

**DERBYSHIRE DALES DISTRICT COUNCIL**

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# **Local Planning Authority Monitoring Report 2018/2019**

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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 Local Planning 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 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019.
- 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 title of the Local Plan or Supplementary Planning Documents specified in the Local Development Scheme and a review of proposed and actual progress in terms of preparation against the timetable and milestones in the LDS;
  - An assessment of the extent to which policies in Local Development Documents (Local Plan) are being implemented;
  - Where policies specified in a Local Plan are not being implemented, include a statement of the reasons why the local planning authority are not implementing the policy and the steps (if any) that the local planning authority intend to take to secure that the policy is implemented;
  - Where a policy in the local plan specifies an annual number of net additional dwellings or net additional affordable dwellings in any part of the local authority's area, the AMR must specify the relevant number for the part of the local planning authority's area concerned in the period in which the report is made and since the policy was first adopted;
  - Local Planning Authorities may also use the AMR to provide up to date information on the implementation of Neighbourhood Development Plans: report an update with respect of regulation 62 of the Community Infrastructure Levy and activity relating to the Duty to Cooperate.

## **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 7<sup>th</sup> December 2017.

### **Derbyshire Dales Local Plan**

#### ***Key stages of Local Plan***

#### ***Derbyshire Dales Local Plan (2017)***

- 2.3 The Derbyshire Dales Local Plan was adopted December 2017. The District Council will continue to monitor the Plan to determine how well the Plan is performing against indicators and targets in each year. 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)***

- 2.4 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 updated a number of SPD's to provide further guidance on a range of policies contained within the Adopted Local Plan. Changes are also being made to the SPDs to reflect updated regulations and changes to the NPPF published in July 2018. The SPD's that have been updated over the last monitoring period include:
- The conversion of farm buildings Adopted January 2019
  - Landscape character and design Adopted September 2018
  - Shop front and commercial properties design guidance Adopted March 2019
- 2.5 In addition the District Council has been working with other stakeholders and agencies on the preparation of an SPD for Developer Contributions which will assist in delivering the appropriate amount of infrastructure to support new developments across the District. The SPD provides further guidance to

developers of both onsite and offsite financial contributions. It is anticipated that the Draft SPD will be adopted in February 2020.

## ***Neighbourhood Plans***

### **Doveridge Neighbourhood Plan**

2.6 The District Council received the Examiners report on the Doveridge Neighbourhood plan on 27<sup>th</sup> February 2018, whereby he concluded that subject to a number of modifications to the Plan as set out in his report, the Plan met all the necessary legal requirements and could proceed to referendum. The referendum took place on 14<sup>th</sup> June 2018. Derbyshire Dales District Council on 26<sup>th</sup> July 2018 resolved to 'make' the Doveridge Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004. The Doveridge Neighbourhood Development Plan now forms part of the Development Plan for Derbyshire Dales and will be taken into account in local planning decisions. In making this decision the District Council considered that: "The Neighbourhood Plan meets the basic conditions and its preparation process is compliant with legal and procedural requirements. Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to make the Neighbourhood Plan if more than half of those voting in the referendum upon the plan have voted in favour of the plan being used to help decide planning applications in the area. The plan was endorsed by more than the required threshold in the referendum held on 14<sup>th</sup> June 2018".

### **Darley Dale Neighbourhood Plan**

2.7 Darley Dale Town Council as the qualifying body, submitted the Darley Dale Neighbourhood Plan to the District Council on 30<sup>th</sup> November 2018. The Plan proposals were subject to a period of six weeks consultation from 26<sup>th</sup> February 2019 to 9<sup>th</sup> April 2019. Representations were received from statutory consultees, developers and residents of Darley Dale. All responses received were sent onto the Examiner. The Examination of the Plan was undertaken during summer 2019 and the Examiners final report was received on 26<sup>th</sup> September 2019 recommending that subject to a series of modifications, the should proceed to referendum. The District Council resolved on 30<sup>th</sup> October 2019 that in accordance with the Examiners recommendations, the Darley Dale Neighbourhood Plan should proceed to referendum. The referendum on the Darley Dale Neighbourhood Plan was held on 21<sup>st</sup> January 2020, of which was voted in favour. The Plan will be formally 'made' February 2020.

