

AMBER VALLEY BOROUGH COUNCIL

HOUSING LAND SUPPLY UPDATE AS AT 1 APRIL 2019

FURTHER INFORMATION IN RELATION TO DELIVERABILITY

This explanatory note provides further information in respect of each of the sites with planning permission as at 1 April 2019, as set out in the Trajectory Large Sites table.

Adopted Local Plan/previous Core Strategy sites with planning permission

Lowes Hill, Ripley

This site benefits from an extant planning permission, by virtue of development having lawfully commenced through the creation of an access to the site. The site is owned by Langridge Homes, as the sole developer of the site. Although the site has not been brought forward for development for some considerable time, the agent acting for the developer has now advised in April 2019 that work is expected to progress on the site from 2022-23, with 20 dwellings expected to be completed by 31 March 2024.

Greenhillocks, Ripley

This site benefits from a number of complementary reserved matters/full planning permissions. Development has commenced on the site, which is being brought forward by Langridge Homes, as the sole developer of the site. The agent acting for the developer has advised in April 2019 that a further 75 dwellings are expected to be completed within the five year period up to 31 March 2024.

Home Farm, Coach Road, Ripley

Development is nearing completion on this site, which is being brought forward by Ginnis New Homes, as the sole developer of the site. The agent acting for the developer has advised in May 2019 that the remaining 12 dwellings are expected to be completed by 31 March 2020.

Land at Radbourne Lane, Mackworth

Development is nearing completion on this site, which is being brought forward by Miller Homes and Redrow Homes, as joint developers of the site. Taking into account information received from the developers in May 2019, the Borough Council expects that the remaining 19 dwellings to be completed by 31 March 2020.

Greenhill Lane, Leabrooks

Development is nearing completion on this site, which is being brought forward by Langridge Homes, as the sole developer of the site. The agent acting for the developer has advised that the remaining 12 dwellings are expected to be completed by 31 March 2020.

Outseats Farm, Alfreton

Development has commenced on this site, which is being brought forward by Wheeldon Brothers Ltd, as the sole developer of the site. 53 dwellings were completed between 1 April 2018 and 31 March 2019 and based on this rate of completion and on information from the developer received in April 2019, a completion rate of 50 dwellings per annum on this site can be expected, with a further 250 dwellings therefore being completed by 31 March 2024.

Land at Coppice Farm, Peasehill Road, Ripley

This site, which is within the control of Hallam Land Management Ltd, has previously benefitted from an outline planning permission, which covers the whole of the site and a reserved matters permission (349 dwellings), relating to part of that site. Whilst this reserved matters permission has now been implemented, the developer has subsequently submitted a further outline planning application for 400 dwellings, which broadly corresponds to the site covered by the reserved matters permission. A resolution to grant outline planning permission for the further application was made in December 2019 and permission has now been granted after 1 April 2019. Taking into account information received from the developer in May 2019, the anticipated rate of completion of dwellings (initially 20 dwellings in 2020-21 and then 40 per annum from 2021-22 onwards) is considered to be realistic and that 140 dwellings can therefore be expected to be completed by 31 March 2024.

Milford Mills, Milford

This site, which benefits from full planning permission, is owned by Clowes Developments (UK) Limited. However, the owner has advised that they do not consider that the scheme as approved is commercially viable. Given this position, no dwellings have been included in the trajectory for this site.

Cromford Road, Langley Mill

Development has commenced on this site, which is being brought forward by Wheeldon Brothers Ltd, as the sole developer of the site. Taking into account information from the developer received in April 2019, the Borough Council expects that development will be completed by 31 March 2021.

Large brownfield sites with planning permission

Spring Road, Riddings

Development has commenced on this site, which is being brought forward by Orchard Executive Homes Ltd, as the sole developer of the site. Work on bringing forward the remaining 7 dwellings on this site has not progressed in recent years, due to legal and financial issues. However, the developer has now advised that these issues have been resolved and that the remaining dwellings can now be brought forward by 31 March 2021.

Land adjacent to 130 Station Road, Langley Mill

This site benefits from a reserved matters permission, but since this was granted on 2017, the site has been sold. A new full application for 140 dwellings was submitted to the Borough Council in October 2018, but is yet to be determined. No dwellings have been included in the trajectory for this site.

