

NEDDC response to Freeths' Housing Completions table (ED50)

1. The majority of differences between the approach to housing completions of Freeths and the Council appear to relate to the definition of a completed dwelling. Freeths' Housing Completions Table (ED50) does not provide a specific commentary why Freeths believe the dwellings are not completed; the Council has therefore analysed the table using Freeths' table headings. Appendix 1 provides a table of all disputed sites, indicating the differences between the sites.
2. To inform the completion data, the Council carried out survey work in April 2018, visiting each site with outstanding planning permission to determine progress on delivery.
3. There is no nationally defined methodology for monitoring completions or definition of a completed house in planning guidance. The Council considers a dwelling as completed when it is a weather tight shell and all doors, windows and roof are in place. This definition is also used by other local planning authorities in Derbyshire such as Bolsover District Council, Chesterfield Borough Council and Derby City Council. It is considered a reasonable approach, ensuring accuracy, consistency and timeliness. The Council has used this definition consistently for many years, which enables comparison between the years.
4. The Council acknowledges that there may be minor errors. Within the disputed sites table, the Council has found two incorrect completions and two unaccounted losses. However, it is considered that these are within a reasonable margin of error (1%), in particular when considering that some completions may have been missed all together.
5. Other differences between Freeths and the Council appear to relate to losses and completions in the previous monitoring year. Other than the two unaccounted losses the Council has acknowledged, all other losses have been recorded in previous years, or are non-existent (in the case of 117 Chesterfield Road, North Wingfield, N0670, planning ref: NED/16/00609/RM). In relation to Freeths' query that certain completions have taken place in the monitoring year 2016/17, instead of 2017/18, the Council's survey records do not show this. The completions also have not been double counted by the Council.