### **Kirk Ireton Neighbourhood Plan**

2.8 The Kirk Ireton Neighbourhood Plan Group submitted the draft plan to the District Council on 9<sup>th</sup> October 2018 which was published for six weeks pre-consultation which took place between 19<sup>th</sup> November 2018 until 2<sup>nd</sup> February 2019. The District Council received 7 representations on the Plan which were considered by the Neighbourhood Plan group. The group formally submitted the amended plan to the District Council on 3<sup>rd</sup> April 2019 and has been

subject to a further six weeks consultation between 23<sup>rd</sup> September and 4<sup>th</sup> November 2019. The Examination of the Plan commenced on 18<sup>th</sup> November 2019 and the final Examiners report received on 6<sup>th</sup> February 2020.

### **Ashbourne Neighbourhood Plan**

- 2.9 The Ashbourne Neighbourhood Plan was formally submitted to the District Council on the 23<sup>rd</sup> January 2019, but has been subject to review since that time. No date has yet been set for commencement of any formal public consultation under Regulation 16.

### **Brailsford Neighbourhood Plan**

- 2.10 The Brailsford Neighbourhood Plan was formally submitted to the District Council on 26<sup>th</sup> June 2018. Discussions are currently ongoing between the Parish and District Council to determine how best way to take the plan forward prior to any formal public consultation.

## **3 Planning Policy Implementation**

- 3.1 The Derbyshire Dales Local Plan was adopted on 7<sup>th</sup> December 2017 at a Special Council meeting. From this date the District Council started to formally monitor the effectiveness of Local Plan policies, against the indicators and targets set out in Chapter 9 of the plan. The following sections of the AMR follow the 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.
- 3.2 This is the first full year of monitoring policies contained within the Adopted Local Plan and the therefore the first year the District Council has been able to assess how effective the policies the polices have been in the determination of planning applications, and how well it has been able to achieve the targets set out in the Local Plan. It also provides the opportunity for the District Council to identify whether there have been any aspects of the Local Plan that require future review.

## 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.

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary</b>
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 4 planning applications were granted providing permission for 19 dwellings in Tiers 4 & 5 between 01/04/2018 to 31/3/2019. Table 2 below provides further details of the permissions.
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 achieved the target 91% 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**

4.2 Policy S2 in the Derbyshire Dales Adopted Local Plan sets out to distribute new development. Table 2 below sets out the extent of planning permissions granted within settlements in Tiers 4 & 5 over the monitoring period. Eight dwellings were granted within Tier 4 settlements, however the Plan allows for



limited development in these locations to support vital services and facilities and to support local housing needs. The development proposal in Marston Montgomery represents appropriate infill and consolidation of the existing built framework of the settlement and will help to underpin important services and facilities within the village, principally the primary school, and also provide new pedestrian crossing and walkways. The development at Brassington was not considered to represent infill and consolidation due its location however it was granted at planning committee subject to a number of conditions with regards to design and highway safety to ensure that the development does not have an adverse impact upon the character and appearance of the area.

- 4.3 Within Tier 5 settlements 11 dwellings were granted permission over the monitoring period. Of these 10 dwellings were granted in Wyaston. The erection of a dwelling in Hollington was considered to be a continuation of the existing ribbon development and therefore appropriate infill and consolidation in line with Policy S2. Whilst there was a total of 19 dwellings granted permission outside of Tiers 1, 2 and 3 settlements over the monitoring period, the developments in almost all cases represented appropriate infill and consolidation development and will benefit the settlements in terms of supporting vital services and facilities.