Land at Salcombe Road, Alfreton

Although development has commenced on this site and 6 dwellings were completed between 1 April 2018 and 31 March 2019, the sole developer of the site, Derwent Living, has recently advised that the site contractor has gone into administration. Given this position, no dwellings have been included in the trajectory for this site.

17 King Street, Alfreton

Development has commenced on this site. Taking into account information from the developer received in May 2019, it is expected that development will be completed by March 2020.

American Adventure Theme Park, Pit Lane, Shipley

This site, which benefits from outline planning permission for a comprehensive mixed-use development scheme, is being brought forward by Waystone Ltd, who will oversee the development of the site by a number of developers. Following pre-application discussions with the Borough Council, an initial reserved matters application for the first phase of housing development is expected to be submitted by a housebuilder later this year. Taking into account information from Waystone received in May 2019, the Borough Council considers that the completion of 40 dwellings by 31 March 2021 is realistic and that a higher completion of rate of between 80 and 90 dwellings between 1 April 2021 and 31 March 2024 is also realistic, on the basis that two housebuilders will be on site at that time. It is therefore expected that 300 dwellings will be completed by 31 March 2024.

John Smedley Ltd, Lea Road, Lea Bridge

Development has commenced on this site, which is being brought forward by East Mill Development Company, as the sole developer of the site. Taking into account information from the developer received in May 2019, the Borough Council expects that development will be completed by 31 March 2021.

Bradshaw Avenue, Riddings

Development has commenced on this site, which is being brought forward by Linden Homes, as the sole developer of the site. Taking into account information on behalf of the developer received in May 2019, the Borough Council expects that development will be completed by 31 March 2021.

Derby Road, Ripley

This site, which benefits from outline planning permission, is within the control of the owners of the former Marehay Garage which occupied the site. However, a reserved matters application has yet to be submitted and the agent acting on behalf of the landowner has not specified when this might be expected. No dwellings have been included in the trajectory for this site.

Main Road, Leabrooks

This site, which benefits from outline planning permission, is owned by Owen Taylor & Sons Ltd. However, a reserved matters application has yet to be submitted and the agent acting on behalf of the landowner has not specified when this might be expected. No dwellings have been included in the trajectory for this site.

72 Derby Road, Heanor

Development is nearing completion on this site, which is being brought forward by Fairbuild Renovations, as the sole developer of the site. Based on the evidence of progress from a site visit in April 2019, the Borough Council expects that the remaining 9 dwellings will be completed by 31 March 2020.

Old Coppice Side, Heanor

Development has commenced on this site, which is being brought forward by Bondwell Homes Ltd, as the sole developer of the site. The majority of the site (27 dwellings) has been completed and taking into account information from the developer received in April 2019, the Borough Council expects that the remaining 3 dwellings will be completed by 31 March 2020.

Lander Lane, Belper

Development has commenced on this site, which is being brought forward by Encocien, as the sole developer of the site. Taking into account information received on behalf of the developer in May 2019, the Borough Council expects that development will be completed by 31 March 2021.

Greenhill Lane, Leabrooks

Development is nearing completion on this site, which is being brought forward by the Futures Housing Group, as the sole developer of the site. Taking into account information received from the developer in May 2019, the Borough Council expects that development will be completed by 31 March 2020.

Bullbridge Hill, Ambergate

This site, which benefits from outline planning permission, has recently been sold and a reserved matters application was received in March 2019, which has yet to be determined by the Borough Council. No dwellings have been included in the trajectory for this site.

Derwentside Industrial Park, Belper

This site, which benefits from outline planning permission, has recently been sold and a reserved matters application has been received by the Borough Council, although this was after 1 April 2019. No dwellings have been included in the trajectory for this site.

Mansfield Road, Alfreton

This site benefits from full planning permission. However, no information has been received from the landowner to establish when the site can be expected to come forward. No dwellings have been included in the trajectory for this site.

Derby Road, Duffield

This site, which benefits from full planning permission, is owned by Derbyshire County Council. However, a further full planning application has been submitted to the Borough Council in April 2019 for a revised scheme. The timescale in which this site is expected to come forward for development is uncertain and on this basis, no dwellings have been included in the trajectory for this site.

