source	Area (hectares)
HP290	OLLERSETT AVENUE	New Mills	3	19/12/2007	Planning Permission	0.05
HP291	BATH ROAD	Buxton	3	21/12/2007	Planning Permission	0.01
HP292	NEW STREET	New Mills	3	24/12/2007	Planning Permission	0.04
HP293	MARLBOROUGH ROAD	Buxton	4	13/08/2007	Planning Permission	0.15
HP294	ROBERTSON ROAD	Buxton	4	19/08/2003	Planning Permission	0.06
HP296	NEW ROAD	Whaley Bridge	4	07/12/2006	Planning Permission	0.15
HP297	DIGLEE ROAD	Whaley Bridge	4	28/09/2004	Planning Permission	0.43
HP298	SOUTH AVENUE	Buxton	4	21/11/2005	Planning Permission	0.02
HP300	HURDLOW MEWS	Glossop	4	25/10/2006	Planning Permission	0.07
HP301	OFF GRANBY ROAD	Buxton	4	10/11/2006	Planning Permission	0.05
HP302	FAIRFIELD ROAD	Buxton	4	09/07/2007	Planning Permission	0.02
HP303	LONDON ROAD	Buxton	4	29/08/2007	Planning Permission	0.04
HP304	GREEN LANE	Buxton	4	19/09/2007	Planning Permission	0.01
HP305	BROAD WALK	Buxton	4	16/10/2007	Planning Permission	0.08
HP306	STATION ROAD	Glossop	5	27/01/2004	Planning Permission	0.14
HP308	HAYFIELD ROAD	Chinley	5	04/02/2005	Planning Permission	0.15
HP310	BROWN EDGE ROAD	Buxton	5	14/03/2007	Planning Permission	0.19
HP311	BUXTON ROAD	Furness Vale	5	09/09/2004	Planning Permission	0.06
HP314	MARKET ST/ DALE SIDE	Buxton	5	26/05/2005	Planning Permission	0.09
HP317	BUXTON ROAD	Chinley	5	14/06/2004	Planning Permission	0.02
HP318	SETT CLOSE	New Mills	1	05/12/2006	Planning Permission	0.03
HP320	BOWDEN LANE	Chapel en le Frith	5	30/05/2007	Planning Permission	0.04
HP321	PEVERIL ROAD	Buxton	6	26/05/2005	Planning Permission	0.06
HP322	STATION ROAD	Buxton	6	28/06/2004	Planning Permission	0.15
HP323	LIGHTWOOD ROAD	Buxton	6	15/07/2004	Planning Permission	0.10
HP324	LONDON ROAD	Buxton	6	02/08/2005	Planning Permission	0.18
HP326	BURLINGTON ROAD	Buxton	6	18/01/2007	Planning Permission	0.27
HP327	WHARF ROAD	Whaley Bridge	6	12/12/2007	Planning Permission	0.09
HP328	LEEK ROAD	Buxton	8	19/12/2002	Planning Permission	0.79
HP329	ALBION ROAD	New Mills	8	13/12/2001	Planning Permission	0.13
HP330	BURLOW ROAD	Buxton	8	22/03/2004	Planning Permission	0.16
HP336	LEEK ROAD	Buxton	10	26/10/2004	Planning Permission	0.05

High Peak Deliverable Sites 0 - 5 Years						
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Permission / Refusal / Withdrawn Date	Source	Area (hectares)
HP337	BYRON STREET	Buxton	10	01/06/2007	Planning Permission	0.09
HP338	ST GEORGES ROAD	New Mills	11	22/03/2005	Planning Permission	0.27
HP339	UNION ROAD	New Mills	11	22/02/2005	Planning Permission	0.05
HP343	DALE ROAD	Buxton	14	21/04/2005	Planning Permission	0.38
HP344	PARADISE STREET	Glossop	14	03/06/2005	Planning Permission	0.50
HP345	SLATELANDS ROAD/TURNLEE ROAD	Glossop	9	25/09/2005	Planning Permission	0.66
HP346	SHREWSBURY STREET	Glossop	16	11/05/2004	Planning Permission	0.09
HP347	WATERSIDE	Glossop	14	11/06/2004	Planning Permission	0.80
HP348	WOOLLEY BRIDGE	Glossop	22	30/06/2005	Planning Permission	0.93
HP352	LIGHTWOOD ROAD	Buxton	6	22/03/1994	Planning Permission	1.64
HP353	NEWSHAW LANE	Glossop	1	21/01/2004	Planning Permission	0.58
HP354	HARDWICK SQUARE SOUTH	Buxton	30	26/10/2006	Planning Permission	0.47
HP355	WOOLLEY BRIDGE ROAD	Glossop	40	05/01/2006	Planning Permission	2.75
HP356	PLATT STREET	Glossop	8	04/07/2005	Planning Permission	0.80
HP357	CORBAR ROAD	Buxton	14	22/05/2003	Planning Permission	2.00
HP359	MARPLE ROAD	Glossop	14	19/02/2005	Planning Permission	1.85
HP360	VICTORIA STREET	Glossop	65	13/09/2005	Planning Permission	0.33
HP361	HARPUR HILL ROAD	Buxton	76	19/04/2007	Planning Permission	2.04
HP362	GRANBY ROAD	Buxton	35	09/05/2005	Planning Permission	1.60
HP364	GRANBY ROAD	Buxton	104	12/11/2007	Planning Permission	2.36
HP365	LEEK ROAD & ANNCROFT ROAD	Buxton	92	10/06/2002	Planning Permission	5.11
HP366	DALE LANE	Buxton	221	09/08/2002	Planning Permission	11.05
HP367	SHEFFIELD ROAD	Glossop	43	15/06/1981	Planning Permission	22.72
		TOTAL	1267			

High Peak Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
HP002	Under Viaduct, Spring Gardens (south)	Buxton	9	UCS	0.31	406341	373630
HP003	Magistrates Court/Peak Buildings	Buxton	3	UCS	0.11	405901	373301
HP005	Ambulance Station	Buxton	11	UCS	0.38	405107	373646
HP009	Haddon Hall Apartments, London Road	Buxton	14	UCS	0.48	406099	372506
HP010	Charles Street	Buxton	12	UCS	0.40	406256	373830
HP012	John Duncan School	Buxton	9	UCS	0.38	405514	374055
HP015	Montpelier Gardens	Buxton	7	UCS	0.24	406885	373986
HP016	Bench Road	Buxton	5	UCS	0.17	406756	373761
HP017	Windsor Road	Buxton	3	UCS	0.17	406420	373799
HP019	Land off Gadley Lane	Buxton	5	UCS	0.17	404699	373426
HP022	Bath Road	Buxton	7	UCS	0.24	405602	373020
HP025	Dale Road	Buxton	5	UCS	0.16	406136	373144
HP026	Ashwood Close	Buxton	5	UCS	0.17	406349	373186
HP027	Silverlands	Buxton	9	UCS	0.40	406423	373299
HP028	Rear of Dale Road	Buxton	4	UCS	0.54	406381	373033
HP032	Brookside Grove	Chapel en le Friith	4	UCS	0.27	403910	372394
HP033	London Road (land adjacent to Buxton Hospital)	Buxton	8	UCS	0.34	406170	372389
HP034	Sherbrook Lodge, Harpur Hill Road	Buxton	14	UCS	1.79	406326	372251
HP035	Kelson Avenue	Buxton	4	UCS	0.12	406607	372259
HP037	Somerset Close	Buxton	5	UCS	0.15	406348	371814
HP038	Burlow Road	Buxton	6	UCS	0.21	406622	370949
HP040	Green Lane	Buxton	16	UCS	0.59	404652	372680
HP041	37 Manchester Road		9	UCS	0.39	405107	373865
HP043	Palace Road	Buxton	5	UCS	0.17	405890	373930
HP045	Foxlow Grange, Harpur Hill Road	Buxton	9	UCS	0.31	406364	371876
HP046	London Road, rear of Esso / Robin Hood PH	Buxton	8	UCS	0.28	406095	372608
HP047	Dale Road / Bennett Street	Buxton	4	UCS	0.12	406011	373020
HP048	Market Street Depot	Buxton	24	UCS	0.80	405850	373081
HP051	Spring Gardens Car Park	Buxton	28	UCS	0.93	406042	373687
HP054	Railway Station Car Park	Buxton	5	UCS	0.18	405918	373735
HP059	Howard Town Mill, Glossop	Glossop	14	NLUD	0.92	403554	393972

High Peak Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
HP066	Hope Street, Glossop	Glossop	19	NLUD	0.64	404330	394882
HP068	ST CHARLES CHURCH HALL WOOLLEY BRIDGE ROAD GLOSSOP	Glossop	8	NLUD	0.27	401658	396265
HP072	LAND AT WHARF ROAD WHALEY BRIDGE	Whaley Bridge	20	NLUD	0.67	401087	381318
HP073	OLD GOODS YARD MIDLAND ROAD CHAPEL EN LE FRITH	Chapel en le Frith	42	NLUD	1.85	405451	380876
HP087	FERRO ALLOYS SURREY STREET GLOSSOP	Glossop	23	NLUD	0.75	402996	394281
HP091	Clumber House St Marys Rd	New Mills	10	H1 Refusals	0.32	402997	394025
HP092	Land at North Road	Glossop	6	H1 Refusals	0.39	403313	394869
HP095	Capital Garage, High Street		3	H1 Refusals	0.11	405495	380591
HP096	Land rear of Salisbury St	Glossop	5	H1 Refusals	0.17	402181	396110
HP099	High Street West & Howard Plac	Glossop	2	H1 Refusals	0.30	402580	394102
HP100	Land off Church Lane	New Mills	9	H1 Refusals	1.16	400391	385680
HP103	Land adj Warmbrook House	Chapel en le Frith	7	H1 Refusals	0.23	406308	380415
HP104	6 St Georges Road	New Mills	3	H1 Refusals	0.13	400315	385751
HP105	93 Simmondley Lane	Glossop	4	H1 Refusals	0.27	402060	393664
HP108	Land at Beelow Close, Dove Holes	Chapel en le Frith	29	Housing Strategy	0.96	407836	378598
HP109	St Andrews Walk, New Mills	New Mills	1	Housing Strategy	0.13	400605	385642
HP110	Garage site at George Street, New Mills	New Mills	38	Housing Strategy	1.25	400500	385750
HP111	Pikes Lane, Glossop	Glossop	5	Housing Strategy	0.18	402670	393865
HP112	Paradise Street, Hadfield	Glossop	28	Housing Strategy	1.24	401900	396292
HP114	land at Chapel Lane, Hadfield	Glossop	19	Housing Strategy	0.63	401773	396023
HP116	Land at Spire Hollin	Glossop	3	Housing Strategy	0.11	403385	394451
HP117	Garage site at Enlor Lane, Whaley Bridge	Whaley Bridge	11	Housing Strategy	0.51	401561	379670
HP121	Garage site at Uplands Road, Glossop	Glossop	5	Housing Strategy	0.18	403673	393466
HP125	Land off Melandra Castle Road Site 2	Glossop	35	Housing Strategy	1.18	401028	394198
HP127	Hayfield Bus Depot	Hayfield	28	Housing Strategy	0.92	403561	386927
HP128	Tom Lane, Tunstead Milton	Whaley Bridge	15	Exception Sites	0.98	403717	380046
HP137	Long Lane, Chapel	Chapel en le Frith	38	New Housing	1.28	405418	380106
HP138	Land off Dinting Road, Glossop	Glossop	13	New Housing	0.85	402462	394521
HP140	Reservoir Road, Whaley Bridge	Whaley Bridge	78	New Housing	5.22	400613	381303
HP145	Field 5100 Long Lane, Chapel	Chapel en le Frith	15	New Housing	0.50	405460	379991

