

DERBYSHIRE DALES DISTRICT COUNCIL

Authority Monitoring Report 2017/2018

Mike Hase
Policy Manager
Derbyshire Dales District Council
Town Hall
Matlock
Derbyshire
DE4 3NN

Tel: 01629 761251
Email: localplan@derbyshiredales.gov.uk

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understanding or reading this
document

Telephone 01629 761251

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1. Introduction & Regulations

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Authority Monitoring Report setting out the extent of which the District Council is meeting the milestones for Local Plan documents as set out in the Local Development Scheme (LDS) and the extent to which the District Council is monitoring the effectiveness of Local Plan Policies.
- 1.2 The Councils Authority Monitoring Report (AMR) is the main mechanism for assessing how effectively the Local Plan is being implemented and for dealing with the risks and future unpredictable events that may affect delivery of the Plan. The results of the AMR seeks to identify which policies and proposals are being effective in taking forward development and those which may need some form of review. This Authority Monitoring Report covers the period 1st April 2017 to 31st March 2018.
- 1.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce an Authority's Monitoring Report (AMR) and to make it available to the public.
- 1.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 state that an AMR must contain the following information:
 - The Local Authorities progress against Local Development Scheme and timetable of key documents being produced.
 - Reflection on annual targets, and report on key findings on particular areas such as housing development and the five year housing land supply and employment land, retail changes, tourism growth and protecting the character of the area
Review of planning policy implementation.
 - An analysis of key indicators
 - An update with respect to regulation 62 of Community Infrastructure Levy.
 - An update of the Brownfield Land Register
 - An update of any 'made' neighbourhood development plans or orders, if any.
 - Details of co-operation with another local planning authority, county council or a body or person prescribed under the regulations.

2. Local Plan Progress

- 2.1 Section 111 of the Localism Act requires Local Planning Authorities to prepare a Local Development Scheme (LDS), which sets out the Council's programme for the review and preparation of Planning Policy Documents including the Local Plan.
- 2.2 The Local Development Scheme (LDS) sets out the timetable for the production of the Local Plan and associated documents. The Council's most recent LDS covers the period 2018 to 2021. The LDS was revised in September 2018 to take account of changes to legislation and to reflect that the Derbyshire Dales Local Plan was adopted on 7th December 2017.

Derbyshire Dales Local Plan

Key stages of Local Plan

Derbyshire Dales Local Plan – Examination in Public (May 2017)

- 2.3 The Inspector conducted a series of public hearings as part of the examination process which took place over a period of 8 days (Tuesday 9th May 2017 – Monday 23rd May, 2017). Following the conclusion of the hearing sessions, the Council was requested by the Inspector to produce a Schedule of Main Modifications (MMs) to the Local Plan, the nature and extent of which has arisen as a consequence of the evidence considered by the Inspector to date. The schedule of main modifications, additional modifications and proposal maps modification were produced by the District Council in liaison with the Local Plan Inspector and he confirmed that they were necessary to rectify issues of unsoundness that have been identified during the examination process. Following consideration by the Council on 28th June 2017, the Main Modifications schedule and the updated Sustainability Appraisal were subject to consultation for 6 weeks which ran from 3rd July until 14th August 2017.

Derbyshire Dales Adopted Local Plan (December 2017)

- 2.4 The representations received from the Main Modifications consultation were sent to the Inspector for his consideration and informed the writing of his final report. The District Council received the Inspector's report on 31st October 2017 to check the contents of the report were factually correct. The Inspector's final report was received on 13th November 2017 and the Derbyshire Dales Local Plan was formally adopted by the District Council at Special Council meeting on 7th December 2017.
- 2.5 Given that the Derbyshire Dales Local Plan has recently been adopted there is little evidence to suggest that an early review of the Plan will be required over the three year period of the revised Local Development Scheme.

Therefore the LDS sets out that in the event that evidence demonstrates that a review of the Derbyshire Dales Local Plan is required during the period 2018-2021, the District Council will prepare a further revised Local Development Scheme.

Supplementary Planning Documents (SPDs)

2.6 Supplementary Planning Documents provide supplementary advice and guidance and are material considerations in the determination of planning applications. SPD's are not subject to independent examination but are subject to public consultation in accordance with the Town & Country (Local Planning) (England) Regulations 2012 and the District Council's Statement of Community Involvement. The District Council has a number of SPD's that are currently being reviewed and updated to provide further guidance to both applicants and Planning Officers to fully take account of all aspects of policies within the Adopted Local Plan and subsequently to assist through the determination of planning applications. Changes are also being made to the SPDs to reflect updated regulations and changes the NPPF published in July 2018. The SPD's that require updating include:

- Affordable Housing
- Farm building conversion design guidance
- Landscape character and design
- Shop front and commercial properties design guidance

3 Planning Policy Implementation

- 3.1 The Derbyshire Dales Local Plan was adopted on 7th December 2017 at a Special Council meeting. From this date the District Council started to formally monitor the effectiveness of Local Plan policies, in accordance with the indicators and targets set out in Chapter 9 of the Adopted Local Plan. The following chapters are set out by key themes and chapters of the Local Plan. Some of the indicators reported upon are also important to achieving the Council's corporate policies. The evidence presented in the following chapters will be used to support the determination planning applications and highlight particular policies that are not being implemented effectively and what action is required by the District Council.

4 Spatial Strategy

4.1 Table 1 below sets the monitoring indicators and targets for each policy directly related to the distribution and location of development of the Spatial Strategy Chapter 1 of the Derbyshire Dales Local Plan. A summary and commentary is provided to show how well the District Council has performed against the target.

| Policy | Monitoring Indicator | Target | Commentary |
|---|---|--|---|
| Policy S1: Sustainable Development Principles | Progress under this policy is best considered in terms of progress on all policies taken as a whole | Not applicable | All development granted is considered sustainable in accordance with the NPPF. |
| Policy S2: Settlement Hierarchy | The number of planning applications outside higher tier settlements (Tier 1, 2 and 3) | To annually reduce the number of approvals for residential development in tiers 4 and 5. | The District Council has granted permission for 7 dwellings within Tiers 4 & 5 between 7/12/2017 to 31/3/2018. Given that this is the first year of monitoring this policy. The District Council's performance will be assessed fully in next year's AMR. |
| Policy S3: Development within Defined settlement Boundaries | Percentage of residential development taking place within defined settlements | At least 90% of new residential development should be within defined boundaries | This District Council has fallen slight under the target, 87% of residential development was granted permission within the Settlement Development Boundaries over the monitoring period. |
| Policy S4: Development in the countryside | Percentage of appeals allowed where non-compliance with Policy S4 is a reason for refusal | Zero | 0%. The target has been achieved. There were no appeals allowed. |

Table 1: Spatial Strategy policies monitoring Indicators, targets and results

5. Housing

Housing Implementation Strategy

- 5.1 The National Planning Policy Framework requires local planning authorities to set out a Housing Implementation Strategy (HIS) within the Local Plan which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.
- 5.2 In this regard, the District Council will continually monitor housing supply and delivery against an annual average of 284 dwellings per annum and apply the relevant buffer at the time. Where the circumstances are such that a five year housing land supply does not exist, the District Council will set out in this report actions that are being undertaken to meet the requirements.
- 5.3 Reasonable judgement will be required in determining what appropriate action should be taken, including identifying the reasons for any under-delivery and whether it is due to factors beyond the control of the District Council. The NPPF sets out that the supply of specific deliverable sites should include a buffer of:
- 5% to ensure choice & competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving planned supply.
 - The NPPF sets out that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local authorities housing requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 5.4 The following housing indicators and targets are to be monitored annually as part of the AMR:

| Policy | Monitoring Indicator | Target | Commentary/ Summary |
|--|---------------------------------------|---|---|
| Policy S5: Strategic Housing Development | Net annual additions to housing stock | 284 dwellings a year | Total of 308 dwellings 295 dwellings completed DDDC 13 dwellings completed within the PDNP |
| Policy S7: Matlock/ Wirksworth/ Darley Dale Strategy | Net annual additions to housing stock | To meet requirements identified in the local plan | 167 dwellings completed |

| Policy | Monitoring Indicator | Target | Commentary/ Summary |
|--|--|--|--|
| Policy S8: Ashbourne Development Strategy | Net annual additions to housing stock | To meet requirements identified in the local plan | 87 dwellings completed |
| Policy S9: Rural Parishes Development Strategy | Net annual additions to housing stock | To meet requirements identified in the local plan | 41 dwellings completed |
| Policy HC2: Housing Land Allocations | Permissions granted for residential development on allocated sites. Start of development on allocated sites. Commencement of development on allocated sites. | Overall progress in line with the housing trajectory | At 1 st April 2018 1330 dwellings on allocated sites were granted and recorded as commitments. 3 allocated sites have commenced 49 dwellings have started on allocated sites |

Table 2: Housing policies monitoring indicators, targets and results

Five Year Housing Land Supply Position

- 5.5 The NPPF sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The District Council has prepared a housing supply position statement that sets out all the evidence and data of the District Council position and is set out in **Appendix 1** of this report. This section provides a summary of the District Council's five year housing supply position as at 1st April 2018.
- 5.6 The Derbyshire Dales Local Plan was adopted by the District Council on 7th December 2017. This sets out the policies and proposals for the period 2013-2033. It identifies that the housing requirement for whole of the Derbyshire Dales, including that part of the Peak District National Park that is situated within Derbyshire Dales for the period 2013-2033 is 5,680 dwellings at a rate of 284 dwellings per annum.
- 5.7 This level of housing provision will be achieved from the following sources:
- Dwelling completions in the Derbyshire Dales (including within the Peak District National Park)
 - Anticipated development in the Peak District National Park of 20 dwellings per annum
 - A net windfall site allowance outside the Peak District National Park of 15 dwellings per annum
 - Sites with a resolution to grant planning permission either not yet commenced or under construction

- Sites allocated in Policy HC2 of the Derbyshire Dales Local Plan

5.8 The Inspector in his report on the Derbyshire Dales Local Plan published on 13th November 2017 concluded that the District Council could demonstrate a five year supply of land for housing as at 1st April 2017, using the Sedgefield methodology and applying a 20% buffer for under delivery.

5.9 The District Council has undertaken an assessment of its five year supply of land for housing as at 1st April 2018. Taking account of the advice in the NPPF 2018 the District Council has applied a 10% buffer as it wishes to demonstrate a five year supply of deliverable sites to account for fluctuations in the market. This is considered to be an appropriate buffer because, from the calculation it has undertaken, the District Council is of the opinion that it is able to satisfy the Government's Housing Delivery Test. Furthermore, in accordance with requirements of Paragraph 74 (a) of the NPPF, the data has been collated with the co-operation of the land owners and developers responsible for the delivery of sites identified herein.

5.10 Table 3 below summarises the District Council's Housing Land Supply position at 1st April 2018. It demonstrates that the District Council has significantly in excess of a five year supply of land for housing.

| | | |
|----------|--|-------------|
| | Objectively Assessed Housing Need 2013-2033 | 5680 |
| | Annual Housing Requirement | 284 |
| A | Total Objectively Assessed Need 2018 to 2023 : OAHN dwellings per annum x 5 years | 1420 |
| | Shortfall in Housing Provision between 1st April 2017 and 31st March 2018 | |
| B | Dwellings required between 1st April 2013 and 31st March 2018 = (A) divided by 5 multiplied by 5 years | 1420 |
| C | New dwellings completed between 1st April 2013 - 31st March 2018 | 878 |
| D | PDNP New dwellings completed between 1st April 2013 - 31st March 2018 | 132 |
| E | Shortfall between requirement (B) and total completions (C)+(D) | 410 |
| F | Revised housing requirement for period 2018 - 2023 (A plus E) | 1830 |
| G | Plus 10% Buffer (HDT Advice) | 183 |
| H | Five Year Requirement 2018 - 2023 | 2013 |

| | | |
|---|--|-------------|
| I | Revised Annual Requirement 1st April 2018 - 31st March 2023 | 403 |
| | Housing Supply 2018 | |
| J | Commitments at 31 st March 2018 (Net) (2018-2023) | 1906 |
| K | Peak District National Park Contributions | 100 |
| L | Windfall Contribution (5 x 15 p.a.) | 75 |
| M | Local Plan Allocations Potential 2018-2023 (0-5 Years) | 914 |
| N | Total Supply 2018 - 2023 (J+K+L+M) | 2995 |
| O | Five Year Supply 2018-2023 (N divided by H) | 7.44 |

Table 3 - Five Year Supply of Land for Housing at 1st April 2018

5.11 The housing land supply position has been calculated taking into account the District Council's housing commitments, and deliverable sites. The schedule of committed site is contained with the Annual Housing Position Statement in **Appendix 1**.

Housing Trajectory and Schedule of Allocated Sites

5.12 The NPPG advises that once the sites have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This sets out how much housing development can be provided and at what point in the future.

5.13 In preparation for the Derbyshire Dales Local Plan Examination in Public in April 2017 the District Council agreed Statements of Common Ground with the landowners/developer and their agents for each of the sites allocated in the Derbyshire Dales Local Plan Pre Submission Draft. In March 2018 the District Council sought to update the information contained within the Statements of Common Ground and wrote to all relevant landowners/developers and their agents. The updated information was returned to the District Council as pro-formas. The information contained within the pro-formas were used to update the assumptions made on the phasing of allocated housing sites within the Plan. Further information of phasing of allocated sites on a site by site basis across the plan period is set out in **Appendix 1** of the Housing Position Statement.

5.14 Following the information received from landowners and developers, the District Council has updated the Housing Trajectory chart in **Appendix 2**, which sets out how much housing, is anticipated to come forward over the Plan period. The Housing Trajectory indicates that a total of 6617 dwellings will come forward over the plan period and that 2899 dwellings could be delivered over the next five years; 1667 dwellings delivered years 6-10, 1040 dwellings in years 11-15. An additional 490 dwellings will be delivered beyond the Plan period, including of which 425 dwellings are on allocated sites including, 300

Ashbourne Airfield; 20 at Perminite works, Cawdor Quarry and 105 dwellings at Middlepeak Quarry in Wirksworth.

Housing Delivery Test

- 5.15 In order to deliver a sufficient supply of homes the revised NPPF published in 2018 introduced the concept of the Housing Delivery Test (HDT) (paragraph 75). The HDT is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.
- 5.16 The Ministry for Housing Communities and Local Government (MHCLG) have indicated that the HDT results will be published annually in November. To date the District Council has yet to receive the HDT result from MHCLG, however on the basis of the criteria set out within the HDT Measurement Rule Book it is anticipated that the District Council will Pass the HDT in November 2018 with a score of 114% and continue to pass in subsequent years. However, it should be noted that until such time as MHCLG publish their assessment this cannot be assured and it is considered imperative that the District continues to monitor housing delivery and prepare an Action Plan, which sets out how to maintain and boost housing supply.

Self and Custom Build Housing

| Policy | Monitoring Indicator | Target | Commentary/Summary |
|---|--|--|--|
| Policy HC3: Self Build Housing Provision | Number of Self Build Plots available or under construction within Plan area. Entries on the Self Build Register. | To ensure that self-build opportunities are incorporated into development schemes and master planning where appropriate. | 0 Self Build Plots made available 1 entry on the register |

Table 4: Self & Custom Build Housing policies monitoring Indicators, targets and results

- 5.17 The Self-Build and Custom Housebuilding Act 2015 requires each relevant authority keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's planning area in order to build houses for those individuals to occupy as homes. The District Council has provided a facility on the District Council's website for people to register their interest.
- 5.18 On 1st April 2018 the District Council introduced a number of changes to the register including a charging schedule, local eligibility criteria and a financial resources test. The purpose of these changes were to proactively plan for a

true reflection of demand for self and custom build plots within the District, ensure that applicants can financially afford to purchase a plot and undertake a self-build project and to adequately provide appropriate staff resources to undertake any assessment work generated from the registration process.

5.19 There is currently one individual who is registered on Part 1 of the Derbyshire Dales self-build register. The Self-Build and Custom Housebuilding Act 2015 (as amended) sets out that local authorities must grant sufficient suitable development permissions on serviced plots of land to meet the demand for self-build and custom housebuilding in their area as evidenced by the number of people on the Register over a three year rolling period commencing on 31st October 2016. Table 5 below, sets out the updated timeframes and the level of demand for plots on the Register.

| Base period for the Custom and Self Build register | Deadline for granting suitable planning permissions for self-build plots for the base period | Current no. of entries |
|---|---|-------------------------------|
| Base period 1 (1/4/2016 to 31/10/2016) | 31/10/2019 | 0 |
| Base period 2 (01/11/2016 to 31/10/2017) | 31/10/2020 | 0 |
| Base period 3 (01/11/2017 to 31/10/2018) | 31/10/2021 | 1 |

Table 5 - Number of Entries on Derbyshire Dales Self Build and Custom Build Register

5.20 Now that the District Council has established the true level of demand from the register, it is able to effectively use Policy HC3 within the Local Plan which sets out a process of delivery and implementation of the District Council’s duty to provide serviced self-build plots.

5.21 Secondly the District Council proposes to pro-actively work with local communities and agencies to promote self-build to secure and provide serviced plots in a similar manner to which it has undertaken its approach to the securing land for affordable housing. This could involve, where available making use of any underutilised land in the District Council’s ownership (or other public sector partner’s ownership) or by working with the community to identify and bring forward sites to satisfy the demand.

5.22 Whilst the District Council has not secured a plot for self-build within the District over the monitoring period, the District Council’s planning officers are still striving to secure a plot through ongoing discussions and negotiations as part of the determination of planning applications for sites allocated within the Local Plan.

Affordable Housing

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--------------------------------|--------------------------------------|--------|---|
| Policy HC4: Affordable Housing | Gross affordable housing completions | 30% | 103 Gross affordable housing completions 88 Net affordable dwellings completed over the monitoring period. 31 dwellings secured for affordable housing through S106 agreements on site. £1,003,302.26 secured through S106 agreements for affordable housing contributions off site. |

Table 6: Affordable Housing policies monitoring Indicators, targets and results

5.23 Table 7 below provides a summary of all affordable housing completions on a site by site basis over the monitoring period.

Affordable Housing Completions

| Planning Application Number | Address | Number of affordable dwellings completed | Total Number of affordable on site | Total dwellings | % Affordable dwellings on site | Off-site Affordable S106 Contribution |
|---|---|--|------------------------------------|-----------------|--------------------------------|---------------------------------------|
| Major developments - Sites of 11 dwellings or more | | | | | | |
| 14/00722 /FUL | Hillside Farm, Wyaston Road, Ashbourne | 8 | 16 | 114 | 14% | Yes |
| 15/00861 /FUL | Land South of Bentley Bridge, Chesterfield Road | 20 | 20 | 86 | 23% | Yes |
| 14/00847 /FUL | Land at the end of Moor Croft, Matlock | 6 | 6 | 21 | 29% | No |
| 16/00420 /FUL | Stafford House, Derby Road, Wirksworth DE4 4BG | 33 | 33 | 33 | 100% | No |

| Planning Application Number | Address | Number of affordable dwellings completed | Total Number of affordable on site | Total dwellings | % Affordable dwellings on site | Off-site Affordable S106 Contribution |
|--|---|--|------------------------------------|-----------------|--------------------------------|---------------------------------------|
| 15/00664 /FUL | Land at Cromford Road, Wirksworth | 7 | 7 | 31 | 23% | Yes |
| Minor Developments – Small sites 10 or less | | | | | | |
| 15/00574 /FUL | Garages On The West Side Off, Brookside, Ashbourne | 2 | 2 | 2 | 100% | N/A |
| 15/00579 /FUL | Garages On The East Side Of, Off Okeover Avenue, Brookside, Ashbourne | 2 | 2 | 2 | 100% | N/A |
| 15/00579 /FUL | Park Avenue Garages, On The South Side Of, Off Park Avenue,, Brookside, Ashbourne | 3 | 3 | 3 | 100% | N/A |
| 14/00078 /REM | Highfield House Main Road Hulland Ward | 1 | 5 | 5 | 20% | N/A |
| 15/00566 /FUL | Garages, Hazel Grove, Matlock | 2 | 2 | 2 | 100% | N/A |
| 15/00567 /FUL | Dales Housing Store, Hazel Grove, | 4 | 4 | 4 | 100% | N/A |

| Planning Application Number | Address | Number of affordable dwellings completed | Total Number of affordable on site | Total dwellings | % Affordable dwellings on site | Off-site Affordable S106 Contribution |
|-----------------------------|---------|--|------------------------------------|-----------------|--------------------------------|---------------------------------------|
| | Matlock | | | | | |
| TOTAL | | 88 | 100 | 300 | | |

Table 7: Affordable Housing Completions 2017/18

5.24 Table 7 above indicates that for sites of 11 or more the policy requirement of 30% on site affordable housing has not in all cases been met. However the policy does allow for an element of flexibility if there are other material considerations that warrant a reduced amount to be delivered on site and can be justified through way of a financial appraisal. In exceptional cases the District Council may allow provision off site by way of a financial contribution. Development at Hillside Farm, Ashbourne was granted planning permission prior to adoption of the Derbyshire Dales Local Plan, therefore little weight was applied to Policy HC4 through determination and a higher offsite S106 contribution towards affordable housing was accepted. .

5.25 Table 8 sets out the outstanding affordable commitments at 1st April 2018 and the percentage of affordable dwellings secured on each site through the granting of planning permission as follows:

| Planning Application Number | Address | Number of affordable dwellings | Total Number of dwellings | % Affordable | Date Granted |
|-----------------------------|---|--------------------------------|---------------------------|--------------|--------------|
| 17/00337/FUL | Land South Of, Old Derby Road, Ashbourne | 37 | 151 | 24.5% | 19/12/2017 |
| 16/00450/REM | Land South Of, Old Derby Road, Ashbourne | 11 | 62 | 18% | 25/01/2017 |
| 17/00250/REM | Leys Farm, Wyaston Road, Ashbourne, Ashbourne | 28 | 113 | 25% | 14/07/2017 |
| 17/01030/FUL | 12, The Green Road, Ashbourne, Ashbourne | 2 | 2 | N/A | 17/01/2018 |
| 15/00313/OUT | Land Adjacent To, Biggin View, Hulland Ward | 8 | 33 | 24% | 10/08/2017 |
| 16/00096/FUL | Chestnut Farm, Uppertown Lane, Bonsall | 5 | 5 | N/A | 25/05/2016 |

| Planning Application Number | Address | Number of affordable dwellings | Total Number of dwellings | % Affordable | Date Granted |
|------------------------------------|--|---------------------------------------|----------------------------------|---------------------|---------------------|
| 15/00580/FUL | Garages, The Plain, Brailsford | 4 | 4 | N/A | 04/11/2015 |
| 16/00436/OUT | Land at Luke Lane, Brailsford | 9 | 47 | 19% | 18/08/2017 |
| 16/00437/FUL | Land North of Broomy Drive, Brailsford | 11 | 29 | 38% | 15/12/2016 |
| 16/00567/OUT | Land off Main Road, Brailsford | 26 | 75 | 35% | 08/09/2017 |
| 15/00573/FUL | Town End Farm, Chapel Lane, Clifton | 2 | 5 | N/A | 13/07/2016 |
| | Total | 143 | 526 | | |

Table 8: Affordable Housing Commitments 2017/18

5.26 Table 8 shows that there were 143 dwellings outstanding commitments for affordable housing over the monitoring period. Of those that were granted for 11 or more only two permissions exceeded the affordable housing amount required.

Financial Contributions Secured for the Delivery of Affordable Housing

5.27 Over the 2017/18 monitoring period the District Council secured £1,003,302.26 through the completion of S106 obligations and has received payment of £750,316.32 from extant permissions. Table 9 below reveals the amount of contributions secured over 2017/18 by application and date S106 was secured and Table 10 reveals the amount of payments received over the monitoring period on a site by site basis.

| Site Location | Application No. | S106 Agreement Issued | Financial Contribution Secured |
|--|-------------------------------|------------------------------|---------------------------------------|
| Old Hall Farm, Marston Montgomery | 16/00182/OUT & 17/00498/REM | 25/05/2017 | £39,193.00 |
| Land at Cavendish Cottage, off Derby Road, Doveridge | 15/00570/OUT | 13/07/2017 | £323,215.00 |
| Land at Brook House, Old Hackney Lane, Matlock | 16/00789/FUL & 17/00887/VCOND | 20/07/2017 | £75,586.50 |
| Land adjacent to Biggin View, Hulland Ward | 15/00313/OUT & 18/00222/REM | 08/08/2017 | £174,352.86 |
| Land at Luke Lane Brailford | 16/00436/OUT | 17/08/2017 | £258,368.40 |
| Mushroom Farm, Rodsley Lane, | 16/00587/FUL, 16/00587/DCOND | 25/08/2017 | £75,586.50 |

| Site Location | Application No. | S106 Agreement Issued | Financial Contribution Secured |
|---|-----------------|-----------------------|--------------------------------|
| Yeavely | | | |
| Land at Former Harveydale Quarry, Matlock | 17/00934/OUT | 26/01/2018 | £57,000.00 |
| | | TOTAL | £1,003,302.26 |

Table 9: Section 106 Contributions Secured for Affordable Housing Over 2017/2018 Source: DDDC 2018

| Site Location | Application No. | Financial Contribution Received 2017/18 |
|----------------------------------|-----------------|---|
| Land at Hillside Farm, Ashbourne | 14/00722/FUL | £531,878.15 |
| Land at Moorcroft, Matlock | 14/00847/FUL | £129,999.67 |
| Land at Cromford Road, Matlock | 15/00664/FUL | £88,438.50 |
| | TOTAL | £750,316.32 |

Table 10: Section 106 Contributions Received from Affordable Housing Over 2017/18 Source: DDDC 2018

5.28 The amount of monies received over the monitoring period shows that the District Council's policies have been effective in securing monies through S106 agreements for affordable housing from the private sector of larger scale developments. The District Council will seek to invest these contributions on the provision for affordable housing as and when evidence shows a need in a particular location and when sites become available in sustainable locations.

Rural Affordable Exception Sites

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--------------------------------|---|--|--|
| Policy HC5: Affordable Housing | Number of approvals/refusals under Policy HC5 Affordable Housing completions on exception sites | All housing built on exception sites meets an identified need for affordable housing | There were no planning applications granted or refused for rural exception sites over the monitoring period. |

Table 11: Rural Affordable Housing policies monitoring Indicators, targets and results

5.29 There were no planning applications granted or refused for rural exception sites in the District over the monitoring period. However the District Council's Rural Housing Enabler Officer continues to work in partnership with Social Registered Landlords and Parish Council's to meet affordable housing needs in rural locations and seeks to identify sites as and when a specific need is identified through updated Housing Need Surveys.

Policy HC6: Gypsy and Traveller Provision

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|---|--|--|
| Policy HC6: Gypsy and Traveller Provision | Identified need for pitch provision. Net additional pitches | To meet the need identified in the Gypsy and Traveller Accommodation Assessment (GTAA) | Due to unforeseen circumstances the need is not currently being met, however the District Council is taking proactive action to find further gypsy and traveller sites and meet this need. |

Table 12: Gypsy & Traveller policy monitoring Indicator, target and results

5.30 Policy HC6 of the Derbyshire Dales Local Plan sets out that there is a minimum provision of 9 gypsy & traveller pitches for the period 2013-2033. The policy also sets out that:

“The District Council will safeguard 0.3ha of land at Watery Lane, Ashbourne as identified on the Local Plan Policies Map for at least 6 Gypsy & Traveller pitches. Provision of a further 3 pitches will be met on unallocated sites in accordance with the provisions of this policy”

5.31 The District Council have accepted their duties to provide for this need and at a Council meeting on 26th January 2017, Council resolved that a sum of £10,000 was made available to draw up a design specification for the Gypsy and Traveller site, and that a specification be used to invite tenders for the development of the site, that all opportunities for external funding to assist with the development to be explored.

5.32 However, subsequently on 26th April 2018 a Cabinet Report was endorsed by Derbyshire County Council that the site at Watery Lane, Ashbourne was no longer available at the present time due to the fact that the County Council have indicated that the acquisition or disposal of property in their ownership which may be impacted by a future A515 by-pass for Ashbourne should be suspended.

5.33 This decision has directly impacted upon the District Council’s ability to provide a Gypsy and Traveller site to meet current needs. In response to this and to enable the District Council to meet the needs within the District, Officers are currently undertaking a comprehensive site identification and evaluation exercise to consider the potential for an alternative Gypsy & Traveller site within the Derbyshire Dales and consultation with the Derbyshire Gypsy Liaison Group. The initial findings of this work will be reported early February 2019. In the short term the District Council has identified a temporary site at Tinti’s Yard, off Station car park, Matlock Bath until more suitable and permanent pitches can be identified.

Monitoring of Housing Policies HC7 to HC10

5.34 Table 13 below provides a summary of how effectively the District Council has applied policies HC7 to HC10 in the determination of planning applications.

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|---|---------------|--|
| Policy HC7: Replacement Dwellings | Percentage of appeals allowed where non-compliance with Policy HC7 is a reason for refusal. | Zero | 0 The target has been achieved over the monitoring period. The District Council continues to successfully refuse planning applications for replacement dwellings in unsustainable locations. |
| Policy HC8: Conversion & Re-use of Buildings for Residential Accommodation | Percentage of appeals allowed where non-compliance with Policy HC8 is a reason for refusal. | Zero | 0 The target has been achieved over the monitoring period. The District Council has successfully refused planning applications that does not comply with the requirements of Policy HC8. |
| Policy HC9: Residential Sub-division of Dwellings | Percentage of appeals allowed where non-compliance with Policy HC9 is a reason for refusal | Zero | 0 The target has been achieved over the monitoring period. The District Council has successfully refused planning applications that does not comply with the requirements of Policy HC9. |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--------------------------------------|---|---------------|---|
| Policy HC10: Extensions to Dwellings | Percentage of appeals allowed where non-compliance with Policy HC10 is a reason for refusal | Zero | 3% of permissions for residential extensions were allowed on appeal where non-compliance with HC10 was a reason for refusal by the District Council. Policy HC10 was used in the determination of 73 planning applications between 07/12/2018 to 31/03/2018. Five applications used HC10 as a reason for refusal of permissions. Of those refused only two applications were subsequently allowed at appeal. Both applications were refused by the District Council due to adverse impact upon the character and setting of the area. |

Table 13: Housing Policies HC7 to HC10 Monitoring Indicators, targets and results

Policy HC11: Housing Mix & Type

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---------------------------------|--|--|---|
| Policy HC11: Housing Mix & Type | Breakdown of both market and affordable housing completions into size (1 bed, 2 bed, 3 bed, 4 and over). | The mix of housing as set out in table within HC11 | The target has not been achieved fully in accordance with the requirement of housing mix and bedroom numbers as set out in Policy HC11. An analysis of sites is set out below. The District Council is working more closely with developers through the planning application process to achieve a mix on site that is closer to meeting the requirements of the policy. |
| | Dwellings built to comply with Part M Category of the Building Regulations – accessible | 90% of dwellings in developments of 10 dwellings or more | The District Council will not report upon this indicator as it does not form part of policy HC11. The indicator was introduced in previous draft versions of the Plan when standards were included. The |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---------------|--|--|---|
| | and adaptable dwellings. | | inclusion of this indicator is an error that was missed through the final modifications to the Local Plan, and subsequently should have been removed. |
| | Dwellings built to comply with Part M Category 3 of the Building Regulations – wheelchair users. | 10% of dwellings within developments of 10 dwellings or more | The District Council will not report upon this indicator as it does not form part of policy HC11. The indicator was introduced in previous draft versions of the Plan when standards were included. The inclusion of this indicator is an error that was missed through the final modifications to the Local Plan, and subsequently should have been removed. |

Table 14: Policy HC11: Housing Mix & Type monitoring indicators, targets and results

5.35 Policy HC11: Housing Mix and Type sets out that in order to provide sustainable and balanced communities which meet local and District housing needs in terms of housing mix, size and tenure, the District Council will seek to secure an appropriate mix of dwelling type and size on developments of 11 or more dwellings as follows:

| | 1-bed | 2-bed | 3-bed | 4+bed |
|---------------|-------|-------|-------|-------|
| Market | 5% | 40% | 50% | 5% |
| Affordable | 40% | 35% | 20% | 5% |
| All dwellings | 15% | 40% | 40% | 5% |

Table 15: Policy HC11 Housing Mix & Type

5.36 The adopted policy recognises that the final mix achieved on site will be subject to other material considerations and that where proposals do not accord with the housing mix specified the applicant will be required to demonstrate how the development contributes to meeting the long term housing needs of the district, particularly in regard to the housing need of young people, families and the elderly. Table 16 below presents all developments of 11 or more dwellings that were granted over the monitoring period and the extent to which the prescribed mix was met.

| Application No. | Location | % of Prescribed Housing Mix & Type | | | | Off-site Affordable Housing Contribution | Granted Date |
|-----------------|-----------------------------|------------------------------------|-----|-----|-----|---|--------------|
| | | 1B | 2B | 3B | 4B+ | | |
| 17/00337/FUL | Ashbourne | 3 | 18 | 41 | 38 | Yes | 19/12/17 |
| 17/00250/REM | Ashbourne | 0 | 18 | 45 | 37 | Yes | 14/07/17 |
| 17/00498/REM | Marston Montgomery | 0 | 23 | 22 | 55 | Yes | 08/09/17 |
| 16/00772/FUL | Matlock | 0 | 38 | 62 | 0 | No | 20/06/17 |
| 17/00003/FUL | Matlock | 17 | 67 | 16 | 0 | No | 09/08/17 |
| 17/00852/FUL | Matlock | 0 | 0 | 100 | 0 | No | 13/11/17 |
| 17/00934/OUT | Matlock | 0 | 12 | 24 | 64 | Yes | 26/01/18 |
| 16/00567/OUT | Brailsford | 0 | 0 | 0 | 0 | No details regarding mix on site provided Yes – off site | 08/09/17 |
| 16/00436/OUT | Brailsford | 2 | 20 | 48 | 30 | Yes | 18/08/17 |
| 15/00570/OUT | Doveridge | 0 | 0 | 0 | 0 | No details Outline | 18/10/17 |
| 17/00092/REM | Doveridge | 0 | 28 | 27 | 45 | Yes | 11/08/17 |
| 15/00313/OUT | Hulland Ward | 0 | 0 | 0 | 0 | Yes | 10/08/17 |
| 17/00294/FUL | Matlock | 11 | 68 | 12 | 9 | No | 01/03/18 |
| 14/00541/OUT | Matlock | 0 | 0 | 55 | 45 | No | 31/03/17 |
| | Total All Dwellings Average | 2% | 21% | 32% | 23% | | |

Table 16: Summary of Implementation of Policy HC11 Housing Mix & Type for planning permission of 11 or more 2017/18.

5.37 There were 14 applications granted planning permission for 11 or more dwellings over the monitoring period, of these 11 were full or reserved matters applications and 3 were outline. The data above summarises overall housing prescribed mix of major developments and the percentage of each bedroom type. It is clear that the housing mix required by policy HC11 is not being fully met, with the provision of housing tending to include a higher proportion (55%) of larger properties (3 and 4 + bed).

5.38 Where proposals do not provide the required housing mix, the District Council has taken into account the need to deliver affordable housing and the impact upon the viability of the development. The prescribed housing mix as set out in HC11 for affordable housing is not always being met. However this is often due to compelling more up to date evidence of housing need in particular locations within the District from housing needs registers indicating that a deviation from the policy mix is required. A deviation from the prescribed affordable housing mix set out in policy HC11

for affordable housing can also be justified by the amount of planned development coming forward in a particular location over shorter timescales, sometimes leading to an oversupply of specific number of bedroom properties. The District Council can grant permissions for development, but cannot always control when that development commences, therefore the level of affordable housing need to be occupied by specific families and individuals is a constant changing need and is not always a set prescribed need.

5.39 In earlier stages of the Local Plan process when policy HC11 was still being developed and tested, the District Council received a number of planning applications for residential development, where, because very little weight could be applied to the policies in the emerging Derbyshire Dales Local Plan it was not possible to require new development meet the standards set out in Policy HC11. However since the adoption of the Derbyshire Dales Local Plan the Policy has been given appropriate weight.

5.40 In many cases there were other material considerations that were taken into account as part of the determination of applications that resulted in the prescribed mix set out in Policy HC11 not being met. In more recently granted permissions a specific condition has been applied to the outline application to ensure that the appropriate mix is addressed as part of a reserved matters application. The Development Management Team have reviewed and amended the template reports to be used as part of reporting which will assist monitoring of Policy HC11 in future AMRs. The new template also provides a clear planning history record when determining reserved matters applications.

Monitoring of Policies HC12 to HC21

5.41 Table 17 below summarises the monitoring targets and results of policies HC12 to HC21.

| Policy | Monitoring Indicator | Target | Commentary/summary |
|-----------------------------------|---|---|--|
| HC12: Elderly Needs Accommodation | Number of permissions given for creation of self-contained extensions or annexes for an elderly or disabled dependant | To increase the amount of accommodation available for older people to help sustain their independence | Over the monitoring period there was two applications granted for elderly/ dependant persons accommodation located in Church Town Darley Dale (17/01009/FUL) and Ashbourne (17/00973/FUL). |
| Policy HC13: Agricultural & | Percentage of Appeals | Zero | 0 The target has been achieved over the |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|---|---|--|
| Rural Workers Dwelling | allowed where non-compliance with Policy HC13 is a reason for refusal | | monitoring period. The District Council has successfully refused planning applications that does not comply with the requirements of Policy HC13. There were no appeals allowed over the monitoring period, where by non-compliance with Policy HC13 is a reason for refusal. |
| Policy HC14: Open Space & Outdoor Recreation Facilities | Type & area of new open space provided for in section 106 obligations attached to residential permissions | Provision in accordance with the open space standards set out within the Local Plan | Over the monitoring period £6,000 received from S106 contributions for parks and open spaces from planning permission 15/00664/FUL - land at Cromford Road, Wirksworth. The S106 monies received are currently being held in reserve and awaiting capital expenditure when a suitable scheme is allocated. |
| HC15: Community Facilities & Services | Developments Permitted which result in loss of community facilities without compliance with criteria set out in Policy HC15 | Zero | 0 The target has been achieve over the monitoring period. The District Council has not granted permission for any development that would result in the loss of a community facility. |
| Policy HC16 : Notified Sites | Developments permitted which would prejudice the development of notified sites for specific purposes. | Zero | 0 The target has been achieved over the monitoring period and the District Council has not granted any development that would prejudice the development of notified sites. |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--|---|--|---|
| Policy HC17: Promoting Sport, Leisure & Recreation | Net change in overall provision of sport, leisure and recreational facilities. | To ensure that there is no net reduction in the provision of sports, cultural, leisure and recreational facilities during the plan period. | Target achieved. There has been no net reduction over the monitoring period. |
| Policy HC18: Provision of Public Transport Facilities | Number of new bus shelters in new development | To increase the number of residential developments that are served by public transport services during the plan period. | The information has been requested from Derbyshire County Council. However this is not currently monitored on a site by site basis. The District Council will monitor this indicator in future AMRs by recording conditions attached to planning applications whereby this requirement has been sought. |
| Policy HC19: Accessibility & Transport | Percentage of major new residential development within 800 metres of a bus stop or rail station with at least an hourly service between 8am and 6pm | 100% | 100%. The target has been achieved. The District Council has granted planning permission for major developments within 800m of a bus stop or railway station. The information has been collected using the District Council's GIS data. |
| Policy HC21: Car Parking Standards | No. of approvals that comply with or exceed the parking standards recommended by the Highways Authority. | 100% | Target achieved. All granted permissions comply with the car parking standards. |

Table 17: Policies HC12 to HC21 monitoring indicators, targets and results

6. Employment

Employment Land Delivery

6.1 The District Council has effectively applied the policies regarding employment through the determination of planning applications over the plan period. Tables 18, 19 & 20 below set out the monitoring indicators and targets for each employment policy in the Plan and provide commentary on the results of each indicator. A summary is also provided on updates to key strategic employment sites and progress that has taken place over the monitoring period to bring those sites forward for delivery.