Moseley Street, Ripley

This site, which benefits from outline planning permission, has recently been purchased by Thistledown Investments Ltd, who will be the sole developer of the site. The developer has advised in June 2019 that a reserved matters/full application will be submitted in the near future and that subject to this being determined favourably, it is expected that development will be completed by 31 March 2022.

Chesterfield Road, Oakerthorpe

Development has commenced on this site, which will be brought forward by Thistledown Investments Ltd, as the sole developer of the site. Taking into account information received from the developer in June 2019, the Borough Council expects that development will be completed by 31 March 2020.

Spanker Lane, Heage

This site benefits from full planning permission. The agent acting on behalf of the landowner/developer, Garner Holdings Ltd, advised in June 2019 that this site is expected to come forward for development from 2019-20 and to be completed by 31 March 2022.

Golden Valley, Riddings

This site benefits from a full planning permission. The agent acting on behalf of the landowner/developer, Eaton Developments Ltd, advised in April 2019 that development is likely to proceed at around 4 dwellings per annum from 2020-21 through to 2024-25. The Borough Council therefore expects that 12 dwellings will be completed by 31 March 2024.

Butterley Hill, Ripley

This site benefits from a full planning permission. The agent acting on behalf of the landowner has not advised as to when this site is likely to come forward for development and given this position, no dwellings have been included in the trajectory for this site.

Derby Road, Ripley

This site, which benefits from outline planning permission, is owned by Garner Holdings Ltd, who advised in June 2019 that this site is expected to come forward for development, in conjunction with development on adjoining land at Derby Road which also benefits from outline planning permission. Subject to any subsequent reserved matters/full application being determined favourably, it is expected that development will come forward from 2020-21 and to be completed by 31 March 2023.

Large greenfield sites with planning permission

Maple Avenue, Ripley

This site benefits from an extant full planning permission, by virtue of development having lawfully commenced through the creation of an access to the site. The site is being brought forward by Stoney Street Properties Limited, although no progress has been made by the developer to bring the site forward in recent years. The agent acting for the developer has advised in May 2019 that a further full planning application will be submitted in the near future, but acknowledges that there are constraints to development that will need to overcome and has not indicated when development is expected to come forward. Given this position, no dwellings have been included in the trajectory for this site.

Land south of Heanor Road, Smalley

Development has commenced on this site, which is being brought forward by Peveril Homes, as the sole developer of the site. Taking into account information received from the agent acting on behalf of the developer in April 2019, the remaining 63 dwellings are expected to be completed by 31 March 2021.

Land off Holborn View, Codnor

Development has commenced on this site, which is being brought forward by Peveril Homes, as the sole developer of the site. Taking into account information received from the agent acting on behalf of the developer in April 2019, the Borough Council expects that development will be completed by 31 March 2022.

Eachwell Lane, Alfreton

Development has commenced on this site, which is being brought forward by Avant Homes, as the sole developer of the site. Taking into account information from the developer received in February 2019, the Borough Council expects that the remaining 43 dwellings will be completed by 31 March 2021.

Land off Heanor Road, Smalley

Development has commenced on this site, which is being brought forward by Peveril Homes, as the sole developer of the site. Taking into account information received from the agent acting on behalf of the developer in April 2019, the remaining 15 dwellings are expected to be completed by 31 March 2020.

Roes Lane, Crich

Development has commenced on this site, which is being brought forward by Harron Homes, as the sole developer of the site. Taking into account information from the agent acting on behalf of the developer in February 2019, the remaining 51 dwellings are expected to be completed by 31 March 2021.

Fall Road, Heanor

This site benefits from outline planning permission. However, information received in May 2019 from the agent acting for the landowner acknowledges that planning permission will expire in September 2019, in the absence of any reserved matters application being submitted. The agent also understands that the site is still subject to an ongoing legal dispute. Given this position, no dwellings have been included in the trajectory for this site.

Danesby Rise, Denby

Development has commenced on this site, which is being brought forward by the Futures Housing Group, as the sole developer of the site. Taking into account information received from the developer in May 2019, the Borough Council expects that development will be completed by 31 March 2021.

Lily Street Farm, Derby Road, Swanwick

This site, which benefits from outline planning permission for a comprehensive mixed-use development scheme (including 600 dwellings) and from a reserved matters permission for the first phase of housing development (157 dwellings), is being brought forward by Peveril Homes, as the sole developer of the site. Taking into account information from the agent acting on behalf of the developer received in April 2019, the Borough Council expects 80 dwellings to be completed by 31 March 2024.