High Peak Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
HP146	Field 5688 Long Lane, Chapel	Chapel en le Frith	46	New Housing	1.54	405583	379879
HP147	Land off Woodhead Road, Glossop	Glossop	35	New Housing	1.56	403833	394959
HP148	Land off Woodhead Road subject to agreement 3	Glossop	13	New Housing	0.88	403777	395052
HP149	Land off Woodhead Road subject to agreement	Glossop	28	New Housing	1.87	403931	394927
HP150	Land off Woodhead Road subject to agreement 2	Glossop	30	New Housing	1.34	403667	395014
HP152	Land off Park Road, Hadfield	Glossop	10	New Housing	0.69	402463	395927
HP155	Trenchard Drive	Buxton	11	UDP Land	0.49	406747	371109
HP156	Former Campus	Buxton	105	UDP Land	4.65	406740	370962
HP160	Brown Edge Road	Buxton	30	UDP Land	1.00	406064	374343
HP843	Dinting Road/Dinting Lane	Glossop	64	LOCAL PLAN	2.85	402759	394511
HP844	Land off Glossop Road, Charlesworth	Glossop	11	LOCAL PLAN	0.35	400712	392957
HP846	Land between Spring Rise and High Lane	Glossop	11	LOCAL PLAN	0.75	402018	393198
HP847	Land off Ashbourne Road, Buxton	Buxton	232	LOCAL PLAN	10.33	406684	371639
HP848	Land south of Macclesfield Road, Whaley Bridge	Whaley Bridge	83	LOCAL PLAN	3.68	400660	380503
HP852	Land off Cliffe Road, Glossop	Glossop	37	LOCAL PLAN	4.94	403803	393820
SS002	Land Off Sexton Street/Church Street, Tintwistle	Glossop	46	Site Suggestion	1.54	402059	397203
SS007	Depo-Lag Lane, Chapel-En-Le-Firth	Chapel en le Frith	9	Site Suggestion	0.29	405309	380360
SS010	Land Behind Cross Keys Public House, Hayfield Road	Chapel en le Frith	5	Site Suggestion	0.31	405682	381920
SS016	Ladmanlow Yard, Leek Road, Buxton	Buxton	6	Site Suggestion	0.86	404043	371877
SS033	27 Elnor Lane, Whalley Bridge	Whaley Bridge	7	Site Suggestion	0.24	401477	379932
SS061	Junction of London Road and Fern Lane	Chapel en le Frith	12	Site Suggestion	0.39	406022	372430
SS063	Land at Crossings Road	Chapel en le Frith	47	Site Suggestion	1.58	404748	380579
SS077	Foxlow Farm, Ashbourne Road, Buxton	Buxton	106	Site Suggestion	7.08	406516	371370
SS085	Wychwood, St John's Road, Buxton	Buxton	8	Site Suggestion	0.35	405101	373425
SS092	Parish Hall, Church Lane, New Mills	New Mills	9	Site Suggestion	0.29	400457	385501
SS094	Between 40 and 46, Glossop Roa	Glossop	7	Site Suggestion	0.22	400696	393018
SS106	Garden of Oaklea, Yeadsley Lane, Furness Vale	Whaley Bridge	5	Site Suggestion	0.18	400585	383277
SS110	Plot 3, Dinting Road, Glossop	Glossop	1	Site Suggestion	0.14	402338	394567
SS122	Land Between Phillip Howard Rd and Victoria St	Glossop	10	Site Suggestion	0.33	403283	393819
SS126	158-170 Buxton Road, Whalley Bridge	Whaley Bridge	3	Site Suggestion	0.38	400992	380270
SS127	Land To The West of Long Lane, Long Lane	Chapel en le Frith	239	Site Suggestion	7.96	405165	379977

High Peak Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
SS128	Land At Haslin Road, Harpur Hill, Buxton	Buxton	180	Site Suggestion	8.01	407000	370818
SS130	Land West of Tongue Lane, Fairfield, Buxton	Buxton	215	Site Suggestion	7.16	407451	373128
SS131	Land South of Barlow Rd Harpur Hill, Buxton	Buxton	96	Site Suggestion	6.39	407063	370435
SS137	Land Between Burlow Rd and Heathfield Nook	Buxton	114	Site Suggestion	5.07	407136	370898
SS139	Area Between Burlow Rd & Haslin Rd, Harpur Hill	Buxton	12	Site Suggestion	1.65	406782	370703
SS141	Land Off Barlow Rd, Behind Burlow Cottages	Buxton	1	Site Suggestion	0.12	406605	370842
SS149	27 Grange Park Avenue, Chapel En Le Firth	Chapel en le Frith	5	Site Suggestion	0.16	405991	380225
SS160	Land To Rear of 13 Fauville Rd, Glossop	Glossop	2	Site Suggestion	0.06	403360	394341
SS166	Land adjacent to 'Combe Hay', off Arundel Grange, Simmondley Lane	Glossop	4	Site Suggestion	0.17	402268	394061
		TOTAL	2688				

High Peak Developable Sites 11 - 15 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
HP007	Viaduct at Spring Gardens	Buxton	13	UCS	0.44	406300	373660
HP008	Clough Street	Buxton	5	UCS	0.18	405788	373031
HP042	Carlisle Road	Buxton	15	UCS	0.49	404984	373828
HP049	Sylvan Car Park	Buxton	13	UCS	0.43	406288	373561
HP057	The Crescent, Buxton	Buxton	20	NLUD	0.65	405780	373545
HP058	Land off George Street, Glossop	Glossop	6	NLUD	0.43	403200	393944
HP064	OLD RAIL SIDINGS GLOSSOP ROAD GLOSSOP GAMESLEY	Glossop	66	NLUD	4.42	401281	394156
HP069	MARSH LANE NEW MILLS	New Mills	18	NLUD	1.22	400689	385339
HP074	LAND AT TORR VALE MILL TORR VALE ROAD NEW MILLS	New Mills	5	NLUD	0.73	399875	385268
HP078	WOODS MILL HIGH STREET EAST GLOSSOP	Glossop	104	NLUD	4.71	403793	394010
HP080	LAND AT HOGSHAW LIGHTWOOD AVENUE BUXTON	Buxton	93	NLUD	12.42	406400	374310
HP081	METHODIST CHAPEL SPRING BANK ROAD NEW MILLS	New Mills	8	NLUD	0.35	399976	385715
HP082	FORMER WILD AND HALLAM GARAGE BROOKFIELD GLOSSOP DINTING	Glossop	17	NLUD	0.56	401123	395223
HP083	Woodside Street, New Mills	New Mills	20		1.30	399811	384895
HP084	FORMER GOODS YARD ALBION ROAD NEW MILLS	New Mills	9		0.29	399632	384866
HP126	Land off Dollywood Close	Whaley Bridge	6	Housing Strategy	0.26	402645	382440
HP129	Hawkeshead Mill, Hope Street	Glossop	31	ELR	1.38	404400	395070
HP131	Salem Mill, New Mills	New Mills	8	ELR	0.27	400227	385902
HP132	Newtown Industrial Area, New Mills	New Mills	45	ELR	2.99	399779	384730
HP133	Knowles Industrial Estate, Furness Vale	Furness Vale	54	ELR	1.81	400653	383462
HP134	St Georges Mill, New Mills	New Mills	12	ELR	0.55	400252	385746
HP135	Hallam Bros Garage, New Mills Road, Hayfield	Hayfield	6	ELR	0.21	403432	386902
HP141	Goslin Bar Farm, Macclesfield Old Road	Buxton	45	New Housing	3.03	403643	372509
HP151	Land off Woodhead Road subject to agreement 4	Glossop	67	New Housing	4.49	403858	395135
HP158	Dale Lane Buxton	Buxton	19	UDP Land	0.64	407263	374074

High Peak Developable Sites 11 - 15 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
HP159	Dale Road Buxton	Buxton	3	UDP Land	0.45	406288	372989
HP161	RESERVE LAND -	Buxton	31	UDP Land	2.09	406601	374456
HP845	Land off Marple Road, Charlesworth	Glossop	4	LOCAL PLAN	0.59	400511	392817
HP849	Land south of Macclesfield Road, Whaley Bridge	Whaley Bridge	184	LOCAL PLAN	8.17	400330	380192
HP850	Lower Crossings, Chapel en le Frith	Chapel en le Frith	46	LOCAL PLAN	2.06	404814	380483
HP853	Land off Macclesfield Main Road, Buxton	Buxton	84		11.17	403837	372181
SS004	Arnfield Water Treatment Works	Glossop	49	Site Suggestion	2.18	401442	397080
SS005	Bingswood Industrial Estate	Whaley Bridge	59	Site Suggestion	1.97	401350	381959
SS027	Phase 1, Land Off Church Lane, New Mills	New Mills	4	Site Suggestion	0.55	400494	385621
SS052	Roebuck Place	Chapel en le Frith	2	Site Suggestion	0.25	405640	380766
SS060	Land adj Bridge Street	Buxton	93	Site Suggestion	6.19	400365	386052
SS117	Land Off Lowleighton Road, New Mills	New Mills	55	Site Suggestion	3.68	401152	386151
SS125	Land At Dinting Vale Road	Glossop	222	Site Suggestion	7.40	401536	394648
SS133	Land off Ashbourne Lane, Ashbourne Lane	Chapel en le Frith	11	Site Suggestion	0.47	406643	380543
SS142	Land On Burlow Road, Behind Pub, Harpur Hill	Buxton	40	Site Suggestion	2.64	406334	371001
SS147	Green Lane Farm, Buxton	Buxton	115	Site Suggestion	7.66	405323	372328
SS155	Land at Meadows Rd, Hayfield	Hayfield	56	Site Suggestion	2.48	403582	386552
SS161	Land To West of Haywards Close, Glossop	Glossop	6	Site Suggestion	0.21	403336	394989
SS163	Land Adjacent 40-46, Glossop Rd, Charlesworth	Glossop	23	Site Suggestion	0.78	400766	393008
SS164	Bank Street, Glossop	Glossop	16	Site Suggestion	0.73	403585	393883
		TOTAL	1808				