Appendix 1: Disputed sites				Freeths' Figures														NEDDC's Figures									
Settlement	Site No.	Planning Ref.	Address	Total units	In 5yr HS units remaining from 16/17	N/S	U/C	Windfall gross comps in FY	In 5yr HS gross comps figures in FY. Cores sites checked between 5-10/17	Losses in FY - windfall	Losses in FY - 5yr HS	Completed Pre 17/18	Net comps in FY	Remaining commitment - windfall	Remaining commitment - 5yr HS	Declared completed but uncompleted which will fall into 18/19 windfall	Declared completed but uncompleted which will fall into 18/19 HS	Previous comps	17/18 Comps	17/18 losses	Under construction	Not started	P/S	NEDDC analysis of Freeths Figures	NEDDC Commentary/Explanation of differences		
Majors	Clay Cross	N1540	NED/17/00247/RM	Biwater Industries Limited, Market Street	166	0	134	29	0	3	0	0	3	0	163	0	7	0	10	0	22	134	156	Freeths state 7 fewer comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
	Grassmoor	N1046	NED/15/00336/RM	Windwhistle Farm, Southend	163	127	68	30	0	29	0	0	29	0	98	0	7	38	35	0	22	68	90	Freeths state 6 fewer comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
	Higham	N0215	NED/16/00524/RM	THE WOOLPACK 26, TOWN END,	14	0	3	11	0	0	0	0	0	0	14	0	4	0	4	0	7	3	10	Freeths state 4 fewer comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
	Holmewood	N1095	NED/14/00888/RM	Allotments, Masefield Avenue	136	59	0	20	0	39	0	0	39	39	20	0	7	77	46	0	13	0	13	Freeths state 7 fewer comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
	North Wingfield	N0670	NED/16/00609/RM	117 CHESTERFIELD ROAD	50	0	0	10	0	40	0	34	0	6	0	1	0	0	0	40	0	10	0	10	Freeths state 34 losses in the 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place). Freeths show 34 losses on site. This is incorrect, only one existing dwelling has been demolished on site, as indicated on the application form for the outline permission. One loss should have been reported in 2017/18, but will be reported in 2018/19.	
	Stonebroom	N1299	NED/16/00964/FL	Land East of 3 and 4 Carlyle Road	30	0	0	30	0	0	0	0	0	0	0	30	0	30	0	26	0	4	0	4	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Tupton	N1078	NED/15/00614/DISCON	Land to the Rear of 10 to 52 Ashover Rd	68	0	35	22	0	11	0	0	0	10	0	57	0	10	0	21	0	12	35	47	Freeths state 10 fewer comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
Minors	Brackenfield	N1692	NED/17/01247/FL	Ruardean, School Lane	1	0	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	Freeths state no comps in 17/18	Accepted that this is an ancillary dwelling.		
	Clay Cross	N0865	NED/12/01149/FL	LAND ADJACENT 268 MARKET STREET	1	0	0	1	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place).	
	Clay Cross	N1281	NED/16/00709/FL	Red Lion, 77 High Street	2	0	0	2	0	0	0	0	0	2	0	2	0	0	0	2	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Clay Cross	N1362	NED/17/00097/FL	Land Opposite 21-29 On The South Side Of Egstow Street	1	0	0	1	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Clay Cross	N1532	NED/16/01299/FL	Bestwood Working Mens Club, Thanet Street	4	0	0	4	0	1	0	0	-1	4	0	4	0	0	0	4	1	0	0	0	Freeths state no comps in 17/18	Completion criteria: weather-tight shell, handover date, etc.	
	Danesmoor	N1664	NED/17/00862/FL	Land West Of 2 To 8 Guildford Lane	3	0	0	3	0	0	0	0	0	0	3	0	3	0	0	3	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Dronfield	N1090	NED/14/00716/FL	105 Stabley Lane Dronfield Woodhouse	3	0	0	3	0	0	0	0	0	0	3	0	3	0	0	2	0	1	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Dronfield	N1167	NED/12/00938/FL	36-38 Chesterfield Road	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	Freeths state unit was completed in 16/17	NEDDC records show dwelling was completed in 2017/18 and this has not been double counted.	
	Dronfield	N1288	NED/16/01167/FL	109 Green Lane Green Lane	1	0	0	1	0	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Eckington	N1306	NED/16/00278/FL	14 Stead Street	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	Freeths state 1 demolition unaccounted for	Accepted that there is one loss. This will be reported in 2018/19.	
	Eckington Countryside	N0910	NED/03/00460/FL	Barns at SHADY HALL FARM Main Road	4	0	0	0	0	0	0	1	0	0	0	0	0	0	3	1	0	0	0	0	Freeths state unit was completed in 16/17	NEDDC records show dwelling was completed in 2017/18 and this has not been double counted.	
	Fallgate	N1129	NED/15/00916/FL	Land North of Hard Meadow Lane	2	0	0	2	0	0	0	0	0	0	2	1	0	0	1	1	0	0	0	0	Freeths state no comps in 17/18 or previous years	NEDDC records show completions in 16/17 & 17/18	
	Heath Countryside	N1162	NED/15/00928/RM	Grove Bungalow Mansfield Road	1	0	0	1	0	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Killmarsh	N0790	NED/12/00660/FL	2 BRIDGE STREET	3	0	0	3	0	0	0	0	0	0	3	0	1	0	2	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC records show completions in 14/15, 15/16 & 17/18	
	Lower Pilsley	N1194	NED/15/01254/FL	1 The Acres	4	0	0	2	0	0	0	0	0	2	0	0	0	0	2	3	0	0	0	0	Freeths state only 2 units completed in 2017/18, not 3. 4 units in total; not 5.	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place). NEDDC overcounted completions by 1 in 2016/17, the rest were completed in 2017/18. One loss was recorded in 2015/16.	
	Morton	N1631	NED/17/00290/FL	3 Stretton Road	6	0	0	4	2	0	0	0	0	2	4	0	1	0	0	3	0	3	0	0	0	Freeths state only 2 units completed in 2017/18, not 3.	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)
	North Wingfield	N0675	NED/16/00551/FL	17 GEORGE STREET HEPTHORNE LANE	4	0	0	4	0	0	0	0	0	0	4	0	4	0	0	4	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
	Pilsley	N1093	NED/16/00414/FL	Land Between Track To Dark Lane And 69 Station Road	1	0	0	0	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	?	No issues	
	Stonebroom	N1114	NED/14/01177/FL	Land between 59 and 83 Birkinstyle Lane	8	0	0	0	0	0	0	0	5	0	0	0	0	0	3	5	0	0	0	0	Freeths state units were completed in 16/17	NEDDC counted 3 units completed pre 2017/18 and 5 completions in 2017/18. These have not been double counted.	
	Stretton/Strt Countryside	N1104	NED/17/00714/RM	Top Farm, Main Road	4	0	1	3	0	0	0	0	0	0	4	0	1	0	0	1	0	2	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)	
Sutton Scarsdale	N0325	NED/17/00388/FL	Derbyshire Packaging, Sutton Lane	3	0	0	3	0	0	0	0	0	0	3	0	1	0	0	1	0	2	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
Tupton	N1135	NED/15/00269/FL	75 Ashover Road Old Tupton	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
Tupton	N1260	NED/17/00190/RM	Land To The Rear Of The House Brassington Lane Old Tupton	7	0	3	4	0	0	0	0	0	0	7	0	2	0	0	2	0	2	3	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
Unstone Countryside	N1042	NED/13/00097/FL	Prospect Cottage Hundall	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	Freeths state 1 demolition unaccounted for	One loss was recorded in 2016/17		
Wingerworth	N1055	NED/13/01217/FL	642 DERBY ROAD	1	0	0	1	0	0	0	0	0	0	1	0	1	0	0	1	0	1	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
Wingerworth	N1057	NED/13/01074/RM	LAND TO THE REAR OF 32 & 34 with access between 30B & 32 GREENWAY	1	0	0	1	0	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
Wingerworth	N1163	NED/15/00932/FL	185 Longedge Lane	1	0	0	1	0	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	Freeths state no comps in 17/18	NEDDC Completion criteria: weather-tight shell (roof, doors & windows in place)		
Wingerworth	N1256	NED/16/00842/FL	249 Nethermoor Road	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	Freeths state 1 demolition unaccounted for	One loss was recorded in 2008/09		