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|---|----------------------|---|
| Policy EC1: New & Existing Employment Development | Net change in employment land each year | 0.75 hectares a year | The District Council has achieved the target and delivered 0.92 ha's of employment land over the monitoring period. The new employment floorspace completed over the monitoring period was B1 offices in Ashbourne and B8 storage and distribution units located in Brailsford and Darley Dale. |

Table 18: Policy EC1 monitoring indicators, targets and results

6.2 The table below sets out further details of the employment completions by site.

| Planning Application | Parish | Address | Description | Floorspace (M2) |
|----------------------|------------|--|---|-----------------|
| 15/00270/FUL | Ashbourne | Horse And Jockey Yard, St John Street, Ashbourne | Two storey building to provide retail units, spa, salon and office space including alterations to existing building | 94 |
| 16/00526/FUL | Brailsford | Birch House Farm, Derby Lane, Ednaston, DE6 3AD | Change of use of agricultural buildings to Class B8 storage and distribution | 8248 |

| Planning Application | Parish | Address | Description | Floorspace (M2) |
|----------------------|--------|--|--------------------------|-----------------|
| | | | and external alterations | |
| | | Milners Off Road Limited, Old Road, Darley Dale, Darley Dale | Warehouse building (B8) | 827 |
| | | | Total | 9169 |

Table 19: Employment Land Completions 2017/18

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|---|--|---|
| Policy EC2: Employment Land Allocations | Completion of development on allocated sites. | 1 hectare per year (20 hectares between 2013-2033) | The District Council has not achieved the target. There have been no completions on allocated employment sites over the monitoring period. However the District Council has worked very closely with landowners/developers and agencies to secure planning permission (and where available support external funding bids) for employment and mixed uses on key strategic sites over the last year and key infrastructure permissions to support these developments. Further detailed information regarding individual site progress is set out below. |

Table 20: Policy EC2 monitoring indicators, targets and results

Strategic and Allocated Sites for Employment

- 6.3 The Adopted Derbyshire Dales Local Plan (2017) sets out that the Council will make provision for at least 24 hectares over the Plan period on new allocated sites in the Local Plan. The Local Plan identifies a number of strategic sites which will deliver mixed use developments and a proportion of the employment land. Sites include Land at; Ashbourne Airfield, Middleton Road, Wirksworth, and Cawdor Quarry, Halldale Quarry, Matlock; Cromford Hill, and Former Pisani Site, Cromford.
- 6.4 The table below provides a summary of the position of Employment sites at the 1st April 2018.

| Site | Location | Area | Uses | Planning Status | Details | Timeline |
|--------|---|-------|-----------------------|---|---|--|
| EC2(a) | Land at Ashbourne Airfield, Ashbourne (Phase 1) | 8ha | B1a, B1b, B1c, B2, B8 | Planning permission 14/00074/OUT granted 30/03/2017 16/00168/FUL 17/01142/FUL 18/00767/VCOND | Residential development (367 dwellings), 8ha employment site, commercial and community facilities, link road, access, drainage facility and landscaping | Start on site 2019/20 |
| EC2(b) | Land at Ashbourne Airfield, Ashbourne (Phase 2) | 6-8ha | B1a, B1b, B1c, B2, B8 | Allocated | 58.58 ha for mixed use development comprising 1100 dwellings and 6-8 ha employment land | TBD |
| EC2(c) | Land at "Pisani Works" Derby Road, Cromford | 3ha | B1a, B1b, B1c, B2 | Allocated | Employment land – for B1 and B2 | Unknown |
| EC2(d) | Land at Cawdor Quarry, Matlock | 1ha | B1a, B1b, B1c, B2 | Allocated 16/00923/OUT pending decision (granted 28/06/2018) | 235 sq m retail (Class A1) 2800sqm commercial floorspace (Class B1), shop and cafe | Unknown |
| EC2(e) | Land at Halldale Quarry, Matlock | 2ha | B1a, B1b, B1c | Planning permission 14/00541/OUT – granted 31/03/2017 14/00541/DCOND Granted 20/02/2018 | 400sqm A3 floorspace, restaurant and café and 6400sqm of B1 floorspace | Employment element due to start once the 50 th dwelling is completed. |
| EC2(f) | Land off Middleton Road / Cromford Road, Wirksworth | 2ha | B1a, B1b, B1c, B2 | Allocated Informal pre-application discussions | 9.46 ha's allocated for mixed use development comprising approximately 150 dwellings and 2 hectares of employment land | Subject to planning permission Anticipated start on site 2020/21 |
| EC2(g) | Land at Porter Lane / Cromford Road, Wirksworth | 1ha | B1c | Allocated 17/00381/OUT – Refused 07/02/2018 | Commercial units for B1 (a), B1 (c) and B8 use | Unknown |
| EC2(h) | Land at Porter Lane, Wirksworth | 0.9ha | B1a, B1b, B1c, B2 | Allocated | Commercial units for B1 and B2 uses | Unknown |

Table 21: Employment Land Allocation site status and progress at 1st April 2018

Existing Employment Land

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--|--|--------|---|
| Policy EC3: Existing Employment Land and Premises | Development approved on sites identified in Policy EC4 without satisfying criteria in Policy EC3 | Zero | The District Council has achieved the target. No applications were granted on sites allocated as EC4. |
| Policy EC4: Retention of Key Employment Sites | | | |

Table 22: Policy EC3 & EC4 monitoring indicators, targets and results

Re-development of Former Industrial Legacy Sites

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--|---|---|---|
| Policy EC5: Regeneration of Industrial Legacy Sites | Vacant redundant employment sites redeveloped | To enable the redevelopment of all industrial legacy sites during the plan period | Industrial legacy sites allocated in the local plan have not yet been redeveloped; however the District Council is making progress working closely with landowners and developers to accelerate the development of key sites. Further updates regarding site delivery are set out in the summary below. |

Table 23: Policy EC5 monitoring indicators, targets and results

Summary of Progress of Strategic Employment Site Delivery between 01/04/2017 to 31/03/2018

6.5 The District Council has been working very closely with the landowners, developers, Derbyshire County Council and other key partners to accelerate the delivery of development of these sites. The District Council contacted the landowners/developers of the sites to provide an updated position by returning a proforma which set out a form of communication to provide the District Council with updates concerning timescales for delivery and highlight any particular areas for further investigation in which the District Council could assist to accelerate the delivery of the site. A summary is provided below of the actions taken to progress delivery of sites under Policy EC5 and Strategic Sites as of 1st April 2018.

Policy EC2 (a) & Policy DS1 Land at Ashbourne Airfield, 8 ha employment land

- Further development of business case and masterplan for the site

- Derbyshire County Council proposed roundabout to serve site as a whole (both phases 1 and 2) in place of signalised junction (Dec 2017). New access road designed and costed.
- Stage 1 business case approved June 2016 which resulted in £1m D2N2 LGF allocation funding. Requires landowner agreement and loan funding to complete the funding package. Planning application 16/00168/FUL granted 25th May 2016
- Derbyshire Dales District Council allocated funding within Capital Programme to meet costs of remediation work to Blenheim Road and necessary works to infrastructure below ground to help facilitate future development and secure adoption of the highway.
- Further modelling to support drainage adoption was undertaken.
- Revised planning application for modifications to link road layout and enlarged drainage basin agreed at 16th January 2018 Planning Committee.
- Highways consultants commissioned by the landowners to prepare preliminary design for new roundabout access. Initial drawings were supplied for Highway Authority comment.

Policy EC2 (d) & Policy DS9 Land at Cawdor Quarry, Matlock, 1 ha of employment land

- Two planning applications were submitted for determination November 2017 including 1ha employment land / light industry. Revised outline scheme was submitted on 09/01/2017 for 482 dwellings, 2,800sqm B1 and ancillary uses.
- A further revised planning application submitted (04/04/2017) for phase 1 for the site 75 dwellings (17/00294/FUL) and deferred until April 2018 and granted 01/03/2018.

Policy EC2 (e) Halldale, Matlock, 2ha of employment land

- S106 signed and permission granted 31/03/2017
- Developer reported master planning was being undertaken for the site
- Further discussions were undertaken with Natural England regarding ecological mitigation.
- Revised site layout awaited.

Policy EC2 (f) Land at Middleton Road, Wirksworth, 2ha of employment land

- Further proposals were submitted to the District Council in October 2017 indicating further revisions to site layout (incl. employment land) and indicative master planning of the site has taken place.
- Public consultation was undertaken by the developer regarding potential sites for new primary school provision and was subsequently considered at the end of November 2017.
- Derbyshire County Council informed the developer and District Council on 23rd May 2018 that it had been resolved at Members meeting that the new primary school would be located on Middlepeak Site allocated under Policy DS7.

7. Retail Development in Town & Local Centres

7.1 The town, local centres and village shops in the plan area provide a focus for a range of shopping facilities and services. The availability of shops and services within the area is important to the sustainability of communities and the quality of life overall. The retail sector makes an important contribution to the local economy in terms of local business and investment opportunities. It is important that there are a range and choice of shops and services to meet all needs of the local community and visitors alike. The table below sets out the monitoring indicators targets and provides results and commentary regarding how effectively the policies have been used through the determination of planning applications.

| Policy | Monitoring Indicator | Target | Commentary/summary |
|------------------------------------|---|---|--|
| Policy EC6: Town and Local Centres | Total amount of floorspace for town centre uses. Retail vacancy rates in all centres | No net loss in floorspace by town centre uses To maintain lower vacancy levels than prevailing national average. | The District Council has carried out full retail surveys for the town centres, district & local retail centres. However given that this a new monitoring indicator the District Council cannot report upon net losses this year as it has not been recorded in the previous year. The District Council will report any losses in the next AMR. The District Council has achieved the vacancy rate target. The prevailing national average retail level in the UK at end of 2017 was 13.2% in shopping centres (<i>Retail sector in the UK Briefing paper, House of Commons October 2018</i>). Details of vacancy rate recorded for each Town and Local centre in Derbyshire Dales is set out below. |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--|--|--|---|
| Policy S7: Matlock/Wirksworth/Darley Dale Strategy | Total amount of floorspace for town centre uses in Matlock & Wirksworth | No net loss in floorspace for town centre uses. | Matlock Town Centre Total Floorspace area: 16955m2 Wirksworth Town Centre Total Floorspace area:3369m2 |
| Policy S7: Matlock/Wirksworth/ Darley Dale Strategy | Retail unit vacancy rates in Matlock and Wirksworth town centres and Darley Dale local centre. | To maintain lower vacancy levels than prevailing national average. | Matlock Town Centre Retail Vacancy Rate: 5.9% Wirksworth Town Centre Retail Vacancy Rate:18.4% Matlock Bath Local Centre Retail Vacancy rate: 6.7% Darley Dale Local Centre Retail Vacancy Rate: 0 |
| Policy S8: Ashbourne Development Strategy | Total amount of floorspace for town centre uses in Ashbourne. | No net loss in floorspace for town centre uses. | Ashbourne Town Centre Total Floorspace area: 19681m2 |
| Policy S8: Ashbourne Development Strategy | Retail Vacancy rates in Ashbourne Town Centre | To maintain lower vacancy levels than prevailing national average. | Ashbourne Town Centre Retail Vacancy Rate: 8% |
| Policy EC7: Primary Shopping Frontages | Retention of A1 retail uses within the core areas of the Ashbourne, Matlock and Wirksworth town centres. | Designation of frontages within Local Plan. Determination of planning applications. | The District Council has retained over 50% or more of A1 uses in primary shopping frontages in each of the town centres as follows : Ashbourne: 62% Matlock: 85% Wirksworth:56% |

Table 24: Town, District & Local Centres monitoring indicators, targets and results

7.2 The monitoring results in Table 24 above indicate that the District Council is successfully retaining appropriate uses within some of the town, district and local centres. The vacancy rates in Ashbourne and Matlock town centres are below 10% of total retail floorspace and as a proportion of all units. However the survey results for vacancy rates in Wirksworth are considerably high, both in terms of net internal retail floorspace and the total proportion of vacant units (18%). On observation when carrying out the survey in Wirksworth, there were a number of reasons for units being vacant, including changes of use and conversion of existing retail premises to other uses such as residential or currently being refurbished (6%); some properties clearly were being marketed (6%) and a small proportion (5%) were vacant with no agent or signs of activity.

7.3 Vacancy rates remain low in the district and local centres, all retail units within Darley Dale and Two Dales were occupied and active. Matlock Bath also has a relatively high vacancy rate at 12% as a proportion of total premises within the town. Most of these properties are currently being actively marketed and will be bought back into use. Matlock Bank has 11% of retail units vacant at the time of survey, comprising two vacant units, of which one was currently being refurbished and one was being marketed. The data bellows provides a summary of the proportions of floorspace within each use class categories within the town centres of the Local Planning Authority Area.

| Use Class | Matlock | Ashbourne | Wirksworth | Matlock Bath |
|--|----------------|------------------|-------------------|---------------------|
| A1: Shops and retail outlets | 58.4% | 57% | 31.2% | 17.1% |
| A2: Professional services | 6.6% | 10% | 8.6% | 0 |
| A3: Food & Drink | 9.4% | 7% | 7.2% | 28% |
| A4: Drinking establishments | 5.7% | 5% | 22.3% | 15.1% |
| A5: hot food takeaway | 1.5% | 1% | 0.7% | 0.2% |
| B1a: Offices | 0.4% | 1% | 0 | 0% |
| B2: Industrial | 0 | 0 | 0 | 0 |
| Sui Generis: other Clubs, petrol station, laundrettes, casinos, amusements, pay day loan | 6.8% | 0 | 0 | 14.1% |
| C1: Hotels and hostels | 0 | 1% | 9.7% | 4.9% |
| C2: Residential | 0 | 0 | 0 | 0 |

| Use Class | Matlock | Ashbourne | Wirksworth | Matlock Bath |
|----------------------------------|---------|-----------|------------|--------------|
| institutions | | | | |
| C3: Residential | 0.2% | 4% | 0.7% | 0 |
| D1: Non-residential institutions | 3.7% | 5% | 8.5% | 14% |
| D2: Assembly and Leisure | 1.3% | 0 | 0 | 0 |
| Vacant | 5.9% | 8% | 18.4% | 6.7% |

Table 25: Town Centre Retail Results - Use Class summary (by net internal retail floorspace) 2017/18

- 7.4 The results show healthy town centres with a good range of uses, approximately 80% in Matlock and Ashbourne, 70% in Wirksworth, 60% in Matlock Bath fall within the 'A' use categories.
- 7.5 There is notably only 17% of A1 shops and retail units within Matlock Bath Town Centre and a high proportion of food and drink uses (43%), and higher proportion of hotels, hostel and non-residential institutions (28%) which reflect the demand from tourists within this small town centre rather than being a 'traditional' town centre with shops and services.
- 7.6 Whilst there is very little office space available and residential development within the town centres of Matlock, Wirksworth, Ashbourne and Matlock Bath, this shows that Policy EC6: Town Centres is being effectively implemented through the retention of retail units and providing choice for consumers within the key town centres.
- 7.7 There are clearly some units vacant within the town centres. A proportion of these are currently being refurbished or have obtained planning permission for a change of use and are therefore will not remain empty in the longer term.

| Use Class | Cromford | Darley Dale & Two Dales | Matlock Green | Matlock Bank |
|---|----------|-------------------------|---------------|--------------|
| A1: Shops and retail outlets | 50% | 77% | 30% | 44% |
| A2: Professional services | 0 | 0 | 5% | 0 |
| A3: Food & Drink | 9% | 0 | 5% | 0 |
| A4: Drinking establishments | 9% | 0 | 5% | 11% |
| A5: hot food takeaway | 9% | 15% | 5% | 0 |
| B1a: Offices | 0 | 0 | 5% | 0 |
| Sui Generis: other Clubs, petrol station, laundrettes, casinos, amusements, pay | 9% | 0 | 10% | 11% |

| Use Class | Cromford | Darley Dale & Two Dales | Matlock Green | Matlock Bank |
|----------------------------------|-----------------|------------------------------------|----------------------|---------------------|
| day loan | | | | |
| C1: Hotels and hostels | 0 | 0 | 0 | 0 |
| C3: Residential | 0 | 8% | 25% | 22% |
| D1: Non-residential institutions | 5% | 0 | 5% | 0 |
| D2: Assembly and Leisure | 0 | 0 | 0 | 0 |
| Vacant | 9% | 0 | 5% | 11% |

Table 26: District & Local Centres Retail Results - Use Class summary (by percentage of use classes) 2017/18

- 7.8 There remains good provision of shops and services within the Local centres, over 50% occupying 'A' class uses within these centres. In Darley Dale and Two Dales over 90% are occupied by 'A' class uses. Over 20% of the local centres for Matlock Green and Matlock Bank consist of residential properties, of which would have previously existed or have been created through changes of use over time, reflected through changes of business needs.

8. Tourism and Holiday Accommodation

8.1 Part of the Peak District destination, Dales villages, market towns, cultural attractions and stunning landscapes draw large numbers from the surrounding cities. Receiving about 5m visits a year, this generates an estimated £315m in visitor spend and provides employment, offers business opportunities and helps sustain local services. Many local businesses and communities within Derbyshire Dales rely heavily upon the visitor and tourist economy and therefore the Derbyshire Dales Local Plan has a significant role to play in ensuring growth of the visitor economy. The indicators set out in Table 27 below summarises the data monitored for the tourism and accommodation policies within the Plan.

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--|---|---|--|
| Policy EC8: Promoting Peak District Tourism and Culture | Net change in number of bed spaces in serviced accommodation. | Increase in total number of bed spaces. | This data is not currently recorded by the District Council. However the District Council is working with partners to improve an existing database called Scarborough Tourism Economic Activity Model (STEAM) to monitor the data in future AMRs. |
| Policy EC9: Holiday Chalets, Caravan and Campsite Developments | Percentage of appeals allowed where non-compliance with Policy EC9 is a reason for refusal. | Zero | The District Council has achieved the target. There have been no appeals allowed where non-compliance with Policy EC9 is a reason for refusal. |
| Policy EC10: Farm Enterprises and Diversification | Number of applications approved involving Farm Diversification. | To increase the number of farm diversification schemes approved during the plan period. | The target has been achieved, there was one application granted over the monitoring period to change part of a farm unit into a children's nursery in Rowsley. |
| Policy EC11: Protecting and Enhancing our Cycle Network | Net change in off and on road cycle routes | Annual increase on total extent of cycle network. | <u>White Peak Loop East: Matlock to Rowsley –</u> Work on the rail crossing is complete. It is now open and is already being heavily used. The legal order work to formally divert the existing footpath onto its new line is underway and will follow due process. The agreement with Peak Rail to |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--------|----------------------|--------|--|
| | | | <p>allow cyclists to also use the rail crossing on a permissive basis is in place.</p> <p>The existing shared use path along the A6 has also been extended to reach the entrance into the start of the trail opposite the Arc.</p> <p><u>White Peak Loop East: Rowsley to Bakewell</u></p> <p>Negotiations are ongoing with the Haddon Estate as funds are in place to progress the designs for this section of the trail.</p> |

Table 27: Tourism & holiday accommodation monitoring indicators, targets and results

9. Protecting Derbyshire Dales Character

9.1 The landscape of the plan area is some of the most highly sensitive and attractive outside of the Peak District National Park. Given the high quality environment of the plan area, and its relationship with the Peak District National Park it is appropriate to set out a strategy that addresses those elements that make up its character and monitor the use of policies to continue to protect its character. Table 28 below sets out the monitoring indicators and how effective they have been applied through the determination of Local Plan policies.

| Policy | Monitoring Indicator | Target | Commentary/summary |
|--|---|--|--|
| Policy PD1: Design and Place Making | Percentage of appeals allowed where non-compliance with Policy PD1 is a reason for refusal. | Zero | The District Council has not achieved the target. There were a total of five appeals allowed between 7 th December 2017 to 31 st March 2018. 40% (two) of applications that were allowed at appeal where non-compliance with Policy PD1 was a reason for refusal. Both applications were refused based upon the developments would have detrimental impact upon the character and appearance of the area/ existing dwelling house. In both instances the Planning Inspector at appeal disagreed with these reasons and the applications were subsequently allowed. |
| Policy PD2: Protecting the Historic Environment | Number of buildings on the Buildings at Risk Register. | Annual reduction in the number of properties in the Plan Area on the Register. | There are 33 buildings on the District Council's at Risk Register in 2018. There has not been a reduction in properties on the register since 2017 (33 recorded). |
| Policy PD3: Biodiversity and the Natural Environment | Changes in areas of biodiversity importance. | No net loss of quantity or quality of areas of biodiversity importance. | There has been recorded a 3ha increase in Lowland Meadow habitat over the monitoring period 2017/18. There has been no recorded change to boundaries of grasslands. There is a recording of 5.42ha increase in open mosaic habitats on previously developed land. -0.1 ha of land designated as Local Wildlife Site was lost in the |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|---|---|--|
| | | | Derbyshire Dales, of which was subsequently removed from the Local Wildlife Register. The loss was a pond whereby the former habitat no longer existed, the open water had disappeared and the pond became overgrown. Therefore it was removed from the wildlife register. There were no losses from development over the monitoring period. |
| Policy PD4: Green Infrastructure | Net change in green infrastructure network. | Annual increase in identified green infrastructure network and/or improvement in quality. | This indicator is monitored by the Derbyshire Wildlife Trust. No annual net increases have been reported over the monitoring period 2017/18. The changes and increases to ecological networks, corridors and other aspects of the green infrastructure network are monitored and changes are reported over longer timeframes. The District Council and Derbyshire Wildlife Trust will continue to work in partnership to record changes through new developments on an annual basis. |
| Policy PD5: Landscape Character | Percentage of appeals allowed where non-compliance with Policy PD5 is a reason for refusal. | Zero | The District Council has achieved the target. There were no appeals allowed where non-compliance to PD5 was a reason for refusal. |
| Policy PD6: Trees, Hedgerows and Woodlands | Number of tree removals. Number of tree replacements. Areas of woodland felling. Areas of woodland Planting. | Net gain in number of trees. Net gain in area of woodland. | The District Council does not currently monitor all new trees planted as a result of new development. However the District Council will monitor the use of PD6 in the determination of planning applications and monitor conditions attached to planning permissions whereby the request for planting schemes including trees will be recorded in future AMRs. |

| Policy | Monitoring Indicator | Target | Commentary/summary |
|---|--|--|--|
| Policy PD7: Climate Change | Percentage of commercial developments over 1,000m2 built to achieve BREEAM very good rating. | 100% | There were not any commercial developments completed over the monitoring period above the threshold of 1000m2. |
| Policy PD8: Flood Risk Management and Water Quality | Number of planning applications granted permission contrary to advice of Environment Agency on flooding and water quality. | Zero | 0 There were initially five applications that the Environment Agency objected to on flood risk grounds. Subsequently four of these objections were satisfied and removed prior to approval. A further application was later withdrawn. Therefore the District Council has achieved the target. |
| Policy PD10: Matlock to Darley Dale Corridor | Change in strategic gap between Matlock and Darley Dale. | Retention of area identified as strategic gap. | There has been no loss of the area retained under Policy PD10 designation over the monitoring period 2017/18. |

Table 28: Protecting Peak District Character monitoring indicators, targets and results

10. Infrastructure Delivery Plan

Infrastructure Delivery Plan Update April 2017-April 2018

10.1 A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. A separate Infrastructure Delivery Plan (IDP) has been published alongside the adopted Local Plan which sets out how this can be achieved. The IDP will be reviewed and updated as necessary to monitor the delivery of infrastructure.

10.2 The Derbyshire Infrastructure Delivery Plan (Update 2016) identified deficits that existed within key areas. It can be seen here: [http://www.derbyshiredales.gov.uk/images/documents/l/Derbyshire Dales 2016 Update Report with Appendix Final.pdf](http://www.derbyshiredales.gov.uk/images/documents/l/Derbyshire_Dales_2016_Update_Report_with_Appendix_Final.pdf) under each infrastructure type below is an updated position in terms of progress made by the District Council and its partners to deliver the appropriate infrastructure required to support existing and new developments:

10.3 Table 29 below sets out the monitoring indicators for infrastructure delivery and how effective they have been applied through the determination of Local Plan policies for the monitoring period.

| Policy | Monitoring Indicator | Target | Commentary/Summary |
|--|----------------------|--|--|
| Policy S7: Matlock/Wirksworth/ Darley Dale Strategy | School capacity | No problems reported for reporting year by County Council or anticipated in the next five years. | The following schools are predicted to be over capacity in the next five years: <ul style="list-style-type: none"> • Bonsall CE (Aided) Primary School (Jan18-Jan 20 and Jan 22) • Carsington & Hopton (Voluntary Aided) CE Primary School (Jan 18, Jan 20-23) • Cromford CE Primary School (Jan 23) • Darley Churchtown Church of England Primary School (Jan 19-Jan20) • Middleton Community Primary School (Jan18-Jan23) • Wirksworth CE (Controlled) Infant School (Jan 18-Jan21) • Wirksworth Junior School (Jan 19- Jan |

| Policy | Monitoring Indicator | Target | Commentary/Summary |
|---|---|--|---|
| | | | <p>20)</p> <ul style="list-style-type: none"> • Anthony Gell School (Jan21-Jan23) <p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p> |
| | Capacity in GP's surgeries/ health clinics. | No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years | <p>This data is recorded and monitored by the NHS. The District Council works in partnership with the Clinical Commissioning Groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p> <p>A new doctor's surgery is currently under construction in Darley Dale to alleviate existing capacity issues.</p> |
| Policy S8: Ashbourne Development Strategy | School capacity | No problems reported for reporting year by County Council or anticipated in next five years | <p>The following schools are predicted to be over capacity in the next five years:</p> <ul style="list-style-type: none"> • Ashbourne Hilltop Primary and Nursery School (Jan20-Jan23) • St Oswald's CofE Primary School (Jan19-Jan23) • Queen Elizabeth's Grammar School (Jan21) |

| Policy | Monitoring Indicator | Target | Commentary/Summary |
|--|---|--|--|
| | Capacity in GP's surgeries/ health clinics. | No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years | <p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p> <p>This data is recorded and monitored by the NHS. The District Council works in partnership with the clinical commissioning groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no reported issues by the NHS over the monitoring period.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p> |
| Policy S9: Rural Parishes Development Strategy | School capacity | No problems reported for reporting year by County Council or anticipated in next five years | <p>The following schools are predicted to be over capacity in the next five years:</p> <ul style="list-style-type: none"> • Brailsford CE Controlled Primary School (Jan 23) • Kniveton CE (Controlled) Primary School (Jan18 – Jan19) • Longford CE (Controlled) Primary School (Jan 18- Jan20) • Norbury C Of E School (Jan 18- Jan22) • Osmaston CE (Controlled) Primary School |

| Policy | Monitoring Indicator | Target | Commentary/Summary |
|--|--|--|---|
| | | | <p>(Jan18-Jan23)</p> <ul style="list-style-type: none"> Sudbury Primary School (Jan 21, Jan 23) <p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p> |
| | Capacity in GP's surgeries/ health clinics. | No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years | <p>This data is recorded and monitored by the NHS. The District Council works in partnership with the clinical commissioning groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no reported issues by the NHS over the monitoring period.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p> |
| Policy S10: Local Infrastructure Provision and Developer Contributions | Percentage of major applications approved contrary to advice of infrastructure provider. | Zero | 0 There were no recorded applications approved contrary to the advice of the infrastructure provider over the monitoring period. The District Council has achieved the target set. |
| | Provision of essential infrastructure to support growth. | Provision in accordance with the Working Schedule in the Infrastructure Delivery Plan. | An update of progress made to existing projects identified in the Derbyshire Dales IDP is provided below. |

Table 29: Infrastructure Delivery monitoring indicators, targets and results

Other Key Infrastructure Projects in the Derbyshire Dales Transport

Local Highways

- 10.4 Derbyshire County Council has an annual programme of works designed to achieve highways maintenance which is approved by the County Council's Cabinet on an annual basis. In the 2017-18 Local Transport Plan planned developments include the reshaping of the triangular island, on Buxton Road, Ashbourne town centre to facilitate better HGV access and the safer crossing of pedestrians were identified.
- 10.5 A515 Ashbourne Transport Study Derbyshire County Council started exploratory work following cabinet approval in June 2017 involving detailed investigations, surveys and preparatory work to be undertaken to explore and develop strategic solutions to the range of traffic issues being developed within the unique historic core of Ashbourne. In particular the study considered the north-south movements along the A515. The work included procuring consultants to carry out stage one activity and to initiate a programme of local stakeholder engagement. A report on findings from stage one can be seen here: <https://www.derbyshire.gov.uk/site-elements/documents/pdf/council/meetings-decisions/meetings/cabinet/2018-04-26-a515-ashbourne-transport-study.pdf>

Sustainable Modes – Cycling

- 10.6 White Peak Loop East: Matlock to Rowsley: Work on the rail crossing between Matlock and Darley Dale is complete. It is now open and is already being heavily used. The legal order work to formally divert the existing footpath onto its new line is underway and will follow due process. The agreement with Peak Rail to allow cyclists to also use the rail crossing on a permissive basis is in place. The existing shared use path along the A6 has also been extended to reach the entrance into the start of the trail opposite the Arc Leisure Centre.
- 10.7 White Peak Loop East: Rowsley to Bakewell: Negotiations are ongoing with the Haddon Estate as funds are in place to progress the designs for this section of the trail.
- 10.8 High Peak Trail improvement works and resurfacing from Hopton and Middleton Top. Survey and remedial works to Hopton Tunnel.

Sustainable modes: Canal

- 10.9 Following a series of works the Cromford Canal towpath has been improved from High Peak junction to Cromford. DCC continues to work with partners (Cromford Canal Partnership) the Cromford Canal operates as a recreation waterway from 2016-2021.
- 10.10 Local Biodiversity Action Plan - Between 2004 and 2016, members of the Lowland Derbyshire Biodiversity Partnership funded the post of a project officer to develop and promote its Biodiversity Action Plan. More recently, it also supported the creation and development of the Local Nature Partnership. In 2017 the financial contributions were no longer available and the Biodiversity Partnership currently has no coordinator in place.

10.11 Improvements to parks and open spaces in Wirksworth include the installation of park facilities at Fanny Shaw and the adoption of the public toilets at Barmote Croft by Wirksworth Town Council.

Utilities

Telecoms

Faster broadband connections

10.12 Digital Derbyshire is a £34m partnership led by Derbyshire County Council and BT, and is supported by the Government, D2N2 Local Enterprise Partnership and the European Regional Development Fund. The Digital Derbyshire rollout programme to provide upgraded fibre optic internet cable has been delivered to many rural communities within Derbyshire Dales over the last 12 months with the aim of 98% of homes and businesses with speeds of at least 24Mbps by the end of 2018. Derbyshire County Council has requested that an advisory footnote is provided to developers to consider providing infrastructure necessary to facilitate high speed broadband as part of major housing sites in the District.

Water/Waste Water

Flooding and Drainage

10.13 Severn Trent Water currently has two major projects that between April 2017 - 2018 were in the feasibility /investigation phase:

- A7S/13457- Upgrade at Ashbourne waste water treatment works to ensure there is sufficient capacity for the future whilst maintaining environmental compliance. The project will be delivered in two phases commencing towards the end of 2020 until summer 2021. Investment is expected to be in the region of £15million.
- A7S/13278- Severn Trent – Currently a feasibility only study is underway to assess the local capacity of the sewerage network in Ashbourne, in relation to the forecast growth and development. Severn Trent are upgrading our hydraulic model to allow us to accurately make a detailed assessment, this is expected to conclude in early 2020. Should there be a need to implement capacity improvements following this study, they should be delivered by winter 2021.

Flooding and Drainage

Flood Defence

10.14 Derbyshire County Council are a statutory consultee on major planning applications and provide flood risk management advice at this stage to pre-empt any future flooding and drainage problems. They have been consulted by Development Management on all relevant applications in April 2017to 2018.

Social Infrastructure

Education

10.15 Schools capacity is monitored by Derbyshire County Council, a breakdown of schools with predicted capacity issues are noted under Policies S6, S7, and S8.

Adult Care

Community and Culture

10.16 Derbyshire County Council have undertaken a review of the Libraries service which included consideration of transferring 20 libraries to community management, reported to DCC Cabinet 5th April 2018. There were no specific

plans for the replacement of Matlock Library as identified in the Infrastructure Delivery Plan.

Health

10.17 A new medical centre is currently under construction in Darley Dale.

Heritage

10.18 Great Place Scheme started Oct 2017-Dec 2020 funded by Heritage Lottery Fund and the Arts Council and is a national pilot to further engage communities with the World Heritage Site. It will run creative activities to enable people to connect and communicate with the culture and heritage of the Derwent Valley Mills.

Sports

10.19 The District Council adopted the Derbyshire Dales Built Sports Facilities, Playing Pitch, and Open Spaces Strategy on 11th January 2018. This identified the current provision of sports and recreation facilities and any deficits within the District and will be used to guide future sports developments in the District.

11. Community Infrastructure Levy (CIL)

- 11.1 The Community Infrastructure Levy is a planning charge introduced by the Planning and Compulsory Purchase Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development needs of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010, which have been updated on several occasions since this date.
- 11.2 For the purposes of the legislation, the District Council is a charging authority and as such, is able to set a rate for the CIL which does not threaten the ability to viably develop and deliver the sites and overall scale of development envisaged in the Local Plan.
- 11.3 At a meeting of Council on 25th January 2018 the District Council resolved to take forward the preparation of a Derbyshire Dales Community Infrastructure Levy as one means of delivering the future infrastructure needs of the District. The draft Preliminary Charging Schedule was consulted upon for six weeks between 23rd February to 6th April 2018.
- 11.4 At Committee on 7th June 2018, members were informed of the comments received during the public consultation period on the Preliminary Charging Schedule a revised schedule of the charging schedule was approved for a further round of public consultation for six weeks, between 6th July to 17th August 2018.
- 11.5 It was resolved that the Draft Community Infrastructure Levy Charging Schedule be subject to a period of six weeks public consultation, and that in the event of any substantive representations that a further report be presented to Committee. In order to ensure compliance with the relevant public consultation Regulations the Draft Community Infrastructure Levy Charging Schedule was subject to an extended ten weeks period public consultation from 6th July 2018 until 7th September 2018.
- 11.6 Following the consultation a further report was presented at Council on 27th September 2018 to report the outcomes of the public consultation and to revise the timetable for CIL to include examination of CIL in October 2018 and formally adopt CIL April 2019.
- 11.7 Following the results of the consultation the District Council's consultants, Cushman & Wakefield advised that given the nature of the representations that it would be appropriate at this time to review the potential impact that changes to the approach to education contributions might have upon the draft charging schedule, and the extent to which any Derbyshire Dales Community Infrastructure Levy is likely to meet the statutory requirement of striking an appropriate balance between additional investment to support development and the potential effect on the viability of developments. At the time this was considered an appropriate course of action to minimise any risk of not being successful at future examination.

11.8 Following further assessment work undertaken by Cushman and Wakefield, Council were advised on 5th December 2018 that the introduction of a Derbyshire Dales Community Infrastructure Levy is now likely to have an adverse impact upon the viability of development across the local planning authority area. Members resolved that all work on CIL was suspended. The District Council also resolved that in order to guide the basis for collecting financial contributions that it would prepare during the course of 2018-19 a draft Developers Contributions Supplementary Planning Document further details of which will be included in the next AMR.

12. Brownfield Land Register

12.1 The Town and County Planning (Brownfield Land Registers) Regulations 2017 came into force in April 2017, with detailed guidance published on 28 July 2017. The Regulations require each local planning authority to prepare and publish a Register of Previously Developed Land (Brownfield Land) by 31st December 2017, and maintain it annually thereafter. The intention of the Register is to provide up to date, publicly available information on previously developed (brownfield) land that is “suitable”, “available” and “achievable” for housing, irrespective of the planning status. The Government considers that, by adopting this approach, it will signpost suitable land for residential development and help housebuilders to unlock land for new homes.

12.2 In November 2017 The District Council’s Community and Environment Committee resolved to publish Part One of the Register using the following criteria for the inclusion of sites:

- Sites are allocated for residential development in the Derbyshire Dales Local Plan (Adopted 2017) and the delivery of the site is identified within the District Council’s Housing Trajectory within the next five years and/or
- A site with capacity of more than five units but less than ten units and was identified as a site with potential for residential development through the SHLAA (Strategic Housing Land Availability Assessment) process but not allocated for residential development in the Derbyshire Dales Local Plan Pre Submission Draft and/or;
- A site has the benefit of planning permission for residential development and/or;
- A site has a resolution to grant permission for residential development.

12.3 The 2017 Brownfield Land Register: Part one is in **Appendix 3** there were 28 sites with potential for 3147 dwellings. Eleven are allocated in the Local Plan, fourteen sites had planning permission and five sites have a planning permission pending.

13. Neighbourhood Development Plans and Orders

13.1 Section 34 (4) of the Town and Country Planning Regulations 2012 requires local planning Authorities Monitoring Report to contain details of a ‘made’ neighbourhood plans or orders. There are currently two ‘made’ neighbourhood plans for Wirksworth and Doveridge.

13.2 The District Council has received and approved eight applications under Section 61G of the Town and Country Planning Act 1990 (As amended by the Localism Act 2011) for the designation of Neighbourhood Areas. These are Ashbourne, Brailsford, Darley Dale, Doveridge, Kirk Ireton, Middleton by Wirksworth, and Shirley which designates the whole of the Parish of each settlement as a Neighbourhood Areas.