Peak District National Park Housing Trajectory Sites

Peak District National Park Deliverable Sites 0 - 5 Years								
Site Reference	Site Name	Settlement	Total Capacity/ Yield	PDNP Planning Reference	Source	Area (hectares)	Easting	Northing
NP0858	Holly House Farm, Main Road	Flagg	2	NP/DDD/0202/071	Planning Permission - AHC	0.09	413473	368599
NP0859	Ivonbrook Quarry	Flagg	0	NP/DDD/1002/519	Planning Permission - AHC	0.04	413920	368464
NP0860	Old Vicarage	Warslow	1	NP/SM/0304/0270	Planning Permission - AHC	0.01	408392	358403
NP0861	Golden Green Garage	Barrow Moor	1	NP/SM/0296/008	Planning Permission - AHC	0.22	405975	364481
NP0862	Land at Brookside Cottage	Butterton	1	NP/SM/1206/1110	Planning Permission - AHC	0.05	407472	356243
NP0863	Ashes Lane	Bentley	4	NP/DDD/1001/469	Planning Permission - AHC	0.11	417414	350230
NP0864	Land adjacent to Croft Cottage	Wetton	2	NP/SM/0200/014	Planning Permission - AHC	0.18	410783	355404
NP0865	Land at Chapel Close	Youlgreave	2	NP/DD/0106/0023	Planning Permission - AHC	0.06	420674	364151
NP0866	1 Drury Lane	Biggin	1	NP/DDD/0106/0030	Planning Permission - AHC	0.06	415448	359083
NP0867	Main Street	Chelmorton	1	NP/WED/1295/513	Planning Permission - AHC	0.06	411182	369789
NP0869	Land adjacent to Leades Farm	Wardlow	1	NP/DDD/0305/0348	Planning Permission - AHC	0.06	418129	374663
NP0870	5 Chantry Lane	Tideswell	1	NP/DDD/0505/0477	Planning Permission - AHC	0.03	415512	375827
NP0871	Travellers Rest	Flash	1	NP/SM/0905/0957	Planning Permission - AHC	0.01	403207	367814
NP0872	New House Farm, The Brund	Brund	1	NP/SM/0104/0060	Planning Permission - AHC	0.04	410146	361257
NP0873	Barn at Higg Lane	Brund	2	NP/SM/0904/0977	Planning Permission - AHC	0.06	409668	361343
NP0874	Surrey Farm, Hollow	Not in a settlement	1	NP/S/0704/0776	Planning Permission -	0.01	425853	387783

Peak District National Park Deliverable Sites 0 - 5 Years								
Site Reference	Site Name	Settlement	Total Capacity/ Yield	PDNP Planning Reference	Source	Area (hectares)	Easting	Northing
	Meadows				AHC			
NP0875	The Barn, Townhead	Eyam	1	NP/DDD/0393/109	Planning Permission - AHC	0.01	421380	376740
NP0876	Land between Eaton Hill and Eaton Place	Baslow	6	NP/DDD/1004/1063	Planning Permission - AHC	0.16	425774	372253
NP0877	Crawshaw Farm	Ughill	1	NP/S/0903/026	Planning Permission - AHC	0.06	425404	388899
NP0878	Moorland Road	Hathersage	2	NP/DDD/1105/1121	Planning Permission - AHC	0.04	422937	381308
NP0879	Site adjacent to Kalokeri, Bessie Lane, The Hills	Bradwell	2	NP/DDD/1104/1226	Planning Permission - AHC	0.04	417616	380746
NP0880	Bowling Green Inn	Bradwell	3	NP/DDD/0302/159	Planning Permission - AHC	0.11	417093	381549
NP0881	Land at Castleton Road	Hope	4	NP/HPK/1107/1110	Planning Permission - AHC	0.09	417050	383529
NP0882	Nether Booth Farm, Nether Booth	Nether Booth	1	NP/HPK/1104/1243	Planning Permission - AHC	0.01	414282	386171
NP0883	Land to the rear of Talbot House, How Lane	Castleton	1	NP/HPK/1095/141	Planning Permission - AHC	0.03	415245	383108
NP0885	Land adjacent to Sunnyside, Handley Lane	Monyash	1	NP/DDD/0396/102	Planning Permission - AHC	0.01	414960	366706
NP0886	Glossop Road, Nr Little Hayfield	Not in a settlement	4	0201/030	Planning Permission		40349	38782
NP0893	Flagg Unitarian Church, Main Road	Flagg	1	0803/462	Planning Permission		41345	36858
NP0903	5 Valley Lodge, Church Street	Bradwell	3	0502/235a	Planning Permission		41744	38104
NP0907	Main Road	Great Longstone	1	1000/405	Planning Permission		42011	37174

Peak District National Park Deliverable Sites 0 - 5 Years								
Site Reference	Site Name	Settlement	Total Capacity/ Yield	PDNP Planning Reference	Source	Area (hectares)	Easting	Northing
NP0908	Manor Farm Craft Centre (Only 9 Allowed)	Over Haddon	9	0301/122	Planning Permission		42052	36647
NP0909	Former Natwest Bank	Fidlers Well	1	1007/1016	Planning Permission		42079	38356
NP0910	Eyam House, Eyam View Farm	Not in a settlement	5	0998/449	Planning Permission		42087	37690
NP0912	South Church Street	Bakewell	1	0302/153	Planning Permission		42144	36842
NP0913	Wellbank Farm	Upper Midhope	4	1293/030	Planning Permission		42170	39964
NP0914	Garage Block, New Street	Bakewell	1	1297/578	Planning Permission		42182	36868
NP0915	Former Glebe Mine	Eyam	17	0804/875a	Planning Permission		42186	37663
NP0916	Former Glebe Mine	Eyam	10	0804/875b	Planning Permission		42186	37663
NP0918	Rear of Danes Bungalow	Eyam	1	0192/021	Planning Permission		42192	37648
NP0919	Cott & Conv Shop to 2 Dwells - Main Rd	Hope	6	1293/583	Planning Permission		42200	37635
NP0923	Adjacent Hillfield, Jagers Lane	Hathersage	1	0797/289	Planning Permission		42247	38166
NP0926	Toll Bar Garage	Grindleford	2	392/141	Planning Permission		42451	37789
NP0927	Bridge Foot Farm	Baslow and Bubnell	1	102/526	Planning Permission		42503	37238
NP0929	Holly House Barn	Rowsley	1	1296/493	Planning Permission		42552	36585
NP0935	Ely Fold Farm, Nr Kettleshulme	Is not in a settlement	2	0193/001	Planning Permission		39892	37987
NP0937	Country Café, Nr Rainow	Is not in a settlement	1	0307/0202	Planning Permission		394542	378121

Peak District National Park Deliverable Sites 0 - 5 Years								
Site Reference	Site Name	Settlement	Total Capacity/ Yield	PDNP Planning Reference	Source	Area (hectares)	Easting	Northing
NP0944	Old Sawmill, Nr Longnor	Is not in a settlement	1	0404/0443a	Planning Permission		408478	364668
NP0947	The Barn, Bakewell Road	Longnor	1	0706/0657	Planning Permission		409065	364907
NP0949	Carr Farm	Wetton	3	1105/1152	Planning Permission		410816	355383
NP0951	Town End Farm	Chelmorton	2	0906/0831	Planning Permission		411094	369708
NP0953	Ponderosa, Main Street	Chelmorton	3	1004/1082	Planning Permission		411164	369769
NP0954	Pack Horse Farm, Hemstone Lane	Peak Forest	1	0206/0143	Planning Permission		411333	379294
NP0956	Holly House Farm	Flagg	2	0206/0104	Planning Permission		413475	368634
NP0958	Highfield Farm	Flagg	1	0206/145b	Planning Permission		414035	368383
NP0959	Taddington Methodist Chapel	Taddington	1	0206/0119	Planning Permission		414148	371040
NP0960	Amber House, High Street	Tideswell	2	0806/0794	Planning Permission		415184	375727
NP0961	7 Church Street	Tideswell	1	0306/0248	Planning Permission		415196	375651
NP0962	The Croft, Sherwood Road	Tideswell	1	1003/0710	Planning Permission		415233	375260
NP0963	Barn Adjacent to Rowson Farm, Church Street	Monyash	1	1006/0944	Planning Permission		415283	366452
NP0965	Spital House, How Lane	Castleton	2	0105/0100	Planning Permission		415482	383193
NP0971	The Old Cobblers Shop, Charlotte Lane	Bradwell	1	0506/0478	Planning Permission		417142	381179
NP0972	Midhills Farm, Alsop Road, Nr Parwich	Not in a settlement	1	0205/0201	Planning Permission		417232	354895

Peak District National Park Deliverable Sites 0 - 5 Years								
Site Reference	Site Name	Settlement	Total Capacity/ Yield	PDNP Planning Reference	Source	Area (hectares)	Easting	Northing
NP0973	Brookside Cottage	Bradwell	2	1106/1090	Planning Permission		417343	381089
NP0974	1 & 2 Dale View	Bradwell	6	0105/0032	Planning Permission		417529	380839
NP0975	The Old Barn, Hugh Lane	Bradwell	1	0804/0886	Planning Permission		417551	380993
NP0976	Crystal Bar Supplies, Nr Fenny Bentley	Not in a settlement	1	0906/0834	Planning Permission		417737	349452
NP0977	Manor Farm Barn	Wardlow	1	0306/0253	Planning Permission		418059	375071
NP0980	Roods Farm, Nr Foolow	Not in a settlement	1	0605/0593	Planning Permission		418875	377028
NP0981	The Rookery, Dukes Drive	Ashford-in-the - water	1	1106/0993	Planning Permission		419196	369666
NP0984	Moorview, Carr Lane	Thornhill	1	0205/0170	Planning Permission		419801	383773
NP0987	2 Croft Road	Great Longstone	1	1206/1141a	Planning Permission		420180	371657
NP0988	2 Croft Road	Great Longstone	1	1206/1141b	Planning Permission		420180	371657
NP0989	Manor Farm	Over Haddon	3	1005/0968	Planning Permission		420503	366449
NP0990	Bamford Hall	Bamford	1	0205/0191	Planning Permission		420549	383313
NP0993	Anniscroft Farm, Nr Youlgreave	Not in a settlement	2	0904/0961	Planning Permission		420998	364680
NP0994	Green Island, Nr Great Longstone	Not in a settlement	1	1007/0936	Planning Permission		421017	371648
NP0996	Land of South Church Street	Bakewell	1	0506/0502	Planning Permission		421454	368416
NP0997	Adjacent To Phoenix Cottage	Bakewell	1	1204/1275	Planning Permission		421574	368649
NP0998	Watergrove	Foolow	1	0406/0317	Planning Permission		421608	376555

Peak District National Park Deliverable Sites 0 - 5 Years								
Site Reference	Site Name	Settlement	Total Capacity/ Yield	PDNP Planning Reference	Source	Area (hectares)	Easting	Northing
NP0999	Catcliffe House, King Street	Bakewell	1	0604/0716	Planning Permission		421696	368414
NP1001	Green Gate Farm, Main Street	Elton	1	0906/0811	Planning Permission		422334	360953
NP1002	The Barn, Castleton Road	Hathersage	1	0404/0414	Planning Permission		422693	381396
NP1003	Rock View	Stoney Middleton	2	0706/0634	Planning Permission		422754	375565
NP1004	The Fold	Stoney Middleton	1	0105/0067	Planning Permission		422995	375533
NP1008	Goldcrest Engineering Unit at Former Barton Hill Quarries	Stanton-In-Peak	1	1105/1126	Planning Permission		424040	364384
NP1009	Unit at Former Barton Hill Quarries	Birchover	4	1205/1182a	Planning Permission		424075	362254
NP1010	Unit at Former Barton Hill Quarries	Birchover	7	1205/1182b	Planning Permission		424075	362254
NP1011	Leacroft Garage, Main Street	Winster	2	0305/0271	Planning Permission		424243	360601
NP1012	The Blacksmiths Yard	Grindleford	1	1203/914a	Planning Permission		424414	377797
NP1013	The Blacksmiths Yard	Grindleford	1	1203/914b	Planning Permission		424414	377797
NP1014	Sunny Bank	Upper Padley	1	0605/0611	Planning Permission		425022	379029
NP1016	Horseshoe, Bar Road	Curbar	1	1006/0969	Planning Permission		425374	374634
NP1017	Old Reading Rooms, Main Wensley Road	Wensley	1	0705/0676	Planning Permission		426287	361136
		TOTAL	191					