Sleetmoor Lane, Swanwick

This site, which benefits from outline planning permission, is owned by Owen Taylor & Sons Limited. A reserved matters application has been submitted but has yet to be determined by the Borough Council. The agent acting on behalf of the landowner is unable to advise when the site may come forward for development. Given this position, no dwellings have been included in the trajectory for this site.

Chestnut Avenue, Riddings

This site, which benefits from outline planning permission, is being brought forward by Langridge Homes, as the sole developer of the site. The agent acting for the developer has advised in May 2019 that a reserved matters application will be submitted in the near future and subject to this being determined favourably, that development will be completed by 31 March 2024.

Upper Marehay Road, Ripley

This site, which benefits from outline planning permission, is owned by Garner Holdings Ltd, who advised in June 2019 that this site is expected to come forward for development, in conjunction with development on adjoining land at Derby Road which also benefits from outline planning permission. Subject to any subsequent reserved matters/full application being determined favourably, it is expected that development will come forward from 2020-21 and to be completed by 31 March 2023.

Gregg Avenue, Heanor

This site benefitted from full planning permission for 14 dwellings as at 1 April 2019, although a subsequent application for 20 dwellings has been approved since that date. However, the agent acting for the landowner is unable to advise when development is expected to come forward and therefore no dwellings have been included in the trajectory for this site.

Eachwell Lane, Alfreton

This site benefits from outline planning permission. However, no reserved matters application has yet been submitted and the agent acting on behalf of the landowners is unable to advise when the site can be expected to come forward for development. No dwellings have therefore been included in the trajectory for this site.

27-35 Coast Hill, Crich

This site, which benefits from full planning permission, is being brought forward by the Futures Housing Group, as the sole developer of the site. Taking into account information from the developer received in May 2019, the Borough Council expects that development will be completed by 31 March 2021.

Kedleston Road, Quarndon

This site, which has outline planning permission, is under the control of Catesby Estates plc. A reserved matters application was submitted in June 2019. The information received from the landowner in April 2019 advises that subject to the approval of reserved matters, the site will be sold to either one or two housebuilders and development would then come forward from 2020-21, with 280 dwellings being completed by 31 March 2024.

Bullbridge Hill, Ambergate

This site, which benefits from full planning permission, is being brought forward by Thistledown Investments Ltd, as the sole developer of the site. Taking into account information received from the agent acting for the developer in April 2019, the Borough Council expects development to be completed by 31 March 2020.

Nether Farm, Birchwood Lane, Somercotes

This site benefits from outline planning permission. However, the agent acting for the landowner has acknowledged that the process of disposal of the site is being held up by a judicial review of the planning permission. The agent has advised that a duplicate outline planning application is being prepared for submission by the end of June 2019, supported by additional Phase 2 ground investigations. Subject to that application being determined favourably, the agent has advised that the site would then be sold to a housebuilder in early 2020, followed by the submission of a reserved matters application. Subject to that application being determined favourably, development would then commence in 2020, with completions coming forward at a rate of 50 per annum from 2021-22, such that 150 dwellings would be completed on the site by 31 March 2024.

Adale Road, Smalley

This site benefits from outline planning permission. The agent acting for the landowner has advised in May 2019 that development is not expected to come forward until 2023-24, with 40 dwellings expected to be completed by 31 March 2024.

Ashbourne Road, Kirk Langley

This site is being brought forward by Peveril Homes, as the sole developer of the site. Taking into account information from the agent acting for the developer received in April 2019, development is expected to come forward in 2020-21 and be completed by 31 March 2022.

Loscoe Miners Welfare, Loscoe

This site, which benefits from outline planning permission and the subsequent approval of reserved matters, is being brought forward by Wheeldon Brothers Ltd, as the sole developer of the site. Taking into account information received from the developer in April 2019, the Borough Council expects that development will be completed by 31 March 2023.

Roes Lane, Crich

This site, which benefits from outline planning permission and the subsequent approval of reserved matters, is being brought forward by Harron Homes, as the second phase of development on this site. Taking into account information received from the agent acting for the developer in February 2019, the Borough Council expects that development will be completed by 31 March 2022.