13.3 Table 30 below provides a summary of the status of Neighbourhood Plans and progress made to date.

| Neighbourhood Plans | Neighbourhood Area Boundary Designation | Regulation 14 Pre-Submission Consultation (Date of completion) | Regulation 15 Submission (Date of completion) | Regulation 16 Publicity stage (Date of completion) | Examination (Proposed date) | Made Plan Date |
|--|---|--|---|--|-----------------------------|----------------|
| Doveridge Neighbourhood Plans | 08/10/2015 | 12/12/2016 | 11/10/2017 | 11/12/2017 | March 2018 | August 2018 |
| Ashbourne Neighbourhood Plan | 20/03/2013 | 18/12/2017 | | | | |
| Brailsford Neighbourhood Plan | 07/04/2015 | 10/04/2017 | 26/06/2018 | | | |
| Darley Dale Neighbourhood Plan | 18/08/2014 | 07/06/2018 | 30/11/2018 | | | |
| Kirk Ireton Neighbourhood Plan | 05/09/2014 | 19/11/2018 (start) ongoing | | | | |
| Middleton By Wirksworth Neighbourhood Plan | 12/06/2014 | | | | | |
| Shirley Neighbourhood Plan | 06/06/2014 | | | | | |

Table 30: Progress of Neighbourhood Plans in Derbyshire Dales

14. Duty to Co-operate

- 14.1 Section 110 of the Localism Act 2011 introduced for local planning authorities a *duty to co-operate in relation to planning of sustainable development “so far as relating to a strategic matter.”*
- 14.2 Paragraph 24 of the NPPF sets out that ‘Local Planning Authorities and county councils are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
- 14.3 Paragraphs 25 and 26 of the NPPF, in the NPPF provides advice about the diverse forms that co-operation might take and where joint working might be appropriate. It is worth noting that the duty to cooperate is not a duty to reach consensus, although in the majority of cases that is the intention.
- 14.4 Paragraph 27 of the NPPF sets out that in order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.
- 14.5 The District Council produced a [Duty to Co-operate Statement](#) as part of the Local Plan evidence base. The purpose of this Statement was to provide an overview of how the Council met its obligations under the duty to cooperate with regard to the preparation of the Derbyshire Dales Local Plan. The ‘duty to cooperate’ is a legal requirement of the plan preparation process and the Statement seeks to evidence the work that has been done in preparing the Local Plan and how this will be taken forward in subsequent monitoring and reviews.
- 14.6 Details of what action Derbyshire Dales District Council has taken, from 1st April 2017– 31st March 2018, to co-operate on planning of sustainable development “so far as relating to a strategic matter” are set out below:

Derbyshire Dales Local Plan

- 14.7 The Derbyshire Dales Local Plan has been prepared by working closely with partner organisations, including the Peak District National Park Authority, other neighbouring Local Authorities; local communities; partners and agencies. Extensive consultation has been undertaken across the plan area. In preparing the Local Plan consideration has also been given to the plans and strategies of neighbouring authorities, along with other plans which will ultimately form part of the Development Plan for the Derbyshire Dales, for instance the emerging Derby and Derbyshire Minerals Plan and Derby and Derbyshire Waste Plan.
- 14.8 Furthermore, in order to comply with the duty, the District Council has engaged with those agencies and authorities it is required to under the legislation. Details of the discussions and meetings that have been held with relevant bodies under the Duty to cooperate can be found within the Duty to Cooperate Statement¹ which accompanies the Local Plan. A wide range of studies have been

¹ [Duty to Cooperate Statement \(weblink\)](#)

commissioned or updated over the past few years to provide the evidence base for the policies and proposals contained within the Adopted Local Plan. Those studies that have been updated over the monitoring period are presented in the table 31 below:

| Study | Role of Prescribed Bodies | |
|--|---|---|
| | Study Partners | Consultees |
| Built Sports Facilities, Playing Pitch and Open Spaces Strategy (2016) | Peak District National Park | Derbyshire County Council and Peak District National Park |
| Strategic Housing and Employment Land Availability Assessment Initial Evidence (April 2016) | | Derbyshire County Council Environment Agency Historic England |
| Strategic Flood Risk Assessment Level 1 (2016) | Derbyshire County Council Environment Agency | Neighbouring Local Authorities |
| Sustainability Appraisal Scoping Report (April 2016) | Environment Agency Historic England Natural England | Neighbouring Local Authorities |
| Local Plan Infrastructure Needs, CIL and Whole Plan Viability Assessment: Supplementary Update of the Infrastructure Delivery Plan (June 2016) | | Derbyshire County Council Environment Agency Highways England North Derbyshire Clinical Commissioning Group South Derbyshire Clinical Commissioning Group |
| Transport Evidence Base (July 2016) | Derbyshire County Council | |
| Derbyshire Dales Retail Impact Thresholds (July 2016) | | |
| Strategic Housing and Employment Land Availability Assessment – (August 2016) | | Derbyshire County Council |
| Sustainability Appraisal of Pre Submission Draft Local Plan (December 2016) | Environment Agency Historic England Natural England | Neighbouring Local Authorities Lowland Derbyshire and Nottinghamshire Local Nature Partnership Peak District Local Nature Partnership |
| Habitats Regulations Assessment of Pre Submission Draft Local Plan (December 2016) | | Natural England |
| Local Plan Infrastructure | | |

| Study | Role of Prescribed Bodies | |
|--|---------------------------|------------|
| | Study Partners | Consultees |
| Needs, CIL and Whole Plan Viability Assessment: Supplementary Update of the Infrastructure Delivery Plan (December 2016) | | |
| Transport Evidence Base Update Report (December 2016) | Derbyshire County Council | |

Table 31: Evidence Base studies completed working with partners & agencies

Statements of Common Ground for Allocated Sites

14.9 The District Council prepared Statements of Common Ground for all sites allocated within the Local Plan to agree current positions on the phasing and delivery of sites over the Plan period. The Statements were used as evidence as part of the Local Plan Examination statements and hearings. The District Council has maintained regular contact with landowners and developers since then through pre-application discussions and meetings to progress sites and maintaining updated information on delivery through the use of proformas. .

Derbyshire Planning Policy Officers Group

14.10 This group consists of Planning Policy Managers from each of the Derbyshire local planning authorities and the Peak District National Park. The Group facilitates the coordination of planning policy matters across Derbyshire. Meetings are held on a quarterly basis and matters discussed include progress on local plans and evidence base documents. This arrangement provides regular opportunities for strategic planning matters to be discussed across Derbyshire.

Derbyshire Planning Information and Monitoring Group

14.11 This group consists of Planning Policy and Monitoring Officers from each of the Derbyshire local planning authorities and the Peak District National Park Authority. The Group co-ordinates monitoring on planning matters such as housing, employment and retailing across Derbyshire. A web-based database is used to collate and analyse data consistently across Derbyshire.

Conservation Officers in Derbyshire

14.12 This group consists of Conservation Officers from each of the Derbyshire local planning authorities and the Peak District National Park. The Group operates in a similar manner to the Derbyshire Planning Policy Officers Group in that it seeks to co-ordinate conservation matters across Derbyshire.

Neighbourhood Plan Groups

14.13 The District Council have been working very closely and providing advice to Neighbourhood plan groups over the monitoring period, including Darley Dale, Ashbourne, Doveridge, Brailsford and Kirk Ireton.

Local Enterprise Partnerships (LEPs)

14.14 LEP is voluntary partnerships between local authorities and businesses set up to help determine local economic priorities and lead economic growth and job creation within local areas. Derbyshire Dales sits within two LEP areas:

- D2N2 - Derby and Derbyshire, Nottingham and Nottinghamshire;
- Sheffield City Region.

14.15 Each LEP has produced a Strategic Economic Plan. The District Council has both inputted to and had regard to both plans in preparing the Local Plan. The LEPs have been consulted at all stages of local plan preparation.

Peak District Partnership

14.16 The Peak District Partnership was formerly known as the Derbyshire Dales and High Peak Local Strategic Partnership (established in 2003). It draws together organisations working in the Derbyshire Dales and High Peak from the statutory, voluntary and business sectors. The Partnership aims to focus the collective resources of partners on priorities that have been agreed by partners and add value to existing activity.

14.17 In December 2014 partners agreed a new Statement of Priorities 2015-2019. The Statement provides the framework for Partnership activity over the next five years and replaces the Derbyshire Dales and High Peak Local Strategic Partnership's Sustainable Community Strategy 2009-2014.

Business Peak District

14.18 Business Peak District is a partnership between a wide range of representatives from the business community working with senior officers from the District Council, High Peak Borough Council, Staffordshire Moorlands District Council and the Peak District National Park Authority. Business Peak District has been set up to promote the Peak District as a place to do business and influence the activity of the LEPs covering the area.

14.19 A concordat signed by members and resulting Enterprise Peak District package identifies priorities for the partnership which include the development of sites to support business growth. Research undertaken also shows that there are strong economic linkages between the wider Peak District and surrounding cities which are important to driving business growth within the area. The Derbyshire Dales Local Plan seeks to address both issues through the identification of employment land and support for transport infrastructure.

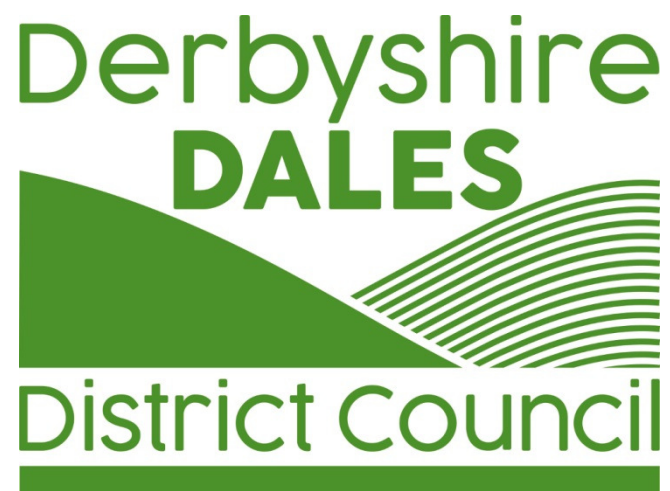
Marketing Peak District and Derbyshire

- 14.20 Marketing Peak District and Derbyshire is the tourist board for the Peak District and Derbyshire. Marketing Peak District and Derbyshire is a public/private sector partnership, supported by a number of local authorities in the area to market the area to visitors and is committed to the successful and sustainable development of tourism and the visitor economy.
- 14.21 Whilst the Peak District Partnership, Business Peak District and Marketing Peak District and Derbyshire include representation from some of the prescribed bodies with whom the District Council has a duty to cooperate as set out in the legislation, it does not involve all. Furthermore, whilst it has had a significant influence over the strategic vision in both the Derbyshire Dales Local Plan (and High Peak Local Plan) the remit of the Peak District Partnership is wider than influencing of the relevant Local Plans. As such additional arrangements help to ensure that the District Council meets its statutory requirements under the Duty to Cooperate.

APPENDICES

Appendix 1: Housing Position Statement

DERBYSHIRE DALES DISTRICT COUNCIL



FIVE YEAR HOUSING LAND SUPPLY ANNUAL POSITION STATEMENT DECEMBER 2018

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Introduction

The National Planning Policy Framework published in July 2018 (NPPF 2018) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.

This statement sets out the position with regards to the five year supply of housing land for Derbyshire Dales as at 1st April 2018.

Adopted Derbyshire Dales Local Plan

The Derbyshire Dales Local Plan was adopted by the District Council on 7th December 2017. This sets out the policies and proposals for the period 2013-2033. It identifies that the housing requirement for whole of the Derbyshire Dales, including that part of the Peak District National Park that is situated within Derbyshire Dales for the period 2013-2033 is 5,680 dwellings at a rate of 284 dwellings per annum.

This level of housing provision will be achieved from the following sources:

- Dwelling completions in the Derbyshire Dales (including within the Peak District National Park)
- Anticipated development in the Peak District National Park of 20 dwellings per annum
- A net windfall site allowance outside the Peak District National Park of 15 dwellings per annum
- Sites with a resolution to grant planning permission either not yet commenced or under construction
- Sites allocated in Policy HC2 of the Derbyshire Dales Local Plan

The Inspector in his report on the Derbyshire Dales Local Plan published on 13th November 2017 concluded that the District Council could demonstrate a five year supply of land for housing as at 1st April 2017, using the Sedgfield methodology and applying a 20% buffer for under delivery.

Five Year Supply of Housing Land 1st April 2018

The District Council has undertaken an assessment of its five year supply of land for housing as at 1st April 2018. Taking account of the advice in the NPPF 2018 the District Council has applied a 10% buffer as it wishes to demonstrate a five year supply of deliverable sites through this annual position statement to account for fluctuations in the market.

This is considered to be an appropriate buffer because, from the calculation it has undertaken, the District Council is of the opinion that it is able to satisfy the Government's Housing Delivery Test. Furthermore, in accordance with requirements of Paragraph 74 (a) of the NPPF, the data contained within this statement has been collated with the co-operation of the land owners and developers responsible for the delivery of sites identified herein.

Table 1 below summarises the District Council's Housing Land Supply position at 1st April 2018. It demonstrates that the District Council has significantly in excess of a five year supply of land for housing.

| | | |
|----------|--|-------------|
| | Objectively Assessed Housing Need 2013-2033 | 5680 |
| | Annual Housing Requirement | 284 |
| A | Total Objectively Assessed Need 2018 to 2023 : OAHN dwellings per annum x 5 years | 1420 |
| | Shortfall in Housing Provision between 1st April 2017 and 31st March 2018 | |
| B | Dwellings required between 1st April 2013 and 31st March 2018 = (A) divided by 5 multiplied by 5 years | 1420 |
| C | New dwellings completed between 1st April 2013 - 31st March 2018 | 878 |
| D | PDNP New dwellings completed between 1st April 2013 - 31st March 2018 | 132 |
| E | Shortfall between requirement (B) and total completions (C)+(D) | 410 |
| F | Revised housing requirement for period 2018 - 2023 (A plus E) | 1830 |
| G | Plus 10% Buffer (HDT Advice) | 183 |
| H | Five Year Requirement 2018 - 2023 | 2013 |
| I | Revised Annual Requirement 1st April 2018 - 31st March 2023 | 403 |
| | Housing Supply 2018 | |
| J | Commitments at 31 st March 2018 (Net) (2018-2023) | 1906 |
| K | Peak District National Park Contributions | 100 |
| L | Windfall Contribution (5 x 15 p.a.) | 75 |
| M | Local Plan Allocations Potential 2018-2023 (0-5 Years) | 914 |
| N | Total Supply 2018 - 2023 (J+K+L+M) | 2995 |
| O | Five Year Supply 2018-2023 (N divided by H) | 7.44 |

Table 1 - Five Year Supply of Land for Housing at 1st April 2018

The housing land supply position has been calculated taking into account the District Council's housing commitments, and deliverable sites. A schedule of committed sites

and deliverable sites along with their anticipated timeframe for delivery are set out in **Appendix 1**.

The phasing of sites allocated in the Derbyshire Dales Local Plan Local Plan over the period 2018-2023 are set out in **Appendix 2**.

Deliverability

The NPPF 2018 sets out in the Glossary in Annex 2 a new definition of deliverable:

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

The Government in October 2018 published a ‘Technical consultation on updates to national planning policy and guidance’. This included a revised definition of Deliverable to clarify its intended application:

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The District Council in preparing this statement has sought to ensure that all the sites that are included calculation of the five year land supply are ‘deliverable’. To that effect the District Council has engaged with relevant landowners/developers, and their agents to establish deliverability.

In preparation for the Derbyshire Dales Local Plan Examination in Public in April 2017 the District Council agreed Statements of Common Ground with the landowners/developer and their agents for each of the sites allocated in the Derbyshire Dales Local Plan Pre Submission Draft. Copies of these are attached in **Appendix 3**.

In March 2018 the District Council sought to update the information contained within the Statements of Common Ground and wrote to all relevant landowners/developers and their agents. The updated information was returned to the District Council as pro-formas.

The information contained within the pro-formas was used to update the assumptions made on the phasing set out in Appendix 2. Copies of the updated pro-formas are set out in **Appendix 4**.

Conclusions

This Annual Position Statement demonstrates that the District Council has a five year supply of land for housing, and it presents clear evidence about the deliverability of the sites that contribute towards meeting the five year supply.

APPENDIX 1
SCHEDULE OF COMMITMENTS

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|--|--|-------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA1 | 10/00139/FUL | Dairy House Farm, Church Broughton Road, Alkmonton, DE6 3DG | Change of use and conversion of agricultural barn to dwellinghouse and erection of detached garaging building with store room above | Alkmonton | 21/04/2010 | 21/04/2013 | 31/03/2013 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA7 | 09/00496/FUL | The Mount, 4 North Avenue, Ashbourne, Ashbourne, DE6 1EZ | Demolition of existing dwelling & outbuilding & redevelopment with 14 flats | Ashbourne | 11/10/2010 | 11/10/2013 | 31/03/2014 | | 14 | 1 | 13 | 0 | 0 | 0 | 0 | 14 | 13 | 13 | 0 | 13 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA10 | 12/00073/FUL | 1, The Channel, Ashbourne | Change of use of office to dwelling | Ashbourne | 03/04/2012 | 03/04/2015 | 31/03/2013 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA354 | 14/00640/FUL | Former Public Convenience, Union Street, Ashbourne, Ashbourne | C of U toilet block to A2 use with apartment above | Ashbourne | 11/02/2015 | 11/02/2018 | 31/03/2016 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA229 | 14/00849/FUL | Land Adjacent 29, Mayfield Road, Ashbourne | Erection of dwelling | Ashbourne | 15/04/2015 | 15/04/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA185 | 15/00060/OUT | Land Off, Lathkill Drive, Ashbourne | Residential development of up to 35 dwellings with associated access and open space | Ashbourne | 31/10/2016 | 31/10/2019 | | | 35 | 0 | 35 | 0 | 0 | 0 | 0 | 35 | 35 | 0 | 35 | 35 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA401 | 15/00373/FUL | 31Green Acres, The Green Road, Ashbourne, DE6 1ED | Demolition of existing dwellinghouse and erection of 3 detached dwellings, associated garages and access | Ashbourne | 07/08/2015 | 07/08/2018 | | | 3 | 1 | 2 | 0 | -1 | 0 | -1 | 3 | 3 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA481 | 15/00692/FUL | 32/34, Market Place, Ashbourne, DE6 1ES | Change of use of former veterinary surgery and 3 No. flats to 6 No. dwellings, associated demolition and rebuilding of rear extension and internal alterations | Ashbourne | 26/11/2015 | 26/11/2018 | 31/03/2016 | | 6 | 3 | 3 | 0 | -3 | 0 | 0 | 6 | 6 | 6 | 0 | 3 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA644 | 15/00890/FUL | 25, Church Street, ASHBOURNE, Ashbourne | Change of use of Retail Unit and Dwelling to Offices and Consulting Rooms (Use Class D1) | Ashbourne | 08/04/2016 | 08/04/2019 | | | 0 | 1 | -1 | 0 | 0 | 0 | 0 | 0 | -1 | 0 | 0 | -1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA585 | 16/00411/FUL | 37, Windmill Lane, Ashbourne, Ashbourne | Change of use to create 1 dwelling. | Ashbourne | 27/06/2017 | 27/06/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA355 | 16/00450/REM | Land South Of, Old Derby Road, Ashbourne | Residential development - reserved matters application for the erection of 200 dwellings and associated works (Outline permission 13/00911/OUT) | Ashbourne | 25/01/2017 | 25/01/2019 | 31/03/2018 | | 62 | 0 | 62 | 0 | 0 | 0 | 0 | 62 | 62 | 4 | 58 | 62 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA440 | 16/00519/FUL | R Silcock Clothing Manufacturers, Derby Road, Ashbourne, DE6 1BE | Partial demolition/conversion of former factory premise and erection of new buildings to accommodate 7 no. dwellings and associated works, including modifications to access and landscaping | Ashbourne | 28/10/2016 | 28/10/2019 | 31/03/2017 | | 7 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 7 | 7 | 0 | 7 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA215 | 16/00547/OUT | 28Shaw Wood, Derby Road, Ashbourne, DE6 1BH | Erection of dwelling and access (outline) | Ashbourne | 03/10/2016 | 03/10/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA523 | 16/00726/FUL | 6, Buxton Road, ASHBOURNE, Ashbourne | Change of Use of Restaurant and Letting Rooms to two Dwellings | Ashbourne | 24/11/2016 | 24/11/2019 | 31/03/2018 | | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA590 | 16/00883/OUT | Hill Top, Derby Road, Ashbourne, Ashbourne | Erection of 5 dwellings. | Ashbourne | 07/04/2017 | 07/04/2020 | | | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA321 | 17/00032/FUL | 3, Sturston Road, Ashbourne, Ashbourne | Change of Use and extension to workshop to form 4 Flats | Ashbourne | 14/03/2017 | 14/03/2020 | 31/03/2018 | | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 4 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA513 | 17/00250/REM | Leys Farm, Wyaston Road, Ashbourne, Ashbourne | Erection of 113 dwellings | Ashbourne | 14/07/2017 | 14/07/2020 | | | 113 | 0 | 113 | 0 | 0 | 0 | 0 | 113 | 113 | 0 | 113 | 113 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA335 | 17/00337/FUL | Land South Of, Old Derby Road, Ashbourne | Residential development of 151, dwellings, access and associated works | Ashbourne | 19/12/2017 | 19/12/2020 | 31/03/2018 | | 151 | 0 | 151 | 14 | 14 | 14 | 14 | 137 | 137 | 27 | 110 | 137 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA586 | 17/00531/FUL | 45, Windmill Lane, Ashbourne | Erection of replacement dwelling. | Ashbourne | 03/08/2017 | 03/08/2020 | 31/03/2018 | | 1 | 1 | 0 | 0 | -1 | 0 | -1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA587 | 17/00615/FUL | 7Police Station, Compton, 17/00615/FUL,, Ashbourne, DE6 1BX | Change of use and conversion of former Police Station to 3 no. dwellings, 5 no. flats and 2 no. retail units | Ashbourne | 27/11/2017 | 27/11/2020 | | | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 8 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA588 | 17/01030/FUL | 12, The Green Road, Ashbourne, Ashbourne | Erection of a pair of semi detached bungalows | Ashbourne | 17/01/2018 | 17/01/2021 | | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA489 | 18/00048/FUL | 16, Dig Street, Ashbourne, Ashbourne | Partial change of use from storage to a 1 bed flat. | Ashbourne | 20/03/2018 | 20/03/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA3 | WED/0000/2390 | OLD DERBY ROAD | ERECTOR OF DORMER BUNGALOW. | Ashbourne | 17/08/2007 | 17/08/2010 | 31/03/2011 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA490 | 15/00751/PDA | Stone Barn, Atlow Mill, Mill Lane, Hognaston, Ashbourne | Change of use of agricultural building to dwelling | Atlow | 18/12/2015 | 18/12/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA522 | 16/00054/FUL | Goodacres Farm, Furlong Lane, Hognaston, DE6 1PX | Erection of replacement dwelling and annex | Atlow | 13/04/2016 | 13/04/2019 | 31/03/2018 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA591 | 16/00745/REM | Land at Brook Farm, Atlow Lane, Atlow | Erection of Agricultural workers dwelling. | Atlow | 30/11/2016 | 30/11/2019 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA208 | 14/00698/OUT | Land off, Wheeldon Way, Hulland Ward, Ashbourne | Residential development of up to 48 dwellings. | Biggin | 16/02/2016 | 16/02/2019 | | | 48 | 0 | 48 | 0 | 0 | 0 | 0 | 48 | 48 | 0 | 48 | 48 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA332 | 15/00313/OUT | Land Adjacent To, Biggin View, 15/00313/OUT,, Hulland Ward | Residential development of up to 33 dwellings (outline) | Biggin | 10/08/2017 | 10/08/2020 | | | 33 | 0 | 33 | 0 | 0 | 0 | 0 | 33 | 33 | 0 | 33 | 33 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA491 | 15/00311/FUL | 1, High Street, Bonsall, DE4 2AS | Change of use and conversion of barn to dwelling | Bonsall | 17/12/2015 | 17/12/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA525 | 16/00096/FUL | Chestnut Farm, Uppertown Lane, Bonsall | Residential development of 5 dwellings comprising 3 houses and 2 flats with associated access and parking | Bonsall | 25/05/2016 | 25/05/2019 | | | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA592 | 17/01097/FUL | 14-16, Yeoman Street, 17/01097/FUL, Bonsall, DE4 2AA | Conversion of outbuilding to a dwelling | Bonsall | 15/01/2018 | 15/01/2021 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA14 | WED/0000/1202 | TOWN HEAD, MATLOCK | ERECTOR OF BUNGALOW (RENEWAL OF 896/493) W1202 | Bonsall | 02/10/2001 | 02/10/2006 | 31/03/2009 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA483 | 15/00748/PDA | Top Farm, Audshaw Lane, Alkmonton, Boylestone | Change of use of agricultural building to two dwellings | Boylestone | 09/11/2015 | 09/11/2018 | 31/03/2018 | | 2 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA593 | 17/00641/FUL | Fields Farm, Alkmonton Road, 17/00641/FUL,, Boylestone, DE6 5AD | Retain extended former agricultural buildings and convert to a dwelling | Boylestone | 01/09/2017 | 01/09/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|---|---|---------------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA514 | 16/00049/PDA | Bradley Old Park South, Ednaston Estate, North Lane, Ednaston, Ashbourne | Change of use from agricultural building to dwelling | Bradley | 24/03/2016 | 24/03/2019 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA137 | 16/00477/FUL | Bradley Old Park Farm, Brunswood Lane, Bradley, DE6 1SB | Conversion of barn to 1 no. dwelling and alterations to outbuilding to form open fronted garage/log store | Bradley | 19/08/2016 | 19/08/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA594 | 17/00127/PDA | Bradley Old Park Farm, Brunswood Lane, Bradley, Ashbourne | Change of use of agricultural building to Dwelling | Bradley | 07/04/2017 | 07/04/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA356 | 14/00829/FUL | Ivy Cottage, Main Road, Brailsford, DE6 3DA | Erection of bungalow | Brailsford | 28/01/2015 | 28/01/2018 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA501 | 15/00043/OUT | Land South Of Rose And Crown PH, Main Road, Brailsford | Residential Development (outline) | Brailsford | 07/03/2016 | 07/03/2019 | | | 13 | 0 | 13 | 0 | 0 | 0 | 0 | 13 | 13 | 0 | 13 | 13 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA403 | 15/00238/FUL | STREET RECORD, Luke Lane, Brailsford | Erection of dwelling house (amendment to planning permission 13/00826/FUL) | Brailsford | 28/05/2015 | 28/05/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA404 | 15/00413/FUL | Dam Farm House, Yeldersley Lane, Ednaston, DE6 3BA | Replacement dwelling and conversion/alteration of outbuildings to ancillary accommodation | Brailsford | 14/08/2015 | 14/08/2018 | 31/03/2016 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA484 | 15/00580/FUL | Garages, The Plain, Brailsford | Demolition of garages and erection of four dwellings | Brailsford | 04/11/2015 | 04/11/2018 | | | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA479 | 16/00436/OUT | Land at, Luke Lane, Brailsford, Ashbourne | Residential development of up to 47 dwellings | Brailsford | 18/08/2017 | 18/08/2020 | | | 47 | 0 | 47 | 0 | 0 | 0 | 0 | 47 | 47 | 0 | 47 | 47 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA278 | 16/00437/FUL | Land North Of, Broomy Drive, Brailsford | Residential development for 35 dwellings with open space and associated infrastructure | Brailsford | 15/12/2016 | 15/12/2019 | 29/03/2018 | | 35 | 0 | 35 | 6 | 6 | 6 | 6 | 29 | 29 | 29 | 0 | 29 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA233 | 16/00567/OUT | Land off, Main Road, Brailsford, Ashbourne | Outline application for residential development of up to 75 dwellings and associated access. | Brailsford | 08/09/2017 | 08/09/2020 | | | 75 | 0 | 75 | 0 | 0 | 0 | 0 | 75 | 75 | 0 | 75 | 75 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA527 | 16/00731/FUL | Former Brailsford C of E Primary School, Main Road, Brailsford, Ashbourne | Change of use from former School to two dwellings. | Brailsford | 08/12/2016 | 08/12/2019 | | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA191 | 17/01099/FUL | Field Head House, Main Road, 17/01099/FUL, Brailsford, DE6 3AX | Conversion of garage block to dwellinghouse | Brailsford | 03/01/2018 | 03/01/2021 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA20 | WED/0000/1515 | THE GREEN, BRAILSFORD | No description supplied | Brailsford | 16/12/1993 | 16/12/1998 | 28/02/1995 | | 3 | 0 | 3 | 1 | 1 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA405 | 15/00192/FUL | Wallands Farm, Ashbourne Road, Brassington, DE4 4DB | Replacement dwelling, formation of new access and change of use of agricultural land to garden | Brassington | 15/05/2015 | 15/05/2018 | 31/03/2016 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA444 | 15/00625/FUL | Red Lion House, Red Lion Hill, Brassington, DE4 4HA | Conversion of outbuilding to dwelling | Brassington | 21/10/2015 | 21/10/2018 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA515 | 15/00866/PDA | Wallands Farm, Brassington Road, Brassington, Brassington | Change of use of agricultural building to 2 dwellings | Brassington | 26/01/2016 | 26/01/2019 | 31/03/2018 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA528 | 15/00057/FUL | Hasker Farm, Stainsbro Lane, Callow, DE6 3JY | Subdivision of dwelling to form 2 no. dwellings | Callow | 23/02/2017 | 23/02/2020 | | | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA22 | WED/0000/2052 | SITCH LANE | CHANGE OF USE OF 2 NO. BARN TO 2 NO. DWELLINGS AND PROVISION OF NEW ACCESS. | Callow | 29/04/2002 | 29/04/2007 | 31/03/2009 | | 2 | 0 | 2 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA359 | 14/00361/PDA | Barn To The South Of Halfway House Clifton Derbyshire | Prior Notification - Change of use of agricultural building to dwelling | Clifton and Compton | 09/07/2014 | 09/07/2019 | 31/03/2016 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA202 | 15/00573/FUL | Town End Farm, Chapel Lane, Clifton, DE6 2GL | Erection of 5 dwellings | Clifton and Compton | 13/07/2016 | 13/07/2019 | | | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA196 | 16/00461/OUT | Proposed Development To The South Of Sunny Top, Snelston Lane, Clifton | Erection of dwelling and formation of access (outline) | Clifton and Compton | 20/10/2016 | 20/10/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA529 | 15/00619/FUL | Corn Mill Cottage, Water Lane, Cromford, DE4 3QH | Change of use and conversion of mill building to dwelling | Cromford | 27/04/2016 | 27/04/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA516 | 16/00008/PDA | Land South of 205, The Hill, Cromford, Matlock | Change of use of Agricultural building to dwelling | Cromford | 01/03/2016 | 01/03/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA596 | 17/00450/FUL | Former House, Alabaster Lane, 17/00450/FUL, Cromford | Erection of dwelling | Cromford | 12/10/2017 | 12/10/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA25 | 12/00586/FUL | Stoneleigh Farm, Derby Lane, Cubley, DE6 2EY | Erection of agricultural worker's dwelling | Cubley | 23/11/2012 | 23/11/2015 | 31/03/2015 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA486 | 15/00462/FUL | Hillside Cottage, Derby Lane, Cubley, DE6 2EY | Replacement dwelling | Cubley | 16/11/2015 | 16/11/2018 | 31/03/2017 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA432 | 11/00545/EXF(1) | Ladygrove Mill, Lady Grove Road, Two Dales, DE4 2FG | Change of use and conversion of mill buildings to provide 22 no. residential apartments (including 6 no. holiday units), office accommodation (Use Class B1), erection of 8 no. dwellings for local needs, business unit (Use Class B1), car parking, open space and associated highway works (modification of Conditions 9, 10, 14, 15, 16, 17, 18, 20, 22 and 26 of planning permission 07/00876/FUL) | Darley Dale | 07/10/2011 | 07/11/2014 | 31/03/2015 | | 24 | 0 | 24 | 0 | 0 | 0 | 0 | 24 | 24 | 16 | 8 | 24 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA492 | 15/00718/FUL | Bent Farm, Farley Hill, Matlock, DE4 5LT | Demolition of existing dwelling and barn and erection of replacement dwelling and swimming pool building | Darley Dale | 16/12/2015 | 16/12/2018 | 31/03/2016 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA493 | 15/00806/PDA | Nursery Farm Cottage, Sydnoppe Hill, Darley Moor, Darley Dale, Matlock | Change of use of agricultural building to dwelling | Darley Dale | 08/12/2015 | 08/12/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA291 | 15/00814/OUT | Land Adjacent To Long Meadow Residential Home, Bakewell Road, Matlock | Residential development of up to 57 dwellings (outline) | Darley Dale | 23/01/2017 | 23/01/2020 | | | 57 | 0 | 57 | 0 | 0 | 0 | 0 | 57 | 57 | 0 | 57 | 57 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA580 | 15/00865/OUT | Strathallen Close, Strathallen Close, Darley Dale, Matlock | Erection of dwelling | Darley Dale | 02/02/2017 | 02/02/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|---|--|----------------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA527 | 16/00085/OUT | Land Adjacent to Jenna, Burnett Lane, Matlock, Matlock, | Erection of Dwelling | Darley Dale | 18/04/2016 | 18/04/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA170 | 16/00789/FUL | Land adjacent to Brook House, Old Hackney Lane, Hackney, Matlock | Erection of 9 dwellings | Darley Dale | 27/07/2017 | 27/07/2020 | 31/03/2018 | | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 9 | 0 | 9 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA600 | 17/00064/OUT | The Butts, Church Street, Darley Dale, Matlock | Erection of dwelling | Darley Dale | 28/04/2017 | 28/04/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA597 | 17/00500/FUL | Former Funeral Parlour, Warney Road, Two Dales, Matlock | Demolition of former funeral parlour and erection of dwelling | Darley Dale | 10/07/2017 | 10/07/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA26 | 17/00558/FUL | Land between Grove House and Daleside, Grove Lane, Hackney, Matlock | Erection of dwelling. | Darley Dale | 11/08/2017 | 11/08/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA598 | 17/00568/PDA | The Barn, Back Lane, Darley Moor, Matlock | Change of use of agricultural building to dwelling. | Darley Dale | 15/09/2017 | 15/09/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA599 | 17/00809/FUL | Rear Sunnyside Terrace, Farley Hill, Matlock, Matlock | Erection of dwelling | Darley Dale | 01/03/2018 | 01/03/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA551 | 18/00111/FUL | Land South of Woodside Farm, Back Lane, Darley Moor, Matlock | Erection of Agricultural Workers dwelling | Darley Dale | 28/03/2018 | 28/03/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA168 | 15/00389/OUT | Land To The East Of, Bakers Lane, Doveridge | Residential development of up to 70 dwellings (outline) | Doveridge | 31/08/2016 | 31/08/2019 | | | 70 | 0 | 70 | 0 | 0 | 0 | 0 | 70 | 70 | 0 | 70 | 70 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA179 | 15/00570/OUT | Cavendish Cottage, Derby Road, Doveridge, DE6 5JR | Residential development of up to 46 dwellings (Outline) | Doveridge | 18/10/2017 | 18/10/2020 | | | 46 | 0 | 46 | 0 | 0 | 0 | 0 | 46 | 46 | 0 | 46 | 46 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA534 | 15/00809/FUL | The Willows, Lower Street, Doveridge, Ashbourne, DE6 5NS | New low energy dwelling and associated outbuildings | Doveridge | 20/01/2017 | 20/01/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA532 | 16/00430/FUL | The Woodyard, Pump Lane, Doveridge, DE6 5LX | Erection of dwelling & detached garage | Doveridge | 16/11/2016 | 16/11/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA533 | 16/00586/PDA | Barn to North West of Hunters Croft, Upwoods Road, Doveridge, Ashbourne | Change of Use from agricultural building to dwelling. | Doveridge | 25/10/2016 | 25/11/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA323 | 16/00794/REM | Land adjacent 2, Bell Villas, Derby Road, Doveridge, Ashbourne | Erection of 2 dwellings. | Doveridge | 20/12/2016 | 20/12/2019 | 31/03/2018 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA117 | 16/00918/OUT | Highfield House, Pump Lane, Doveridge, Ashbourne | Erection of Single storey dwelling and garage (outline) | Doveridge | 10/02/2017 | 10/02/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA255 | 17/00092/REM | Land off, Derby Road, Doveridge, Ashbourne | Residential Development off Derby Road for 85 dwellings | Doveridge | 11/08/2017 | 11/09/2020 | 31/03/2018 | | 85 | 0 | 85 | 0 | 0 | 0 | 0 | 85 | 85 | 20 | 65 | 85 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA601 | 17/00876/OUT | Ashmore Cottage, Derby Road, 17/00876/OUT., Doveridge, DE6 5JU | Erection of a dwelling and a garage with accommodation in the roofspace (outline) | Doveridge | 10/11/2017 | 10/11/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA31 | WED/0000/0798 | BARN, LOWER LANE, ASHBOURNE | No description supplied | Doveridge | 14/11/1990 | 14/11/1995 | 31/03/1994 | | 3 | 0 | 3 | 1 | 1 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA305 | 16/00340/OUT | The Firs, Main Road, Wyaston, DE6 2DR | Demolition of existing buildings and erection of 10 dwellings with access and layout (outline) | Edlaston and Wyaston | 03/02/2017 | 03/02/2020 | | | 10 | 1 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA567 | 16/00529/FUL | Wyaston House Farm, Orchard Lane, Wyaston, DE6 2DR | Change of use and conversion of outbuilding to dwelling | Edlaston and Wyaston | 19/09/2016 | 19/09/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA34 | WED/0000/1978 | ORCHARD LANE, ASHBOURNE | RESERVED MATTERS APPROVAL FOR DETACHED DWELLING (OUTLINE PERMISSION 01/03/0199) | Edlaston and Wyaston | 24/01/2005 | 24/01/2007 | 31/03/2009 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA535 | 14/00009/FUL | Overtown Farm, Overtown, Hognaston, DE6 1NR | Conversion and extension of barns to 2 no. dwellings | Hognaston | 04/07/2016 | 04/07/2019 | 31/03/2018 | | 2 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA602 | 17/00489/FUL | Land South Of Badger Moor Farm, Turlowfields Lane, Hognaston | Erection of temporary agricultural workers dwelling and agricultural storage building | Hognaston | 17/01/2018 | 17/01/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA538 | 16/00178/PDA | Unit 1, The Cedars, Main Street, Hollington, Ashbourne | Change of use of building to dwelling | Hollington | 13/01/2017 | 13/01/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA536 | 16/00234/PDA | Chapel Farm, Main Street, Hollington, Ashbourne | Change of use of Agricultural Buildings to 2 no. dwellings. | Hollington | 24/05/2016 | 24/05/2019 | 31/03/2018 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA537 | 16/00728/FUL | School Farm, Back Lane, Hollington, Hollington | Replacement Dwelling | Hollington | 24/11/2016 | 24/11/2019 | 31/03/2018 | | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA540 | 15/00742/FUL | Woodside Farm, Smith Hall Lane, Hulland Ward, DE6 3ES | Erection of agricultural workers dwelling and retention of mobile home during period of construction | Hulland Ward | 04/10/2016 | 04/10/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA559 | 16/00501/PDA | Barns at Highcroft, Hillcliff Lane, Turnditch, Ashbourne | Change of use of agricultural building to 2 dwellings. | Hulland Ward | 17/10/2016 | 17/10/2019 | 31/03/2018 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA603 | 17/00309/FUL | The Smithy, Main Road, Hulland Ward, Ashbourne | Erection of 2 dwellings | Hulland Ward | 21/07/2017 | 21/07/2020 | 31/03/2018 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA604 | 17/00929/OUT | Rose Cottage, Main Road, Hulland Ward, DE6 3EA | Erection of dwelling (outline) | Hulland Ward | 14/11/2017 | 14/11/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA605 | 18/00090/PDA | Livestock Barn Mistletoe Farm, Intakes Lane, Turnditch, Ashbourne | Change of use from agricultural building to dwelling house. | Hulland Ward | 16/03/2018 | 16/03/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA39 | WED/0000/2051 | C/O OAKLANDS, ASHBOURNE ROAD, HULLAND WARD, ASHBOURNE | ERECTOR OF TWO DETACHED DWELLINGS WITH ASSOCIATED DOUBLE GARAGES | Hulland Ward | 04/07/2002 | 04/07/2007 | 31/03/2007 | | 2 | 0 | 2 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA606 | 15/00905/FUL | Bentley Cottage Farm, Leapley Lane, Alkington, Ashbourne | Erection of Agricultural Workers Dwelling. | Hungry Bentley | 27/04/2017 | 27/04/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA541 | 15/00773/FUL | Skyfall, Broad Way, Kirk Ireton, Hulland, Ashbourne | Erection of detached dwelling | Kirk Ireton | 22/04/2016 | 22/04/2019 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA542 | 16/00307/FUL | The Old Cottage, Main Street, Kirk Ireton, Ashbourne | Erection of a single dwelling on land to the rear of the Old Cottage. | Kirk Ireton | 29/11/2016 | 29/11/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA607 | 17/00030/FUL | The Old Cottage, Main Street, Kirk Ireton, Ashbourne | Erection of dwelling | Kirk Ireton | 04/09/2017 | 04/09/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA608 | 17/00192/FUL | Biggin Lane Farm, Bigginmill Lane, Biggin, Ashbourne | Change of use, conversion and extension of barn to dwelling | Kirk Ireton | 01/08/2017 | 01/08/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|---|---|--------------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA609 | 17/01089/PDA | Oak Valley Farm, Bigginmill Lane, Biggin, Ashbourne | Change of use of agricultural building to dwelling house | Kirk Ireton | 15/12/2017 | 15/12/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA543 | 16/00880/FUL | Ladycroft Farm, Main Street, Kniveton, Ashbourne | Conversion of outbuilding/agricultural building to dwelling house | Kniveton | 31/01/2017 | 31/01/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA610 | 17/00211/PDA | Longrose Barn, Longford Lane, Kniveton, Ashbourne | Change of use of agricultural buildings to two dwellings | Kniveton | 06/06/2017 | 06/06/2020 | | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA611 | 16/00220/FUL | The Ostrich Inn, Long Lane, Longford, Ashbourne | Change of use of public house to dwelling | Longford | 04/05/2017 | 04/05/2020 | | | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA545 | 16/00679/FUL | Milverton, Main Street, Longford, DE6 3DR | Change of use and conversion of barn to dwelling | Longford | 16/12/2016 | 16/12/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA612 | 17/00179/FUL | Sunny Bank, Longford Lane, Longford, Ashbourne | Demolition of agricultural workers dwelling and erection of open market dwelling | Longford | 28/04/2017 | 28/04/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA613 | 17/00581/FUL | Little Croft, Thurvaston Lane, 17/00581/FUL., Longford, DE6 3DU | Replacement dwelling | Longford | 18/09/2017 | 18/09/2020 | 31/03/2018 | | 1 | 1 | 0 | 0 | -1 | 0 | -1 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA543 | 17/00847/PDA | West Mammerton Farm, Sutton Lane, Longford, Ashbourne | Change of use from agricultural building to a dwelling house | Longford | 15/11/2017 | 15/11/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA43 | 10/00145/EXF | Suffield Farm, Longford Lane, Sutton On The Hill, DE6 5JB | Extension of Time Limit for Implementation - Change of use and conversion of agricultural buildings into 3 no. dwellings with workspace, formation of new access and installation of sewage treatment plants | Longford | 06/05/2010 | 06/05/2013 | 31/03/2014 | | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 3 | 3 | 3 | 0 | 3 | 0 | 0 | 0 | STARTED | |
| SHLAA546 | 16/00607/PDA | Dove Mount Farm, Spend Lane, Sandybrook, Mapleton, Ashbourne | Change of use of agricultural building to dwelling. | Mapleton | 18/11/2016 | 18/11/2019 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA46 | 15/00159/FUL | Listed Barn At Waldley Manor, Waldley Lane, Waldley, Doveridge | Change of use, conversion, alteration and extension of barn to form dwelling | Marston Montgomery | 14/07/2015 | 14/07/2018 | 31/03/2016 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA547 | 15/00779/FUL | Barn North Of Stone Hall Cottage, Riggs Lane, Marston Montgomery | Conversion of barn to dwelling | Marston Montgomery | 10/08/2016 | 10/08/2019 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA201 | 16/00099/FUL | Land Adjacent Marston Montgomery School, Thurvaston Road, Marston Montgomery, Ashbourne | Replacement Community Hall and 9 dwellings. | Marston Montgomery | 25/05/2016 | 25/05/2019 | | | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA570 | 17/00066/PDA | Barn Adjacent Fair Meadow, Marston Common, Marston Montgomery, Ashbourne | Change of use of agricultural building to dwelling. | Marston Montgomery | 24/03/2017 | 24/03/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA411 | 17/00340/FUL | Woodhay Farm, Marston Common, Marston Montgomery, Ashbourne | Demolition of farmhouse and erection of a replacement dwelling | Marston Montgomery | 07/06/2017 | 07/06/2020 | | | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA279 | 17/00498/REM | Old Hall Farm, Pearl Bank, Marston Montgomery | Approval of reserved matters - erection of up to 22 dwellings (outline permission 16/00182/OUT) | Marston Montgomery | 08/09/2017 | 08/09/2019 | | | 22 | 0 | 22 | 0 | 0 | 0 | 0 | 22 | 22 | 0 | 22 | 22 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA614 | 17/00594/FUL | Marston Brook Farm, Barway, 17/00594/FUL., Marston Montgomery, ST14 5BT | Conversion of barns to 2 no. dwellings | Marston Montgomery | 22/09/2017 | 22/09/2020 | | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA615 | 17/01023/FUL | Marston Park Farm, Cubley lane, Marston Montgomery, Ashbourne | Change of use and conversion of barns to form 3 no. dwellings | Marston Montgomery | 08/02/2018 | 08/02/2021 | | | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 3 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA365 | WED/0000/2022 | SHLAA66, HOLME ROAD, MATLOCK | CHANGE OF USE AND ALTERATIONS TO NURSING HOME TO TWO DWELLINGS | Matlock Bath | 30/10/2001 | 30/10/2006 | 31/03/2004 | | 2 | 0 | 2 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA54 | 08/00521/FUL | The Garden House, Derwent Avenue, Matlock, DE4 3LX | Demolition of existing bungalow and erection of 3 storey building to accommodate 6 no. residential apartments and associated access/car parking | Matlock Town | 28/10/2008 | 28/10/2011 | 31/03/2010 | | 6 | 1 | 5 | 1 | 0 | 0 | 0 | 5 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA49 | 08/00705/FUL | Cawdor Quarry, Snitterton Road, Matlock | Revision to approved masterplan layout to facilitate the rearrangement of the layout of 269 houses (no change in the approved residential units at 432), reconfiguration of the B1 employment floorspace and associated works | Matlock Town | 28/06/2010 | 28/06/2013 | 31/03/2012 | | 432 | 0 | 432 | 12 | 12 | 0 | 0 | 420 | 420 | 0 | 420 | 90 | 150 | 150 | 30 | STARTED | | |
| SHLAA56 | 09/00778/FUL | Greenbough, Riber Road, Starkholmes, Matlock, DE4 5JB | Demolition of bungalow and erection of replacement two storey dwelling | Matlock Town | 12/02/2010 | 12/02/2013 | 31/03/2011 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA61 | 11/00873/FUL | 44, Bakewell Road, Matlock, DE4 3AU | Conversion of dwelling to two self contained apartments | Matlock Town | 26/01/2012 | 26/01/2015 | 31/03/2015 | | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | STARTED | |
| SHLAA55 | 12/00708/EXF | Land To The Rear Of 76, Jackson Road, Matlock | Extension of Time Limit - Erection of dwellinghouse and associated access | Matlock Town | 09/01/2013 | 09/01/2016 | 31/03/2016 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA57 | 13/00908/FUL | Land Between 17 And 25, The Close, Matlock | Erection of dwelling and associated access | Matlock Town | 17/02/2014 | 17/02/2017 | 31/03/2015 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA140 | 14/00212/FUL | Ashbrook Roofing Supplies Ltd1 Knowleston PlaceMatlockDerbyshireDE4 3BU | Redevelopment of site to provide 4 no. dwellings and conversion/re-use of existing buildings to provide 2 no. dwellings and associated car parking | Matlock Town | 06/08/2014 | 06/08/2017 | 31/03/2016 | | 6 | 1 | 5 | 0 | -1 | 0 | 0 | 6 | 6 | 2 | 4 | 5 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA150 | 14/00492/FUL | 46 Jackson RoadMatlockDerbyshireDE4 3JQ | Creation of new dwelling by subdivision of and extension to existing dwelling | Matlock Town | 23/09/2014 | 23/09/2017 | 31/03/2018 | | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 2 | 0 | 0 | 0 | STARTED | |
| SHLAA435 | 14/00541/OUT | Halldale Quarry, Matlock Spa Road, Matlock, Matlock | Mixed residential and commercial development comprising of 220 dwellings, 400m2 of A3 floorspace, restaurant and caf  6400m2 of B1 floorspace | Matlock Town | 31/03/2017 | 31/03/2020 | | | 220 | 0 | 220 | 0 | 0 | 0 | 0 | 220 | 220 | 0 | 220 | 140 | 80 | 0 | 0 | 0 | GRANTED | |