Peak District National Park Deliverable Sites 0 - 5 Years			
COMMITMENTS NOT ORIGINALLY PROVIDED			
	Location	Settlement	Total Capacity/ Yield
0106/0023	Land at Chapel Close	Youlgreave	2
0906/0824	The Lodge, Main Street	Winster	1
0906/0882	Nether Farm Barn	LowBradfield	1
1006/0887	Edelweiss	Stanton-in-Peak	1
0607/0540	Stone Store between Mayfield and Bamford Primary School	Bamford	1
0108/0026	Brookfield Farm	Birchover	1
0406/0295	Mount Pleasant Cottage, Leek Road	Warslow	1
1207/1186	Gemstone Designs	Bakewell	1
0207/0172	Land adjacent to Croft Cottage	Wetton	2
0207/0180	Ladywell Shippon	Baslow	2
0307/0261	Millfield	Litton	1
0407/0316	The Plough Inn	Flagg	1
0607/0537	Town End Farm	Chelmorton	2
0707/0669	Greenfields	Calver	1
0707/0681	Old School	Meerbrook	1
0805/0871	Grundy Farm	Great Hucklow	1
0807/0810	Banks Farm Barn	Elton	1
0888/147	Church Lane	Peak Forest	2
0889/119	Adj 'Byways' Saltergate Lane	Bamford	1
1007/0925	Winster Village Shop	Winster	1
1089/621	Lovage Farm	Priestcliffe	1
1107/1058	Hathersage	Hathersage	1
0107/0022	Aston Lane	Thornhill	1
1206/1178	Whitecroft	Curbar	1
1207/1175	Crowden Youth Hostel	Crowden	3
0292/090	Hill Head	Bradwell	1
		TOTAL	33

Peak District National Park Developable Sites 6 - 10 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
DD584	DDDC Car Park	Hartington	7	Exception Sites	0.22	412711	360239
DD596	Land at Mount Pleasant Road		5	Exception Sites	0.24	424137	377501
DD598	Land West of Conksbury Lane	Youlgreave	9	Exception Sites	0.29	421075	364486
HP120	Brentwood Avenue	Bamford	12	Housing Strategy	0.41	420964	383340
NP406	Off Burton Closes	Bakewell	0	Officer Recommendation	1.24	421512	367659
NP407	Land at Netherside	Bradwell	88	Officer Recommendation	3.93	417408	381340
		TOTAL	121				

Peak District National Park Developable Sites 11 - 15 Years							
Site Reference	Site Name	Settlement	Total Capacity/ Yield	Source	Area (hectares)	Easting	Northing
DD378	Land to The West of Queens Head	Taddington	20	Officer Recommendation	0.65	414456	371081
DD560	Joiners Place	Biggin	3	Exception Sites	0.10	415629	359356
DD599	Land East of Conksbury Lane	Youlgrave	10	Exception Sites	0.33	421179	364480
NP396	Land North of Coombes Road	Bakewell	8	Officer Recommendation	0.25	420246	371873
NP401	Off the Marsh Avenue	Hope	5	Officer Recommendation	0.18	416961	383584
NP402	Between Castleton Road and Eccles Close	Hope	14	Officer Recommendation	0.48	417095	383560
NP404	Off Sherwood Road	Tideswell	21	Officer Recommendation	0.71	415109	375817
NP407	Land at Netherside	Bradwell	60	Officer Recommendation	3.93	417408	381340
SS165	Land Adjacent To Holly Cottage, Hathersage	Hathersage	3	Site Suggestion	0.11	422313	381678
		TOTAL	144				

Appendix 4: Abbreviations

CLG	Communities and Local Government
DDDC	Derbyshire Dales District Council
DPDs	Development Plan Documents
DPH	Dwellings per Hectare
GIS	Geographic Information System
HBF	Home Builder's Federation
HMA	Housing Market Area
HPBC	High Peak Borough Council
LDF	Local Development Frameworks
LDS	Local Development Scheme
LNR	Local Nature Reserve
LTP	Local Transport Plan
NGP	New Growth Point
NA	Not Available
NK	Not Known
PDL	Previously Developed Land
PDNP	Peak District National Park
PDNPA	Peak District National Park Authority
PPS12	Planning Policy Statement 12: Local Spatial Planning
PPS3	Planning Policy Statement 3: Housing
PUA	Principal Urban Area
RPG	Regional Planning Guidance
RSLs	Registered Social Landlords
RSS	Regional Spatial Strategy
RTS	Regional Transport Strategy
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SHLAA	Strategic Housing Land Availability Assessment
SNCI	Sites of Nature Conservation Interest
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSSI	Sites of Special Scientific Interest
STW	Sewerage Treatment Works

Appendix 5 Filtered Sites

Filtered Sites in Derbyshire Dales							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Filter
DD412	Old house /Mansion House		UCS	0.78	417754	346427	Flood Risk
DD413	Fishpond Meadows		UCS	0.41	418273	346612	Flood Risk
DD414	Ashbourne Taxis		UCS	0.31	418200	346540	Flood Risk
DD424	Matlock Ford		UCS	3.28	431293	360070	Flood Risk
DD437			UCS	0.39	428808	353294	Flood Risk
DD444	Woodbrook Quarry		NLUD	0.57	428216	365905	Environmental Designation
DD464	40 & 42, St John Street		NLUD	0.12	418128	346720	Flood Risk
DD482	Old Chapel, Station road		NLUD	0.06	417978	346346	Site Size
DD483	13-19 Compton Street		NLUD	0.03	418064	346490	Site Size and Flood Risk
DD490	4, Belper Road		NLUD	0.03	418284	346332	Site Size
DD491	Land Off Church Lane		NLUD	0.08	415309	343247	Site Size
DD492	Land at Snelston		NLUD	0.15	415144	343310	Flood Risk
DD494	Land adj 15, Hillside Avenue		NLUD	0.05	418327	347328	Site Size
DD497	Rear of 14 & 16, Market Place		NLUD	0.08	418121	346835	Site Size
DD498	Land adj 46, Derby Road		NLUD	0.05	418855	345875	Site Size
DD499	The Mansion, Church Street		NLUD	0.68	417759	346451	Flood Risk
DD500	52, Cromford Road		NLUD	0.07	428934	354908	Site Size
DD501	Land adj 82, Greenhill		NLUD	0.02	428522	354224	Site Size
DD503	Boggerts Inn Farm, Gorsey Bank		NLUD	0.05	429230	353226	Site Size
DD504	Cronford Moor Wharf Oakerthorpe Road		NLUD	0.09	429060	355520	Site Size
DD505	Barnwell Lane		NLUD	0.05	429398	356262	Site Size
DD507	The Old Chapel		NLUD	0.04	426803	343924	Site Size
DD508	Land adj 1		NLUD	0.02	425484	341793	Site Size
DD509	Spring Cottage		NLUD	0.08	423672	346517	Site Size
DD511	Bedehouse Lane		NLUD	0.02	429363	356391	Site Size

Filtered Sites in Derbyshire Dales							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Filter
DD514	Former Water Board Site		NLUD	0.01	423201	354099	Site Size
DD518	Standlow Lane		NLUD	0.07	420968	350785	Site Size
DD520	Station Road		NLUD	0.03	427528	362807	Site Size
DD521	Land adj Crowstones House		NLUD	0.03	426882	363304	Site Size
DD523	Aston Farm		NLUD	0.07	427886	360988	Site Size
DD524	Bridge Farm		NLUD	0.08	426857	362065	Site Size
DD529	38, Hurds Hollow		NLUD	0.06	429379	360982	Site Size
DD530	Former Methodist Church		NLUD	0.03	430157	360603	Site Size
DD531	Bull Lane		NLUD	0.07	430984	360536	Site Size
DD532	Land at Darley House Estate		NLUD	0.09	428515	361799	Site Size
DD533	Causeway Lane		NLUD	0.04	430169	359853	Site Size
DD534	Thatchers Lane		NLUD	0.06	432467	359432	Site Size
DD535	Starth House		NLUD	0.05	432501	359393	Site Size
DD540	The Old Rectory		NLUD	0.05	421915	341610	Site Size
DD541	Underwood Farm		NLUD	0.02	419735	348447	Site Size
DD542	Rake House		NLUD	0.07	423219	354388	Site Size
DD543	Birchwood Farm		NLUD	0.05	431472	355302	Site Size
DD561	OPPOSITE ST THOMAS CHURCH		Exception Sites	0.09	415448	359402	Site Size
DD562	BETWEEN ARNISHER HOUSE AND PERCIVAL CLOSE		Exception Sites	0.07	415482	359392	Site Size
DD572	WEST OF SEPYCOE FARM		Exception Sites	0.05	421754	337349	Site Size
DD583	SITE WEST OF STABLE COTTAGE		Exception Sites	0.07	412680	360422	Site Size
DD590	LAND AT PETES CLOSE		Exception Sites	0.04	426703	350071	Site Size
DD593	LAND OPPOSITE RECREATION GROUND		Exception Sites	0.06	427886	357973	Site Size
SS022	Land Adjoining Almar, Marston		Site Suggestion	0.07	413603	337638	Site Size
SS035	Duke of York Filling Station,		Site	0.14	416085	345755	Flood Risk

Filtered Sites in Derbyshire Dales							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Filter
			Suggestion				
SS097	Laurel Cottage, 29 Mayfield Ro		Site Suggestion	0.08	417304	346204	Site Size
SS118	Starkholmes Road, Matlock		Site Suggestion	0.04	430104	358936	Site Size

Filtered Sites in High Peak							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Filter
HP001	British Legion Club, Hardwick		UCS	0.08	405927	373308	Site Size
HP119	Water Treatment Works, Glossop		Housing Strategy	0.06	404230	395020	Site Size
HP122	Woodlands Close, Tintwistle		Housing Strategy	0.04	401744	396981	Site Size
HP136				4.50	403535	382129	Flood Risk
HP021	Milnthorpe Homes, Macclesfield		UCS	0.07	405034	373019	Site Size
HP023	South Street Car Park		UCS	0.04	405844	373181	Site Size
HP029	Granby Road		UCS	0.06	406803	373056	Site Size
HP039	Lightwood Road		UCS	0.05	406297	373854	Site Size
HP044	Byron Street		UCS	0.07	406117	372880	Site Size
HP050	Bridge Street Car Park		UCS	0.05	406246	373685	Site Size
HP052	Wye Street Car Park		UCS	0.07	406078	373637	Site Size
HP053	New Wye Street Car Park		UCS	0.06	406181	373664	Site Size
HP841	Turnlee/Charlestown Road, Glos		ELR	4.47	403271	393122	Flood Risk
HP093	Findhorn, Alder Brook		H1 Refusals	0.17	404399	382621	Flood Risk
HP097	Little Mill, Rowarth		H1 Refusals	0.18	401071	388983	Green Belt
HP098	Meadows Farm, Ridge Top Lane		H1 Refusals	0.18	403490	386669	Green Belt
SS003	Wastewater Treatment Works, of		Site Suggestion	6.13	400521	394754	Green Belt
SS026	Land Off Buxton Road, Bridgemo		Site Suggestion	0.94	401222	382358	Green Belt
SS032	Corner of Simmondley Ln and Pennine Rd, Glossop		Site Suggestion	0.01	402201	393952	Site Size
SS034	20 Orchard Avenue, Whalley Bri		Site Suggestion	0.05	400974	381459	Site Size
SS036	Off Brickfield Street, Padfiel		Site Suggestion	0.10	402629	396086	Green Belt
SS037	Platt Street, Padfield, Glosso		Site Suggestion	0.28	402519	396060	Green Belt