<b>Application Number</b>	<b>Settlement</b>	<b>Proposal</b>	<b>Decision Date</b>	<b>Settlement Tier</b>
18/00686/FUL	Marston Montgomery	Proposed erection of seven dwellings	12 <sup>th</sup> September 2018	Fourth Tier
18/00826/FUL	Hollington	Erection of dwelling	30 <sup>th</sup> October 2018	Fifth Tier
18/00699/REM	Wyaston	Approval of reserved matters for the demolition of existing buildings and erection of 10 dwellings (outline application 16/00340/OUT)	7 <sup>th</sup> January 2019	Fifth Tier
17/00999/FUL	Brassington	Change of use from haulage yard to residential use, erection of dwelling and garage/storage building	15 <sup>th</sup> October 2019	Fourth Tier

**Table 2: Planning applications granted within Settlement Tiers 4 & 5**

## 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:

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/ Summary</b>
Policy S5: Strategic Housing Development	Net annual additions to housing stock	284 dwellings a year	The District Council has achieved the target for housing completions. Total of 411 dwellings 394 dwellings completed DDDC 17 dwellings completed within the Peak District National Park

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/ Summary</b>
Policy S7: Matlock/ Wirksworth/ Darley Dale Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	Of the 411 completions; 172 dwellings were completed in Matlock/Wirksworth/Darley Dale Strategy area
Policy S8: Ashbourne Development Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	Of the 411 completions 177 dwellings completed in the Ashbourne Development Strategy area
Policy S9: Rural Parishes Development Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	Of the 411 completions, 45 dwellings completed were completed within the Rural Parishes Development Strategy area
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 <sup>st</sup> April 2019 1087 dwellings on allocated sites were granted and recorded as commitments. 4 allocated sites have commenced 53 dwellings have started on allocated sites The allocation sites under construction include, Lathkill Drive, Ashbourne (HC2(a)); land off A517 and Dog Lane, Hulland Ward (HC2(s)); Land North of Luke lane, Brailsford (HC2(h)) and land at Derby Road, Doveridge (HC2(o))

**Table 3: Housing policies monitoring Indicators, targets and results**

5.5 There were 411 dwellings completed over the monitoring period 2018/19, the highest number of dwellings to be completed annually over the last 30 years. This increase in completions is reflective of the fact that as sites have been allocated for residential development (primarily Greenfield sites) in the emerging and subsequently adopted Derbyshire Dales Local Plan landowners and developers have sought to bring sites forward.

## **Housing Delivery Test**

- 5.6 The National Planning Policy Framework (NPPF) published in February 2019 states in Paragraph 59 that the Government considers it imperative that land with planning permission is developed without unnecessary delay. The NPPF also expects that local planning authorities should be able to identify, annually, a minimum of five years' worth of deliverable housing sites.
- 5.7 The Housing Delivery Test (HDT) is an annual measurement of housing delivery for a local planning authority. It is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period. The HDT Measurement Rule Book<sup>1</sup> published by the Government in July 2018 sets out in detail the methodology used for calculating the HDT.
- 5.8 The NPPF indicates that where a local planning authority's housing delivery falls below 95% of homes required, it should prepare an Action Plan whose purpose is to assess any causes of under delivery and set out ways in which under-delivery can be improved in the future. The results of the HDT for Derbyshire Dales originally published in February 2019 indicated a measurement of 93%. However, whilst the requirement figure published was one for the whole of the local authority area, the delivery figures published did not include residential units delivered within the Peak District National Park over the same period. This situation was raised with MHCLG, and in May 2019 it was accepted that completions in the National Park should contribute towards the overall HDT assessment. As a consequence the District Council has a HDT score of 104%.
- 5.9 Although the District Council is, as a consequence, not required to prepare and submit to MHCLG a formal Housing Delivery Action Plan, it has been agreed that it would be good practice to undertake the preparation of a Housing Delivery Action Plan. The Action Plan<sup>1</sup> is therefore intended to be a practical document that seeks to set out how the District Council will minimise the risk of housing under-delivery, and how it will maintain an adequate level of housing completions over the next few years.