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|--|--|--------------------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA120 | 14/00847/FUL | Land At The End Of, Moor Croft, Matlock | 27 dwellings including garages and infrastructure | Matlock Town | 26/11/2015 | 26/11/2018 | 31/03/2018 | | 21 | 0 | 21 | 14 | 14 | 14 | 14 | 7 | 7 | 3 | 4 | 7 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA414 | 15/00206/FUL | Hall, Jackson Road, Matlock | Replacement of Band Hall with 5 apartments | Matlock Town | 15/07/2015 | 15/07/2018 | | | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA489 | 15/00267/OUT | 33A Riber Lea, Starkholmes Road, Matlock, DE4 3DD | Erection of single storey dwelling (outline) | Matlock Town | 04/11/2015 | 04/11/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA415 | 15/00361/FUL | Springfield, Riber Road, Starkholmes, Matlock, DE4 5JB | Erection of dwelling | Matlock Town | 17/07/2015 | 17/07/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA488 | 15/00675/FUL | 71, Dale Road, Matlock, DE4 3LT | Change of use of 1st and 2nd floor from offices (Class B1) to two flats (Class C3) | Matlock Town | 16/11/2015 | 16/11/2018 | 31/03/2017 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA129 | 15/00716/FUL | Former Methodist Church, Bank Road, Matlock, DE4 3GL | Conversion of building to 8 No. dwelling units | Matlock Town | 26/01/2016 | 26/01/2019 | 31/03/2016 | | 8 | 1 | 7 | 7 | 6 | 7 | 7 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA447 | 15/00861/FUL | Land South Of Bentley Bridge, Chesterfield Road, Matlock | Residential development of 86 dwellings and associated public open space | Matlock Town | 15/12/2016 | 15/12/2019 | 31/03/2018 | | 86 | 0 | 86 | 26 | 26 | 26 | 26 | 60 | 60 | 15 | 45 | 60 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA233 | 16/00233/PDA | Ox Close Farm, Carr Lane, Riber, Matlock | Change of agricultural building to two dwellings | Matlock Town | 18/05/2016 | 18/05/2019 | 31/03/2018 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA550 | 16/00539/PDA | Land at Littlemoor Brook, Littlemoor Lane, Riber, Matlock | Change of use of agricultural dwelling to dwelling house. | Matlock Town | 08/09/2016 | 08/09/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA616 | 16/00772/FUL | The Maltings, Baileys Mill, Lumsdale Road, Matlock, Matlock | Partial rebuild & alterations of the Malting to create 4 dwellings & erection of 7 dwellings and 2 apartments | Matlock Town | 20/06/2017 | 20/06/2020 | | | 13 | 0 | 13 | 0 | 0 | 0 | 0 | 13 | 13 | 0 | 13 | 13 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA325 | 16/00776/FUL | Land North of Chesterfield Road, Chesterfield Road, Matlock, Matlock | Residential Development of 58 dwellings | Matlock Town | 28/02/2017 | 28/02/2020 | 31/03/2018 | | 58 | 0 | 58 | 0 | 0 | 0 | 0 | 58 | 58 | 58 | 0 | 58 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA569 | 16/00817/FUL | The Old Sunday School, Bank Road, Matlock, Matlock | Conversion of Storage Rooms to Flat | Matlock Town | 08/03/2017 | 08/03/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA520 | 16/00941/OUT | Land at, Pump Close, Starkholmes, Matlock, Matlock | Residential development of up to 9 dwellings | Matlock Town | 12/04/2017 | 12/04/2020 | | | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA617 | 17/00003/FUL | Land North West of Megdale (former DDC Plant Nursery), Megdale, Matlock, Matlock | Erection of 12 Affordable dwellings. | Matlock Town | 09/08/2017 | 09/08/2020 | 31/03/2018 | | 12 | 0 | 12 | 0 | 0 | 0 | 0 | 12 | 12 | 12 | 0 | 12 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA192 | 17/00025/REM | Land at, Asker Lane, Matlock, Matlock | Residential Development 86 Dwellings | Matlock Town | 20/04/2017 | 20/04/2020 | 31/03/2018 | | 86 | 0 | 86 | 4 | 4 | 4 | 4 | 82 | 82 | 30 | 52 | 82 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA488 | 17/00285/FUL | 69-75, Dale Road, Matlock, Matlock | Change of use of the 1st and 2nd floor offices to 4 flats. | Matlock Town | 18/07/2017 | 18/07/2020 | | | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA618 | 17/00386/FUL | The Lawns, Cavendish Road, Farm Lane, Matlock | Demolition and rebuild. Erection of dwelling and garage | Matlock Town | 09/08/2017 | 09/08/2020 | 31/03/2018 | | 1 | 1 | 0 | 0 | -1 | 0 | -1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA619 | 17/00482/FUL | 55A, Wellington Street, Matlock, DE4 3GS | Conversion of building containing 4 flats to create 2 dwellings | Matlock Town | 07/11/2017 | 07/11/2020 | | | 2 | 4 | -2 | 0 | 0 | 0 | 0 | 2 | -2 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA141 | 17/00852/FUL | 43Trevelyan House, Dimple Road, Matlock, DE4 3YH | Residential development of eleven dwellings | Matlock Town | 13/11/2017 | 13/11/2020 | | | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 11 | 11 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA199 | 17/00934/OUT | Harveydale Quarry (disused), Dale Road, Matlock | Residential development of up to 17 dwellings with access (outline) | Matlock Town | 26/01/2018 | 26/01/2021 | | | 17 | 0 | 17 | 0 | 0 | 0 | 0 | 17 | 17 | 0 | 17 | 17 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA620 | 17/01131/FUL | 23, Chesterfield Road, Matlock, Matlock | The amalgamation of 2 dwellings. | Matlock Town | 02/01/2018 | 02/01/2021 | 31/03/2018 | | 1 | 2 | -1 | 0 | -2 | 0 | -2 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA621 | 17/01249/FUL | 8, Pope Carr Road, Matlock, Matlock | Erection of dwelling | Matlock Town | 15/03/2018 | 15/03/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA47 | WED/0000/1142 | THE CLIFF, MATLOCK | SHOULD WED/0797/427 BE ON THIS FILE AS WELL? | Matlock Town | 26/10/1998 | 26/10/2003 | 31/03/1999 | | 84 | 0 | 84 | 47 | 47 | 0 | 0 | 37 | 37 | 0 | 37 | 0 | 0 | 0 | 37 | 0 | STARTED | |
| SHLAA48 | WED/0000/1398 | ALFRETON RD LAND OFF,ERNEST BAILEY HOUSE, MATLOCK | No description supplied | Matlock Town | 16/09/1992 | 16/09/1997 | 31/03/2000 | | 11 | 1 | 10 | 3 | 3 | 0 | 0 | 8 | 7 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | STARTED | |
| SHLAA50 | WED/0000/2002 | smedley street, matlock | conversion of shop and flat to form 3 flats | Matlock Town | 17/06/2001 | 17/06/2006 | 31/03/2005 | | 3 | 1 | 2 | 1 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA53 | WED/0000/2299 | RIBER CASTLE, RIBER, RIBER, MATLOCK | REFURBISHMENT AND CONVERSION OF CASTLE AND OUTBUILDINGS TO FORM 35 DWELLINGS, ERECTION OF 11 NEW DWELLINGS TO INCLUDE A REBUILT GATEHOUSE AND ASSOCIATED ACCESS. | Matlock Town | 16/03/2006 | 16/03/2009 | 31/03/2009 | | 47 | 0 | 47 | 0 | 0 | 0 | 0 | 47 | 47 | 38 | 9 | 0 | 47 | 0 | 0 | 0 | STARTED | |
| SHLAA553 | 15/00153/FUL | Netherfield, Mercaston Lane, Mercaston, DE6 3BL | Change of use and conversion of 2 no. barns to dwelling and associated access | Mercaston | 26/04/2016 | 26/04/2019 | 31/03/2017 | | 2 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA416 | 15/00363/PDA | Barn, Gypsy Lane, Off Chapel Lane, Middleton by Wirksworth, Wirksworth | Change of Use of agricultural building to dwelling | Middleton | 20/07/2015 | 20/07/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA125 | 15/00438/FUL | 4, Rise End, Middleton By Wirksworth, DE4 4LS | Erection of dwelling (modification of permission 14/00141/FUL) | Middleton | 20/08/2015 | 20/08/2018 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA538 | 16/00229/PDA | Arm Lees Farm, Ryder Point Road, Wirksworth, Wirksworth | Change of use of agricultural building to dwelling house | Middleton | 04/05/2016 | 04/05/2019 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA622 | 17/00786/FUL | Middlepeak Wharf, Middleton Road, 17/00786/FUL,, Wirksworth, DE4 4PJ | Renovate and extend building and use as a residential dwelling | Middleton | 01/02/2018 | 01/02/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA72 | 13/00891/FUL | Hurds Barn Farm, Marston Common, Marston Montgomery, DE6 2EJ | Replacement dwelling | Norbury and Roston | 12/02/2014 | 12/02/2017 | 31/03/2016 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA623 | 16/00466/FUL | Four Oaks Farm, Shields Lane, Roston, Ashbourne | Agricultural workers dwelling | Norbury and Roston | 18/08/2017 | 18/08/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA624 | 17/00472/FUL | Old House Farm, Can Alley, Roston, Ashbourne | Replacement dwelling and garage | Norbury and Roston | 20/07/2017 | 20/07/2020 | 31/03/2018 | | 1 | 1 | 0 | 0 | -1 | 0 | -1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA625 | 17/01087/FUL | Lower House Farm, Can Alley, Roston, Ashbourne | Subdivision of Farmhouse to form 2 dwellings | Norbury and Roston | 20/12/2017 | 20/12/2020 | | | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA417 | 15/00396/PDA | Barn Adj. to Rowley Barr Farm, Chesterfield Road, Rowsley, Matlock | Change of use of agricultural building to dwelling | Northwood and Tinkersley | 14/08/2015 | 14/08/2018 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|---|---|--------------------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA626 | 17/00377/FUL | Northwood Grange, Lumb Lane, Darley Dale, Matlock | Erection of dwelling | Northwood and Tinkersley | 17/07/2017 | 17/07/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA627 | 17/00646/OUT | Northwood Bungalow, Northwood Lane, 17/00646/OUT., Darley Dale, DE4 2HQ | Residential development of up to 3 dwellings (outline) | Northwood and Tinkersley | 11/10/2017 | 11/10/2020 | | | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 3 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA628 | 17/00995/OUT | North Park Farm, Whitworth Road, Darley Dale, Darley Dale | Erection of dwelling | Northwood and Tinkersley | 19/01/2018 | 19/01/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA371 | 15/00013/FUL | Buckholme Farm, Mayfield Road, Ashbourne, Ashbourne, DE6 2BJ | Demolition of existing dwelling and agricultural buildings, erection of replacement dwelling and modifications to vehicular access | Offcote and Underwood | 18/03/2015 | 18/03/2018 | 31/03/2018 | | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA629 | 17/00130/PDA | Kitchen Gardens, Osmaston Park, Osmaston, Ashbourne | Change of use of agricultural building to dwelling | Osmaston | 09/05/2017 | 09/05/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA165 | 14/00647/VCOND | Former Filling Station, Off Chatsworth Road, Rowsley, Matlock | Variation of Condition 20 of Planning Permission 14/00082/FUL to allow unrestricted occupancy as dwelling houses | Rowsley | 05/07/2016 | 05/07/2019 | | | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA449 | 15/00648/PDF | Country Store, Chatsworth Road, Rowsley, Matlock | Change of Use from Retail to Dwelling | Rowsley | 19/10/2015 | 19/10/2018 | | | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA75 | 15/00562/FUL | Thatch Lodge, Mill Lane, Shirley, DE6 3AR | Replacement dwelling | Shirley | 25/09/2015 | 25/09/2018 | 31/03/2016 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA78 | WED/0000/1926 | HEADLOW FIELDS FARM, ASHBOURNE | CHANGE OF USE OF OUTBUILDING TO DWELLING (REVISIONS TO PLANNING PERMISSION 01/08/0594) | Snelston | 20/05/2002 | 20/05/2007 | 31/03/2003 | | 4 | 0 | 4 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA419 | 15/00017/FUL | 18vonbrook House, Eversleigh Rise, Darley Bridge, DE4 2JW | Erection of bungalow and rebuilding/extension of outbuilding to form garage and associated access | South Darley | 20/04/2015 | 20/04/2018 | 31/03/2016 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA556 | 15/00670/FUL | Land off, Main Road, South Darley, Matlock | Construction of a new dwelling | South Darley | 14/09/2016 | 14/09/2019 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA555 | 16/00744/PDA | Ashton Farm, Aston Lane, Oker, South Darley | Change of Use agricultural building to dwelling. | South Darley | 08/11/2016 | 08/11/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA450 | 17/00732/FUL | 9, Eversleigh Rise, Darley Bridge, DE4 2JW | Erection of a dwelling | South Darley | 20/10/2017 | 20/10/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA630 | 17/01014/FUL | Thorn trees, Oker Road, 17/01014/FUL., Oker, Matlock, DE4 2JJ | Proposed replacement dwelling | South Darley | 08/01/2018 | 08/01/2021 | | | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA631 | 17/00329/FUL | Springfield Garage, Ashbourne Road, 17/00329/FUL., Sudbury, DE6 5HL | Hybrid Application - Residential Development of up to 9 no. dwellings and access (Outline) and erection of building for B2/B8 Use and associated access (Full) | Sudbury | 27/09/2017 | 27/09/2020 | | | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA632 | 17/01090/PDA | Flacketts Lane Farm, Flacketts Lane, Sudbury, Ashbourne | Change of use of agricultural building to dwelling house. | Sudbury | 03/01/2018 | 03/01/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA80 | 08/00261/FUL | Tansley Wood Mills, Lumsdale Road, Matlock | Redevelopment of site to include conversion of former textile mill building to create 17 no. residential units, erection of 19 no. new build residential units, erection of 8 no. new build commercial units, 4 no. office units including 6 no. loft apartment | Tansley | 27/03/2013 | 27/03/2016 | 31/03/2016 | | 42 | 0 | 42 | 0 | 0 | 0 | 0 | 42 | 42 | 1 | 41 | 0 | 42 | 0 | 0 | 0 | STARTED | |
| SHLAA260 | 14/00843/FUL | White Leas, Oaksedge Lane, Tansley, DE4 5FQ | Erection of dwelling and detached garage (Re-submission of planning application 14/00126/FUL) | Tansley | 04/03/2015 | 04/03/2018 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA558 | 15/00276/OUT | Field House, Starth Lane, Tansley, Matlock, Matlock, DE4 5FD | Erection of Dwelling | Tansley | 12/05/2016 | 12/05/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA420 | 15/00351/PDA | 1 and 2 Barns, Home Farm, Whitelea Lane, Tansley, Matlock | Change of use of agricultural building to dwelling house | Tansley | 14/07/2015 | 14/07/2018 | 31/03/2017 | | 2 | 0 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA557 | 16/00435/PDA | Whitelea Barn, Whitelea Lane, Tansley, Matlock | Change of use of agricultural building to dwelling house | Tansley | 18/08/2016 | 18/08/2019 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA317 | 16/00779/FUL | Land adjacent 9, Oak Tree Gardens, Tansley, Matlock, Matlock | Erection of 3 dwellings | Tansley | 13/04/2017 | 13/04/2020 | 31/03/2018 | | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 3 | 3 | 3 | 0 | 3 | 0 | 0 | 0 | STARTED | |
| SHLAA633 | 17/00107/PDA | The Barn, Alders Lane, Tansley, Matlock | Change of use of agricultural building to dwelling | Tansley | 12/05/2017 | 12/05/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | STARTED | |
| SHLAA634 | 18/00101/FUL | Glebe Farm, Church Street, Tansley, Matlock | Change of use of outbuilding to dwelling. | Tansley | 29/03/2018 | 29/03/2021 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA83 | 11/00229/EXF | Chequers Farm Workshop, Millers Green, Wirksworth, DE4 4BL | Extension of Time Limit - Redevelopment of site to provide 5 no. detached dwellings, 5 no. residential apartments, associated access and landscaping | Wirksworth | 18/05/2011 | 18/05/2014 | 31/03/2014 | | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | 10 | 1 | 9 | 10 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA85 | 11/00387/REM | 14 The Gables, Bolehill Road, Bolehill, DE4 4GQ | Demolition of existing dwelling and former W.I. building and erection of 7 no. dwellings and associated access (approval of reserved matters) | Wirksworth | 26/09/2011 | 26/09/2013 | 31/03/2014 | | 7 | 1 | 6 | 0 | 0 | 0 | 0 | 7 | 6 | 1 | 6 | 7 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA374 | 13/00906/FUL | Stones of Wirksworth, Wood Street, Wirksworth, Wirksworth | Enlargement of retail Unit and conversion of builders' storage building to B1 office unit and 7 apartments. Demolition of Workshop and erection of replacement building for 4 apartments. | Wirksworth | 20/10/2014 | 30/10/2017 | 31/03/2018 | | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 11 | 11 | 10 | 1 | 11 | 0 | 0 | 0 | 0 | STARTED | |

| SHLAA Ref | Planning Application | Address | Description | Parish Name | Date Granted | Lapse Date | Started Date | Completed Date | Proposed Dwellings | Losses | Net Gain | Gross Comps | Net Comps | Gross Comps FY | Net Comps FY | Gross Comm | Net Comm | U/C | N/S | 0-5 years | 6-10 years | 11-15 years | 16year + | Current Status | Notes | |
|-----------|----------------------|--|---|-------------|--------------|------------|--------------|----------------|--------------------|--------|----------|-------------|-----------|----------------|--------------|------------|----------|-----|-----|-----------|------------|-------------|----------|----------------|---------|--|
| SHLAA146 | 14/00464/FUL | WindrushMills GreenWirksworthDerbyshireDE 4 4BL | Change of use of ground floor workshop to living accommodation, two storey and single storey extensions | Wirksworth | 04/09/2014 | 04/09/2017 | 31/03/2016 | | 1 | 1 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA421 | 14/00546/PDA | Spite Winter Farm, Oakerthorpe Road, Bolehill, Wirksworth, Matlock | Change of Use of an agricultural building to a dwelling house | Wirksworth | 28/07/2015 | 28/07/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA422 | 15/00029/FUL | Ladycroft, Wash Green, Wirksworth, DE4 4FD | Demolition of redundant buildings and erection of dwelling | Wirksworth | 21/07/2015 | 21/07/2018 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA423 | 15/00143/FUL | Barnes Croft, Canterbury Road, Wirksworth | Detached dwelling house | Wirksworth | 30/04/2015 | 30/04/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA217 | 15/00395/FUL | Wardmans (Matlock) Limited, Haarlem Mill, Derby Road, Wirksworth, Wirksworth | Conversion of Mill to office/light industrial use and erection of 30 dwellings | Wirksworth | 19/07/2016 | 19/07/2019 | 31/03/2017 | | 34 | 0 | 34 | 0 | 0 | 0 | 0 | 34 | 34 | 0 | 34 | 34 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA88 | 15/00446/REM | 51, Wash Green, Wirksworth, DE4 4FD | Erection of dwelling (approval of reserved matters) | Wirksworth | 21/08/2015 | 21/08/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA424 | 15/00489/FUL | Blacksmiths Shop, Crown Yard, Wirksworth | Change of use and conversion of former blacksmiths to dwelling | Wirksworth | 17/09/2015 | 17/09/2018 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA182 | 15/00664/FUL | Land At, Cromford Road, Wirksworth | Erection of 31 dwellings and associated infrastructure | Wirksworth | 19/05/2016 | 19/05/2019 | 31/03/2017 | | 31 | 0 | 31 | 24 | 24 | 24 | 24 | 7 | 7 | 3 | 4 | 7 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA122 | 15/00665/FUL | 14, New Road, Bolehill, DE4 4GL | Erection of dwelling with associated access | Wirksworth | 08/12/2015 | 08/12/2018 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA497 | 15/00734/FUL | Barnes Croft, Canterbury Road, Wirksworth | Two semi-detached dwellings | Wirksworth | 07/12/2015 | 07/12/2018 | | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA521 | 16/00045/PDA | Barnhouse Farm, Blunderstone Lane, Longway Bank, Wirksworth, Wirksworth | Change of use of agricultural building to dwelling. | Wirksworth | 17/03/2016 | 17/03/2019 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA81 | 16/00422/FUL | 79 Honeysuckle Cottage, The Dale, Wirksworth, DE4 4EJ | Erection of dwelling | Wirksworth | 19/08/2016 | 19/08/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA635 | 16/00518/FUL | 31, Oakerthorpe Road, Bolehill, DE4 4GP | Proposed dwelling house and additional vehicle access | Wirksworth | 20/10/2016 | 20/10/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA636 | 16/00609/PDA | Barn at Ivy House Farm, Alderwasley, Wirksworth | Change of use of agricultural building to dwelling. | Wirksworth | 21/10/2016 | 21/10/2019 | 31/03/2017 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA106 | 16/00656/FUL | Province Mill, Gorsey Bank, Wirksworth, Wirksworth | Erection of 3 dwellings | Wirksworth | 25/01/2017 | 25/01/2020 | | | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 3 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA637 | 16/00692/PDA | Moor Farm, Wirksworth Moor, Bolehill, Wirksworth | Change of use of agricultural building to residential dwelling | Wirksworth | 02/11/2016 | 02/11/2019 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA638 | 16/00713/FUL | Derbyshire Dales Christian Centre, 1 Temperance Hall, Chapel Lane, Wirksworth, Wirksworth | Change of use of chapel to 6 flats. | Wirksworth | 21/11/2016 | 21/11/2019 | 31/03/2018 | | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 6 | 6 | 6 | 0 | 6 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA639 | 16/00812/FUL | 13A The Malthouse, North End, Wirksworth, Wirksworth | Change of use of business B1 premises (first floor) to apartment | Wirksworth | 22/12/2016 | 22/12/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA217 | 17/00143/FUL | The Chalet, Millers Greet, Wirksworth, Wirksworth | Demolition of Summer House and erection of a dwelling | Wirksworth | 28/04/2017 | 28/04/2020 | 31/03/2018 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA640 | 17/01033/FUL | Barn, The Pingle, Summer Lane, Wirksworth, Wirksworth | Change of use and Conversion of barn to dwelling | Wirksworth | 13/12/2017 | 13/12/2020 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA641 | 17/01153/FUL | Barmote Croft, Chapel Lane, Wirksworth, Wirksworth | Conversion of lounge/laundry and office to 2 flats. | Wirksworth | 26/01/2018 | 26/01/2021 | | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA84 | WED/0000/2111 | LAND REAR OF, GREENHILL, MATLOCK | ERECTION OF TWO STOREY DWELLING AND ASSOCIATED ACCESS. | Wirksworth | 13/06/2003 | 13/06/2008 | 31/03/2009 | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | STARTED | |
| SHLAA279 | 16/00587/FUL | Mushroom Farm, Rodsley Lane, Yeldersley, Ashbourne | Erection of 9 dwellings. | Yeaveley | 30/08/2017 | 30/08/2020 | | | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA500 | 14/00074/OUT | Ashbourne Airfield, Lady Hole Lane, Yeldersley | Residential development (367 dwellings), employment site, commercial and community facilities, link road, access and landscaping (outline) | Yeldersley | 30/03/2017 | 30/03/2020 | | | 367 | 0 | 367 | 0 | 0 | 0 | 0 | 367 | 367 | 0 | 367 | 120 | 247 | 0 | 0 | 0 | GRANTED | |
| SHLAA568 | 16/00312/PDA | Agricultural Shed, Yeldersley Lane, Bradley, Ashbourne | Change of use of agricultural building to dwelling house | Yeldersley | 12/07/2016 | 12/07/2019 | | | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | GRANTED | |
| SHLAA92 | WED/0000/2344 | War Meadow Farm, DOG KENNEL LANE, Yeldersley, ASHBOURNE | CONVERSION OF FARM BUILDINGS TO PROVIDE TWO DWELLINGS AND ASSOCIATED GARAGING, PROVISION OF SEWAGE TREATMENT FACILITIES AND IMPROVEMENTS TO ACCESS. | Yeldersley | 31/08/2006 | 31/08/2009 | 31/03/2009 | | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | STARTED | |

APPENDIX 2
PHASING OF LOCAL PLAN ALLOCATIONS

LOCAL PLAN ALLOCATIONS - PHASED DEVELOPMENT

| Local Plan Policy | Site Address | Status | Planning application number | Local Plan Allocation | 0-5 Years | | | | | 6-10 Years | | | | | 11-15 Years | | | | | Year 16 | Total |
|-------------------|--|---------------|--------------------------------|-----------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-------------|---------|---------|---------|---------|---------|-------|
| | | | | | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | |
| HC2(b) | Former Mirage Hotel, Derby Road, Ashbourne | Allocated | | 20 | 0 | 4 | 4 | 5 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| HC2(d) | Land at Ashbourne Airfield, Ashbourne | Allocated | | 1100 | 0 | 0 | 20 | 40 | 40 | 40 | 40 | 60 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 300 | 1100 |
| HC2(e) | Land off Cavendish Drive, Ashbourne | Allocated | | 28 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| HC2(i) | Land off Old Hackney Lane, Darley Dale | Allocated | | 27 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| HC2(i) | Land at Old Hackney lane, Darley Dale | Allocated | | 30 | 0 | 4 | 10 | 10 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| HC2(k) | Land to the rear of RBS, Darley Dale | Allocated RTG | 17/01243/FUL - for 100 | 135 | 20 | 40 | 40 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| HC2(l) | Land off Normanhurst Park, Darley Dale | Allocated | | 20 | 0 | 5 | 10 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| HC2(m) | Land at Stancliffe Quarry, Darley Dale | Allocated | | 100 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| HC2(p) | Land at Marston Lane, Doveridge | Allocated | 18/00302/PREAPP | 18 | 0 | 4 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| HC2(r) | Land East of Ardennes, Hlland Ward | Granted | 16/00832/OUT | 18 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| HC2(u) | Land at RBS, Matlock | Allocated | | 24 | 0 | 5 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| HC2(w) | Land off Gritstone Road, Matlock (east) | Allocated | 18/01242/EIA - Pending | 430 | 0 | 23 | 52 | 52 | 52 | 52 | 52 | 52 | 51 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 430 |
| HC2(x) | Land to the north of Porter Lane, East of Main Street, Middleton By Wirksworth | Allocated | | 45 | 0 | 0 | 10 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| HC2(y) | Former Perminite works, West of Cawdor Quarry, South Darley | Allocated | 16/00923/OUT - pending | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 20 | 50 | |
| HC2(z) | Land Off Thatchers Croft Thatchers Lane Tansley | Allocated RTG | 16/00134/OUT | 19 | 0 | 5 | 8 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| HC2(aa) | Whitelea Nursery, Tansley | Allocated | 17/00850/FUL- pending | 27 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| HC2(bb) | Land at Tansley House Gardens, Tansley | Allocated RTG | 14/000097/ OUT 16/00397/FUL | 49 | 0 | 10 | 12 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| HC2(cc) | Land at Middleton Road, Wirksworth | Allocated | | 150 | 0 | 0 | 15 | 35 | 50 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| HC2(dd) | Land at Middlepeak Quarry, Wirksworth | Allocated | | 645 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 45 | 45 | 50 | 105 | 645 |
| | | | | | 20 | 191 | 223 | 250 | 230 | 217 | 167 | 187 | 181 | 174 | 130 | 130 | 125 | 125 | 160 | 425 | 2935 |
| | | | | | 914 | | | | | 926 | | | | | 670 | | | | | 425 | 2935 |

APPENDIX 3
STATEMENTS OF COMMON GROUND 2017



**Land at Lathkill Drive, Ashbourne
HC2 (a)**

**Statement of Common Ground as
agreed:**

**Derbyshire Dales District Council
and Mrs Louise Thorne (agent) on
behalf of the land-owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mrs L. Thorne (Agent) on Housing Land Allocation Policy HC2(a) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 35 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Lathkill Drive, Ashbourne was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA185).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 An outline planning permission (15/00060/OUT) was granted, with conditions, for 35 dwellings and associated access and open space in May 2016. The s106 agreement was signed on the 21st October 2016.

3. Site Description

- 3.1 This is a part greenfield/part brownfield site adjacent to the existing settlement of Ashbourne. The site consists of a field which lies just back from a local ridgeline overlooking the Henmore Valley and parts of the town to the north. There is rough grassland with scrub encroaching from the north east. A screening bund and tree/shrub planting extends along the south western boundary with existing development. Large areas of 20th and 21st century residential development extend to the south as well as industrial development associated with a former airfield. Undeveloped parts of the airfield bounds the site to the east.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(a) Land at Lathkill Drive, Ashbourne for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards the successful submission and subsequent approval of the 'reserved matters'.
- 4.3 Both parties agree to work towards the successful discharge of conditions.
- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

5.1 Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 35 | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This was considered as part of the outline planning application process. The consideration of the 'reserved matters' will further clarify the infrastructure requirements and how any constraints will be overcome.