Filtered Sites in High Peak							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Filter
SS045	Eaves Knoll Road, New Mills		Site Suggestion	0.16	399517	386038	Green Belt
SS046	Bings Road, Whally Bridge		Site Suggestion	0.93	401338	381264	Green Belt
SS054	Morland Road, Hayfield		Site Suggestion	2.27	402415	386690	Green Belt
SS055	Oven Hill Road, Birch Vale, Ha		Site Suggestion	0.70	402036	386538	Green Belt
SS095	Turnlee Road, Charlestown, Glo		Site Suggestion	0.71	403356	392845	Green Belt
SS100	Padfield Main Road, Hadfield,		Site Suggestion	0.01	402433	396762	Site Size
SS119	Land Between Hayfield Road and		Site Suggestion	0.35	402006	386616	Green Belt
SS132	Land West of Turnlee Rd, Gloss		Site Suggestion	1.60	402995	393226	Green Belt
SS144	Site 23, Glossop Rd, Charleswo		Site Suggestion	0.09	400760	392942	Site Size
SS148	Land On Kinder Road, Hayfield		Site Suggestion	0.05	403914	386867	Site Size
HP085	FORMER SAM LONGSON SITE		NLUD	1.36	406379	380963	Flood Risk
SS093	Land on St Peter's Road, Fairfie		Site Suggestion	0.08	406639	374255	Site Size
SS124	Land Off Hague Street, Glossop		Site Suggestion	0.05	403769	393262	Site Size
HP013			UCS	0.07	406999	374045	Site Size

Filtered Sites in Peak District National Park							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Filter
NP380			Officer Recommendation	0.09	408677	358707	Site Size
NP382			Officer Recommendation	0.03	411057	361004	Site Size
NP383			Officer Recommendation	0.06	411029	360943	Site Size
NP384			Officer Recommendation	0.08	411005	360812	Site Size
NP387			Officer Recommendation	0.07	420703	364142	Site Size
NP388			Officer Recommendation	0.05	420674	364151	Site Size
NP394			Officer Recommendation	0.07	424425	374533	Site Size
NP400			Officer Recommendation	0.07	425216	372916	Site Size
SS065	Rakes Road, Monyash	Bakewell	Site Suggestion	0.08	414953	366443	Site Size
SS080	Ye Olde Bull's Head, Tideswell	Tideswell	Site Suggestion	0.02	416436	378569	Site Size
SS081	Olde Bulls Head Car Park	Litt	Site Suggestion	0.00	416474	378555	Site Size
SS091	Bank Top Farm	Macclesfield	Site Suggestion	0.06	398283	369220	Site Size
SS105	Land at the Old Dam	Peak Forest	Site Suggestion	1.67	411333	379872	Site Size
SS109	Land off Lows Lane, Combs	Chapel	Site Suggestion	0.18	403990	378597	Flood Risk
SS165	Land adjacent to Holly Cottage	Hathersage	Site Suggestion	0.11	422313	381678	Site Size

Appendix 6 Sites Not Currently Developable

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
DD408	Rear of Compton Street	Ashbourne	UCS	0.95	418146	346438	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD426	Station car park	Matlock (IT'S A ROAD)	UCS	0.51	429727	360222	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD427	Harveydale Quarry	Matlock	UCS	1.11	429644	359692	Site unlikely to be deliverable within 15 years as it is fully or partly within an area designated to be of significant environmental importance such as a SSSI or a Nature reserve
DD428	Tarmac Carpark	Wirksworth	UCS	0.40	428695	354574	Site unlikely to be deliverable within 15 years as it is fully or partly within an area designated to be of significant environmental importance such as a SSSI or a Nature reserve. Site is also fully or partly with an area designated either as important openspace or recreation land or allocated for business/ industrial purposes
DD429	Salt depot, Harrison Drive	Wirksworth	UCS	0.23	428747	354215	Site unlikely to be deliverable within 15 years as it is fully or partly within an area designated to be of significant environmental importance such as a SSSI or a Nature reserve
DD430	Baileycroft garage	Wirksworth	UCS	0.35	428675	354208	Site unlikely to be deliverable in 15 years as a listed building is located within or partly within the site
DD451	Longcliffe Quarry Off B5035 Bakewell to Ashbourn	Brassington (Parish)	NLUD	0.95	422630	355577	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD452	Birchwood Quarry Off the A6	Wirksworth	NLUD	0.94	432600	355172	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							development and there is no identified housing need.
DD455	Redhill Quarry Off B5035 Wirksworth to Mat Road	Wirksworth	NLUD	1.47	427474	355233	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD457	Clifton Coal Yard Watery Lane	Clifton & Compton (Parish)	NLUD	0.92	416342	344724	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD458	Former Sand Quarry Mercaston Lane	Mercaston (Parish)	NLUD	34.92	426626	344420	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD466	Former Kennings Showroom Bakewell Road	Matlock	NLUD	0.24	429398	360463	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD467	Former Ashbourne Airfield Off Blenheim Road	Ashbourne	NLUD	109.21	420100	345351	Not all of this site's potential capacity would be delivered within 15 years.
DD484	Adam Bede High Tech Centre Derby Road	Wirksworth	NLUD	0.42	428450	352637	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD488	Nursery Scrap Yard Derby Road	Wirksworth	NLUD	1.98	428483	352775	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD506	The Old Grammar School Church Street	Wirksworth	NLUD	0.18	417694	346540	Site unlikely to be deliverable in 15 years as a listed building is located within or partly within the site
DD517	North of Kniveton Carr	Kniveton (Parish)	NLUD	0.10	420961	350524	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD522	Cocks Head Wood	Darley Dale (Parish)	NLUD	0.14	428082	363438	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							development and there is no identified housing need.
DD538	Cliffe House	Marston Montgomery	NLUD	0.10	413478	337823	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD548	Hall Dale Quarry	Matlock	NLUD	26.73	428892	360039	Site unlikely to be deliverable in 15 years as a listed building is located within or partly within the site
DD556	Kingsfield Public House	Wirksworth	NLUD	0.32	428456	353095	Site identified unlikely to be deliverable in 15 years as it has had a planning permission refused for residential development.
DD557	Former Bus Station	Matlock	NLUD	0.47	429766	360333	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD558	Twiggs Building	Matlock	NLUD	0.29	429528	360416	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
DD570	FIELD BEHIND PUMP HOUSE, LONG LANE	Longford (Parish)	Exception Sites	1.12	421698	337827	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD571	ADJACENT TO THE CROFT	Longford (Parish)	Exception Sites	0.10	422168	337435	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD573	LAND TO NORTH OF LODGE FARM	Hollington (Parish)	Exception Sites	2.13	423278	339955	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD574	BETWEEN GABLE FARM AND BARN FARM	Hollington (Parish)	Exception Sites	1.99	422956	339700	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
DD575	SHIRLEY LANE/MARSH HOLLOW	Hollington (Parish)	Exception Sites	2.19	422992	339998	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD576	SOUTH OF EK REPAIRS GARAGE	Hollington (Parish)	Exception Sites	3.47	422720	339313	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD577	NORTH OF PICCADILLY	Hollington (Parish)	Exception Sites	3.04	422923	339514	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD578	OPPOSITE VILLAGE HALL	Eldlaston & Wyaston (Parish)	Exception Sites	1.08	418269	342638	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD579	NORTH OF ROSE END AVENUE	Matlock	Exception Sites	0.65	429186	356942	Site identified unlikely to be deliverable in 15 years as there is a listed ancient monument within the site or the site is fully or partly within a World Heritage Site
DD855	Lilybank Close, Matlock	Matlock	Housing Options	1.23	430207	360363	Site unlikely to be developable within 15 years as site is considered to be unviable at workshop session and would involve relocation of existing residents.
SS008	Longacres, Main Street, Hognaston	Hognaston (Parish)	Site Suggestion	0.23	423342	350766	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS018	Land at Boulderflats Mine, Wirksworth, Matlock	Wirksworth	Site Suggestion	1.44	427122	353802	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
SS020	Land at Long Barn, Hopton, Wirksworth	Wirksworth	Site Suggestion	0.49	425959	353178	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS021	Land Adjoining Robins Roost, Oaker, Matlock	Wirksworth	Site Suggestion	0.53	427936	361267	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS023	Northwood Lane, Darley Dale	Darley Dale (Parish)	Site Suggestion	2.43	426523	364705	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS048	Melville Farm	Hulland Ward (Parish)	Site Suggestion	1.42	425857	347288	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS049	Land at Town Street	Brassington (Parish)	Site Suggestion	0.72	423214	353924	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS050	Ball Eye Quarry	Bonsall (Parish)	Site Suggestion	19.47	428690	357637	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS064	Chatsworth Road	Rowsley (Parish)	Site Suggestion	1.12	426159	366636	Site unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
SS075	The Orchard, Audishaw Lane, Boylestone	Boylestone (Parish)	Site Suggestion	0.18	418163	336046	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS078	Royals Farm, Hulland Village, Ashbourne	Hulland (Parish)	Site Suggestion	0.41	425013	346580	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							development and there is no identified housing need.
SS086	Land Adjacent to Cavendish Drive, Ashbourne	Ashbourne	Site Suggestion	1.98	419122	345993	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS096	Dockey Close, Off Old Derby Road, Ashbourne	Ashbourne	Site Suggestion	2.36	418049	346048	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS101	Cherry Pie Cottage, Audishaw La	Boylestone (Parish)	Site Suggestion	0.15	418006	336253	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS113	Brailsford, Ashbourne	Ashbourne	Site Suggestion	50.26	424957	341674	Not all of this site's potential capacity would be delivered within 15 years.
SS114	Hulland Ward, Ashbourne	Ashbourne	Site Suggestion	73.78	425107	347633	Not all of this site's potential capacity would be delivered within 15 years.
SS136	Land On Smuse Lane, Tansley, Matlock	Tansley (Parish)	Site Suggestion	0.40	431248	359928	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS143	Smithy Bungalow, Kirk Ireton	Kirk Ireton (Parish)	Site Suggestion	0.23	426555	350172	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS154	Field at Rear of Larkshill, Hognaston	Hognaston (Parish)	Site Suggestion	0.81	423250	350744	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS169	Mill Close Mine Dumps	Darley Dale (Parish)	Site Suggestion	6.96	426316	362329	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for

Derbyshire Dales Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							development and there is no identified housing need.