Education Infrastructure

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This was considered as part of the outline planning application process. The consideration of the 'reserved matters' will further clarify how the site constraints will be overcome.

Viability Considerations

- 5.5 The Agent has confirmed that the applicant has secured a developer for the site subject to contract.

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 The Agent has submitted a planning application requesting the variation of Condition 7 of planning consent 08/00704/FUL. This application was submitted on 31st March 2017 and request an amendment to the wording of Condition 7, specifically the removal of the word 'east' from the second line of the condition in respect of screen planting belts.

7. Outstanding Matters

- 7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mrs L. Thorne (Agent) on behalf of the land-owner in respect of Policy HC2(a).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date:

Signed by:-



Mrs Louise Thorne (Agent) on behalf of the Land-Owner

Date: 18/04/2017



**Land at Former Mirage Hotel,
Ashbourne HC2 (b)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr. R. Yarwood (agent)
on behalf of the land-owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017



1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr R. Yarwood (Agent) on Housing Land Allocation Policy HC2(b) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 20 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at former Mirage Hotel, Ashbourne was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA204).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, confirmed by return of correspondence in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 Brownfield site currently laid as hardstanding provides car parking to the wider care home situated within the former Mirage Hotel. The area of hardstanding includes marked parking bays and small areas of landscaping. The site has direct access onto Derby Road, with mature trees running along the sites frontage to the western boundary.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(b) Land at the former Mirage Hotel, Ashbourne for residential development considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 It is agreed that the most likely current time-frame for development is submission of a planning application in 2018 with subsequent phased development in 2019/2020.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

5.1

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 5 | 5 | 5 | 5 | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 The Highway Authority state that a satisfactory access could possibly be achieved (SHLAACD26), however improvements to the visibility from the existing access would be required and development may have an adverse impact on the surrounding highway network.

Access to Services

- 5.3 The site has good access to services, facilities and public transport and is within a sustainable location.

Education Infrastructure

- 5.4 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Landscape

- 5.5 As a previously developed site in the existing built up area of Ashbourne the landscape sensitivity of the site to housing development is low, accordingly the landscape assessment concludes there is capacity for development across the site (SHLAA CD26).

Ecology

- 5.6 Derbyshire Wildlife Trust considers the site to be of low nature conservation value.

Historic Environment

- 5.7 Development is likely to result in no impact on the historic environment.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 No further updates.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr R. Yarwood (Agent) on behalf of the land-owner in respect of Policy HC2 (b).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

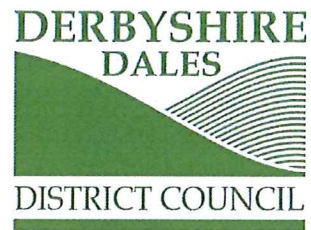
Date: 14 - 04 - 17

Signed by:-



Mr R. Yarwood (Agent) on behalf of the Land-Owner

Date: 19th April 2017



Ashbourne Airfield Phase 2

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Bamford Property Ltd.
and Harrisons the land-owners.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Bamford Property Ltd. (BPL) and Harrisons on strategic site allocation Policies DS8 and HC2 (c) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed development of 1100 dwellings and 6-8 hectares of employment land.
- 1.2 The Pre-Submission Draft Derbyshire Dales District Local Plan proposes two strategic allocations at the Airfield, DS1 for phase 1 and allocation DS8 for phase 2. This statement relates to DS8.

2 Ownership

- 2.1 All of the land within Phase 2 is within the control of BPL and the Harrisons (together referred to as the "Owners"). A plan showing BPL and the Harrisons respective interests is provided at Appendix One. As BPL is the principal owner of Phase 2, the Owners have agreed that BPL will lead in bringing forward the planning application for Phase 2.

3. Background

- 3.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Ashbourne Airfield was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development. (CD26 SHLAA 266)
- 3.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016). Further information regarding site status was sought from landowners and developers through a Delivery Proforma in May 2016, updated in March 2017. This included, progress overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 3.3 The development of Ashbourne Airfield Phase 1, mixed use residential and employment has been granted planning permission subject to the signing of a S106 agreement (14/00074/OUT). In addition a new link road to the site has recently been granted planning permission (16/00168/FUL).

4. Site Description

- 4.1 The site comprises of an expansive area of grassland and former hardstanding runways to the South of Ashbourne extending to approximately to 39.35 hectares for Phase 1 and 49.93 hectares, Phase 2. The site is an upland plateau extending to a ridgeline in the North before falling sharply to the A517. Industrial development is located to the North-West. The eastern boundary is characterised by a sharp break of slope with trees and hedgerows with the land falling away beyond.

5. Areas of Common Ground

- 5.1 All parties agree that the allocation of Policy DS8 Land at Ashbourne Airfield (Phase 2) for residential and employment development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 5.2 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 5.3 It is agreed that the issues highlighted are the main foreseeable issues that the development of the site will face, and that they do not fundamentally affect the deliverability of the site and that they can be satisfactorily dealt with as the site progresses.
- 5.4 It is agreed the allocation of the site is robust and justified.

6. Site Capacity

Timescale for Delivery

6.1 BPL has had preliminary discussions with the District Council about bringing forward an early outline application for Phase 2. Following those discussions BPL has started to assemble the professional team to commence the preparation of an outline planning application for Phase 2 for submission to the District Council in 2018.

6.2 BPL anticipates the timetable for the Phase 2 planning application proposes the following:

- complete appointment of professional team – Q2 2017;
- undertake scoping exercise with the District Council, County Council and other statutory consultees – Q2 2017;
- professional team undertake technical assessments – Q2/Q3 2017;
- professional team prepare draft master plan for Phase 2 – Q3/Q4 2017;
- pre-application consultation with District Council/County Council/statutory consultees/community – Q4 2017/Q1 2018;
- refine planning application/master plan Q1 2018;
- prepare formal planning application/ supporting documents and submission of outline planning application – Q1 2018;
- determination of outline planning application – Q2 2018

6.3 Following the grant of outline planning permission the Owners will work with developers to bring forward Phase 2. Submission of reserved matters might be expected in 2018/19 with construction of Phase 2 site infrastructure in 2019 and construction of housing commencing in 2020.

6.4

| | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Year | 2017 /18 | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 | 2022 /23 | 2023 /24 | 2024 /25 | 2025 /26 | 2026 /27 | 2027 /28 |
| Phase 2: No. of Dwellings | 0 | 0 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 60 | 60 |

| | 11-15 Years | | | End of Plan Period | | | |
|---------------------------|-------------|-------------|-------------|--------------------|-------------|------------|-------|
| Year | 2028 /29 | 2029 /30 | 2030 /31 | 2031 /32 | 2032 /33 | +16 yrs | Total |
| Phase 2: No. of Dwellings | 80 | 80 | 80 | 80 | 80 | 300 | 1100 |

Delivery

6.5 BPL have retained JLL during the promotion of the Airfield site. One of JLL's remits has been to provide market analysis and to advise in relation to the proposed disposal and delivery strategy for the Airfield. JLL have advised that once the initial access/site infrastructure is in place and construction of the Phase 1 housing is well underway, then it is expected that several house builders will be involved in the delivery of discrete phases within the Airfield at the same time. It is therefore anticipated that there will be some overlap between the delivery of Phase 1 and Phase 2.

Capacity of Infrastructure

Infrastructure

6.6 The Infrastructure Delivery Plan (CD19 December 2016) has identified additional infrastructure development required to support the development including the provision of a new link road from the A52 to the site, investment to reduce the cumulative impacts upon the highway network from the development; provision of open space and recreation; and highway and pedestrian links to and from the site; provision of community facilities.

6.7 Both parties agree to continue to work with third parties to develop facilities and infrastructure requirements required of the development.

Highways

6.8 The new link road proposed to support the development was granted 24th May 2016 (16/00168/FUL) and the design process is currently underway by appointed sub-contractors, in conjunction with the Harrisons and the Derbyshire County Council Highways Authority.

6.9 The Owners' highway consultants have advised that the approved access junction will have sufficient capacity to serve a proportion of Phase 2. The Owners' proposal is to construct

a second access from the A52 potentially in the form of a roundabout situated to the west of the approved access junction to provide additional capacity for vehicles accessing the highway network from the overall Phase 2 development.

- 6.10 The planning permission / section 106 agreement for Phase 1 and accompanying master plan make provision for significant improvements to the accessibility of land within the Airfield. This includes provision for extensive cycle and footpath links, funding for a five year period to establish a bus service to serve the development and a comprehensive travel plan covering all parts of the development. It is anticipated that Phase 2 will supplement these elements in relation to Phase 2.
- 6.11 As part of the local plan evidence base the District Council and County Council have produced a Transport Evidence Base Report dated June December 2016 (Core Document 35). This report considers inter alia the local plan allocations for Ashbourne Town which includes the Airfield proposals. The report has identified that improvements to the signalisation of the Derby Road/Sturston Road/Park Road junctions together with the incorporation of sustainable transport initiatives will create additional capacity for the proposed new development allocations in Ashbourne. It is anticipated that Phase 2 of the Airfield will contribute to any improvements by way of s.106 agreement/CIL.

Health

- 6.12 South Derbyshire Clinical Commissioning Group is leading work with partner organisations to ensure that the health and wellbeing needs in the community are taken into account. The CCG has confirmed that as a consequence of the proposals outlined in the Pre-submission Draft Derbyshire Dales Local Plan, there is a likelihood that alternative premises or extensions to existing premises will need to be sought. In this regard, the CCG is currently in the process of producing its Strategic Estates Strategy which will set out the need for future facilities in detail. The production of these strategies is expected to coincide with the timescale for the implementation of a Derbyshire Dales CIL.

Education

- 6.13 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Heritage

- 6.14 The Airfield is not within nor adjacent to a Conservation Area. There are no listed buildings or scheduled ancient monuments on site and there are also no Tree Preservation Orders relating to the site. The Derbyshire County Council archaeologist in relation to the planning application for Phase 1 considered the site has some archaeological potential because of the known pre-historic burial monuments around the headwaters of Wyaston Brook to the west of the Airfield. In relation to Phase 1 it was agreed that a condition requiring a field evaluation before submission of the reserved matters applications should be imposed. There are therefore no constraints from a heritage perspective that would prejudice or prevent the development of Phase 2 coming forward.

6.15 It is agreed that Phase 2 will require a Historic Environment Assessment. The County Archaeologist notes this is a large site on the historic airfield which has some surviving infrastructure. There is archaeological potential outside runways/ dispersal areas.

Ecology

6.16 A phase 1 habitat and protected fauna survey was undertaken and submitted in support of the outline planning application for Phase 1. The area which was the subject of that survey included both Phase 1 and Phase 2. The recommendations of that appraisal have been incorporated into the planning permission/section 106 agreement for Phase 1 of the Airfield. A similar approach will be adopted in relation to Phase 2. Overall, the report makes a number of recommendations concluding that subject to the further survey work recommended and suitable precautionary measures being adhered to before any construction work takes place, the development of the Airfield (including Phase 2) will not have any significant impact on ecological interests of acknowledged importance.

Contamination

6.17 Given the Airfield's previous uses, it is possible that there will be isolated instances of contamination. As with Phase 1 this can be dealt with through appropriate conditions.

Noise/air quality

6.18 Technical assessments confirmed in relation to Phase 1 that a good residential environment can be achieved through site layout and appropriate landscaping/buffer next to the boundary with Vital Earth on the industrial estate. These have been secured by condition attached to the planning permission for Phase 1. A similar approach will be adopted in relation to the Phase 2 planning application.

Flood risk

6.19 The flood risk assessment for Phase 1 has confirmed that the Airfield lies within flood zone 1 and is at low risk of flooding. Given the site is on an elevated plateau, the only flood risk at the site is from surface water run off from the site itself. This will be mitigated by the sustainable drainage strategy secured by planning condition. A similar approach will apply in relation to Phase 2.

Landscape

6.20 The Airfield is not the subject of any landscape designation nor is it greenbelt. A landscape visual impact assessment was submitted with the planning application for Phase 1. The conclusion of that assessment was that the overall impact on the landscape character would be minor or negligible. The assessment recommended that the landscape features on the northern and eastern boundaries of the Airfield would be retained and enhanced as part of any development.

6.21 In terms of visual impact longer distance views from the north and east are largely filtered/screened by existing planting and landform. Localised views from the south east of the Airfield have minimal relevance to Phase 2.

6.22 Overall, it is not considered that Phase 2 will have any significantly detrimental impact on landscape character and visual amenity. Both parties are committed through master planning exercises to work constructively with third parties to minimise disruption and

mitigate the impacts of construction upon protected landscape and identified features through comprehensive landscaping plans.

Utilities

6.23 The Owners have consulted with the main utility providers (Western Power, National Grid and Severn Trent Water) in relation to the promotion of the Airfield. No issues have been raised that will prevent/prejudice the delivery of Phase 2.

Viability Considerations

6.21 Cushman and Wakefield on behalf of Derbyshire Dales District Council has undertaken a Plan Viability Study (CD19 December 2016) which assess the viability of strategic sites and confirm that in principle the quantum of development is likely to be viable and deliverable.

6.22 In terms of deliverability, Phase 2 of the Airfield benefits from much of the technical assessment work and discussions which have taken place with the District Council, County Council and key statutory consultees in relation to the outline planning application for Phase 1. The conclusions of that body of technical work give confidence that there are no constraints that would prevent or prejudice the delivery of Phase 2 of the Airfield in the way proposed in the Pre-Submission Draft Derbyshire Dales District Local Plan.

7. Progress Since Derbyshire Dales Local Plan 2016

7.1 Pre-application discussions are ongoing between all parties.

8. Outstanding Matters (Areas of Disagreement)

8.1 There are no areas of disagreement between Derbyshire Dales District Council and the Owners in respect of Policies DS8 HC2(c).

9. Agreement

Signed by:-

Paul Wilson on behalf of Derbyshire Dales District Council

Date: 21/04/17

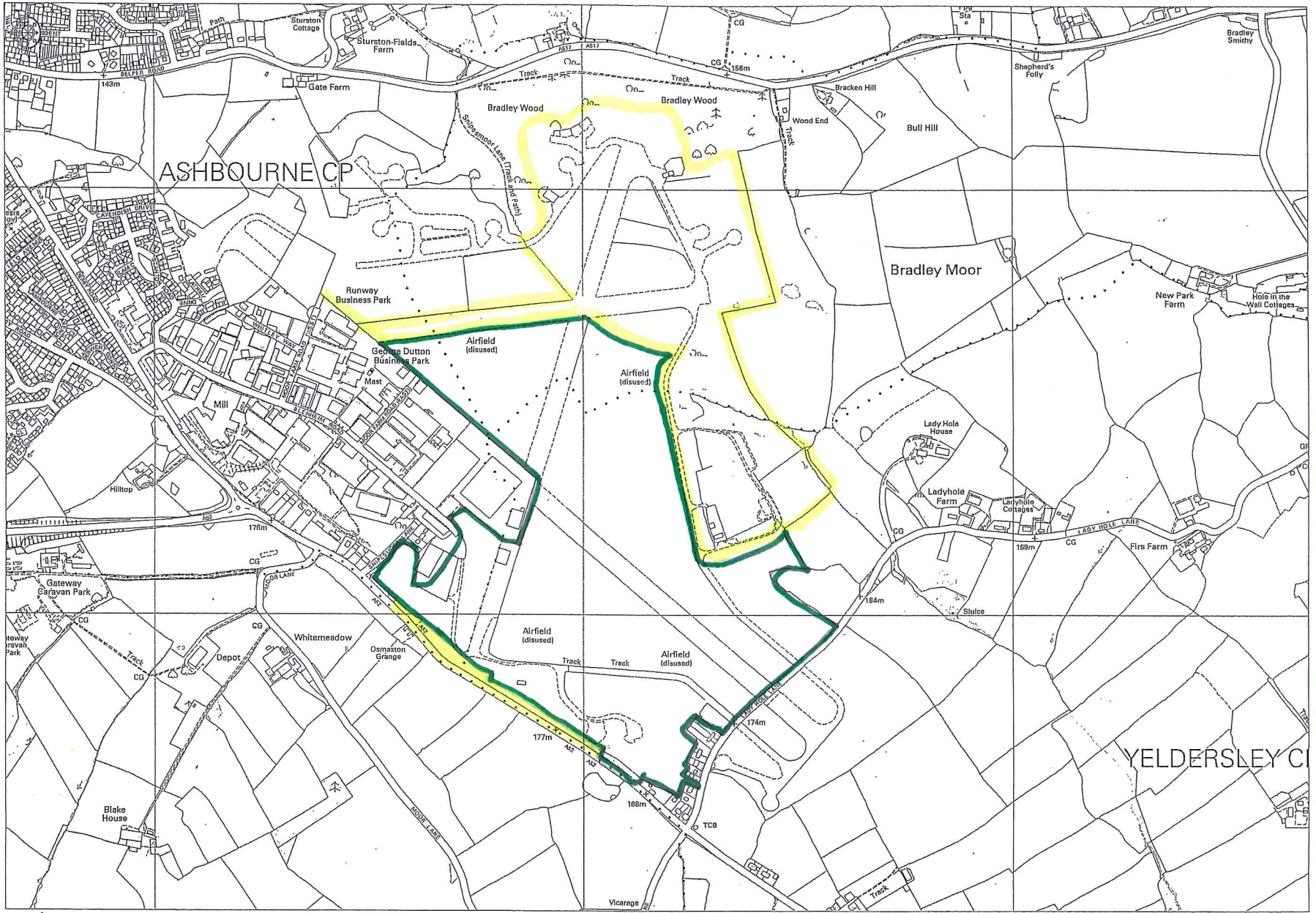
Hill Dickinson

Hill Dickinson On behalf of Bamford Property Ltd

Date: 21/04/17


Appendix One: Plan to Show Land Ownership

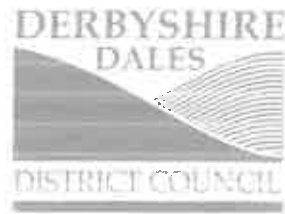
Ownership Plan



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 Bamford Property Limited's land

 Harrison's land



**Land off Cavendish Drive,
Ashbourne HC2 (d)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and ~~Mr. D. Archer (agent)~~
~~on behalf of the land-owner.~~**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017



1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr D. Archer (Agent) on Housing Land Allocation Policy DHC2(d) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development for 28 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land off Cavendish Drive, Ashbourne was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA313).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, confirmed by return of correspondence in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 The site lies to south eastern side of Ashbourne town centre and north of Cavendish Drive. It comprises a pastoral field surrounded by hedgerows. The site extends along a local ridgeline and onto the slope overlooking the Henmore valley and parts of the town to the north, sloping steeply in the north. Large areas of 20th and 21st century residential development are to the south at Cavendish Drive and beyond. Open countryside lies to the north of the site.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(d) Land Cavendish Road, Ashbourne for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.3 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

5.1

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | | 28 | | | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 The Highways Authority state that a satisfactory can possibly be achieved to serve development, further evidence required to demonstrate right of access and achievement of visibility splays (SHLAA CD26).

Access to Services

- 5.3 The site is situated adjacent to existing residential development, is in a sustainable location with good access to services, facilities and public transport in Ashbourne.

Flooding

- 5.4 The site is not in an area at risk of flooding and as a greenfield site is unlikely to require remediation.

Education

- 5.5 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Landscape

- 5.6 Landscape sensitivity to housing development is high, the landscape assessment concludes there is capacity for development in the southern part of the site, whereas development of parts of the site encroaching onto the ridge and down the slope in the north is likely to result in significant adverse impact on local landscape (SHLAA August 2016 CD26).

Ecology

- 5.7 The site contains pastoral grassland, hedgerows and hedgerow trees. Derbyshire Wildlife Trust consider the site to be of low nature conservation value (SHLAA CD26).

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 The landowner has made approaches to a number of developers, confirmed in email correspondence, March 2017.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr D. Archer (Agent) on behalf of the land-owner in respect of Policy HC2(d).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

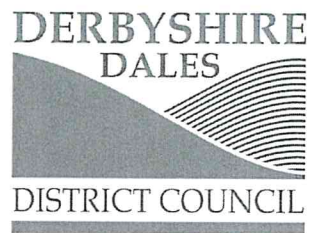
Date: 12-04-17

Signed by:-



~~D. Archer (Agent) on behalf of the Land-Owner~~

Date: 16/4/17



**Land to the North of A52,
Brailsford HC2 (e)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Gladman
Developments (agent) on behalf of
the land-owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

Capacity of Infrastructure

- 5.2 This is being considered as part of the planning application process. Should the application be approved conditions and s106 will further clarify the infrastructure requirements and how any constraints will be overcome.

Education

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This is being considered as part of the planning application process. Should the application be approved conditions and s106 will further clarify the infrastructure requirements and how any constraints will be overcome. This includes the clarification of the location of a footpath, as raised by the Highways Authority in consultation.

6. Progress Since Derbyshire Dales Local Plan 2016

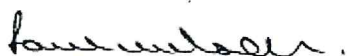
- 6.1 An outline planning application (17/00026/OUT) was received on the 14th January 2017 for residential development of up to 32 dwellings with access and associated works. This will be reported to Committee in May 2017.

7. Outstanding Matters

- 7.1 There are no areas of disagreement between Derbyshire Dales District Council and Gladman Developments (Agent) on behalf of the land-owner in respect of Policy HC2(e).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

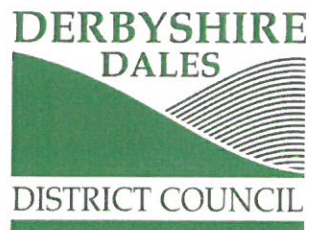
Date: 19/04/17

Signed by:-



Gladman Developments (Agent) on behalf of the Land-Owner

Date: 19.04.17



**Land off Luke Lane, Brailsford HC2
(f)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mrs. H. Dawkins, Miller
Homes Ltd.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Miller Homes Ltd. on Housing Land Allocation Policy HC2(f) of the Derbyshire Dales Local Plan Submission Plan (2016); for proposed residential development of 35 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA278).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 A planning application (16/00437/FUL) was granted subject to conditions, and s106 signed on the 15th December 2016 for residential development for 35 dwellings with open space and associated infrastructure.

3. Site Description

- 3.1 It is a greenfield site located to the north west of Brailsford, west of Luke Lane and west of an existing site with permission for residential development. The site is an agricultural field used for pasture bounded by hedgerows, with mature hedgerow trees on the western and northern sides, land slopes gently from north to south. The centre of Brailsford lies to the south. 20th century residential development extends along the eastern side of Luke Lane as far as and beyond the site. The site has good access to services and facilities within the village of Brailsford and existing public transport links.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(f) Land Luke Lane, Brailsford for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards the discharge of Conditions.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|-----|----------------------|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| | No. of Dwellings | | | 35 | | | | | | | | |
| | Planning Application | Yes 16/00437 / FUL | | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This was considered as part of the planning application process and reflected in the conditions.

Education

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This was considered as part of the planning application process and reflected in the conditions.

6. Progress Since Derbyshire Dales Local Plan 2016


- 6.1 A planning permission (16/00437/FUL) was determined on the 15th December 2016 with conditions residential development of 35 dwellings with open space and associated infrastructure.

7. Outstanding Matters

- 7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mrs H. Dawkins, Miller Homes Ltd. in respect of Policy HC2(f).

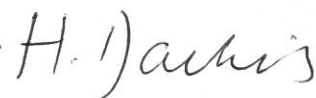
8. Agreement

Signed by:-



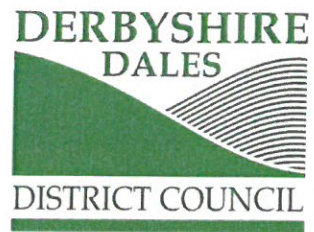
Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13.04.2017

Signed by:- 

Mrs. H. Dawkins (Agent) on behalf of Miller Homes Ltd.

Date: 13.04.2017



Land at Luke Lane/Mercaston Lane, Brailsford HC2 (g)

Statement of Common Ground as agreed by Derbyshire Dales District Council and Miss K. Young (agent) on behalf of the land-owner.

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Miss K. Young (Agent) on Housing Land Allocation Policy HC2(g) of the Derbyshire Dales Local Plan Submission Plan (2016); for proposed residential development of 47 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA479). The SHLAA considered it appropriate to identify 50% of the site developable, based on the landscape assessment conclusions that some capacity for development exists on the site within the southern parts which are removed from the highest most prominent ground and close to existing development, this is reflected in the site boundary indicated in Policy HC2(g). The indicative masterplan submitted with the outline application (16/00436/OUT) shows the concentration of residential development in the Southern part of the site, corresponding with the site allocation Policy HC2(g).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 An outline planning application (16/00436/OUT) for residential development of up to 47 dwellings with associated access has a decision to approve subject to the agreement of a s106.

3. Site Description

- 3.1 The site is situated to the northern edge of the settlement of Brailsford, between existing development at The Plain, Luke Lane and Mercaston Lane. The site comprises gently sloping ground and is an agricultural field used for pasture and occasionally arable purposes. The site is adjacent to the settlement and is contained by field boundary hedgerows on all sides. There is a belt of mature trees along much of the eastern boundary and Luke Lane/ Mercaston Lane to the west and north.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(g) Land at Luke Lane/Mercaston Lane, Brailsford for residential development is considered deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards the signing of a s106 agreement in the near future.
- 4.3 Should a s106 be agreed, both parties agree to work towards the timely submission and consideration of 'reserved matters' and discharge of conditions.

- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|-----|----------------------|-------------------------------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| | No. of Dwellings | | 15 | 32 | | | | | | | | |
| | Planning Application | Yes 16/00436 / OUT pending | | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This is being considered as part of the planning application process. Should the application be approved the Conditions and s106 will further clarify the infrastructure requirements and how any constraints will be overcome.

Education

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This is being considered as part of the planning application process. Should the application be approved the Conditions and s106 will further clarify the infrastructure requirements and how any constraints will be overcome.

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 No further updates.

7. Outstanding Matters

- 7.1 The outline planning application (16/00436/OUT) has a decision to approve subject to the agreement of a s106, December 2016. There are no areas of disagreement between Derbyshire Dales District Council and Miss K. Young (Agent) on behalf of the land-owner in respect of Policy HC2(g).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/2017

Signed by:-



Miss K. Young (Agent) on behalf of the Land-Owner

Date: 18/04/2017



Land at Old Hackney Lane, Darley Dale HC2 (h) SHLAA172

Statement of Common Ground as agreed by Derbyshire Dales District Council and Mr. & Mrs. Bunting (land-owners).

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr & Mrs Bunting (land-owners) on Housing Land Allocation Policy HC2(h) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 27 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Old Hackney Lane, Darley Dale was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development, there are two SHLAA assessments relating to HC2 (h), this agreement relates to SHLAA 172 (CD26).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, updated in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 This is a greenfield site, consisting of agricultural field and part of another adjoining field immediately adjoining development at Darley House Estate, Hackney on the north eastern side of Old Hackney Lane. A stone wall marks the boundary with the lane. The site is within reasonable walking distance to local services and facilities. It is considered that a safe and accessible access can be achieved from the site subject to localised highway improvements and issues regarding gradients are addressed as part of any scheme on the site.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(h) Land at Old Hackney Road, Darley Dale for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards satisfactory submission of a planning application.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|----------------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings SHLAA 172 | | 27 | | | | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 The Highways Authority have advised that safe and adequate access can be achieved to and from the site with improvements made to access arrangements as part of a planning application (SHLAA CD26).

Landscape

- 5.3 The DDDC Landscape Officer stated (SHLAA CD26) development of the site is likely to have a moderate adverse impact on landscape character due to loss of countryside, but this could be mitigated through design of an appropriate scheme as part of a planning application on the site.

Ecology

- 5.4 Derbyshire Wildlife Trust consider the site to be of low nature conservation value (SHLAA CD26).

Education Infrastructure

- 5.5 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Heritage

- 5.6 Heritage assessment concludes development is likely to result in no impact to/on the significance/setting of the heritage assets. (SHLAA CD26).
- 5.8 Both parties agree that there are no insurmountable constraints to development on this site.

Viability Considerations

- 5.9 The land-owner prepared a promotional document and accompanying Transport and Transportation Appraisal in support of the site, submitted to the District Council in November 2014.
- 5.10 Representations made on the land-owner's behalf in September 2016 included identification of constraints and capacity plans.

6. Progress Since Derbyshire Dales Local Plan 2016

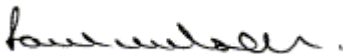
6.1 The land-owner has indicated that a planning application will be forthcoming in 2017/18 and that options discussions with interested developers are ongoing.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr & Mrs Bunting the land-owners in respect of Policy HC2(h) SHLAA172.

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

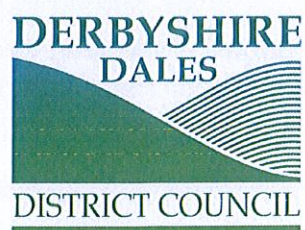
Date:

Signed by:-



Mr. & Mrs. Bunting (Land-owners).

Date: 18 April 2017



Land at Old Hackney Lane, Darley Dale HC2 (h) SHLAA 295

Statement of Common Ground as agreed by Derbyshire Dales District Council and Mr J. Jenkins (agent) on behalf of the land-owner.

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr J. Jenkins (agent) on behalf of the land-owner on Housing Land Allocation Policy HC2(h) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 30 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Old Hackney Lane, Darley Dale was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development, there are two SHLAA assessments relating to HC2 (h), this agreement relates to SHLAA 295 (CD26).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 This is a greenfield site, consisting of agricultural and grazing land in the open countryside off Old Hackney Lane. Open countryside surrounds the site to the north, east and west. Whitworth Hospital is adjacent the site to the south. The site is within reasonable walking distance to local services and facilities. It is considered that a safe and accessible access can be achieved from the site subject to localised highway improvements and issues regarding gradients are addressed as part of any scheme on the site.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(h) Land at Old Hackney Road, Darley Dale for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards satisfactory submission of a planning application.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | | |
|-----|----------------------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|
| | Year | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| | No. of Dwellings SHLAA 295 | | 4 | 10 | 10 | 6 | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 The Highways Authority have advised that a satisfactory access can be achieved from the site given the available roadside frontage, however some works may be required to address site gradients and visibility sightlines (SHLAA CD26).

Landscape

- 5.3 The site has been assessed as an area of high landscape sensitivity, and the Landscape Officer has identified significant impacts upon landscape character, settlement pattern and amenity. The topography of the site would have an adverse impact, but this could be mitigated through design of an appropriate scheme as part of a planning application on the site. There is a manmade pond central to the site which would need to be filled.

Ecology

- 5.4 There is a manmade pond central to the site which would need to be filled. Derbyshire Wildlife Trust consider the site to be of low nature conservation value (SHLAA CD26).

Education Infrastructure

- 5.5 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Heritage

- 5.6 There is a non designated heritage asset with the site boundary, however the Derbyshire County Archaeologist considers that the archaeological potential is unclear and recommends a desk based assessment/ geophysics as part of any planning application (SHLAA CD26).
- 5.7 It is agreed that any development of the site should have due regard to density, scale, mass, form, layout, materials and design, in order that development will not result in harm to the significance / setting of the heritage assets.
- 5.8 Both parties agree that there are no insurmountable constraints to development on this site.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 No further updates.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr J. Jenkins (agent) for the land-owner in respect of Policy HC2(h) SHLAA 295.

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/2017

Signed by:-



Jonathan Jenkins on behalf of Ms Barbra Bullard (Land-owner).

Date: 18th April 2017



Land off Old Hackney Lane, Darley Dale HC2 (i)

Statement of Common Ground as agreed:

Derbyshire Dales District Council and Mr D. Stack (agent) on behalf of the land-owner.

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr D. Stack (Agent) on Housing Land Allocation Policy HC2(i) of the Derbyshire Dales Local Plan Submission Plan (2016); for proposed residential development.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land off Old Hackney Lane, Darley Dale, was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA170).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 A planning application (16/00789/FUL) for the erection of 9 dwellings was resolved to approve on the 16th February 2017 with conditions and subject to the signing of a s106. This is one dwelling less than the Pre-submission Draft Local Plan allocation of 10.

3. Site Description

- 3.1 The site comprises greenfield land to the south eastern side of Brook House on Old Hackney Lane, Darley Dale. To the south of the site lies the residential development at Blackrocks Avenue, with a change in levels between properties on Blackrocks Avenue and north east towards Old Hackney Lane. To the south east/east of the site lies residential development and areas of tree cover/woodland.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(i) Land off Old Hackney Lane, Darley Dale for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards the signing of a s106 agreement in the near future.
- 4.3 Both parties agree to work towards the timely discharge of conditions.
- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | Year | 0-5 years | | | | 6-10 years | | | | 11-15 Years | |
|-----|----------------------|------------------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-------------|-----------|
| | | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 |
| | No. of Dwellings | | 9 | | | | | | | | |
| | Planning Application | 16/00789 / FUL pending | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This has been considered as part of the planning application process and will be reflected in the Conditions and s106 agreement.

Education Infrastructure

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This has been considered as part of the planning application process and will be reflected in the Conditions and s106 agreement.

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 The planning application (16/00789/FUL) has a decision to approve subject to the agreement of a s106 (February 2017).

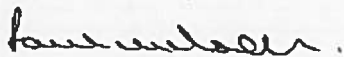
7. Outstanding Matters

- 7.1 The planning application (16/00789/FUL) has a decision to approve subject to the agreement of a s106 (February 2017).

8. Agreement

8.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr D. Stack (Agent) on behalf of the land-owner in respect of Policy HC2(i).

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 11/04/2017

Signed by:-



Mr D. Stack (Agent) on behalf of the Land-Owner

Date: 12/04/2017



Land to the rear of RBS, Darley Dale HC2(j) and DS2

Statement of Common Ground as agreed by Derbyshire Dales District Council and Mr G. Breed (agent) on behalf of the land-owner.

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr G. Breed (Agent) on Housing Land Allocation Policies HC2(j) and DS2 of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of up to 143 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land to rear of RBS, Darley Dale was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA241).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, confirmed by return of correspondence in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 2.4 A planning application for a medical centre and access road was approved on part of the site 15th November 2016 (16/00578/FUL).

3. Site Description

- 3.1 This is a greenfield site that immediately abuts the existing built up settlement. The site is on land associated with DFS and adjoining agricultural fields fronting the A6 through Darley Dale close to its junction with Station Road and Chesterfield Road. The site has various existing uses. Large areas on the north western and north eastern sides comprise open agricultural land. Central and southern areas are occupied by development associated with DFS (furniture retail warehouse). There are three residential properties on site. The site is close to the "centre" of Darley Dale/ Two Dales.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(j) and DS2 Land to the rear of RBS, Darley Dale for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards the submission of a planning application for residential development that fulfils the potential of the site.
- 4.3 Both parties agree that the constraints identified are not insurmountable.

- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

5.1

| | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| Year | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 20 | 40 | 40 | 35 | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 There are no anticipated access issues.

Education

- 5.3 Derbyshire County Council’s calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Flooding

- 5.4 The SHLAA (CD26) identified that a proportion of the site falls within Flood Zone 3, following the watercourse of Warney Bridge which runs east to west through the site. The Environment Agency has advised that the developability of the site is subject to the receipt of a satisfactory Flood Risk Assessment (FRA) which demonstrates in a clear and transparent manner that the site has passed/likely to pass the sequential/exception test. The District Council has had confirmation that the sequential test has been met on the site.
- 5.5 The Conservation Officer has concluded that any development of the site should also have due regard to the course of the Warney Brook & Mill Lade and to any resultant archaeological interest.

Landscape

- 5.6 Due to parts of the site being assessed as high landscape sensitivity the SHLAA (CD26) indicated that development should be concentrated with the north west of the site.

Ecology

- 5.7 Derbyshire Wildlife Trust assessed the site to have low conservation value, included in the SHLAA process (CD26).

Viability Considerations

- 5.8 The agent has indicated that the submission of the planning application for the Medical Centre and access is a clear indication of the intent to deliver the site as the development of residential and the medical centre are intrinsically linked.

6. Progress Since Derbyshire Dales Local Plan 2016


- 6.1 The Agent returned the Derbyshire Dales District Council proforma (March 2017) confirming the intent to develop the site in the next 18 months.

7 Outstanding Matters

- 7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr G. Breed (Agent) on behalf of the land-owner in respect of Policies HC2(j) and DS2.

8 Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

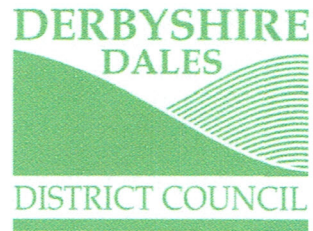
Date:

Signed by:-



Mr G. Breed (Agent) on behalf of the Land-Owner

Date: 12.04.17



Land off Normanhurst Park, Darley Dale HC2 (k)

Statement of Common Ground as agreed by Derbyshire Dales District Council and Mr Martin Flowers, the land-owner.

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr J. Tingle (Agent) on Housing Land Allocation Policy HC2(k) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of up to 24 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land off Normanhurst Park, Darley Dale was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA180).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, confirmed by return of correspondence in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 Area of greenfield grassland to the south western side of existing modern residential development and Shand House offices off the A6 in Darley Dale, adjacent to existing development. Site appears to be used for open pasture with some informal recreation use by neighbouring residents. The site has a low lying position within the valley and is well contained on three sides.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2 (k) Land off Normanhurst Park, Darley Dale for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable, subject to consideration of the constraints offered by TPOs on site.

5. Site Capacity

Timescale for Delivery

| 5.1 Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 5 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 10 | 10 | | | | | | | | |

Confirmed by email correspondence between parties on 1st March 2017.

Capacity of Infrastructure

Highways

- 5.2 Highways confirmed that a safe and secure access to the site can be achieved with limited impact on the surrounding highway network (subject to the scale of development).

Access to Services

- 5.3 Site is in close proximity to public transport with reasonable access to services and facilities.

Education Infrastructure

- 5.4 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Landscape

- 5.5 Landscape Officer stated (SHLAA CD26) development may lead to potential for adverse impacts on landscape character, through intrusion of development into countryside and open space protected by NBE9 (Local Plan 2005) and key features at risk. Potential adverse impact on local visual amenity also identified. Concluding there is capacity for development with appropriate and sufficient measures needed to mitigate any adverse impact on visual amenity.

Ecology

- 5.6 The site includes a number of trees protected by TPOs notably towards site boundaries. Groups TPO's are also present to the north east and south western extents of the site.
- 5.7 The site is of medium nature conservation value due to the presence of semi natural wet grassland/tall herb and semi natural grassland.

6. Progress Since Derbyshire Dales Local Plan 2016

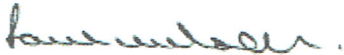
- 6.1 Pre- application consultations are taking place between the Agent and the Council, based on indicative layouts, March 2017.