High Peak Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
HP020	Lismore Fields, St. John's Road	Buxton	UCS	0.88	404982	373217	Site identified unlikely to be deliverable in 15 years as there is a listed ancient monument within the site or the site is fully or partly within a World Heritage Site
HP030	Land rear of Christ Church, Macclesfield Old Road	Whaley Bridge	UCS	1.04	404299	372871	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
HP031	Leek Road	Buxton	UCS	0.85	404165	372570	Site unlikely to be developable within 15 years due to severe topographical and access constraints.
HP060	WATERSIDE MILL WATERSIDE GLOSSOP HADFIELD	Glossop	NLUD	1.72	402006	396832	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3 and an area designated either as important openspace or recreation land or allocated for business/ industrial purposes
HP061			NLUD	10.65	401548	396541	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3 and an area designated either as important openspace or recreation land or allocated for business/ industrial purposes
HP062	Platt St - Land between Woolley Bridge and River Etherow	Glossop	NLUD	3.84	401896	396902	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3 and an area designated either as important openspace or recreation land or allocated for business/ industrial purposes
HP063			NLUD	3.95	402134	394620	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
HP076	SIMMONDLEY TIP SIMMONDLEY LANE	Glossop	NLUD	1.57	401996	394108	Site unlikely to be suitable for development given the extent of woodland cover and the

High Peak Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
	GLOSSOP						identified viability at the the workshop session.
HP079	FORGE WORKS WHITEHOUGH HEAD LANE CHINLEY	Chinley	NLUD	7.44	404479	382120	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3 and an area designated either as important openspace or recreation land or allocated for business/ industrial purposes
HP088	HOFFMAN QUARRY GRIN LOW ROAD BUXTON HARPUR HILL	Buxton	NLUD	3.45	406194	370718	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
HP089	Rear of 106 Sheffield Rd	Glossop	H1 Refusals	0.18	404637	394163	Site identified not developable as it is fully or partly within a Flood Risk Zone
HP090	Cowhey Barn, Eccles Road		H1 Refusals	0.12	404127	381213	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
HP094	Ridge Farm, Chapel	Chapel en le Frith	H1 Refusals	0.43	405790	378891	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
HP102	3rd Glossop Air Scout Site	Glossop	H1 Refusals	0.12	404275	394936	Site identified not developable as it is fully or partly within a Flood Risk Zone
HP107	Carrs Field, Whaley Bridge	Whaley Bridge	Housing Strategy	0.58	401128	380712	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 8
HP113	Land on Buxton Road, Chinley	Chinley	Exception Sites	1.22	404532	382652	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
HP118	Land at Warmbrook Road, Chapel-en-le-Frith	Chapel en le Frith	Housing Strategy	1.23	406232	380361	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3.
HP124	Land off Malandra Castle Road	Glossop	Housing	2.93	401174	394849	Site identified unlikely to be deliverable in 15

High Peak Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
	Site 1		Strategy				years as there is a listed ancient monument within the site or the site is fully or partly within a World Heritage Site
HP139	Land off Park Road, Chapel	Chapel en le Frith	New Housing	11.17	406345	380145	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
HP143	Land off Bishops Lane, Buxton	Buxton	New Housing	2.42	404137	373141	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
HP144	Land off Beelow Close, Dove Holes	Chapel en le Frith	New Housing	2.10	407887	378670	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3
HP842	Charlestown Works, Glossop	Glossop	ELR	1.72	403432	392934	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3 and an area designated either as important openspace or recreation land or allocated for business/ industrial purposes
HP851	Land off Park Road, Chapel en le Frith	Chapel en le Frith	LOCAL PLAN	3.48	406145	380089	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 4
SS076	Taxal Edge, 184 Macclesfield Road	Buxton	Site Suggestion	1.01	400215	380398	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS082	Black Brook, Chapel-En-Le-Firth	Chapel en le Frith	Site Suggestion	7.04	406874	380474	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 5
SS099	Site to North of Doghole Cottage, Buxton	Buxton	Site Suggestion	2.44	404136	372913	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing

High Peak Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							need.
SS111	Bibbington Quarry, Buxton	Buxton	Site Suggestion	85.82	407734	376513	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS115	Sterndale Moor	Buxton	Site Suggestion	57.19	410712	368541	Very large site not related to existing settlement. Site considered to be undevelopable as it would be detrimental to the National Park.
SS134	Land At Warm Brook, Off Long Lane	Chapel en le Frith	Site Suggestion	10.52	405945	379921	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 6
SS135	Sunnyfields, Harpur Hill, Buxton	Buxton	Site Suggestion	0.27	407745	370388	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS145	Land Off Manchester Road, Chapel En Le Firth	Chapel en le Frith	Site Suggestion	1.08	404338	379997	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS146	Land to the SE of Green Lane, Buxton	Buxton	Site Suggestion	0.91	405130	372450	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS150	Land Off Swallow House Lane, Hayfield	Hayfield	Site Suggestion	3.48	403096	387182	Site identified unlikely to be deliverable within 15 years as it is fully or partly within Flood Risk Zone 3
SS151	Land off Swallow House Lane, Hayfield	Hayfield	Site Suggestion	0.06	403024	387031	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS167	Land adjacent to 143 Manchester Road		Site Suggestion	0.21	404418	380090	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for

High Peak Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							development and there is no identified housing need.

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
DD559	Land to South of Greenfield	Biggin	Exception Sites	0.39	415494	358849	Site identified to be undevelopable as it would be detrimental to the National Park.
DD563	Rear of Percival Close	Biggin	Exception Sites	0.70	415551	359446	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD564	Next to Dale View	Earl Sterndale	Exception Sites	0.67	408912	367199	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD565	Land between Quiet Woman Ph and Chapel Cottage	Earl Sterndale	Exception Sites	0.34	409015	366944	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD566	Site adjacent to Sycamore Cottages	Earl Sterndale	Exception Sites	0.29	409512	366648	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD582	Mill Lane Farm	Harington	Exception Sites	0.45	412686	360357	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD586	East of Beech Cottage	Stoney Middleton	Exception Sites	0.19	423220	375582	Site identified to be undevelopable as it would be detrimental to the National Park. Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD587	Opposite Undercliffe, Mill Lane	Stoney Middleton	Exception Sites	0.14	422906	375570	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							housing need.
DD588	South of Eaton Cottage	Stoney Middleton	Exception Sites	0.38	422952	375360	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD597	Land at Hollywell Lane	Youlgrave	Exception Sites	0.29	420949	364163	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
DD600	Land West of Bradford	Youlgrave	Exception Sites	0.12	421192	364237	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP374	Land South of Main Street	Elton	Officer Recommendation	0.20	422565	360938	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP376	Land adjacent to New Road Estate	Eyam	Officer Recommendation	0.20	421534	376533	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP377	Land at Town End	Eyam	Officer Recommendation	0.31	422131	376522	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP379	Land at Town End	Taddington	Officer Recommendation	0.66	414713	371030	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP381	Land off Leek Road	Warslow	Officer Recommendation	0.36	408495	358727	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							housing need.
NP385	Land next to Pumping Stn Site	Youlgrave	Officer Recommendation	0.40	421051	364349	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP386	Pumping Station	Youlgrave	Officer Recommendation	0.43	421010	364377	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP389	North of Stonewell Lane,	Hartington	Officer Recommendation	0.56	412651	360488	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP390	South Of Stonewell Lane	Hartington	Officer Recommendation	0.30	412646	360405	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP392	North of Mount Pleasant Road	Grindleford	Officer Recommendation	0.73	424182	377614	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP393	West of Village Hall	Calver	Officer Recommendation	1.01	424233	374401	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP395	West of Station Road	Great Longstone	Officer Recommendation	0.81	419862	371603	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP397	Between Edge View Drive and The Mires	Great Longstone	Officer Recommendation	1.36	420356	371535	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							housing need.
NP398	Land at School Lane, School Lane	Baslow	Officer Recommendation	0.18	425383	372384	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP399	Land at Bridge End	Baslow	Officer Recommendation	0.47	425148	372539	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP403	Land off Eccles Close	Hope	Officer Recommendation	1.64	417017	383749	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
NP405	Land East of Station Road	Great Longstone	Officer Recommendation	0.57	422305	368687	Site considered to be undevelopable as it would be detrimental to the National Park
SS001	Moor Road	Great Longstone	Site Suggestion	0.90	419631	371974	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS012	Pipers Yard, Maini Road	Flagg	Site Suggestion	0.55	414090	368320	Site considered to be undevelopable as it would be detrimental to the National Park and is identified to have no housing need
SS019	Lands at Moorlands Lane, Froggatt	Hope Valley	Site Suggestion	0.30	424420	376393	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS051	Land at Hollow O' The Moor near Taddington	Taddington	Site Suggestion	4.78	413364	371480	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS056	Land Adj to Wye View	Rowsley	Site Suggestion	0.79	425345	366308	Site considered to be undevelopable as it would be detrimental to the National Park

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
							and is identified to have no housing need
SS057	Ashford Road	Bakewell	Site Suggestion	1.15	420916	369165	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS058	Haddon House Farm Site 1	Bakewell	Site Suggestion	1.54	422355	367536	Site considered to be undevelopable as it would be detrimental to the National Park
SS059	Haddon House Farm Site 2	Bakewell	Site Suggestion	0.65	422400	367458	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS062	Ashford Road (Aka Buxton Road)	Bakewell	Site Suggestion	1.91	421013	369066	Site considered to be undevelopable as it would be detrimental to the National Park and is in Flood Risk Zone 3.
SS066	Behind Edge View	Stoney Middleton	Site Suggestion	0.78	423536	375254	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS068	Site off Church Lane	Rowsley	Site Suggestion	0.16	425420	366041	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS079	Land behind Old Reading Rooms	Wensley	Site Suggestion	0.26	426290	361138	
SS084	Ash House	Great Hucklow	Site Suggestion	0.25	417803	377797	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS088	Berry Bank Farm, Macclesfield	Wildboardclough	Site Suggestion	0.36	398696	368120	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
SS089	Lower Nabbs Farm, Macclesfield	Wildboarclough	Site Suggestion	1.00	396751	368076	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS090	Lower Barn Farm, Macclesfield	wildboarclough	Site Suggestion	0.48	398480	369797	Site identified to be unlikely to be developed within 15 years as it is identified to be in Flood Risk Zone 3
SS102	Land West of Church, Cressbrook, Buxton	Buxton	Site Suggestion	0.35	417021	373151	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need. Development is considered to be detrimental to the National Park
SS103	Barton Hill Quarry, Birchover, Blackwell	Blackwell	Site Suggestion	1.29	424057	362387	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need. Development is considered to be detrimental to the National Park
SS104	Land off Cressbrook Outer Park, Cressbrook	Cressbrook	Site Suggestion	0.32	417132	373071	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need. Development is considered to be detrimental to the National Park
SS108	Land adjacent Hall Barn, Earl Stern	Buxton	Site Suggestion	3.50	409111	366836	Site identified to be undevelopable as it would be detrimental to the National Park.
SS112	Newhaven	Buxton	Site Suggestion	128.10	417191	359520	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS115	Sterndale Moor	Buxton	Site Suggestion	114.38	410712	368541	Very large site not related to existing settlement. Site considered to be undevelopable as it would be detrimental to the National Park.

Peak District National Park Sites Not Currently Developable							
Site Reference	Site Name	Settlement	Source	Area (hectares)	Easting	Northing	Reason
SS138	Annes Cottage	Grindlow	Site Suggestion	0.23	418270	377527	Site considered to be undevelopable as it would be detrimental to the National Park and is identified to have no housing need.
SS140	Land outside Parwich Village	Parwich Village	Site Suggestion	0.97	419385	354203	Site considered to be undevelopable due to conflicts with Policy C6 in the PDNP Structure Plan, would be detrimental to the National Park and is identified to have no housing need
SS158	Land Behind The Headlands	Winster	Site Suggestion	0.52	424242	360461	Site unlikely to be deliverable in 15 years as it is not in a location generally suitable for development and there is no identified housing need.
SS162	Unit 12, Rock Mill Business Park	Stoney Middleton	Site Suggestion	0.59	422303	375677	Site considered to be undevelopable due to conflicts with Policy C6 in the PDNP Structure Plan, would be detrimental to the National Park, is identified to have no housing need and is in Flood Risk Zone 3

Appendix 7 Site Maps

The site plans are available as a separate A3 document to accompany this report

A number of sites with planning permission within the Peak District National Park were not provided in digital format and are not shown on these maps. All sites with planning permission are listed at Annex 3.

Appendix 8 Site Viability Testing Outputs

PART A - SITE INFORMATION			
Site Name	Almark Garage Matlock		
Site Ref	DD432		
Site Address	West End, Wirksworth, Matlock, DE4 4EG, 01629 823 319		
Site size (ha)	0.68		
District	Derbyshire Dales		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	0	0.00	£0
Industrial	80	0.54	£310,080
Miscellaneous	20	0.14	£40,800
Total	100	0.68	£350,880
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£421,056	N/A	
Demolition and Clearance	£60,000	£60,000	
Construction	£1,740,000	£1,740,000	
Fees	£208,800	£208,800	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£2,429,856	£2,008,800	
Contingency	£52,200	£52,200	
Finance	£109,344	£90,396	
Total Construction Costs	£2,591,400	£2,151,396	
Developers profit	£343,506	£343,506	
Total Costs	£2,934,905	£2,494,902	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	3	£360,000	£2,396,574
2 bed	3	£549,900	
3 bed	3	£856,674	
4 bed	2	£630,000	
Social Rent			
1 bed	2	£108,000	£272,970
2 bed	2	£164,970	
3 bed	0	£0	
4 bed	0	£0	
Shared Ownership			
1 bed	1	£78,000	£382,758
2 bed	1	£119,145	
3 bed	1	£185,613	
4 bed	0	£0	
Discounted Sale			
1 bed	1	£78,000	£382,758
2 bed	1	£119,145	
3 bed	1	£185,613	
4 bed	0	£0	
Sale Value			£3,435,059
Disposal Costs			£68,701
Total Scheme Value			£3,435,059
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		£500,154	£940,157

PART A - SITE INFORMATION			
Site Name	Moorcroft, Chesterfield Rd, Matlock		
Site Ref	SS157		
Site Address	Moorcroft, Chesterfield Rd, Matlock		
Site size (ha)	1.09		
District	Derbyshire Dales		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	100	1.09	£38,150
Large Agricultural	0	0.00	£0
Industrial	0	0.00	£0
Miscellaneous	0	0.00	£0
Total	100	1.09	£38,150
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£45,780	N/A	
Demolition and Clearance	£0	£0	
Construction	£2,758,950	£2,758,950	
Fees	£331,074	£331,074	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£3,135,804	£3,090,024	
Contingency	£82,769	£82,769	
Finance	£141,111	£139,051	
Total Construction Costs	£3,359,684	£3,311,844	
Developers profit	£509,964	£509,964	
Total Costs	£3,869,648	£3,821,808	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	5	£600,000	£3,735,432
2 bed	4	£733,200	
3 bed	4	£1,142,232	
4 bed	4	£1,260,000	
Social Rent			
1 bed	3	£162,000	£679,706
2 bed	3	£247,455	
3 bed	1	£128,501	
4 bed	1	£141,750	
Shared Ownership			
1 bed	2	£156,000	£394,290
2 bed	2	£238,290	
3 bed	0	£0	
4 bed	0	£0	
Discounted Sale			
1 bed	2	£156,000	£394,290
2 bed	2	£238,290	
3 bed	0	£0	
4 bed	0	£0	
Sale Value			£5,203,718
Disposal Costs			£104,074
Total Scheme Value			£5,099,644
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		£1,229,996	£1,277,836

PART A - SITE INFORMATION			
Site Name	Almark Garage Matlock		
Site Ref	DD432		
Site Address	West End, Wirksworth, Matlock, DE4 4EG, 01629 823 319		
Site size (ha)	0.68		
District	Derbyshire Dales		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	0	0.00	£0
Industrial	80	0.54	£310,080
Miscellaneous	20	0.14	£40,800
Total	100	0.68	£350,880
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£421,056	N/A	
Demolition and Clearance	£60,000	£60,000	
Construction	£1,740,000	£1,740,000	
Fees	£208,800	£208,800	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£2,429,856	£2,008,800	
Contingency	£52,200	£52,200	
Finance	£109,344	£90,396	
Total Construction Costs	£2,591,400	£2,151,396	
Developers profit	£343,506	£343,506	
Total Costs	£2,934,905	£2,494,902	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	3	£360,000	£2,396,574
2 bed	3	£549,900	
3 bed	3	£856,674	
4 bed	2	£630,000	
Social Rent			
1 bed	2	£108,000	£272,970
2 bed	2	£164,970	
3 bed	0	£0	
4 bed	0	£0	
Shared Ownership			
1 bed	1	£78,000	£382,758
2 bed	1	£119,145	
3 bed	1	£185,613	
4 bed	0	£0	
Discounted Sale			
1 bed	1	£78,000	£382,758
2 bed	1	£119,145	
3 bed	1	£185,613	
4 bed	0	£0	
Sale Value			£3,435,059
Disposal Costs			£68,701
Total Scheme Value			£3,435,059
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		£500,154	£940,157

PART A - SITE INFORMATION			
Site Name	Land Adjacent to Ashbourne Ind		
Site Ref	DD549		
Site Address	Blenheim Road Ashbourne		
Site size (ha)	10.47		
District	Derbyshire Dales		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	0	0.00	£0
Industrial	50	5.24	£2,983,950
Miscellaneous	50	5.24	£1,570,500
Total	100	10.47	£4,554,450
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£5,465,340	N/A	
Demolition and Clearance	£400,000	£400,000	
Construction	£26,032,200	£26,032,200	
Fees	£3,147,864	£3,147,864	
Abnormals (inc AH Financial Contribution)	£200,000	£200,000	
Build Costs Sub-Total	£35,245,404	£29,780,064	
Contingency	£780,966	£780,966	
Finance	£1,586,043	£1,340,103	
Total Construction Costs	£37,612,413	£31,901,133	
Developers profit	£4,387,879	£4,387,879	
Total Costs	£42,000,293	£36,289,012	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	40	£4,400,000	£31,575,899
2 bed	40	£6,717,120	
3 bed	40	£8,620,000	
4 bed	37	£11,838,779	
Social Rent			
1 bed	26	£1,287,000	£4,553,533
2 bed	26	£1,964,758	
3 bed	6	£581,850	
4 bed	5	£719,926	
Shared Ownership			
1 bed	22	£1,573,000	£4,322,424
2 bed	22	£2,401,370	
3 bed	1	£140,075	
4 bed	1	£207,979	
Discounted Sale			
1 bed	22	£1,573,000	£4,322,424
2 bed	22	£2,401,370	
3 bed	1	£140,075	
4 bed	1	£207,979	
Sale Value			£44,774,280
Disposal Costs			£895,486
Total Scheme Value			£43,878,795
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		£1,878,502	£7,589,782

PART A - SITE INFORMATION			
Site Name	Garage Site at Uplands Road, Glossop		
Site Ref	HP121		
Site Address	Uplands Road, SK13 8PD		
Site size (ha)	0.2		
District			
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	0	0.00	£0
Industrial	0	0.00	£0
Miscellaneous	100	0.20	£60,000
Total	100	0.20	£60,000
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£72,000	N/A	
Demolition and Clearance	£5,000	£5,000	
Construction	£488,250	£488,250	
Fees	£58,590	£58,590	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£623,840	£551,840	
Contingency	£14,648	£14,648	
Finance	£28,073	£24,833	
Total Construction Costs	£666,560	£591,320	
Developers profit	£70,956	£70,956	
Total Costs	£737,516	£662,276	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	1	£82,625	£633,154
2 bed	1	£144,500	
3 bed	1	£182,286	
4 bed	1	£223,743	
Social Rent			
1 bed	1	£37,181	£37,181
2 bed	0	£0	
3 bed	0	£0	
4 bed	0	£0	
Shared Ownership			
1 bed	1	£53,706	£53,706
2 bed	0	£0	
3 bed	0	£0	
4 bed	0	£0	
Discounted Sale			
1 bed	0	£0	£0
2 bed	0	£0	
3 bed	0	£0	
4 bed	0	£0	
Sale Value			£724,042
Disposal Costs			£14,481
Total Scheme Value			£709,561
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage) £27,956	Indicative Land Value £47,284

PART A - SITE INFORMATION			
Site Name	Land at Warmbrook Road, Chapel-en-le-Frith		
Site Ref	HP118		
Site Address	Chapel-en-le-Frith, SK23 0NL		
Site size (ha)	1.2		
District			
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	100	1.20	£20,400
Industrial	0	0.00	£0
Miscellaneous	0	0.00	£0
Total	100	1.20	£20,400
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£24,480	N/A	
Demolition and Clearance	£0	£0	
Construction	£2,752,050	£2,752,050	
Fees	£330,246	£330,246	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£3,106,776	£3,082,296	
Contingency	£82,562	£82,562	
Finance	£139,805	£138,703	
Total Construction Costs	£3,329,142	£3,303,561	
Developers profit	£552,602	£552,602	
Total Costs	£3,881,744	£3,856,162	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	6	£745,458	£4,462,473
2 bed	5	£1,178,100	
3 bed	5	£1,098,915	
4 bed	5	£1,440,000	
Social Rent			
1 bed	2	£111,819	£422,779
2 bed	2	£212,058	
3 bed	1	£98,902	
4 bed	0	£0	
Shared Ownership			
1 bed	1	£80,758	£376,770
2 bed	1	£153,153	
3 bed	1	£142,859	
4 bed	0	£0	
Discounted Sale			
1 bed	1	£80,758	£376,770
2 bed	1	£153,153	
3 bed	1	£142,859	
4 bed	0	£0	
Sale Value			£5,638,792
Disposal Costs			£112,776
Total Scheme Value			£5,526,016
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		£1,644,272	£1,669,854

PART A - SITE INFORMATION			
Site Name	Dale Lane, Buxton		
Site Ref	HP158		
Site Address	Buxton, SK17 7LA		
Site size (ha)	1.2		
District			
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	100	1.20	£20,400
Industrial	0	0.00	£0
Miscellaneous	0	0.00	£0
Total	100	1.20	£20,400
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£24,480	N/A	
Demolition and Clearance	£0	£0	
Construction	£3,313,950	£3,313,950	
Fees	£397,674	£397,674	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£3,736,104	£3,711,624	
Contingency	£99,419	£99,419	
Finance	£168,125	£167,023	
Total Construction Costs	£4,003,647	£3,978,066	
Developers profit	£524,921	£524,921	
Total Costs	£4,528,568	£4,502,987	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	5	£500,000	£3,320,843
2 bed	4	£623,400	
3 bed	5	£974,855	
4 bed	4	£1,222,588	
Social Rent			
1 bed	0	£0	£523,413
2 bed	3	£210,398	
3 bed	2	£175,474	
4 bed	1	£137,541	
Shared Ownership			
1 bed	0	£0	£756,040
2 bed	3	£303,908	
3 bed	2	£253,462	
4 bed	1	£198,671	
Discounted Sale			
1 bed	0	£0	£756,040
2 bed	3	£303,908	
3 bed	2	£253,462	
4 bed	1	£198,671	
Sale Value			£5,356,336
Disposal Costs			£107,127
Total Scheme Value			£5,249,210
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		£720,641	£746,223