7. Outstanding Matters

- 7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr J. Tingle (Agent) on behalf of the land-owner in respect of Policy HC2(k).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/2017

Signed by:-



Mr Martin Flowers, the Land-Owner

Date: 17/04/17



**Land at Cavendish Cottage,
Doveridge HC2 (m)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr. G. Glennon (agent)
on behalf of the land-owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr E. Kemsley (Agent) on Housing Land Allocation Policy HC2(m) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 46 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Cavendish Cottage, Doveridge was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA179).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 An outline planning application (15/00570/OUT) for residential development of up to 46 dwellings has a decision to approve subject to the agreement of a s106.

3. Site Description

- 3.1 The site lies to the northern side of Doveridge, bounded by Old Marston Road to the North and West, Marston Lane to the East and Derby Road to the South. The site is predominantly flat and bounded by mature trees and hedgerows. The site comprises two fields, the western field is used for the grazing of horses and the eastern field used as a camping and caravan site. The site is situated within a sustainable location adjacent to the existing settlement of Doveridge with good access to services and facilities within the village.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(m) Land at Cavendish Cottage, Doveridge for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards an acceptable s106 agreement.
- 4.3 Both parties agree to work towards the timely submission and consideration of 'reserved matters'.
- 4.4 Both parties agree to work towards the timely discharge of conditions.
- 4.5 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.6 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------------------|--|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 10 | 15 | 15 | 6 | | | | | | |
| Outline Planning Application | Yes 15/00570 / OUT Subject to s106 | | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This was considered as part of the outline planning application process. The consideration of the 'reserved matters' will further clarify the infrastructure requirements and how any constraints will be overcome.

Education Infrastructure

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This was considered as part of the outline planning application process. The consideration of the 'reserved matters' will further clarify how the site constraints will be overcome.

6. Progress Since Derbyshire Dales Local Plan 2016

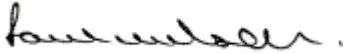
- 6.1 An outline planning application (15/00570/OUT) has a resolution to grant subject to s106 agreement for up to 46 dwellings, dated 20th January 2017.

7. Outstanding Matters

- 7.1 The s106 agreement is in the final stages of drafting. There are no areas of disagreement between Derbyshire Dales District Council and Mr E. Kemsley (Agent) on behalf of the land-owner in respect of Policy HC2(m).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/2017

Signed by:-



Mr G. Glennon (Agent) on behalf of the Land-Owner

Date: 20 April 2017



**Land at Derby Road/Hall Drive,
Doveridge HC2 (n)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Miss H. Bareford
(agent) on behalf of David Wilson
Homes.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Miss H. Bareford (Agent) on Housing Land Allocation Policy HC2(n) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 85 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land off Land off Derby Road/Hall Drive, Doveridge was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA255).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 2.4 An outline application (15/00739/OUT) for residential development of up to 85 dwellings received planning consent on the 18th November 2016. A s106 agreement is agreed.
- 2.5 A reserved matters application (17/00092/REM) for the erection of 85 dwellings and associated works was received on the 31st January 2017.

3. Site Description

- 3.1 Site comprises a large area of greenfield land to the north western side of Doveridge. Site is bounded by Derby Road to the north, Hall Drive to the west and with residential development on Oak Drive and Park Crescent to the south. The site is open within a number of mature field trees, forming part of the parkland formerly associated with Doveridge Hall. TPOs apply to the surrounding belts of trees, blocks of woodland and to the mature field trees.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(n) Land at Derby Road/Hall Drive, Doveridge for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards satisfactory resolution of the "reserved matters".
- 4.3 Both parties agree to work towards the satisfactory discharge of conditions.

- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

5.1

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------------------|----------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 20 | 20 | 20 | 25 | | | | | | |
| Outline Planning Application | 15/00739 / OUT | | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This was considered as part of the planning application process and will be addressed through the agreed s106, discharge of conditions and consideration of reserved matters.

Education

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This was considered as part of the planning application process and will be addressed through the agreed s106, discharge of conditions and consideration of reserved matters.

6. Progress Since Derbyshire Dales Local Plan 2016


- 6.1 A reserved matters application (17/00092/REM) for the erection of 85 dwellings and associated works was received on the 31st January 2017.

7. Outstanding Matters

- 7.1 A reserved matters application (17/00092/REM) for the erection of 85 dwellings and associated works was received on the 31st January 2017.
- 7.2 There are no areas of disagreement between Derbyshire Dales District Council and Miss H. Bareford (Agent) on behalf of the land-owner in respect of Policy HC2(n).


8. Agreement

Signed by:-



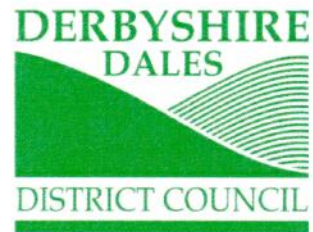
Paul Wilson on behalf of Derbyshire Dales District Council

Date:

Signed by:- 

Miss H. Bareford (Agent) on behalf of David Wilson Homes and the Land-Owner

Date: 20/04/2017.



**Land at Marston Drive, Doveridge
HC2 (o)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr R. J. Thompson
(agent) on behalf of the land-
owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr R. Thompson (Agent) on Housing Land Allocation Policy HC2(o) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 18 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Marston Drive, Doveridge was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA348).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, confirmed by return of correspondence in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 Site comprises an area of grassland used for agriculture/pasture to the northern edge of Doveridge, north of Derby Road at the junction of Marston Lane with the A50. The site is bounded by timber post and rail fence with associate hedgerow and hedgerow trees, Old Marston Road to the south, Marston Road to the east and A50 slip road to the north. Farmstead at Kamloops to the west of the site.
- 3.2 The site lies to the edge of settlement with reasonable access to services and facilities within Doveridge and within 10 minutes walk of a nearby bus stop. Site lies in close proximity to the A50 whereby mitigation measures to address noise issues from the nearby highway would be required.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(o) Land at Marston Drive, Doveridge for residential development is considered deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 It is agreed that the most likely current time-frame for development is submission of a planning application in 2018 with phased development in 2019/2020.

- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | | 4 | 14 | | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 A satisfactory access to the site can be achieved from Marston Lane and the Highways Authority state linking footways would be required to link the site to existing facilities and bus stops (SHLAA CD26).

Education

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Landscape

- 5.4 The site is level ground, low lying and landscape sensitivity to housing development is medium. The landscape assessment concludes there is capacity for development across the site, however key features (boundary hedgerows, hedgerow trees) should be retained and appropriate and sufficient measures introduced to mitigate any adverse impact (SHLAA CD26).

Ecology

- 5.5 The site has hedgerows, hedgerow trees and an area of woodland planting to the north which are of ecological and amenity value. Derbyshire Wildlife Trust considers the site of low nature conservation value (SHLAA CD26).

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 The Agent returned the Derbyshire Dales District Council proforma (March 2017) confirming the intent to develop the site in 2019/20.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr R.J. Thompson (Agent) on behalf of the land-owner in respect of Policy HC2 (o) and SHLAA348. *specifically.*

8. Agreement

Signed by:-

Paul Wilson

Paul Wilson on behalf of Derbyshire Dales District Council

Date:

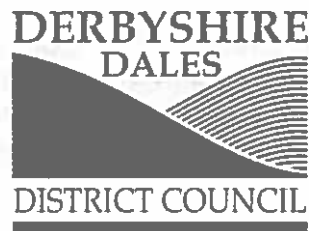
Signed by:-

R. J. Thompson

Mr R.J. Thompson (Agent) on behalf of the Land-Owner

Date:

19 April 2014.



**Land off Wheeldon Way, Hulland
Ward HC2 (p)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and CWC Group, land-
owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and CWC Group on Housing Land Allocation Policy HC2(p) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 48 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land off Wheeldon Way, Hulland Ward was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA208).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 2.4 An outline application (14/00698/OUT) was refused permission in February 2015. Subsequently an appeal was lodged and upheld on the 12th December 2016 (APP/P1045/W/15/3132535). A s106 has been signed.

3. Site Description

- 3.1 The site is located on the western edge of Hulland Ward within the open countryside. It extends to approximately 2.12 hectares and is rural in character comprising of two agricultural fields, used as pasture. There are further fields adjacent to the north and north east, the land slopes to the north east. Native hedgerows, trees and vegetation line the boundaries of the site. The site is currently accessed through a farm gate directly off Wheeldon Way.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(p) Land off Wheeldon Way, Hulland Ward for residential development is deliverable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards the timely submission and consideration of the 'reserved matters'.
- 4.3 Both parties agree to work towards the timely discharge of conditions.
- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.

4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------------------|---------------------------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 10 | 14 | 24 | | | | | | | |
| Outline Planning Application | Upheld at appeal 15/00313 / OUT | | | | | | | | | | |

Capacity of Infrastructure

5.2 This was considered as part of the appeal process and addressed through planning conditions and the s106. The appeal notice and s106 can be seen here - <http://plandocs.derbyshiredales.gov.uk/NorthgatePublicDocs/00112534.pdf>

Education

5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

5.3 This was considered as part of the appeal process and addressed through planning conditions and the s106. The appeal notice and s106 can be seen here - <http://plandocs.derbyshiredales.gov.uk/NorthgatePublicDocs/00112534.pdf>

6. Progress Since Derbyshire Dales Local Plan 2016

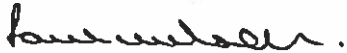
6.1 The Appeal was allowed on the 12th December 2016 APP/P1045/W/15/3132535.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Ms J. Althorpe (Agent) on behalf of the land-owner in respect of Policy HC2(p).

8. Agreement

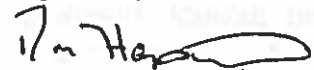
Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/2017

Signed by:-



Mr R. Hepwood Land-Owner (CWA-Group)
on behalf of me

Date: 19 4 17



**Land East of Ardennes, Hulland
Ward HC2 (q)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr S. Lawson (agent)
on behalf of the land-owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr S. Lawson (Agent) on Housing Land Allocation Policy HC2(q) of the Derbyshire Dales Local Plan Submission Plan (2016); for proposed residential development. The pre-submission Draft Local Plan allocates 18 dwellings to the site.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land East of Ardennes, Hulland Ward was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA254).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 An outline planning application (16/00832/OUT) had a decision to approve subject to s106 agreement for residential development and associated access on the 15th March 2017.

3. Site Description

- 3.1 A greenfield site on the south eastern side of Hulland Ward opposite the Black Horse Inn. Site comprises an agricultural field south of Turnditch Lane between properties at Les Ardennes and Magfields Cottages. The boundaries are contained on all sides by hedgerows with hedgerow trees. The land falls from north to south. The site is on the edge of the village where existing development is becoming fragmented. Open countryside lies to the south.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2 (q) Land East of Ardennes, Hulland Ward for residential development is considered deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards an acceptable s106 agreement.
- 4.3 Both parties agree to work towards the timely submission and consideration of reserved matters.
- 4.4 Both parties agree to work towards the timely discharge of conditions.
- 4.5 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.6 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|-----|------------------------------|--|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| | No. of Dwellings | | 9 | 9 | | | | | | | | |
| | Outline Planning Application | Yes 16/00832 / OUT Subject to s106 | | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This was considered as part of the outline planning application process. The consideration of the 'reserved matters' will further clarify the infrastructure requirements and how any constraints will be overcome.

Education

- 5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.4 This was considered as part of the outline planning application process. The consideration of the 'reserved matters' will further clarify how the site constraints will be overcome.

6. Progress Since Derbyshire Dales Local Plan 2016

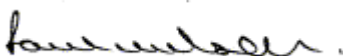
- 6.1 An outline planning application (16/00832/OUT) had a decision to approve subject to s106 agreement for residential development and associated open space on the 15th March 2017.

7. Outstanding Matters

- 7.1 The s106 agreement is in the final stages of drafting.
- 7.2 There are no areas of disagreement between Derbyshire Dales District Council and Mr S. Lawson (Agent) on behalf of the land-owner in respect of Policy HC2(q).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/2017

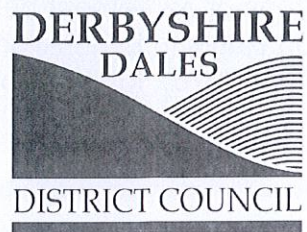
Signed by:-

Mr S. Lawson (Agent) on behalf of the Land-Owner

pp Adrian Cox

A handwritten signature in black ink, appearing to read 'Adrian Cox', written in a cursive style.

Date: 18/04/2017



**Land off A517 and Dog Lane,
Hulland Ward HC2 (r)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr. J. Millhouse
(agent) on behalf of the land-
owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr J. Millhouse (Agent) on Housing Land Allocation Policy HC2(r) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 33 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land off Land off A517 and Dog Lane, Hulland Ward was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA322).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 2.4 An outline application (15/00313/OUT) for residential development of up to 33 dwellings had a resolution to grant subject to a s106.

3. Site Description

- 3.1 Site comprises an area of agricultural grassland to the west of the village of Hulland Ward, to the north of A517 and west of recent residential development of 8 affordable homes at Biggin View. Site is situated in an elevated position and affords long ranging views across neighbouring countryside. Site contours dictate that there is a fall in levels across the site in a generally north/north west direction. The site boundaries and field margins are clearly marked by mature trees and hedgerows.
- 3.2 The landscape assessment in the SHLAA (CD26) concluded that there is capacity for development in the east of the site, with development in the west likely to result in significant adverse impacts on landscape character, visual amenity and settlement pattern. In view of this the pre-submission Draft Local Plan HC2(r) indicates a site location on the eastern part of the considered SHLAA322.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(r) Land off A517 and Dog Lane, Hulland Ward for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 The S106 has been drafted, both parties agree to work towards an appropriate s106 agreement.

- 4.3 Both parties agree to work towards the successful submission and subsequent approval of the 'reserved matters'.
- 4.4 Both parties agree to work towards the successful discharge of conditions.
- 4.5 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|-----|------------------------------|----------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | Year | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| | No. of Dwellings | | 10 | 10 | 13 | | | | | | | |
| | Outline Planning Application | 15/00313 / OUT | | | | | | | | | | |

Capacity of Infrastructure

- 5.2 This was considered as part of the planning application process and will be addressed through s106, discharge of conditions and consideration of reserved matters.

Constraints to Development

- 5.3 This was considered as part of the planning application process and will be addressed through s106, discharge of conditions and consideration of reserved matters.

Viability Considerations

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 An outline application (15/00313/OUT) for residential development of up to 33 dwellings had a resolution to grant subject to a s106.

7. Outstanding Matters

- 7.1 The S106 is currently in draft form.
- 7.2 There are no areas of disagreement between Derbyshire Dales District Council and Mr J. Millhouse (Agent) on behalf of the land-owner in respect of Policy HC2(r).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

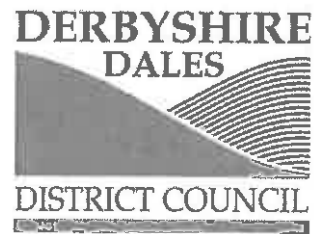
Date: 20/04/17

Signed by:-



Mr. J. Millhouse (Agent) on behalf of the Land-Owner

Date:



**Land at Land at RBS, Matlock HC2
(s)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr. J. Collins (land-
owner).**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr J. Collins (land-owner) on Housing Land Allocation Policy HC2(s) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 24 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at RBS, Matlock was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA344).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016, updated in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 This is a brownfield site, situated within a prominent position within Matlock Town Centre, close to railway and bus stations and town centre car parks. The site is overlooked by residential and other development on rising ground in the north, railway footbridge to the west and town centre users generally. The site sits within Matlock Bridge Conservation Area. The site comprises the grounds of a Grade II listed bank building, former residence with extended gardens fronting onto Dale Road South behind a stone boundary wall. There are walled boundaries along remaining sides enclosing additional buildings and hard standing for parking and servicing, principally on the southern side. Within the sites are feature trees protected by TPOs and other features include the colonnade at the junction of Snitterton Road with Dale Road South, associated mature weeping beech tree, additional mature trees and other garden planting.
- 3.2 The District Council has received a detailed scheme from the developers of the site as part of representations to the Draft Derbyshire Dales Local Plan (April 2016). Whilst the site is yet to benefit from planning permission, further discussions and information from the agent of the site demonstrates that development is capable of being achieved on this town centre location site, whilst providing the necessary mitigation measures to protect the historic buildings and features on site and that the scheme can address all the highway concerns.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(s) Land at RBS, Matlock for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards satisfactory submission of a planning application.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 5 | 19 | | | | | | | | |

Capacity of Infrastructure

Highways

- 5.2 The SHLAA (CD26) concluded that a satisfactory access could possibly be achieved dependent upon sensitivity of roadside boundary treatments and whether any mitigating improvements at the access point could be offered.

Landscape

- 5.3 Landscape sensitivity to housing development is medium. The Landscape officer concludes in the SHLAA that there is capacity for development within the southern part of the site.
- 5.4 It is agreed that any development of the site should have due regard to any key features at risk and minimise the impact upon the visual amenity and the street scene.

Education Infrastructure

- 5.5 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

Heritage

- 5.5 This site is a historically sensitive site. The bank building is grade II listed and the site lies within the Matlock Bridge Conservation Area. The Heritage Officer concluded that any development of any land forward of the back line of the existing Bank buildings, including on the site of the terrapin is likely to result in harmful impact to the significance / setting of

the heritage assets. The development of the land between the back line of the existing Bank buildings and the railway line may result in harmful impact to the significance / setting of the heritage assets.

5.6 It is agreed that any development of the site should have due regard to density, scale, mass, form, layout, materials and design, in order that development will not result in harm to the significance / setting of the heritage assets.

5.7 Both parties agree that there are no insurmountable constraints to development on this site.

Viability Considerations

5.8 The District Council has received a detailed scheme from the developers of the site as part of representations to the Draft Derbyshire Dales Local Plan (April 2016).

5.9 The land-owner has indicated (returned proforma March 2017) that a planning application will be forthcoming in the second quarter of 2017.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1. No further updates.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr J. Collins the land-owner in respect of Policy HC2(s).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

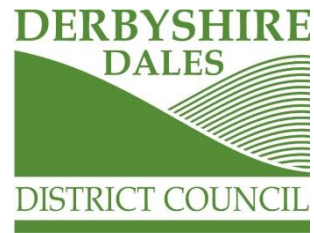
Date: 12 - 4 - 17

Signed by:-

Mr J. Collins Land-owner.



Date: 12/4/17



Land at Gritstone Road / Pinewood Road, Matlock Policies DS4 and HC2(u)

Statement of Common Ground as agreed by Derbyshire Dales District Council and Mr S. Chadwick on behalf of William Davis Ltd.

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and William Davis Ltd on strategic site allocation Policy DS4 and Policy HC2(u) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development for 430 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a thorough Strategic Housing and Employment Land Availability Assessment (CD25) August 2016 that assessed land for residential and employment development. Land off Gritstone Road/ Pinewood road, Matlock site was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA224/225). No statutory consultee or other relevant agency opposed the allocation of the site.
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included assessing the initial viability of sites through Viability Assessment (CD20) June 2016. Further information was sought from landowners and developers through a Delivery Proforma May 2016, updated in March 2017 regarding site status. This included, progress overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 The site has a total area of 24.16 hectares and comprises of a greenfield site abutting the northern edge of the built up area of Matlock. The site consists of an undulating agricultural land that slopes gradually from the south towards a plateau beyond its northern boundary. The fields are bounded by dry stone walls, it is 70% green field. Playing fields are situated to the west of the site, beyond a tree belt on the Western boundary. Residential development is located to the south and east of the site.

4. Areas of Common Ground

- 4.1 Both Parties agree that the allocation of DS4 (HC2(u)) - Land at Gritstone Road, Matlock for residential development of upto 430 dwellings is deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work jointly towards the submission of an acceptable planning application.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

- 4.5 It is agreed that the most likely current time-frame for development is a start on site in late 2018.
- 4.6 It is agreed the allocation of the site is robust and justified.

5. Capacity of Infrastructure and Deliverability

Education

- 5.1 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Health

- 5.2 North Derbyshire CCG is leading work with partner organisations to ensure that the health and wellbeing needs in the community are taken into account. The CCG has confirmed that as a consequence of the proposals outlined in the Pre-submission Draft Derbyshire Dales Local Plan, there is a likelihood that alternative premises or extensions to existing premises will need to be sought. In this regard, the CCG is currently in the process of producing its Strategic Estates Strategy which will set out the need for future facilities in detail. The production of these strategies is expected to coincide with the timescale for the implementation of a Derbyshire Dales CIL.

Highways

- 5.3 Derbyshire County Council in their capacity as local highway authority have considered the impacts upon highway infrastructure and have raised no objection to the allocation of the site in the Pre-Submission Draft Derbyshire Dales Local Plan.

Constraints to Development

- 5.4 It is agreed that the issues highlighted (see Matters 10/11 – Matlock) are the main foreseeable issues that the development of the site will face, that they do not fundamentally affect the deliverability of the site and that they can be satisfactorily dealt with as the site progresses. A statement on these matters (highways, drainage, habitats, landscape etc) will be submitted by William Davis to stage 2 of the Examination – William Davis is, however, confident that at this stage there are no over-riding environmental constraints that would prevent the development of the site coming forward from a technical perspective.

Deliverability

- 5.5 William Davis' intention, subject to the outcome of the Examination and the Inspector's report, would be to formally submit the application immediately for DDDC to determine. It is anticipated that a planning decision on the hybrid application will be received before the end of 2017 allowing a start on site to be made in 2018 with the first dwellings on site to be available for occupation in late 2018/early 2019. The first phase of 71 dwellings will be delivered between late 2018 to late 2020.
- 5.6 Once the first phase is finished, William Davis considers that the development of the rest of the site could yield approximately 55 dwellings per annum starting from 2021 given the market experience it has building in the Matlock area. This does depend on the housing market and the mix of housing on the site would meet market requirements. William Davis has made separate comments about the Council's currently intended policy on housing mix H11 and will discuss this at the Examination.

Viability

- 5.7 William Davis will comment further on viability in site specific statements; however are confident as an experienced house builder in the East Midlands that the delivery of the dwellings shown for the allocated site at Gritstone Road, Matlock can come forward on a viable basis.

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 William Davis and DDDC have entered, on a without prejudice basis, into pre-application discussions given it is William Davis' intention to submit a hybrid application on the entirety of the Gritstone Road proposed allocated site .
- 6.2 The scoping procedure for an Environmental Impact Assessment (EIA), relating to this application has been progressed and the Council has, through the normal consultation process, responded to the proposed scoping of the EIA submitted to them by William Davis. The intention of the application is to provide details of the first phase of the development in the eastern side of the site (71 dwellings) with the remaining western part being the latter phases of the development.
- 6.3 A masterplan has been prepared for the site which also includes within the proposed allocation area a new countryside park and a local centre with all built development confined to the area south of the aqueduct as shown on the Local Plan proposals map. The masterplan being used for EIA purposes is attached at Appendix 1 together with a list of the EIA chapters being prepared (Appendix 2).


7. Outstanding Matters (Areas of Disagreement)

- 7.1 William Davis has made separate comments regarding clarification of the phasing of the development and will discuss this at the Examination. Following pre-application discussions it is understood there is no difference of view between the District Council and William Davis on phasing, with particular reference to the wording in the policy that could be interpreted as requiring the connection of the link road running through the site to be fully in place at an early phase of the scheme. This is understood to have been included because Derbyshire County Council in the early stages of consideration of the allocation thought development of the site would be phased from west to east whereas the position now is that the first phase will be the eastern part of the site. William Davis therefore request that the policy wording either be clarified or re-worded slightly to allow development to take place in accordance with an agreed phasing plan.

- 7.2 William Davis has made separate comments about the Council's currently intended policy on housing mix H11 and will discuss this at the Examination.
- 7.3 There are no further areas of disagreement between Derbyshire Dales District Council and William Davis Ltd. in respect of Policies DS4 and HC2(u).

Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Signed by:-20/04/17



Mr S. Chadwick (Agent) on behalf of William Davis Ltd.

Date: 20 April 2017

NORTH
Scale 1:2000

- Matlock town north
- Proposed housing
- Proposed local centre
- Proposed countryside park





**Land to the North of Porter Lane,
East of Main Street, Middleton by
Wirksworth HC2 (v)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Ms. S Hunt (agent) on
behalf of Wheeldon Homes and
Land- Owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Ms S. Hunt (Agent) on behalf of Wheeldon Homes and the land-owner regarding Housing Land Allocation Policy HC2(v) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 45 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a thorough Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land to the north of Porter Lane, east of Main Street, Middleton by Wirksworth was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA471).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent through a Delivery Proforma in May 2016, confirmed by return of correspondence in March 2017. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals. This statement of common ground is based on the returned information.

3. Site Description

- 3.1 The site comprises an area of greenfield land close to the southern extent of the existing village of Middleton, lying between new housing development on Porter Lane, an existing industrial/ commercial site to the north and backing on to existing properties on Main Street. The site is long and rectangular and laid as agricultural pasture with occasional field trees, separated from existing development in the north by an extensive and mature tree belt planted along sloping ground.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation HC2(v) Land to the North of Porter Lane, Middleton by Wirksworth for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 It is agreed that the most likely current time-frame for development is submission of a planning application in 2017 with phased development in 2018 - 2021.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

| 5.1 | Year | 0-5 years | | | | 6-10 years | | | | 11-15 Years | |
|-----|------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-------------|-----------|
| | | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 |
| | No. of Dwellings | | 10 | 30 | 5 | | | | | | |

Capacity of Infrastructure and Constraints to Development

5.2 The following surveys have been commissioned by the developer in anticipation of the submission of a planning application-

- Highways Assessment
- Ecological Assessment
- Ground Conditions
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Noise Assessment
- Heritage Impact Assessment

Highways

5.3 The Agent has obtained clarification of the required works from a Highways Consultant. The Agent confirms that subject to these modifications the internal geometry of the access road will be sufficient to serve the additional development. The adjoining housing development has been left partially unfinished to enable a suitable access to be provided which will not constrain capacity.

Ecology

5.4 There are no known ecological issues affecting the site. Any proposal to develop the site will be accompanied by a detailed assessment and mitigation scheme with opportunities for ecological enhancement.

Historic Environment

5.5 It is agreed that any proposal to develop the site will take a contextually responsive approach to any local heritage assets. The development will be of an appropriate layout, scale and density and will utilise landscaping and materials of a type that certainly protects the character of the Conservation Area.

Landscape Assessment

5.6 It is agreed that any proposal to develop the site will retain the mature trees and landscape boundary features.

Neighbour Impacts

5.7 The adjacent land use is compatible with residential development. It is agreed that the orientation of new dwellings will be designed in such a way to limit the level of noise from the nearby site.

Electricity Cables

5.8 It was considered in the SHLAA (CD26) that the presence of cabling may cause a constraint. The Developer is content that the presence of cables will not impede the development of the site, or significantly affect values. The Agent agrees to discuss options with the National Grid.

Education

5.9 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Viability Considerations

5.10 The Agent considers that the site is suitable and available for development. The development of 45 dwellings is achievable and deliverable as evidenced by the notable success of the adjacent residential development to the South.

6. Progress Since Derbyshire Dales Local Plan 2016

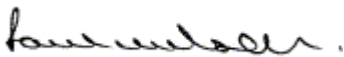
6.1 The Agent returned the Derbyshire Dales District Council proforma (March 2017) confirming the intent to submit a planning application in the next six months and to develop the site from 2018.

7. Outstanding Matters

7.1 There are no areas of disagreement between Derbyshire Dales District Council and Ms S. Hunt (Agent) on behalf of Wheeldon Homes and the land-owner in respect of Policy HC2(v).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

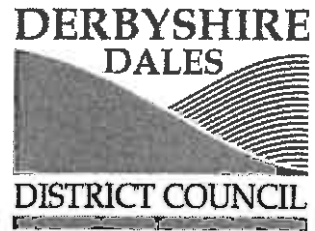
Date: 11/04/17

Signed by:-



Ms S. Hunt (Agent) on behalf of Wheeldon Homes and the Land-Owner

Date: 13.04.2017



**Land at Thatchers Croft, Tansley
HC2 (x)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr. J. Neville land-
owner and developer.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr J. Neville on Housing Land Allocation Policy HC2(x) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 19 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Thatchers Croft, Tansley was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA268).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 2.4 The site previously had an appeal dismissed for residential development (14/00765/OUT), however the policy direction and circumstances since then have changed significantly, in which the development of the site would be acceptable.
- 2.5 The site has been granted planning permission (16/00134/OUT) for 19 dwellings subject to Section 106 agreement. The land-owner has submitted a pre-application request on a revised scheme with an increase in number of dwellings, to 25, on the 21st March 2016.

3. Site Description

- 3.1 A greenfield site which sits within the built up settlement. This is a small site on the southern side of Tansley between existing residential development at Thatchers Lane and Alders Lane. The area comprises part of an unmanaged field. It is bounded on its northern side by a new housing development site. The site abuts the existing residential built up area of the settlement of Tansley.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(x) Land at Thatchers Croft, Tansley for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards satisfactory resolution of the s106 agreement for 16/00134/OUT.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.

4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

5.1

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------------------|--|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | 10 | 9 | | | | | | | | |
| Outline Planning Application | 16/00134 / OUT subject to s106 agreement | | | | | | | | | | |

Capacity of Infrastructure

5.2 This was considered as part of the planning application process and will be addressed through the drafting of a s106, discharge of conditions and consideration of reserved matters.

Education

5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

5.4 This was considered as part of the planning application process and will be addressed through the drafting of a s106, discharge of conditions and consideration of reserved matters.

Viability Considerations

5.5 The land-owner has fully developed the sites adjacent to this site. Both parties are confident that once approved, residential development is probable on this site.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 Both parties have paused with the s106 discussions due to the land-owner's request for a pre-application opinion on a revised scheme.

7. Outstanding Matters

- 7.1 The land-owner has submitted a pre-application request on a revised scheme with an increase in number of dwellings, to 25, on the 21st March 2016.
- 7.2 There are no areas of disagreement between Derbyshire Dales District Council and Mr J. Neville (Agent) on behalf of the land-owner in respect of Policy HC2(x).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

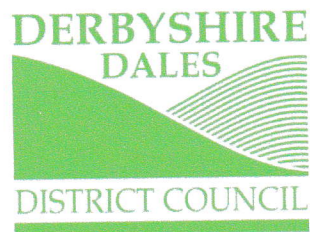
Date: 12-4-17

Signed by:-



Mr. J. Neville Land-Owner

Date: 12/04/17



**Land at Whitelea Nursery, Tansley
HC2 (y)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and William Davis Ltd
(Developer) for the land-owner.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

Capacity of Infrastructure

Highways

- 5.2 Whitelea Lane is a rural road subject to a 60mph speed limit with limited geometry, street lighting and no pedestrian margins. The Highways Authority have advised that a satisfactory access is possible to and from the site, however there are further considerations to be given in terms of vehicle speeds along Whiteleas Lane. Whilst the Highways Authority welcomes the new opportunity to link the existing pedestrian footway to the development site, further considerations are to be given to footway alignment and positioning through the design and layout of the site (See SHLAA CD26).
- 5.3 The developers of the site have been engaged in discussions with the District Council and the Highways Authority to finalise plans for the site in May 2016.

Education

- 5.4 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

- 5.5 Both parties agree that there are no insurmountable constraints to development on this site.

Viability Considerations

- 5.6 The land-owner has indicated (returned proforma March 2017) that a planning application will be forthcoming in the second quarter of 2017.

6. Progress Since Derbyshire Dales Local Plan 2016

- 6.1 No further updates.

7. Outstanding Matters

- 7.1 There are no areas of disagreement between Derbyshire Dales District Council and William Davis Ltd on behalf of the land-owner in respect of Policy HC2(y).

8. Agreement

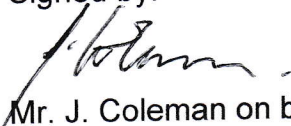
Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 13/04/17

Signed by:-



Mr. J. Coleman on behalf of William Davis Ltd

Date: 13/04/17



**Land at Tansley House Gardens,
Tansley HC2 (z)**

**Statement of Common Ground as
agreed by Derbyshire Dales
District Council and Mr, A. Rice
(agent) on behalf of the land-
owner.**

**Derbyshire Dales District Council
Local Plan – Examination in
Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Mr A. Rice (Agent) on Housing Land Allocation Policy HC2(z) of the Derbyshire Dales Local Plan Submission Plan (2016); for proposed residential development of 50 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Tansley House Gardens, Tansley was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA467 and SHLAA 277).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 An outline planning application (14/00097/OUT) was granted subject to a s106 for 27 dwellings 22nd January 2015. This was considered in the SHLAA process and the site included in the SHLAA 467 to form the HC2 (z) pre-submission Draft Local Plan housing allocation.
- 2.4 The planning application (16/00397/FUL) for 49 dwellings with associated garages and infrastructure had a decision to approve subject to the agreement of a s106, on 14th December 2016.

3. Site Description

- 3.1 A greenfield site which comprises of agricultural fields which land slopes steeply down to the brook from the north. Field boundaries are defined by hedgerows and a belt of woodland associated with the brook in the south. Industrial development on Old Coach Road is further removed to the west and on the other side of the Tansley Brook valley to the south west. The site is an area of low landscape sensitivity, the area is largely contained within the valley of the brook and is quite inconspicuous within the wider landscape.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(z) Land at Tansley House Gardens, Tansley for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards an acceptable s106 agreement.
- 4.3 Both parties agree to work towards the subsequent discharge of Conditions.
- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.

4.5 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

Assumption in the SHLAA (para 2.42 CD25) is 30 dwellings per annum.

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|----------------------|--|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-------------|-----------|
| | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | | | 30 | 19 | | | | | | | |
| Planning Application | Yes 16/00397 / FUL Subject to s106 | | | | | | | | | | |

Capacity of Infrastructure

5.2 This was considered as part of the planning application process. The consideration of the s106 will further clarify the infrastructure requirements and how any constraints will be overcome.

Education

5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

5.4 This was considered as part of the planning application process. The consideration of the s106 will further clarify how the site constraints will be overcome.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 A planning permission (16/00397/FUL) had a decision to approve subject to s106 agreement for development of 49 dwellings and associated garages and infrastructure on the 14th December 2016.

6.2 The Agent is currently seeking a purchaser for the site.

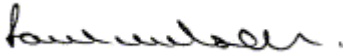
7. Outstanding Matters

7.1 The s106 agreement is pending.

7.2 There are no areas of disagreement between Derbyshire Dales District Council and Mr A. Rice (Agent) on behalf of the land-owner in respect of Policy HC2(z).


8. Agreement

Signed by:-



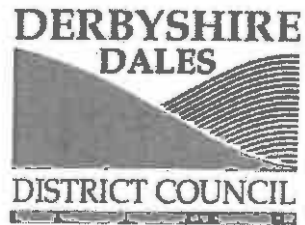
Paul Wilson on behalf of Derbyshire Dales District Council

Date:

Signed by:- 

Mr A. Rice (Agent) on behalf of the Land-Owner

Date: 13/4/17



**Middleton Road/Cromford Road
Wirksworth DS6 HC2 (aa)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and First City Limited on
behalf of Tarmac Trading Limited.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and First City Limited on behalf of Tarmac Trading Ltd. on strategic site allocation Policy DS6 and HC2 (aa) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development for 126 dwellings and 2ha employment land.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a thorough Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Middleton Road/Cromford Road, Wirksworth was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA269).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included assessing the initial viability of sites through Viability Assessment (CD20 June 2016). Further information regarding site status was sought from landowners and developers through a Delivery Proforma in May 2016, updated in March 2017. This included; progress overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.

3. Site Description

- 3.1 The site is an extensive area of brownfield (approximately 70%) and greenfield land to the rear of Ravenstor Industrial Estate, extending over Middleton Road (B5023), with a site area of 9.46 hectares. The site is relatively flat to the east of Old Lane rising to the west where it adjoins Middleton Road. The site is in a sustainable location in relation to Wirksworth with good access to services and facilities and public transport. The site is constrained in terms of nature conservation, heritage and archaeological assets and landscape sensitivity, however in conclusion the SHLAA determined that 50% is considered developable.
- 3.2 The western boundary is marked by the Ecclesbourne railway line that terminates adjacent to the site at Ravenstor Station. The southern boundary is marked by Cromford Road (B5036) and a substantial detached house known as Rock House also owned by Tarmac. The western boundary is marked by Middleton Road (B5023) although the allocated site boundary has been drawn back from Middleton Road in order to keep housing and employment development to the lower slopes behind existing tree vegetation. The northern boundary is marked by a field boundary and is an irregular shape due to the presence of the Middle Peak Spoil Heaps local wildlife site (LWS) on land also owned by Tarmac.
- 3.3 The western parcels of land within the site are predominantly agricultural pasture. The eastern land parcel was formerly rail sidings and contained a concrete batching plant (now demolished). 'Rock House' a residential dwelling and associated outbuildings are accessed off Old Lane. Old Lane is not currently recorded by Derbyshire County Council as a public right of way however it does have public footpaths leading off it at the northern end of the site and is therefore considered to be at least a right of way on foot. It is also

the subject of a current bridleway claim under Section 53 of the Wildlife and Countryside Act 1981.

- 3.4 The existing tree cover within the site gives an intimate scale with inter-visibility between land parcels within the site as well as with the wider landscape. The dense vegetation heightens the separation of the housing and employment sites and will soften the appearance of the access roads from Middleton Road and Ravenstor Road.

4. Planning History

- 4.1 Land at Middleton Road and Cromford Road is allocated for mixed employment development under the saved Derbyshire Dales Local Plan adopted in November 2005.
- 4.2 The site is within the Wirksworth Settlement Framework boundary in the adopted Local Plan 2005.
- 4.3 The site is supported for mixed housing and employment in the adopted Wirksworth Neighbourhood Development Plan (2015 – 2028), the Neighbourhood Plan supports 150 dwellings West of Old Lane and 4ha of employment land East of Old Lane.

5. Areas of Common Ground

- 5.1 Both Parties agree that the allocation of DS6 HC2 (aa) Land at Middleton Road/ Cromford Road, Wirksworth for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 5.2 Both parties agree that the site is deliverable. The promoter of this site is currently actively engaged with the District Council in formal pre-application discussions. A planning application is being prepared and will be submitted shortly.
- 5.3 It is agreed that the constraints highlighted are the main foreseeable issues that the development of the site will face, and that they do not fundamentally affect the deliverability of the site and that they can be satisfactorily dealt with as part of the planning application process.
- 5.4 It is agreed the allocation of the site is robust and justified.

6. Site Capacity

- 6.1 The SHLAA indicated a site capacity of 126 residential, however both parties agree that the proposed 150 dwellings is achievable, phased as set out in paragraph 6.1.

6.2 Timescale for Delivery

| Year | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2017 /18 | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 | 2022 /23 | 2023 /24 | 2024 /25 | 2025 /26 | 2026 /27 | 2027 /28 |
| Phase 1: No. of Dwellings | | 15 | 35 | 50 | 50 | | | | | | |

| Year | 11-15 Years | | | End of Plan Period | | Total |
|---------------------------|-------------|-------------|-------------|--------------------|-------------|-------|
| | 2028 /29 | 2029 /30 | 2030 /31 | 2031 /32 | 2032 /33 | |
| Phase 1: No. of Dwellings | | | | | | 150 |

Capacity of Infrastructure

Highway Infrastructure

- 6.3 The Highways Authority considered SHLAA269 as part of the Housing Site Options and stated in respect of Cromford Road that the controlled roadside frontage available is likely to be sufficient to create an access meeting current safe minimum criteria. The scale of development may require the provision of a right turn harbourage and the access should be located with a degree of separation from the Spring Close junction opposite. Detailed designs would need to be submitted to ensure all criteria could be met. Individual access points to Cromford Road would generally be discouraged. A safe access may be possible from Middleton Road, the road is subject to the national speed limit, 60mph, and given the street gradients vehicle speeds are reasonably high in the vicinity of the site frontage. Despite having a reasonable site frontage to Middleton Road the majority of adjoining land is considerably lower than the public highway and falls away at an appreciable gradient, suitable access locations are therefore likely to be very limited.
- 6.4 The Highways Agency noted that there is no access from Ravenstor Road, this industrial estate street does not form part of the adopted highway network and would be unlikely to provide a suitable environment to serve residential traffic.
- 6.5 Both parties agree that the scale of development is considerable and that the development would be required to be supported by a full Transport Assessment and Travel Plan which would need to set out/include mitigation measures to offset any development related impact. This will be submitted alongside the Planning Application.

Education

- 6.6 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.
- 6.7 It is acknowledged by both parties and Derbyshire County Council that there will be a need for a new primary school in Wirksworth. All parties are working towards agreement on the most appropriate location of the school.

Health Facilities

- 6.8 Hannage Brook Medical Centre in central Wirksworth is approximately 1500m distance from the site. The District Council have met the Southern Derbyshire Clinical Commissioning Group in March 2016 and discussed by telephone in April 2017 to ensure that they are aware of the proposed location and scale of residential development. They are talking to Hannage Brook Medical Centre about the implications and possible future needs.

Constraints to Development

Landscape

- 6.9 Landscape issues have been addressed through the Landscape and Visual Impact Assessment to be submitted alongside the planning application. Significant areas of green space will be delivered to minimize the impact on the landscape.

Ecology

- 6.10 A Local Wildlife Site encroaches into the north western part of the site (ref DD451 - Middle Peaks Spoil Heaps). Beyond the south western boundary of the site lies Stoney Wood Local Wildlife Site (ref DD459). Beyond the NE boundary lies Colehill Quarries SSSI. Part of the site is designated as a Regionally Important Geological Site (RIG72 - Carboniferous Limestone). Derbyshire Wildlife Trust in the Provisional Ecological Assessment of the SHLAA sites in Derbyshire Dales August 2015, which informed the SHLAA considered the site to be of high nature conservation value, development is likely to result in significant loss of open mosaic habitats on previously developed land.
- 6.11 Detailed surveys of ecology have been prepared to be submitted in support of the Planning Application.

Heritage

- 6.12 The Heritage Officer concluded (SHLAA cd26) that development is likely to result in harmful impacts to the significance/setting of the scheduled monument and to other identified designated and non-designated heritage assets.
- 6.13 Derbyshire County Archaeologist considered (SHLAA cd26) there is likely to be a harmful impact on the setting of Nether Ratchwood / Rantor Scheduled Monument.
- 6.14 A heritage assessment is being prepared by First City Limited on behalf of Tarmac Trading Limited as part of the application process. Both parties agree that these constraints will be considered as part of the application process.

Contamination

- 6.15 Site comprises land associated with former Middleton Road quarries and associated uses, contamination and land stability issues may require investigation and will form part of the planning application process.
- 6.16 Environmental Health Officers confirmed as part of the SHLAA (CD26) possible contamination issues may be present stating an assessment would be required for planning purposes.

Geology

- 6.17 The First City Limited on behalf of Tarmac Trading Limited have carried out a detailed site investigation and geotechnical review and remain committed to the site allocation.

Recreational Use

- 6.18 As a result of the proposed development there is likely to be an increase in the use of Old Lane, especially by walkers and cyclists but also by vehicles using the first part of Old Lane. It is already a well-used route and forms part of a popular link between Wirksworth town centre and the High Peak Trail. The development has the potential to enhance the

margins of the route through landscaping. Old Lane will therefore remain as a predominantly traffic free, multi –user Greenway.

Flooding

6.19 There are no adverse flood risk or drainage issues for the allocation. Site specific flooding risk will be addressed through a Flood Risk Assessment submitted in support of the Planning Application. Issues relating to drainage will be addressed by the Drainage Strategy to be submitted alongside the Planning Application.

7. Progress Since Derbyshire Dales Local Plan 2016

7.1 The site is deliverable and the promoter of this site is currently actively engaged with the District Council in formal pre-application discussions.

7.2 A planning application is being prepared by First City Limited on behalf of Tarmac Trading Limited and will be submitted shortly.

8. Outstanding Matters

8.1 There are no areas of disagreement between Derbyshire Dales District Council and Mr G.B. Fergus (Agent) on behalf of the First City Limited on behalf of Tarmac Trading Ltd. in respect of Policies DS6 HC2(aa).

9. Agreement

Signed by:-



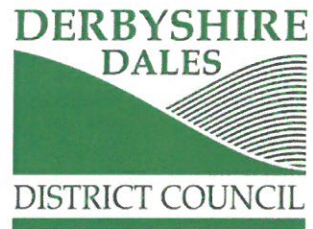
Paul Wilson on behalf of Derbyshire Dales District Council

Date: 20/04/17



Mr G. B. Fergus on behalf of First City Limited, on behalf of Tarmac Trading Limited.

Date: 20 - 4 - 17



Land at Middle Peak Quarry

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Tarmac Trading
Limited.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

1. Purpose

- 1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Derbyshire Dales District Council and Tarmac Trading Limited on strategic site allocation Policy DS7, HC2(bb) and EC5 of the Derbyshire Dales Pre-Submission Draft Local Plan (2016) for the proposed residential development for 645 dwellings and communities facilities.
- 1.2 The statement should be read in conjunction with the responses by both parties to the Inspector's questions raised in matter 10.

Table One

| Inspector's Questions | |
|-----------------------|--|
| 19 | The points about abnormal costs and mineral resources are relevant to this site. There are also ecological, instability and contamination constraints. Only development within the worked out quarry is likely to be acceptable. Is the site viable and developable? |
| 20 | The first part of the policy refers to dwellings and community facilities but the 2nd bullet point to employment and residential development. What is the intended mixed use? There appears to be a need for a new primary school in Wirksworth. Given this is the largest allocation in the town and the policy includes community facilities should explicit reference be made within the policy to a primary school. Or is the replacement primary school likely to be an existing County Council site? |

2. Site Description

- 2.1 The site extends to 62 hectares, comprising a dormant quarry to the west of Middleton Road and north Brassington Lane, Wirksworth. It includes the main area of Middle Peak Quarry and void and the former Dale Quarry to the South. It represents a large area of brownfield land, adjacent to the settlement of Wirksworth with access to services and facilities in the town.

3. Background

- 3.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land Middle Peak Quarry, Wirksworth was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development. (CD26 SHLAA 473)
- 3.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016). Further information regarding site status was sought from landowners and developers through a Delivery Proforma May 2016 updated in March 2017. This included, progress overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 3.3 It is incorrect to refer to Middle Peak as a "worked out" quarry, question 20. Tarmac has taken the commercial decision to close the quarry as other operational quarries are better

located to serve the market with limestone. However, Derbyshire County Council as the Mineral Planning Authority wish to be informed concerning the mineral resource with any planning application that will effectively sterilize the resource, the final bullet point of Policy DS7 requires that proposed development should have regard to the impact on the existing mineral resource.

- 3.4 Tarmac Trading Limited are employers and major landowners within Derbyshire Dales District. It is worth noting that First City, acting on behalf of Tarmac Trading Limited, previously promoted and sold for mixed use redevelopment Cawdor Quarry and Hall Dale Quarry, Matlock. The former has now been redeveloped in part by Sainsbury's for a new food store and petrol filling station and the latter is allocated under Policy DS5. Both sites now have planning permission for residential redevelopment. Preparing former and surplus quarry sites for redevelopment is therefore not new to First City or Tarmac Trading Limited and follows on from similar projects involving surplus quarry sites in the West Midlands at 'Allsopps Hill, and 'Derby's Hill', Rowley Regis that have been allocated and subsequently redeveloped by housebuilders for housing.
- 3.5 Tarmac Trading Limited and First City Limited are currently engaged with the Council in formal pre-application discussions and good progress is being made such that Tarmac Trading Limited has prepared a statement of the extraction development requirements required to create the housing development platforms within the quarry and a site master plan to illustrate how this will accommodate the Local Plan allocation.

4. Areas of Common Ground

Principle of Development

- 4.1 Both Parties agree that the allocation of DS7 Land at Middle Peak Quarry, Wirksworth for residential development is deliverable as per paragraph 47 of the NPPF.
- 4.2 As demonstrated through the Council's evidence base work underpinning the Local Plan, the site provides one of the most suitable locations for a sustainable urban extension to Wirksworth. In preparing the Pre-Submission Draft local Plan further evidence has demonstrated that all issues material to the development of the site and addressed in the criteria set out in Policy DS7 in the Pre Submission Draft allocation can be satisfactorily overcome and the allocation as proposed is sound.
- 4.3 First City Limited on behalf of Tarmac Trading Ltd. confirm that the site is available and the proposed development is viable. The landowner supports Policies DS7, HC2 (bb) and EC5 for the allocation of the site.
- 4.4 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.
- 4.5 It is agreed that the issues highlighted are the main foreseeable issues that the development of the site will face, and that they do not fundamentally affect the deliverability of the site and that they can be satisfactorily dealt with as the site progresses.
- 4.7 It is agreed the allocation of the site is robust and justified.

5. Site Capacity

Timescale for Delivery

5.1 Table Two

| | 0-5 years | | | | 6-10 years | | | | | 11-15 Years | |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Year | 2017 / 18 | 2018 / 19 | 2019 / 20 | 2020 / 21 | 2021 / 22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | 2025 / 26 | 2026 / 27 | 2027 / 28 |
| No. of Dwellings | 0 | 0 | 0 | 15 | 25 | 45 | 45 | 45 | 45 | 45 | 45 |

| | 11-15 Years | | | End of Plan Period | | 16 years+ | Total |
|------------------|-------------|-------------|-------------|-----------------------|-------------|--------------|-------|
| Year | 2028 /29 | 2029 /30 | 2030 /31 | 2031 /32 | 2032 /33 | | |
| No. of Dwellings | 45 | 45 | 45 | 45 | 50 | 105 | 645 |

5.2 Tarmac Trading Limited anticipate the submission of a planning application in the next six months.

Master-planning

5.2 An illustrative masterplan can be seen at Appendix One. The document helps to set out how the sites opportunities and constraints have been understood, and how they relate to the future form of development during the plan period. The masterplan also provides an indication of the location of the different land uses that form the development and how these are to be integrated with the necessary infrastructure to be provided on site.

5.3 Table three below sets out the currently anticipated uses and the land use budget for the wider allocation master plan.

Table Three

| Use | Hectares | Acres | Dwellings |
|------------------------|--------------|---------------|------------|
| Residential | 18.16 | 44.87 | 593 |
| Local Centre | 0.75 | 1.85 | 52 |
| Open Space | 37.53 | 92.74 | |
| Lake | 2.07 | 5.12 | |
| Primary School | 2.00 | 4.94 | |
| Total Site Area | 62.19 | 153.67 | 645 |

5.4 Appendix Two sets out an indication of the potential number of properties that could be built in each area, information provided by First City Limited on behalf of Tarmac Trading Limited.

Extraction Requirements

5.5 Tarmac has considered the extraction development requirements to create safe and appropriate development platforms within Middle Peak and Dale Quarries.

5.6 In order to make the quarries safe and attractive as a housing environment some limited quarrying of limestone is required along with major earthworks. Blasting of some limestone faces will also be required in order to restore the quarry.

- 5.7 It is not proposed to take any quarried materials off site to create space for 645 new homes, space for a new primary school and significant areas of strategic and local open space.
- 5.8 Tarmac consider the development platforms and restoration depicted could be delivered within a 2 year period of time and the work required can be carried out under the existing planning consents. This will require the quarrying, restoration blasting and earthworks to be undertaken at the same time.

Site Preparation Programme

- 5.9 Whilst it is acknowledged that as a brownfield site there will be a time delay in the delivery of housing completions on the site for the purposes of this report First City Limited on behalf of Tarmac Trading Limited consider that a realistic timescale for preparatory work has been adopted.
- 5.10 First City Limited on behalf of Tarmac Trading Limited consider in Appendix Three the preparatory extraction development works which are required on site.
- 5.11 First City Limited on behalf of Tarmac Trading Limited consider in Appendix Four the limestone extraction requirements.

Capacity of Infrastructure

- 5.12 A considerable amount of site specific assessment work has been undertaken by both the Council and Tarmac to assess the suitability, availability, viability and achievability of the land off Middle Peak Quarry. Much additional work has been undertaken to support this statement.
- 5.13 Tarmac Trading Limited have submitted to DDDC technical documents for consideration through the initial site assessment and later Local Plan consultation.
- 5.14 Table Four: Evidence submitted by Tarmac Trading Limited in support of DS7: Land at Middle Peak Quarry.

| | |
|--|---|
| Middle Peak/Dale Quarry Master Plan Statement by David Local Associates Limited supporting up to 645 dwellings, local centre, primary school site and community centre and local park. | |
| Drawings: | TAR004/020 Strategic Sites Review |
| | TAR004/026 Illustrative Masterplan Middle Peak |
| | TAR004/027 Residential Densities |
| | TAR004/030 Storey Height Strategy |
| | TAR004/029 Access and Movement |
| | TAR004/030 Storey Height Strategy |
| Reclamation and Restoration Plan for Middle Peak Quarry by Greenfield Associates | |
| Drawing | TAR/MPQ/100 Volume Cut and Fill Schedule |
| Landscape Strategy by Pleydell Smithyman Limited | |
| Drawing | M15.132(b) R001 Proposals Context |
| | M15 132 Existing Condition |
| | M15 132 Vision and Philosophy |
| | M15 132 Landscape Strategy |
| | M15 132 Landscape Strategy Guiding Elements – site cross sections |
| | M15 132 Restoration Landscape Concept for Middle Peak |
| | M15 132 Restoration Landscape Concept for Dale Quarry |

| |
|--|
| Transportation Assessment Report by JMP Consultants |
| Topographical survey of the site access locations by Greenfield Associates |
| Drainage overview investigation by JMP Consultants Limited |
| Utilities assessment by JMP Consultants Limited |
| Flood risk and drainage assessment by JMP Consultants Limited |
| Phase 1 Habitat report by FPCR |
| Heritage Overview Report by Trent and Peak Archaeology |
| Landscape Sensitivity assessment by Pleydell Smythman Limited |
| Phase 1 Desk top site investigation by Georisk Management Limited |
| Geological report and Phase 2 SI results by Greenfield Associates |

Transport

- 5.15 The Highway Authority state that a satisfactory access could be achieved, the site as drawn includes the former quarry area and agricultural land on the 'upper' areas to the west. The site is bounded by roads on virtually all sides, although it would appear the main (existing access) to the quarry area is off the B5023, this will be the point of access to serve the site.
- 5.16 A detailed Traffic and Transport Assessment Overview has been submitted to the District Council as part of representations to the Derbyshire Dales Draft Local Plan (April 2016) which includes an indicative masterplan drawing, showing the proposed layout incorporating the identified land uses. The Transport Assessment confirms that the primary access for the site is off the B5023 and from a highway perspective with some minor modifications, it is likely acceptable access arrangements and visibility sightlines could be achieved to serve the development.

Education

- 5.17 The Infrastructure Delivery Plan (CD19) has identified additional infrastructure development required to support the development including the provision of a new primary school; provision of open space and recreation; and highway and pedestrian links to and from the site.
- 5.18 The Derbyshire Dales Local Plan Pre Submission Draft identified this allocation as the most suitable site for the provision of a replacement primary school site in Wirksworth. Further discussions with Derbyshire County Council as Education Authority are ongoing in respect of this matter.

Health

- 5.19 Wirksworth Medical Centre is approximately 2000m from the site. The District Council have met the Southern Derbyshire Clinical Commissioning Group in March 2016 and discussed by telephone in April 2017 to ensure that they are aware of the proposed location and scale of residential development. The CCG are talking to Hannage Brook Medical Centre about the implications and possible future needs.

Constraints to Development

Landscape

- 5.20 Tarmac Trading Limited have submitted an initial Landscape Sensitivity Assessment to DDDC as part of representations on the Derbyshire Dales Local Plan Pre-Submission Draft that offers the prospect of a scheme that respects and conserves valuable elements within the existing landscape while constructing a new green infrastructure that should improve the quarry environment and create an attractive place to live.

Ecology

5.21 First City Limited on behalf of Tarmac Trading Limited have commissioned consultants who have undertaken initial Phase 1 ecological survey that has raised no ecological issues that cannot be addressed through the development management process.

Flooding

5.22 There are no adverse flood risk or drainage issues for the allocation. Site specific flooding risk will be addressed through a Flood Risk Assessment submitted in due course. Issues relating to drainage have been addressed in the Flood Risk Overview report submitted to the Council.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 Detailed above.

7. Outstanding Matters

7.1 Derbyshire County Council Education Authority, the District Council and First City Limited on behalf of Tarmac Trading limited continue to seek resolution regarding the location of the new primary school.

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date:20/04/17



Mr G. B. Fergus on behalf of First City Limited, on behalf of Tarmac Trading Limited.

Date: 21/04/17

Appendix One: Illustrative Masterplan April 2017

Appendix Two: Indicative number of dwellings by development area as provided by First City Limited on behalf of Tarmac Trading Limited.

| Block No | Name | Development area (Hectares) | Assumed housing density per Hectare | Number of properties | Comment |
|-----------------|---------------------------|------------------------------------|--|-----------------------------|--|
| 1 | Local Centre | 0.75 | | 52 | Smaller properties local views |
| 2 | Middle Peak North East | 1.00 | 30 | 30 | Smaller properties local views |
| 3 | Middle Peak Central | 2.55 | 35 | 89 | Smaller properties local views |
| 4 | Middle Peak South | 3.90 | 35 | 137 | Smaller properties local views |
| 5 | Middle Peak Western | 3.02 | 30 | 91 | Larger properties with panoramic views |
| 6 | Middle Peak North Western | 0.79 | 12 | 10 | Large specialist properties with panoramic views |
| 7 | Dale Western | 1.65 | 38 | 63 | Larger properties with panoramic views |
| 8 | Dale Central | 1.95 | 38 | 74 | Smaller properties/Live Work Units |
| 9 | Dale Eastern | 2.00 | | | Proposed School Site |
| 10 | Far Western | 3.30 | 30 | 99 | Larger properties on edge of site |
| Total | All sites | 20.92. | | 645 | |

Appendix Three: First City Limited on behalf of Tarmac Trading Limited consideration of preparatory works required on site and design assumptions.

Middle Peak Eastern Area (Area 1)

This is the old quarry office area. Only a limited amount of re-grading works and cutting back of the tip slopes to the west is required to prepare this area to accept development which offers good views to the east.

Middle Peak North Eastern Area (Area 2)

This is the area immediately north of the main quarry entrance. The floor is mainly solid limestone and only limited re-grading and capping of the area is required to make this area available for development. It would be difficult to blast the adjacent faces so a rock trap at the base is the preferred method.

Middle Peak Central Area (Area 3)

This is mainly the footprint to the old processing plant area. The area is generally lower at the 194m level than the surrounding area. In order to avoid development within the hollow, the central area has been excavated to the north-west within the design to extend the 195m level. Some limited blasting of the limestone faces is required to achieve the design proposals.

The aspect of this area is currently limited to local views within the quarry but will be enhanced by the proposed restoration works in the main quarry void and the Western Area of the site.

Middle Peak Southern Area (Area 4)

This is an area of the quarry where the old limestone faces are present forming the old access ramps to the processing plant. The area can provide large volumes of good quality limestone faces that can be worked to produce the necessary amount of construction grade fill that will form the capping layer to the proposed housing development areas. Following removal of the limestone a large area could be developed at the 200m level with good level access to the site entrance.

The design includes extensive re-grading and restoration works to the southern quarry faces. This area will also contain an access road in the form of a ramp that will lead to the western part of the site.

Middle Peak Western Area (Area 5)

Various options are possible for the Western Area of the site. The area contains a complicated sequence of wide clay filled joints separated by irregular pillars of weathered limestone. The clay filled joints have historically been partly extracted and partly backfilled with overburden. The current design proposal is to remove a significant volume of this clay contaminated limestone for the following reasons.

- To provide a significant volume of restoration materials for the restoration and development of the Dale Quarry Area
- To reduce the visual impact for properties within the main quarry area
- To provide a medium level platform within the Western part of the quarry that can be developed for housing

Due to its elevated position the Western Area of Middle Peak benefits from high quality views to the east.

Restoration of the Northern Eastern part of Middle Peak Quarry (Area 6)

The eastern side of the main void of the quarry is dominated by a series of limestone benches and old quarry faces. Whilst some natural regeneration of the faces has occurred in the last 25 years since these faces were last worked the faces still present a stark quarry aspect. Creating development platforms in this area would be challenging and therefore the current proposals are to restore this area of the quarry. This could be achieved by over tipping the quarry faces with overburden from elsewhere in the site but this would increase costs and the amount of material to be excavated. The proposed method is therefore to blast selected faces and leave the blast piles in situ. These will be re-graded and capped off to produce a continuous restoration slope on the eastern flank of the main quarry void.

Middle Peak, restoration of southern part of main quarry void

Restoration blasting could be carried out within the southern part of the main quarry void but this would reduce the 200m level development area footprint. The current proposal is to partly infill this area using the limestone extracted from the adjacent Southern Middle Peak area that is not required for processing. This restoration combined with reducing the height of the Western Face and the restoration slope on the north east side of the main quarry void will dramatically improve the visual impact of the quarry. The main quarry void will be effectively a single cliff face leading up to rise end bluff with a linear lake at the base.

Dale Quarry West (Area 7)

This is the upper level bench at the 240m level at the West end of the Dale Quarry Area. Minor re- grading works will be required on the existing faces to ensure stability. Aspect is good and ground conditions mainly good on solid limestone. Area to be capped with 1.2m of construction fill.

Dale Quarry Central (Area 8)

This area is currently at the 206m level and currently presents a poor development area due to the adjacent high loose faces and shaded aspect with no distant views. The current scheme proposes to infill this area with overburden from the Middle Peak Western Area to create a gradual slope from the 221-213m level to improve its outlook and Then use it for higher density housing or live work units.

Dale Quarry East

This area is the proposed location for the new school. Space has been demarcated on the plan for provision of a rock trap below the high faces.

This area lies immediately east and west of the existing public right of way that crosses Dale Quarry from north to south. This public right of way will be diverted to the east. The area is less enclosed than the Dale Central area with a current floor area between 205 and 211m level. The proposed scheme is to raise the floor slightly with overburden infill to the 211m level and create rock traps adjacent to the quarry faces. As with the other housing development areas this area will be capped off with construction fill.

This is all the land east of the current public right of way. The proposed scheme is to restore the current quarry void by a combination of re-grading the existing tip material with placement of additional overburden. The upper levels of the existing face will remain in place to preserve the geological interest and rock traps will be incorporated into the restoration profile.

The upper levels will be capped off and levelled with construction fill to accommodate the playing pitch for the school graded into the public park with pedestrian access only to West End.

Far Western Area (Area 10)

This is the land adjacent to the B5035. The area is mainly at original ground levels with south east facing slopes at a gradient of 1 in 10 to 1 in 15 towards the south east. The area contains some trees that were planted by Tarmac as screening for the quarry which will be left in situ around the periphery of the site. Geologically the area is underlain by limestone beneath a cover of overburden. In order to maintain the far reaching views from this part of the site the development footprint will be close to existing ground level.

Appendix Four: Limestone Extraction Requirements, as prepared by First City Limited on behalf of Tarmac Trading Limited.

A limited amount of blasting is proposed at Middle Peak. This will occur within Middle Peak, with no requirement for further blasting in the Dale Quarry area. The blasting will occur from existing limestone faces within the currently permitted area for limestone extraction. In the north and central areas the limestone will be blasted down and left in situ and the blast pile capped off with overburden or fill materials. In the Southern area of Middle Peak the limestone faces will be blasted and then processed through a mobile crushing plant to produce graded construction fill products and increase the footprint of the housing development area.

Middle Peak Northern Area

The Middle Peak Northern area is currently a series of old quarry faces and benches. There is only limited scope for housing development in this area. It is therefore proposed to restore this area of the quarry by drilling and blasting a series of existing faces between the 234 and the 163m level.

Approximately 182,000m³ of rock will be blasted in a series of controlled blasts that will produce approximately 296,000m³ of blast pile material. This will be re-graded with suitable excavators to produce a blast pile slope from the 234 to the 163m level at a variable gradient between 1 in 2 and 1 in 7. This slope will then be progressively capped off using excavators and dozers to approximately 2 metres in thickness with quarry tip material excavated from elsewhere on the site to form the finished restoration landform. This capping process is required from a safety aspect to infill the voids in the upper levels of the blast profile. It is not intended to have any property development on these restored slopes.

Middle Peak Central Area

Approximately 19,600m³ of rock will be blasted in the central area in order to maximize the housing development of the 190m level. The majority of the blasted stone will be capped off with 3,700m³ of quarry overburden in a 2m thick layer.

Middle Peak Southern Area

The Middle Peak Southern Area contains a large peninsula of rock that previously formed the access ramps to the main processing plants. The proposed limestone extraction in this will achieve the following aims.

- a) Provide an increased footprint on the main 200m quarry floor level that can be used for housing development.
- b) Provide high quality on site construction materials to form the footprint to the housing development areas.
- c) Provide a large volume of restoration material that can be used to restore the main quarry void.
- d) Provide improved restoration by removing the existing quarry face.

Approximately 281,000m³ of rock will be blasted from the 220-203m level face of the Middle Peak Southern Area. This will generate blast piles that will be accessed on the 200m level of the quarry with a total volume capacity of 457,000m³.

Approximately half of this material (250,900m cubed) will be processed via a mobile crusher located on the 203m level to produce a high quality construction capping layer that will be used as the formation level on footprint of all housing development areas.

The following table shows the volumes of materials that would be required to be moved to achieve the proposed scheme.

Approximate Earthwork Volumes

| Earthworks area | Earthworks area (Hectares) | Fill re-grade (metres ³) | Fill placement (metres ³) | Fill removal (metres ³) | Construction fill capping layer (metres ³) |
|--------------------------------------|----------------------------|--------------------------------------|---------------------------------------|-------------------------------------|--|
| Rise End Western area | 0.36 | 0 | 12,300 | 0 | 0 |
| Middle Peak North Restoration Area | 2.84 | 0 | 105,800 | 0 | 0 |
| Middle Peak Central Restoration Area | 2.40 | 0 | 233,700 | 0 | 0 |
| Middle Peak East | 0.55 | 4,000 | 0 | 17,700 | 8,900 |
| Middle Peak North East | 1.28 | 1,000 | 2,900 | 0 | 12,800 |
| Middle Peak Central | 3.67 | 14,500 | 3,700 | 296,300 | 31,200 |
| Middle Peak South | 6.85 | 36,500 | 68,700 | 0 | 53,000 |
| Middle Peak Western | 6.27 | 23,500 | 0 | 521,800 | 24,500 |
| Dale Western | 3.22 | 23,700 | 5,500 | 0 | 22,400 |
| Dale Central | 3.30 | 5,100 | 227,200 | 0 | 27,400 |
| Dale Eastern | 1.75 | 4,800 | 104,400 | 0 | 13,800 |
| Dale Far Eastern | 3.54 | 21,300 | 92,000 | 0 | 11,800 |
| Far Western Area | 3.76 | 0 | 0 | 45,100 | 45,100 |
| All site | | 134,400 m³ | 856,200m³ | 880,900m³ | 250,900m³ |

ILLUSTRATIVE MASTER PLAN



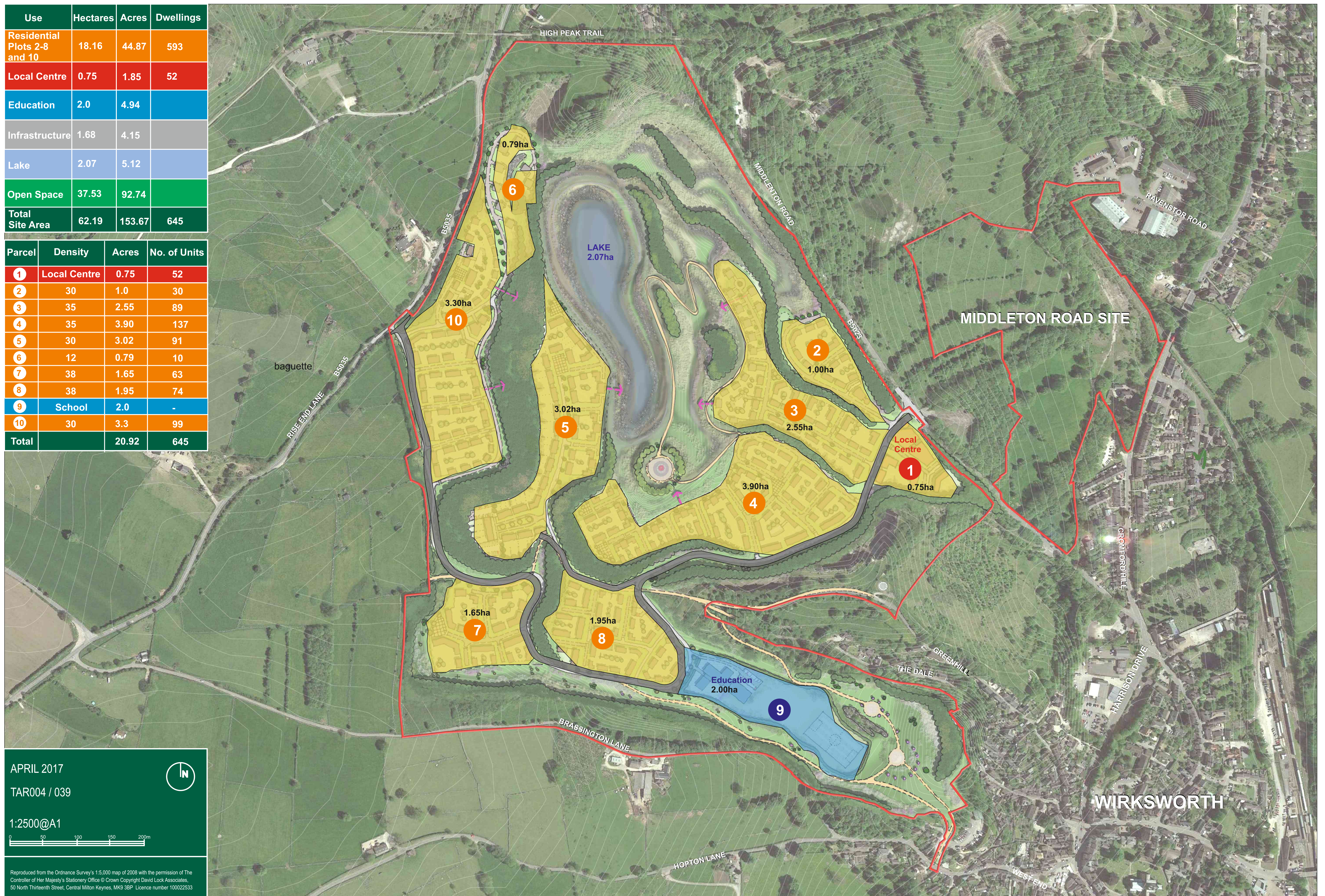
APRIL 2017
TAR004 / 038A
1:2500@A1

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LAND USE BUDGET

| Use | Hectares | Acres | Dwellings |
|------------------------------|--------------|---------------|------------|
| Residential Plots 2-8 and 10 | 18.16 | 44.87 | 593 |
| Local Centre | 0.75 | 1.85 | 52 |
| Education | 2.0 | 4.94 | |
| Infrastructure | 1.68 | 4.15 | |
| Lake | 2.07 | 5.12 | |
| Open Space | 37.53 | 92.74 | |
| Total Site Area | 62.19 | 153.67 | 645 |

| Parcel | Density | Acres | No. of Units |
|--------------|--------------|--------------|--------------|
| 1 | Local Centre | 0.75 | 52 |
| 2 | 30 | 1.0 | 30 |
| 3 | 35 | 2.55 | 89 |
| 4 | 35 | 3.90 | 137 |
| 5 | 30 | 3.02 | 91 |
| 6 | 12 | 0.79 | 10 |
| 7 | 38 | 1.65 | 63 |
| 8 | 38 | 1.95 | 74 |
| 9 | School | 2.0 | - |
| 10 | 30 | 3.3 | 99 |
| Total | | 20.92 | 645 |



APRIL 2017
 TAR004 / 039
 1:2500@A1

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APPENDIX 4
COMPLETED PRO-FORMAS 2018

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Lathkill Drive, Ashbourne HC2 (a)

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Site statement of Common Ground signed in April 2017 and additional planning information relating to a current planning application.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|---|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|--|
| Local Plan Policy Number | HC2 (a) |
| Planning Application Number | 15/00060/OUT - granted 17/01248/REM - pending |
| Site Address | Lathkill Drive, Ashbourne |
| Number of dwellings | 35 |

ACHIEVEABILITY

| | |
|--|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? Reserved matters submitted | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| yes | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out relevant technical studies to support the submission of a planning application? | |
| Yes (please specify below) in connection with the reserved matter application | No |
| <ul style="list-style-type: none"> <input type="checkbox"/> Combined Phase I Desk Study & Phase II Exploratory Investigation <input type="checkbox"/> Landscape and Ecological Management Plan <input type="checkbox"/> Landscape Maintenance & Management Plan <input type="checkbox"/> Drainage layout | |

4. When do you anticipate starting on site? (Please specify a date) Summer / Autum 2018

| | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | X | | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|--|----|
| 2018 | |
| 2019 | 18 |
| 2020 | 17 |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

| |
|---|
| <p>6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?</p> <p>N/a</p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> <p>n/a</p> |
| <p>8. Have you undertaken any development appraisals for the site?</p> <p>Yes</p> |
| <p>9. Have you identified a viability gap?</p> <p>No</p> |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?</p> |

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: HC2 (aa) Whitelea Nursery, Tansley

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|---|---|
| Name | [REDACTED] | |
| Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] | <input type="checkbox"/> Please tick if these details are correct |
| | <input type="checkbox"/> Please tick if these details are correct | |

| | |
|-----------------------------|-----------------------------------|
| Local Plan Policy Number | HC2 (aa) |
| Planning Application Number | 17/00850/FUL |
| Site Address | Land at Whitelea Nursery, Tansley |
| Number of dwellings | 27 |

ACHIEVEABILITY

| | |
|--|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? • | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| ✓ | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No |
| | |

| 4. When do you anticipate starting on site? (Please specify a date) | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | ✓ | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|---|----|
| 2017 | |
| 2018 | |
| 2019 | 27 |
| 2020 | |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

| |
|---|
| 6. Please provide details of any constraints that exist on the site which prevent it from coming forward for |
|---|

| |
|--|
| <p>development and the timescales for addressing these to enable development to commence?</p> <p>None</p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> |
| <p>8. Have you undertaken any development appraisals for the site?</p> <p>Yes</p> |
| <p>9. Have you identified a viability gap?</p> <p>No</p> |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?</p> <p>No</p> |

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Former Mirage Hotel, Derby Road, Ashbourne

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Derbyshire Dales Housing Proforma returned in March 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|---|--|
| Name | | |
| Address | | |
| | <input type="checkbox"/> Please tick if these details are correct | <input checked="" type="checkbox"/> Please tick if these details are correct |

| | |
|-----------------------------|--|
| Local Plan Policy Number | HC2 (b) |
| Planning Application Number | None |
| Site Address | Former Mirage Hotel, Derby Road, Ashbourne |
| Number of dwellings | 20 |

ACHIEVEABILITY

| | |
|--|--------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| <i>DISCUSSIONS WITH DEVELOPERS</i> | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| No | Pre- application advice sought |
| No | Application pending |
| | Within the next 3 months |
| X | Within 6 months |
| ✓ | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) Yes | No |
| None provided | |

| 4. When do you anticipate starting on site? (Please specify a date) | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | X | ✓ | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|---|---|
| 2018 | 3 |
| 2019 | 4 |
| 2020 | 4 |
| 2021 | 5 |
| 2022 | 7 |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

NONE

7. How can the District Council assist you to overcome the constraints identified?

—

8. Have you undertaken any development appraisals for the site?

Yes

9. Have you identified a viability gap?

No

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: HC2 (bb) Tansley House Gardens, Tansley

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|---|
| Name | | [REDACTED] |
| Address | <input type="checkbox"/> Please tick if these details are correct | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|--------------------------------|
| Local Plan Policy Number | HC2 (bb) |
| Planning Application Number | 14/000097/OUT & 16/00397/FUL |
| Site Address | Tansley House Gardens, Tansley |
| Number of dwellings | 49 |

ACHIEVEABILITY

| | |
|--|--------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? • | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No |
| All technical reports have already been submitted with the application. | |

| 4. When do you anticipate starting on site? (Please specify a date) | | | | | | | | | | | | | | | | | |
|--|------|---------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | 1 st quar ter. | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|---|----|
| 2017 | |
| 2018 | |
| 2019 | 10 |
| 2020 | 12 |
| 2021 | 27 |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

None

7. How can the District Council assist you to overcome the constraints identified?

N/A

8. Have you undertaken any development appraisals for the site?

Full planning application submitted.

9. Have you identified a viability gap?

Viability appraisal has been prepared and is in the process of being submitted for review.

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

Site has resolution to grant permission.