PART A - SITE INFORMATION			
Site Name	Land to the West of the Queens Arms, Taddington		
Site Ref	NP378		
Site Address	Taddington, SK17 9UD		
Site size (ha)	0.4		
District	National Park		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	0	0.00	£0
Industrial	100	0.40	£228,000
Miscellaneous	0	0.00	£0
Total	100	0.40	£228,000
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£273,600	N/A	
Demolition and Clearance	£10,000	£10,000	
Construction	£2,098,400	£2,098,400	
Fees	£257,808	£257,808	
Abnormals (inc AH Financial Contribution)	£50,000	£50,000	
Build Costs Sub-Total	£2,689,808	£2,416,208	
Contingency	£62,952	£62,952	
Finance	£121,041	£108,729	
Total Construction Costs	£2,873,801	£2,587,889	
Developers profit	£203,594	£203,594	
Total Costs	£3,077,395	£2,791,483	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	0	£0	£0
2 bed	0	£0	
3 bed	0	£0	
4 bed	0	£0	
Social Rent			
1 bed	2	£103,495	£460,795
2 bed	2	£159,642	
3 bed	2	£197,658	
4 bed	0	£0	
Shared Ownership			
1 bed	2	£149,492	£808,345
2 bed	2	£230,594	
3 bed	3	£428,259	
4 bed	0	£0	
Discounted Sale			
1 bed	2	£149,492	£808,345
2 bed	2	£230,594	
3 bed	3	£428,259	
4 bed	0	£0	
		Sale Value	£2,077,485
		Disposal Costs	£41,550
		Total Scheme Value	£2,035,935
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Surplus Profit (Overage) £1,041,460	Indicative Land Value £755,548

Peak Sub Region Strategic Housing Land Availability Assessment

PART A - SITE INFORMATION			
Site Name	Knowles Industrial Estate, Furness Vale		
Site Ref	HP133		
Site Address	Furness Vale, SK23 7PH		
Site size (ha)	1.8		
District			
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	0	0.00	£0
Large Agricultural	0	0.00	£0
Industrial	100	1.80	£1,026,000
Miscellaneous	0	0.00	£0
Total	100	1.80	£1,026,000
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£1,231,200	N/A	
Demolition and Clearance	£30,000	£30,000	
Construction	£4,556,100	£4,556,100	
Fees	£547,932	£547,932	
Abnormals (inc AH Financial Contribution)	£10,000	£10,000	
Build Costs Sub-Total	£6,375,232	£5,144,032	
Contingency	£136,683	£136,683	
Finance	£286,885	£231,481	
Total Construction Costs	£6,798,800	£5,512,196	
Developers profit	£954,971	£954,971	
Total Costs	£7,753,771	£6,467,167	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	10	£1,242,430	£8,100,460
2 bed	10	£2,356,200	
3 bed	10	£2,197,830	
4 bed	8	£2,304,000	
Social Rent			
1 bed	2	£111,819	£422,779
2 bed	2	£212,058	
3 bed	1	£98,902	
4 bed	0	£0	
Shared Ownership			
1 bed	2	£161,516	£610,681
2 bed	2	£306,306	
3 bed	1	£142,859	
4 bed	0	£0	
Discounted Sale			
1 bed	2	£161,516	£610,681
2 bed	2	£306,306	
3 bed	1	£142,859	
4 bed	0	£0	
Sale Value			£9,744,601
Disposal Costs			£194,892
Total Scheme Value			£9,549,709
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage) £1,795,937	Indicative Land Value £3,082,541

PART A - SITE INFORMATION			
Site Name	BETWEEN GABLE FARM AND BARN FARM		
Site Ref	DD574		
Site Address	Hollington		
Site size (ha)	1.99		
District	Derbyshire Dales		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	100	1.99	£69,650
Large Agricultural	0	0.00	£0
Industrial	0	0.00	£0
Miscellaneous	0	0.00	£0
Total	100	1.99	£69,650
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£83,580	N/A	
Demolition and Clearance	£0	£0	
Construction	£5,256,150	£5,256,150	
Fees	£630,738	£630,738	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£5,970,468	£5,886,888	
Contingency	£157,685	£157,685	
Finance	£268,671	£264,910	
Total Construction Costs	£6,396,824	£6,309,482	
Developers profit	£922,088	£922,088	
Total Costs	£7,318,911	£7,231,570	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	8	£919,952	£6,597,100
2 bed	9	£1,596,420	
3 bed	8	£1,756,960	
4 bed	8	£2,323,768	
Social Rent			
1 bed	3	£155,242	£723,075
2 bed	3	£239,463	
3 bed	2	£197,658	
4 bed	1	£130,712	
Shared Ownership			
1 bed	3	£224,238	£1,044,441
2 bed	3	£345,891	
3 bed	2	£285,506	
4 bed	1	£188,806	
Discounted Sale			
1 bed	3	£224,238	£1,044,441
2 bed	3	£345,891	
3 bed	2	£285,506	
4 bed	1	£188,806	
Sale Value			£9,409,058
Disposal Costs			£188,181
Total Scheme Value			£9,220,877
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage) £1,901,965	Indicative Land Value £1,989,306

PART A - SITE INFORMATION			
Site Name	Land to the West of Conksbury Lane		
Site Ref	DD598		
Site Address	Youlgreave		
Site size (ha)	0.3		
District	National Park		
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
Small Agricultural (in or at edge of settlement)	100	0.30	£10,500
Large Agricultural	0	0.00	£0
Industrial	0	0.00	£0
Miscellaneous	0	0.00	£0
Total	100	0.30	£10,500
Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition (EUV + 20%)	£12,600	N/A	
Demolition and Clearance	£0	£0	
Construction	£926,700	£926,700	
Fees	£111,204	£111,204	
Abnormals (inc AH Financial Contribution)	£0	£0	
Build Costs Sub-Total	£1,050,504	£1,037,904	
Contingency	£27,801	£27,801	
Finance	£47,273	£46,706	
Total Construction Costs	£1,125,578	£1,112,411	
Developers profit	£87,807	£87,807	
Total Costs	£1,213,385	£1,200,218	
PART C - VALUES			
VALUE OF DEVELOPMENT	Number of Units	Value of Units	Total
Market Sale			
1 bed	0	£0	£0
2 bed	0	£0	
3 bed	0	£0	
4 bed	0	£0	
Social Rent			
1 bed	1	£51,747	£230,397
2 bed	1	£79,821	
3 bed	1	£98,829	
4 bed	0	£0	
Shared Ownership			
1 bed	1	£74,746	£332,796
2 bed	1	£115,297	
3 bed	1	£142,753	
4 bed	0	£0	
Discounted Sale			
1 bed	1	£74,746	£332,796
2 bed	1	£115,297	
3 bed	1	£142,753	
4 bed	0	£0	
Sale Value			£895,990
Disposal Costs			£17,920
Total Scheme Value			£878,070
PART D - SUBSIDY			
Housing Corporation		£0	£0
Other		£0	£0
Total Subsidy		£0	£0
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit		Excess Profit (Overage)	Indicative Land Value
		-£339,315	-£322,148

Appendix 9 Breakdown of sources of past supply within Derbyshire Dales and High Peak (non PDNP and within PDNP)

Derbyshire Dales (non PDNP)

Derbyshire Dales (non PDNP)	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
1998/99	0	2	66	137	22	n/a	227
1999/00	0	3	63	117	38	n/a	221
2000/01	1	2	35	39	24	n/a	101
2001/02	9	14	24	88	26	n/a	161
2002/03	5	6	35	35	12	n/a	93
2003/04	2	5	75	74	17	n/a	173
2004/05	6	19	46	67	18	n/a	156
2005/06	4	54	49	73	16	n/a	196
2006/07	3	26	31	124	20	n/a	204
2007/08	2	33	19	185	18	n/a	257
Total	32	164	443	939	211	n/a	1789
5 Year Annual Average	3	27	44	105	18	n/a	197
10 year Annual Average	3	16	44	94	21	n/a	179

Source: Completions data from Derbyshire County Council

Derbyshire Dales (within PDNP)

Derbyshire Dales (within PDNP)	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
1998/99	2	4	20	24	12	n/a	62
1999/00	1	0	35	28	5	n/a	69
2000/01	1	0	75	6	6	n/a	88
2001/02	0	1	23	0	3	n/a	27
2002/03	0	6	29	22	20	n/a	77
2003/04	0	2	63	27	4	n/a	96
2004/05	3	4	35	1	3	n/a	46
2005/06	0	2	29	9	6	n/a	46
2006/07	0	3	17	70	5	n/a	95
2007/08	2	9	15	0	6	n/a	32
Total	9	31	341	187	70	n/a	638
5 Year Annual Average	1	4	32	21	5	n/a	63
10 year Annual Average	1	3	34	19	7	n/a	64

Source: Completions data from Peak District National Park

High Peak (non PDNP)

High Peak (non PDNP)	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
1998/99	1	1	44	214	10	n/a	270
1999/00	4	2	52	262	17	n/a	337
2000/01	8	16	54	294	41	n/a	413
2001/02	4	11	58	194	12	n/a	279

2002/03	16	28	76	234	17	n/a	371
2003/04	6	21	32	150	15	n/a	224
2004/05	17	33	35	267	32	n/a	384
2005/06	10	13	66	355	8	n/a	452
2006/07	11	82	168	324	14	n/a	599
2007/08	5	34	57	257	7	n/a	360
Total	32	164	443	939	211	n/a	1789
5 Year Annual Average	3	27	44	105	18	n/a	197
10 year Annual Average	3	16	44	94	21	n/a	179

High Peak (within PDNP)

High Peak (within PDNP)	Conversions + changes of use to residential			New Build residential			Conversions, Changes of use and New Build
	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	
Financial Year	From retail	From residential	Other conversions	Windfall sites (more than 3 dwellings or 0.1 ha)	Windfall sites (fewer than 3 dwellings or 0.1 ha)	Completions on Allocated Sites	Total Completions
1998/99	0	0	3	0	3	n/a	6
1999/00	0	1	2	0	1	n/a	4
2000/01	0	1	5	0	1	n/a	7
2001/02	0	0	4	0	1	n/a	5
2002/03	1	1	4	0	2	n/a	8
2003/04	0	0	36	7	0	n/a	43
2004/05	0	0	32	0	0	n/a	32
2005/06	0	0	5	12	1	n/a	18
2006/07	0	0	1	8	0	n/a	9
2007/08	0	0	4	0	0	n/a	4
Total	9	31	341	187	70	n/a	638
5 Year Annual Average	0	0	16	5	0	n/a	21
10 year Annual Average	0	0	10	3	1	n/a	14