Derbyshire Dales District Council Local Plan Employment and Housing Site Allocation Proforma - March 2018

Land at Ashbourne Airfield (Phase 1), Ashbourne

Please check the proforma and make any updates as necessary. Please also fill in any new areas in the form. Your entry for 2017 submission is highlighted in yellow below and where we have information we have inserted it in blue.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|---|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|--|
| Local Plan Policy Number | HC2(c) & EC2(a) |
| Planning Application Number | 14/00074/OUT 16/00168/FUL |
| Site Address | Ashbourne Airfield Phase 1 |
| Capacity | 367 dwellings and min 8 ha employment land |

ACHIEVEABILITY

| | |
|----|---|
| 1. | <p>What is the status of your site in terms of taking it forward for development?</p> <ul style="list-style-type: none"> • Outline planning permission (14/00074/OUT) 367 dwellings and 8 ha new employment land • Full planning permission (16/00168/FUL) Blenheim Road / A52 Link Road |
|----|---|

- **Full Planning permission (17/01142/FUL) Enlarged drainage facility and accommodate foul pumping station**

2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters (please tick all that apply)?

| Residential | | Employment | |
|--------------------------|---|--------------------------|---|
| <input type="checkbox"/> | Application pending | <input type="checkbox"/> | Application pending |
| <input type="checkbox"/> | Within the next 3 months | <input type="checkbox"/> | Within the next 3 months |
| <input type="checkbox"/> | Within 6 months | <input type="checkbox"/> | Within 6 months |
| <input type="checkbox"/> | Within 1 year | <input type="checkbox"/> | Within 1 year |
| <input type="checkbox"/> | Within 2 years | <input type="checkbox"/> | Within 2 years |
| <input type="checkbox"/> | Within 3 years Within 1 year of road construction starting on site | <input type="checkbox"/> | Within 3 years Within 3 months of road construction starting on site |

3. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Residential | | | x | | | | | | | | | | | | | | |
| Employment | | x | | | | | | | | | | | | | | | |

4. Please give an indication of residential build out rates on a yearly basis?

5. Please indicate your plans to deliver serviced land (ha) and employment floorspace (sqm) on a yearly basis?

| | | |
|------|----|--|
| 2017 | | |
| 2018 | | |
| 2019 | | |
| 2020 | 20 | |

| | | |
|-------|---------|--|
| 2021 | 50 – 60 | |
| 2022 | 50 - 60 | |
| 2023 | 50 – 60 | |
| 2024 | 50 – 60 | |
| 2025 | 50-60 | |
| 2026 | 47-60 | |
| 2027 | 37 | |
| 2028 | | |
| 2029 | | |
| 2030 | | |
| 2031 | | |
| 2032 | | |
| 2033 | | |
| 2034+ | | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

The programme has moved forward. Key road infrastructure is due to start on site in 2019 and there are no substantive obstacles to this development programme.

7. How can the District Council assist you to overcome the constraints identified?

[REDACTED]

8. Have you undertaken any development appraisals for the site?

No

9. Have you identified a viability gap?

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

The Section 106 agreement has been signed.

We are ready to start the road construction when the council give go ahead for the grant.

11. Can the District Council be of any further assistance with the delivery of your site?


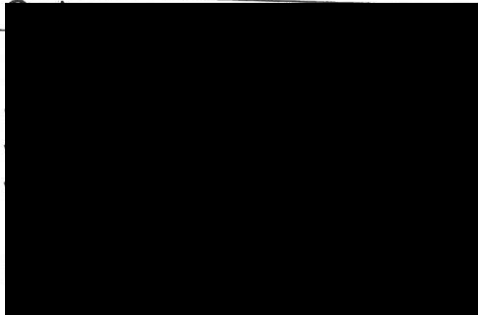
Yes

Derbyshire Dales District Council Local Plan Employment and Housing Site Allocation Proforma - February 2018

Land at Middleton Road/ Cromford Road, Wirksworth

Please can you check the proforma and make any updates as necessary. Please can you also fill in any new areas in the form. Your entry for 2017 submission is highlighted in yellow below and where we have information we have inserted it in blue.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|---|
| Name |  |  |
| Address | | |
| | <input type="checkbox"/> Please tick if these details are correct | <input checked="" type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|---|
| Local Plan Policy Number | HC2 (cc) & EC2(f) |
| Planning Application Number | None |
| Site Address | Land at Middleton Road/ Cromford Road, Wirksworth |
| Capacity | 150 dwellings and 2 hectares of employment land |

ACHIEVEABILITY

1. What is the status of your site in terms of taking it forward for development?

- An outline planning application will be submitted in ~~2017~~ An Outline planning application will be submitted in 2018.
- Pre-application advice discussions held with Jon Bradbury

2. Please can you indicate when you intend on submitting a planning application taking into account any reserved matters (please tick all that apply)?

| Residential | | Employment | |
|-------------|--------------------------|------------|--------------------------|
| Outline | Application pending | Outline | Application pending |
| RM | Within the next 3 months | RM | Within the next 3 months |
| Start | Within 6 months | Start | Within 6 months |
| | Within 1 year | | Within 1 year |
| | Within 2 years | | Within 2 years |
| | Within 3 years | | Within 3 years |

3. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|-------------|--------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Residential | X | X | | | | | | | | | | | | | | | |
| Employment | | X | | | | | | | | | | | | | | | |

Start in 2019 for residential and employment

| 4. Please give an indication of residential build out rates on a yearly basis? | | 5. Please indicate your plans to deliver serviced land (ha) and employment floorspace (sqm) on a yearly basis? | |
|--|----|---|--|
| 2017 | | The employment land will be marketed in 2019 at the same time as the residential site. Servicing and delivery of the site will be down to the eventual developer. | |
| 2018 | | | |
| 2019 | | | |
| 2020 | 15 | | |
| 2021 | 35 | | |

| | | |
|-------|----|--|
| 2022 | 50 | |
| 2023 | 50 | |
| 2024 | | |
| 2025 | | |
| 2026 | | |
| 2027 | | |
| 2028 | | |
| 2029 | | |
| 2030 | | |
| 2031 | | |
| 2032 | | |
| 2033+ | | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

Part of the allocated site is subject to a 'notification' by Derbyshire County Council of the latter's intention to construct a new primary school at some time in the future. This has resulted in review of the timescale and master plan for the site that we consulted on in December 2016. ← "has been" replace with 'Is being carried out currently by the company'.

A detailed site investigation and geotechnical review ~~has been~~ carried out and the landowner remains committed to the delivery of the housing allocation confirmed in the Neighbourhood Plan.

and the Outline planning application will therefore be for residential, employment or a primary school (Access and Layout not reserved).

7. How can the District Council assist you to overcome the constraints identified?

Once the site remediation and other abnormal costs have been quantified this information will be shared with the Council as agreed. If the Council wish to advance the delivery of the employment they should consider buying this part of the site when it is marketed.

8. Have you undertaken any development appraisals for the site?

Our planning application will be supported by all relevant technical documents to ensure validation and to address the material planning issues.

9. Have you identified a viability gap?



10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

We will share all of our technical reports with the Council

11. Can the District Council be of any further assistance with the delivery of your site?



Derbyshire Dales District Council Local Plan Employment and Housing Site Allocation Proforma - March 2018

Land at Ashbourne Airfield Phase 2 EC2 (b) and HC2 (d)

Please check the proforma and make any updates as necessary. Please also fill in any new areas in the form. Your information from the Site Statement of Common Ground signed in April 2017 is highlighted in yellow below.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--|---|
| Name | [REDACTED] | |
| Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] | |
| | ✓ Please tick if these details are correct | / <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|---|
| Local Plan Policy Number | EC2 (b) and HC2 (d) |
| Planning Application Number | |
| Site Address | Land at Ashbourne Airfield, Ashbourne Phase 2 |
| Capacity | 1,100 dwellings and 6 - 8ha employment land |

ACHIEVEABILITY

1. What is the status of your site in terms of taking it forward for development?

Detailed discussions are ongoing with County, District and Landowners to explore the provision of a single point of access (roundabout) to service both Phase 1 and Phase 2.

2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters (please tick all that apply)?

*Q2 2018 (Single Access)
Q4 2018 (Outline)*

| Residential | | Employment | |
|-------------|--------------------------|------------|--------------------------|
| | Application pending | | Application pending |
| | Within the next 3 months | | Within the next 3 months |
| | Within 6 months | | Within 6 months |
| | Within 1 year | | Within 1 year |
| | Within 2 years | | Within 2 years |
| | Within 3 years | | Within 3 years |

3. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Residential | | | Q2 | | | | | | | | | | | | | | |
| Employment | | | Q2 | | | | | | | | | | | | | | |

| 4. Please give an indication of residential build out rates on a yearly basis? | | 5. Please indicate your plans to deliver serviced land (ha) and employment floorspace (sqm) on a yearly basis? |
|--|-----|--|
| 2017 | | |
| 2018 | | |
| 2019 | | |
| 2020 | 20 | |
| 2021 | 40 | |
| 2022 | 40 | |
| 2023 | 40 | |
| 2024 | 40 | <i>Giles, would welcome your thoughts on this</i> |
| 2025 | 60 | |
| 2026 | 80 | |
| 2027 | 80 | |
| 2028 | 80 | |
| 2029 | 80 | |
| 2030 | 80 | |
| 2031 | 80 | |
| 2032 | 80 | |
| 2033+ | 300 | |

| |
|--|
| <p>6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?</p> <p><i>N/A</i></p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> <p><i>N/A</i></p> |

| |
|--|
| <p>8. Have you undertaken any development appraisals for the site?</p> <p><i>None undertaken as yet</i></p> |
| <p>9. Have you identified a viability gap?</p> <p>██</p> |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?</p> <p><i>None, all stakeholders are fully aware of the site</i></p> |
| <p>11. Can the District Council be of any further assistance with the delivery of your site?</p> <p><i>All stakeholders are working closely together to progress the delivery of the site</i></p> |

DRAFT

Rountree, Tanya

From: [REDACTED]
Sent: 23 March 2018 16:15
To: Rountree, Tanya
Subject: RE: Derbyshire Dales Local Plan Housing allocations HC2 (dd)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tanya,

Nothing has changed.

Regards
[REDACTED]
[REDACTED]

Planning Consultant

From: Rountree, Tanya [mailto:Tanya.Rountree@derbyshiredales.gov.uk]
Sent: 22 March 2018 15:45
To: [REDACTED]
Subject: Derbyshire Dales Local Plan Housing allocations HC2 (dd)



Please ask for:
Direct Dial No:
Fax No:
Your Ref:
My Ref:
E-mail:



Mr M Hase
01629 761251
01629 761163

mike.hase@derbyshiredales.gov.uk

22nd March 2018
[REDACTED]

Dear [REDACTED]

Derbyshire Dales Adopted Local Plan (2017) – Housing Allocations

Site: Land at Middlepeak Quarry, Wirksworth HC2 (dd)

As you will no doubt be aware the Derbyshire Dales Local Plan was adopted on the 7th December 2017. The District Council is now keen to ensure that the plan is delivered effectively. Timely delivery of the Local Plan is critical in terms of maintaining the strategic direction of development in the Derbyshire Dales, particularly of residential development and it is in this regard that I am writing to you.

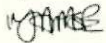
In order for the District Council to monitor the implementation of policies within the Adopted Local Plan and track existing and future housing delivery, accurate information is necessary with regards to the status of housing allocation sites and the deliverability of each site. I would therefore be grateful if you could provide an updated position and any other relevant information

with regards to site progress, anticipated delivery rates, phasing and submission of reserved matters at the allocated site Middlepeak Quarry.

I would be grateful if you could complete and update the attached proforma and return it to localplan@derbyshiredales.gov.uk by no later than the 6th April. If you have any further queries, please do not hesitate to contact me.

I look forward to hearing from you.

Yours Sincerely,



Mike Hase
Planning Policy Manager

ENC: Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

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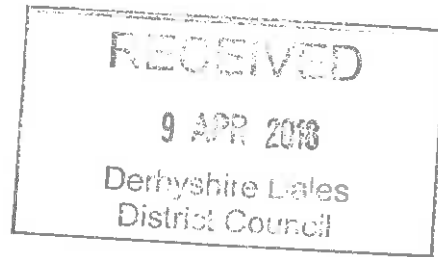
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The recipient is advised to ensure that they are actually virus free in accordance with good computing practice.

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Do you really need to print out this e-mail? Be Green - keep it on the screen



Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Land off Cavendish Drive, Ashbourne

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow is taken from the Site Statement of Common Ground returned in March 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--|---|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] |
| | <input checked="" type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|-------------------------------------|
| Local Plan Policy Number | HC2 (e) |
| Planning Application Number | |
| Site Address | Land Off Cavendish Drive, Ashbourne |
| Number of dwellings | 28 56 |

ACHIEVABILITY

| | |
|---|--------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? <i>IN POSITIVE TRACKS WITH HOUSE BUILDER</i> | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| No | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months ✓ |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are carrying out relevant surveys to support the submission of a planning application? | |
| Yes (please specify below) ✓ | ✓ No |
| | |

| |
|--|
| |
|--|

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | | / | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|-------|----|
| 2018 | |
| 2019 | 28 |
| 2020 | 28 |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

| |
|---|
| <p>6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?</p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> |
| <p>8. Have you undertaken any development appraisals for the site? No</p> |
| <p>9. Have you identified a viability gap?</p> |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of? <i>we are trying to move the site forward a.s.a.p</i></p> |

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Land to North of A52, Brailsford

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--------------------------|--------------------------|
| Name | | [REDACTED] |
| Address | | [REDACTED] [REDACTED] |

| | |
|------------------------------------|------------------------------------|
| Local Plan Policy Number | HC2 (f) |
| Planning Application Number | 16/0567/OUT – granted 75 at appeal |
| Site Address | Land to North of A52, Brailsford |
| Number of dwellings | 75 |

ACHIEVEABILITY

| | |
|--|--------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? - Outline granted. | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| yes | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out relevant technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No |
| | |

4. When do you anticipate starting on site? (Please specify a date)

| | | | | | | | | | | | | | | | | | |
|--|------|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | 1 st | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|---|----|
| 2018 | |
| 2019 | 30 |
| 2020 | 32 |
| 2021 | 13 |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

| |
|--|
| |
| 7. How can the District Council assist you to overcome the constraints identified? |
| 8. Have you undertaken any development appraisals for the site? |
| 9. Have you identified a viability gap? |
| 10. Are there any other comments/ information to support your site that you would like to make the District Council aware of? |

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Land off Luke Lane, Brailsford Policy HC2 (g)

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow is taken from the Site Statement of Common Ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|---|---|
| Name | | [REDACTED] |
| Address | | [REDACTED] [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|-----------------------------|--------------------|
| Local Plan Policy Number | HC2 (g) |
| Planning Application Number | 16/00437/FUL |
| Site Address | Land off Luke Lane |
| Number of dwellings | 35 |

ACHIEVEABILITY

| | |
|---|--|
| <p>1. What is the status of your site in terms of taking it forward for development? Consent granted – work started on site October 2017</p> | |
| <p>2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters or discharge of conditions? N/A</p> | |
| <p>Please tick</p> | |
| | <p>Pre- application advice sought</p> |
| | <p>Application pending</p> |
| | <p>Within the next 3 months</p> |
| | <p>Within 6 months</p> |
| | <p>Within 1 year</p> |
| | <p>Within 2 years</p> |
| | <p>Within 3 years</p> |
| <p>3. Are you carrying out technical studies to support the submission of a planning application?</p> | |
| <p>Yes (please specify below)</p> | <p>No</p> |
| <p>Completed as part of planning application</p> | |

4. When do you anticipate starting on site? (Please specify a date) October 2017

| | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | | | | | | | | | | | | | | | | |

| | |
|---|----|
| 5. Please can you give an indication of build out rates on a yearly basis? | |
| 2017 | |
| 2018 | 35 |
| 2019 | |
| 2020 | |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

| |
|---|
| n/a |
| 7. How can the District Council assist you to overcome the constraints identified? n/a |
| 8. Have you undertaken any development appraisals for the site? n/a |
| 9. Have you identified a viability gap? n/a |
| 10. Are there any other comments/ information to support your site that you would like to make the District Council aware of? n/a |

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Old Hackney Lane, Darley Dale

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the Site Statement of Common Ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|---|---|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] |
| | <input type="checkbox"/> ✓ Please tick if these details are correct | <input type="checkbox"/> ✓ Please tick if these details are correct |

| | |
|-----------------------------|---------------------------------------|
| Local Plan Policy Number | HC2 (i) |
| Planning Application Number | |
| Site Address | Land at Old Hackney Lane, Darley Dale |
| Number of dwellings | 27 |

ACHIEVEABILITY

| | |
|--|---------------------------------------|
| <p>1. What is the status of your site in terms of taking it forward for development?</p> <p>[REDACTED]</p> | |
| <p>2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters?</p> | |
| Please tick | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| ✓ | Within 2 years |
| | Within 3 years |
| <p>3. Are you carrying out technical studies to support the submission of a planning application?</p> | |

| | |
|-----------------------------------|-----------|
| Yes (please specify below) | No |
| | |

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | | | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|-------------|-----------|
| 2017 | |
| 2018 | 27 |
| 2019 | |
| 2020 | |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |

| | |
|--------------|--|
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

[REDACTED]

7. How can the District Council assist you to overcome the constraints identified?

8. Have you undertaken any development appraisals for the site?

9. Have you identified a viability gap?

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

If you require further information, please do get in contact.

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address:

Can you please complete the form below and check the contact information is correct.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|--|--|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] |
| | <input checked="" type="checkbox"/> Please tick if these details are correct | <input checked="" type="checkbox"/> Please tick if these details are correct |

| | |
|-----------------------------|--|
| Local Plan Policy Number | HC2 (j) |
| Planning Application Number | 16/00789/FUL &17/00887/VCOND |
| Site Address | Land off Old Hackney Lane, Darley Dale |
| Number of dwellings | 9 |

ACHIEVEABILITY

| | |
|--|--------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| <ul style="list-style-type: none"> Commenced on site | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| | Planning permission granted |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No ✓ |
| | |

| 4. When do you anticipate starting on site? (Please specify a date) | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | ✓ | | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|---|---|
| 2017 | |
| 2018 | 5 |
| 2019 | 4 |
| 2020 | |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for

development and the timescales for addressing these to enable development to commence? Delay in variation of S106 which has been ongoing for 6months and still not resolved

7. How can the District Council assist you to overcome the constraints identified? As above

8. Have you undertaken any development appraisals for the site? No

9. Have you identified a viability gap? No

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of? No

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address:

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|---|---|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|-----------------------------|--------------------------|
| Local Plan Policy Number | HC2 (k) |
| Planning Application Number | 17/01243/FUL |
| Site Address | Land at RBS, Darley Dale |
| Number of dwellings | 100 |

ACHIEVEABILITY

| | |
|---|---|
| 1. What is the status of your site in terms of taking it forward for development? Subject to planning, delivery of units will follow receipt of decision notice / discharge of any pre-commencement conditions. | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? Application was submitted End Dec 17 | |
| Please tick | |
| <input checked="" type="checkbox"/> | Pre- application advice sought (Date/ Officer) |
| <input type="checkbox"/> | Application pending (Outline/ Reserved Matters) |
| <input type="checkbox"/> | Within the next 3 months |
| <input type="checkbox"/> | Within 6 months |
| <input type="checkbox"/> | Within 1 year |
| <input type="checkbox"/> | Within 2 years |
| <input type="checkbox"/> | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) Geo Physical and GI ph1 & 2 completed | No |

| |
|--|
| |
|--|

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | 3rd | | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|-------------|-----------|
| 2017 | |
| 2018 | 5 |
| 2019 | 30 |
| 2020 | 35 |
| 2021 | 30 |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |

| | |
|-------|--|
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

[Redacted]

7. How can the District Council assist you to overcome the constraints identified?

Assistance has been forthcoming via pre-application advice with continued support through the planning process. Hopeful to secure a recommendation for approval with strong officer performance before committee.

8. Have you undertaken any development appraisals for the site?

9.

[Redacted]

10. Have you identified a viability gap?

[Redacted]

11. Are there any other comments/ information to support your site that you would like to make the District Council aware o

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address:

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|---|
| Name | | |
| Address | xPlease tick if these details are correct | |
| | | <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|---------|
| Local Plan Policy Number | HC2 (I) |
| Planning Application Number | None |

| | |
|----------------------------|--|
| Site Address | Land Off Normanhurst Park, Darley Dale |
| Number of dwellings | 20 |

ACHIEVEABILITY

| | |
|---|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| <ul style="list-style-type: none"> • Formulating planning application | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| x | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? yes | |
| Yes (please specify below) | No |
| arborist | |

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | | x | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|--------------|----|
| 2017 | |
| 2018 | |
| 2019 | 5 |
| 2020 | 10 |
| 2021 | 5 |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

7. How can the District Council assist you to overcome the constraints identified?

████████████████████

8. Have you undertaken any development appraisals for the site?

yes

9. Have you identified a viability gap?

██

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address:

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--|--|
| Name | | [REDACTED] |
| Address | <input checked="" type="checkbox"/> Please tick if these details are correct | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] <input checked="" type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|--|
| Local Plan Policy Number | HC2 (o) |
| Planning Application Number | 15/00739/OUT, 17/00092/REM, 18/00044/VCOND |
| Site Address | Land at Derby Road/ Hall Drive, Doveridge |
| Number of dwellings | 85 |

ACHIEVEABILITY

| | |
|--|---|
| <p>1. What is the status of your site in terms of taking it forward for development? Construction commenced September 2017.</p> | |
| <p>2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters?</p> | |
| <p>Please tick</p> | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| <p>3. Are you carrying out technical studies to support the submission of a planning application?</p> | |
| <p>Yes (please specify below)</p> | <p>No</p> |
| <p>All technical studies completed and submitted to LPA as part of planning process.</p> | |

| | | | | | | | | | | | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 4. When do you anticipate starting on site? (Please specify a date) Construction commenced September 2017. | | | | | | | | | | | | | | | | | |
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | | | | | | | | | | | | | | | | |

| | |
|---|----|
| 5. Please can you give an indication of build out rates on a yearly basis? | |
| 2017 | |
| 2018 | 20 |
| 2019 | 30 |
| 2020 | 30 |
| 2021 | 5 |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

Note: The figures shown above are for completions in a calendar year (1st January – 31st December)

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

[REDACTED]

7. How can the District Council assist you to overcome the constraints identified?

[REDACTED]

8. Have you undertaken any development appraisals for the site?

N/A

9. Have you identified a viability gap?

N/A

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?


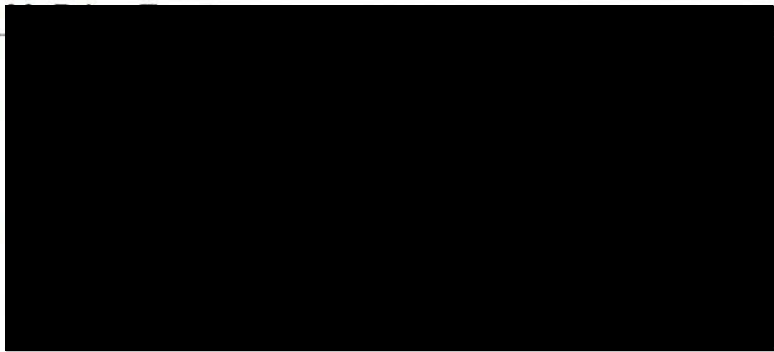
N/A


Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: HC2 (p) Land at Marston Lane, Doveridge

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|--|
| Name |  |  |
| Address | | |
| | <input checked="" type="checkbox"/> Please tick if these details are correct | <input checked="" type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|---|
| Local Plan Policy Number | HC2 (p) |
| Planning Application Number |  |
| Site Address | Land at Marston Lane, Doveridge |
| Number of dwellings | 18 |

ACHIEVEABILITY

| | |
|--|--------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| • On-going | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| <input checked="" type="checkbox"/> | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) <input checked="" type="checkbox"/> | No |
| | |

| |
|--|
| |
|--|


4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | | late | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|-------|----|
| 2017 | |
| 2018 | |
| 2019 | 4 |
| 2020 | 14 |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

| |
|---|
| <p>6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?</p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> <p>Yes</p> |
| <p>8. Have you undertaken any development appraisals for the site?</p> |
| <p>9. Have you identified a viability gap?</p>  |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?</p> <p>Please see 9 above</p> |

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address:

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|--|--|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] |
| | <input checked="" type="checkbox"/> Please tick if these details are correct | <input checked="" type="checkbox"/> Please tick if these details are correct |

| | |
|-----------------------------|-----------------------|
| Local Plan Policy Number | HC2 (q) |
| Planning Application Number | 14/00698/OUT |
| Site Address | Land off Wheeldon Way |
| Number of dwellings | 48 |

ACHIEVEABILITY

| | |
|---|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| ✓ | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No |
| | |

| 4. When do you anticipate starting on site? (Please specify a date) | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | ✓ | | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|--|-------|
| 2017 | |
| 2018 | 10 |
| 2019 | 14 24 |
| 2020 | 24 24 |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for

development and the timescales for addressing these to enable development to commence?

NO CONSTRAINTS

7. How can the District Council assist you to overcome the constraints identified?

N/A

8. Have you undertaken any development appraisals for the site?

YES

9. Have you identified a viability gap?

NO

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

NO

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address:

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow is taken from the Proforma returned in March 2017, the Site Statement of Common Ground completed before the Examination in Public in April 2017 and the trajectory in the Derbyshire Dales Local Plan 2017. Please return the completed for to localplanning@derbyshiredales.gov.uk thank you.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|---------|---|---|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] [REDACTED] [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|-----------------------------|-------------------------------------|
| Local Plan Policy Number | HC2 (r) |
| Planning Application Number | 16/00832/OUT |
| Site Address | Land East of Ardennes, Hulland Ward |
| Number of dwellings | 23 |

ACHIEVEABILITY

| | |
|--|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? Reserved Matters application submitted 1/06/2018 – awaiting validation | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| ✓ | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No |
| | |

| |
|--|
| |
|--|

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | x | | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|--------------|----|
| 2017 | |
| 2018 | 3 |
| 2019 | 10 |
| 2020 | 10 |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

| |
|---|
| <p>6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?</p> <p>No</p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> <p>n/a</p> |
| <p>8. Have you undertaken any development appraisals for the site?</p> <p>No</p> |
| <p>9. Have you identified a viability gap?</p> <p>No</p> |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?</p> <p>No</p> |

Rountree, Tanya

From:
Sent: 13 June 2018 14:07
To: Rountree, Tanya
Subject: RE: Housing allocation Land At A517 and Dog Lane, Policy HC2 (s)

Tanya

That seems ok for a current snapshot....

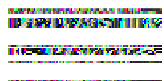
Regards

From: Rountree, Tanya [<mailto:Tanya.Rountree@derbyshiredales.gov.uk>]
Sent: 13 June 2018 13:32
To:
Subject: Housing allocation Land At A517 and Dog Lane, Policy HC2 (s)

Dear
thank you for your help. Further to our conversation can you please confirm that the attached proforma reflects the anticipated delivery pattern for the housing allocation Land off A517 and Dog Lane, Hlland Ward, Policy HC2 (s).
Kind regards,
Tanya

Tanya Rountree
Senior Planning Policy Officer

e-mail tanya.rountree@derbyshiredales.gov.uk Direct Tel No. 01629 761241



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Do you really need to print out this e-mail? Be Green - keep it on the screen

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: Cawdor Quarry, Matlock

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The sections highlighted in yellow indicate the anticipated delivery timescale in the Adopted Derbyshire Dales Local Plan. Please amend this if it is not correct.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|-------------------|--|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] | [REDACTED] [REDACTED] [REDACTED] [REDACTED] |

| | | |
|------------------------------------|-------------------------------------|----------------------------|
| Local Plan Policy Number | HC2 (t) | HC2 (y) |
| Planning Application Number | 17/00294/FUL 75 dwellings (granted) | |
| | 16/00293/OUT487 dwellings (pending) | |
| Site Address | Land at Cawdor Quarry (t) | Former Permanite Works (y) |
| Number of dwellings | 432 (12 completed) | 50 |

ACHIEVEABILITY

| | |
|---|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| <ul style="list-style-type: none"> • Detailed consent for 75 units • Planning application pending for 402 | |
| 2. | |
| Please tick | |
| | Pre- application advice sought |
| Y | Application pending |
| Y | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No – all studies complete |
| | |

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | | | | | | | | | | | | | | | | | |
|-------------------|------|---------|------|------|---------|------|------|------|------|------|------|------|------|------|------|------|-------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | | HC2 (t) | | | HC2 (y) | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | | |
|--|--------------------------------|---------------------------|
| | HC2 (Y) Former Permanite Works | Land at Cawdor Quarry (t) |
| 2018 | | |
| 2019 | | 50 |
| 2020 | | 50 |
| 2021 | | 50 |
| 2022 | | 50 |
| 2023 | | 50 |
| 2024 | 20 | 50 |
| 2025 | 20 | 50 |
| 2026 | 20 | 26 |
| 2027 | 20 | |
| 2028 | 26 | |
| 2029 | | |
| 2030 | | |
| 2031 | | |
| 2032 | | |
| 2033+ | | |

Derbyshire Dales District Council Local Plan Employment and Housing Site Allocation Proforma - March 2018

Land at Halldale Quarry, Matlock

Please check the proforma and make any updates as necessary. Please also fill in any new areas in the form. Where we have information we have inserted it in blue.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--|--|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|--|
| Local Plan Policy Number | HC2(v) & EC2(e) |
| Planning Application Number | 14/00541/OUT & 14/00541/DCOND |
| Site Address | Halldale, Quarry, Snitterton Road, Matlock |
| Capacity | 220 dwellings & 2ha of employment land |

ACHIEVEABILITY

| |
|---|
| <p>1. What is the status of your site in terms of taking it forward for development?</p> <ul style="list-style-type: none"> • Outline planning permission granted and S106 signed 31.03.2017 • Pre-commencement conditions for discharge sought • Access and layout plans being prepared |
|---|

- Reserved Matters application to be submitted April/May 2018 for Phase 1

2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters (please tick all that apply)?

| Residential | | Employment | |
|-------------|--------------------------|------------|--------------------------|
| | Application pending | | Application pending |
| x | Within the next 3 months | x | Within the next 3 months |
| | Within 6 months | | Within 6 months |
| | Within 1 year | | Within 1 year |
| | Within 2 years | | Within 2 years |
| | Within 3 years | | Within 3 years |

3. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Residential | 3 | | | | | | | | | | | | | | | | |
| Employment | | 4 | | | | | | | | | | | | | | | |

4. Please give an indication of residential build out rates on a yearly basis?

5. Please indicate your plans to deliver serviced land (ha) and employment floorspace (sqm) on a yearly basis?

| | |
|------|----|
| 2017 | |
| 2018 | |
| 2019 | 30 |

| | | |
|-------|----|-----|
| 2020 | 30 | 2ha |
| 2021 | 40 | |
| 2022 | 40 | |
| 2023 | 40 | |
| 2024 | 40 | |
| 2025 | | |
| 2026 | | |
| 2027 | | |
| 2028 | | |
| 2029 | | |
| 2030 | | |
| 2031 | | |
| 2032 | | |
| 2033+ | | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

- Difficulties in getting a license with regards to GCN.
- Receiving consent for the first phase reserved matters.
- Agree technical details and consents for appropriate site drainage.

7. How can the District Council assist you to overcome the constraints identified?

Assist with the above.

8. Have you undertaken any development appraisals for the site?

Yes

9. Have you identified a viability gap?

[REDACTED]

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

It would be good to meet to discuss various ongoing technical and planning issues to allow the development to proceed.

11. Can the District Council be of any further assistance with the delivery of your site?

As above.

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: HC2 (w) Land off Gritstone Road/ Pinewood Road, Matlock

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|---|--|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| | <input type="checkbox"/> Please tick if these details are correct | <input type="checkbox"/> Please tick if these details are correct |

| | |
|------------------------------------|--|
| Local Plan Policy Number | HC2 (w) |
| Planning Application Number | 18/00143/PREAPP |
| Site Address | Land off Gritstone Road/ Pinewood Road, Matlock |
| Number of dwellings | 415 units from William Davis scheme. It is assumed that Derbyshire County Council's disused sports field within the allocated site under Local Plan Policy HC2(w) would come forward by way of separate planning application by a third party developer for an assumed 15 units in due course. |

ACHIEVEABILITY

| | |
|---|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? Pre-planning application. | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| <input checked="" type="checkbox"/> | Pre- application advice sought |
| <input type="checkbox"/> | Application pending |
| <input checked="" type="checkbox"/> | Within the next 3 months |
| <input type="checkbox"/> | Within 6 months |
| <input type="checkbox"/> | Within 1 year |
| <input type="checkbox"/> | Within 2 years |
| <input type="checkbox"/> | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) <input checked="" type="checkbox"/> | |
| The planning application will be accompanied by an environmental statement with appended technical assessments, which deal with matters including: air quality; archaeology and cultural heritage; biodiversity including an arboricultural assessment; drainage with flood risk assessment; ground conditions and contamination; landscape and visual impact; noise; transport assessment with travel plan and socio-economic assessment. | |

4. When do you anticipate starting on site? (Please specify a date)

William Davis' intention is to formally submit a hybrid planning application for up to 415 dwellings, a local centre and countryside park, to DDDC in August 2018. Phase 1 would be submitted in full for 79 dwellings and then Phase 2 for 336 residential units and the local centre in outline with all matters reserved apart from site access. It is anticipated that a planning decision on the hybrid application will be received before the end of 2018 allowing a start on site to be made in Spring 2019, with the first dwellings on site to be available for occupation in late 2019. The first phase of some 79 dwellings will be delivered between late 2019 to 2021.

Once the first phase is finished, William Davis considers that the development of the rest of the site could yield approximately 50 dwellings per annum starting from 2020 given the market experience it has building in the Matlock area. This does depend on the housing market and the mix of housing on the site to meet market requirements.

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------|-------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | | 2 nd quarter | | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|-------------|-----------|
| 2017 | |
| 2018 | |
| 2019 | 21 |
| 2020 | 50 |
| 2021 | 50 |
| 2022 | 50 |
| 2023 | 50 |
| 2024 | 50 |
| 2025 | 50 |
| 2026 | 50 |

| | |
|--------------|-----------|
| 2027 | 44 |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

No overriding constraints identified at present.

7. How can the District Council assist you to overcome the constraints identified?

Not applicable.

8. Have you undertaken any development appraisals for the site?

Yes.

9. Have you identified a viability gap?



10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

No.

Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: HC2 (x) Land to the North of Porter Lane, East of Main Street, Middleton By Wirksworth

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--|--|
| Name | [REDACTED] | [REDACTED] |
| Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| | X Please tick if these details are correct | X Please tick if these details are correct |

| | |
|------------------------------------|--|
| Local Plan Policy Number | HC2 (x) |
| Planning Application Number | None |
| Site Address | Land to the North of Porter Lane, East of Main Street, Middleton by Wirksworth |
| Number of dwellings | 45 |

ACHIEVEABILITY

| | |
|--|---------------------------------------|
| 1. What is the status of your site in terms of taking it forward for development? | |
| <p>Site promoters Wheeldon Brothers Ltd are an active local housebuilder who have delivered the adjoining site to the south and control the access to the site, as such they have a detailed understanding of local site constraints and viability as well as the local housing market and appropriate sales values.</p> | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| X | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No |

The Agent has obtained clarification of the required works from a Highways Consultant. The Agent confirms that subject to these modifications the internal geometry of the access road will be sufficient to serve the additional development. The adjoining housing development has been left partially unfinished to enable a suitable access to be provided which will not constrain capacity.

It is agreed that any proposal to develop the site will take a contextually responsive approach to any local heritage assets. The development will be of an appropriate layout, scale and density and will utilise landscaping and materials of a type that certainly protects the character of the Conservation Area.

4. When do you anticipate starting on site? (Please specify a date)

If not, please insert a quarter into the boxes below to indicate the year of commencement.

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| Anticipated start | | | X | | | | | | | | | | | | | | |

5. Please can you give an indication of build out rates on a yearly basis?

| | |
|-------------|-----------|
| 2017 | |
| 2018 | |
| 2019 | |
| 2020 | 10 |
| 2021 | 35 |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |

| | |
|--------------|--|
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

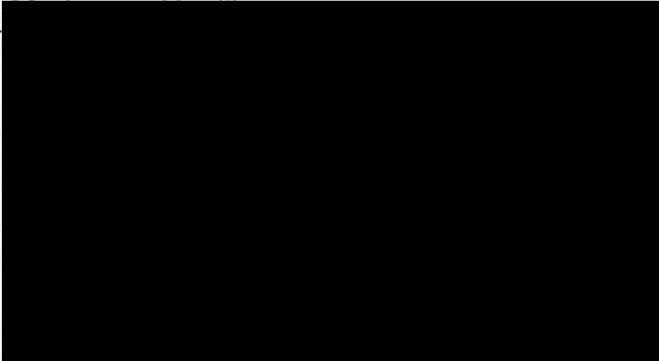
| |
|---|
| <p>6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?</p> <p>Sough to north of site and mining risk to be investigated.</p> |
| <p>7. How can the District Council assist you to overcome the constraints identified?</p> <p>N/A</p> |
| <p>8. Have you undertaken any development appraisals for the site?</p> <p>No</p> |
| <p>9. Have you identified a viability gap?</p> <p>No</p> |
| <p>10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?</p> <p>No</p> |


Derbyshire Dales District Council Local Plan: Housing Site Allocation Proforma

Site Address: HC2 (z) Land at Thatchers Croft, Tansley

Can you please check the following information and make any updates as necessary. Please can you also fill in any new areas in the form. The information shown in yellow are taken from the Proforma returned in March 2017 and the site statement of common ground completed before the Examination in Public in April 2017.

CONTACT & SITE DETAILS

| | Landowner Details | Agent Details |
|----------------|--|---|
| Name |  | <input type="checkbox"/> Please tick if these details are correct |
| Address | | |
| | <input checked="" type="checkbox"/> Please tick if these details are correct | |

| | |
|------------------------------------|---|
| Local Plan Policy Number | HC2 (z) |
| Planning Application Number |  &16/00134/OUT |
| Site Address | Land at Thatchers Croft, Tansley |
| Number of dwellings | 19 |

ACHIEVEABILITY

| | |
|---|---|
| 1. What is the status of your site in terms of taking it forward for development? | |
| <ul style="list-style-type: none"> • <i>HOPE TO START ON SITE IN OCTOBER 2018</i> | |
| 2. Please can you indicate when you intend on submitting a planning application taking in to account any reserved matters? | |
| Please tick | |
| | Pre- application advice sought |
| <input checked="" type="checkbox"/> | Application pending |
| | Within the next 3 months |
| | Within 6 months |
| | Within 1 year |
| | Within 2 years |
| | Within 3 years |
| 3. Are you carrying out technical studies to support the submission of a planning application? | |
| Yes (please specify below) | No <input checked="" type="checkbox"/> |
| | |

| 4. When do you anticipate starting on site? (Please specify a date) <i>October 2018</i> | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| If not, please insert a quarter into the boxes below to indicate the year of commencement. | | | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2031 | 2032 | 2033+ |
| Anticipated start | 5 | 8 | 6 | | | | | | | | | | | | | | |

| 5. Please can you give an indication of build out rates on a yearly basis? | |
|--|------|
| 2017 | |
| 2018 | 10 5 |
| 2019 | 8 8 |
| 2020 | 6 |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |
| 2025 | |
| 2026 | |
| 2027 | |
| 2028 | |
| 2029 | |
| 2030 | |
| 2031 | |
| 2032 | |
| 2033+ | |

6. Please provide details of any constraints that exist on the site which prevent it from coming forward for development and the timescales for addressing these to enable development to commence?

GETTING A SECTION 106 FROM DDCC. MY SOLICITORS HAVE REQUESTED NUMEROUS TIMES. [REDACTED] IS AWAY.

7. How can the District Council assist you to overcome the constraints identified?

RESOURCES IN LEGAL?

8. Have you undertaken any development appraisals for the site?

YRS.

9. Have you identified a viability gap?

No

10. Are there any other comments/ information to support your site that you would like to make the District Council aware of?

No