## **The Five Year Housing Land Supply Position**

- 5.10 The NPPF sets out that in addition to the Housing Delivery Test, local planning authorities should also identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. This section provides a summary of the District Council's five year housing supply position as at 1<sup>st</sup> April 2019.
- 5.11 The Derbyshire Dales Local Plan was adopted by the District Council on 7<sup>th</sup> 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

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<sup>1</sup> [Derbyshire Dales Housing Delivery Test Action Plan 2019](#)

is situated within Derbyshire Dales for the period 2013-2033 is 5,680 dwellings at a rate of 284 dwellings per annum.

- 5.12 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)
  - Sites with planning permission
  - 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

5.13 The District Council has undertaken an assessment of its five year supply of land for housing as at 1<sup>st</sup> April 2019. Taking account of the advice in the NPPF 2019 the District Council has applied a 5% buffer as it wishes to demonstrate a five year supply of deliverable sites to ensure choice and competition 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.

5.14 Table 4 below summarises the District Council's Housing Land Supply position at 1st April 2019. It demonstrates that the District Council has in excess of a five year supply of land for housing providing 5.89 years.

	<b>Objectively Assessed Housing Need 2013-2033</b>	<b>5680</b>
	<b>Annual Housing Requirement</b>	<b>284</b>
<b>A</b>	Total Objectively Assessed Need 2019 to 2024 : OAHN dwellings per annum x 5 years	1420
	<b>Shortfall in Housing Provision between 1st April 2018 and 31st March 2019</b>	
<b>B</b>	Dwellings required between 1st April 2013 and 31st March 2019 = (A) divided by 5 multiplied by 5 years	1704
<b>C</b>	New dwellings completed between 1st April 2013 - 31st March 2019	1272
<b>D</b>	PDNP New dwellings completed between 1st April 2013 - 31st March 2019	150

<b>E</b>	Shortfall between requirement (B) and total completions (C)+(D)	282
<b>F</b>	Revised housing requirement for period 2019 - 2024 (A plus E)	1702
<b>G</b>	Plus 5% Buffer (NPPF Advice)	85
<b>H</b>	<b>Five Year Requirement 2019 - 2024</b>	<b>1787</b>
<b>I</b>	Revised Annual Requirement 1st April 2019 - 31st March 2024	357
	<b>Housing Supply 2019</b>	
<b>J</b>	Commitments at 31 <sup>st</sup> March 2019 (Net) (2019-2024)	1534
<b>K</b>	Peak District National Park Contributions	100
<b>L</b>	Windfall Contribution (5 x 15 p.a.)	75
<b>M</b>	Local Plan Allocations Potential 2019-2024 (0-5 Years)	396
<b>N</b>	<b>Total Supply 2019 - 2024 (J+K+L+M)</b>	<b>2105</b>
<b>O</b>	Five Year Supply 2019-2024 (N divided by I)	<b>5.89</b>

**Table 4 - Five Year Supply of Land for Housing at 1st April 2019**

5.15 The assessment indicates that the District Council has sufficient housing land to demonstrate a deliverable five year supply. As such it safeguards the District Council for the next 12 months against the potential that it will have to grant planning permission for housing development not specifically allocated or not in accordance with the policies set out in the adopted Derbyshire Dales Local Plan.

5.16 The housing land supply position has been calculated taking into account the District Council's housing commitments, and deliverable sites. The schedule of committed sites is contained in **Appendix 1**.

## **Housing Trajectory and Schedule of Allocated Sites**

5.17 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.

5.18 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. Since that time the District Council has annually updated this information by liaising with all relevant landowners/developers and their agents. In March 2019, 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 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 2**.

- 5.19 Following the information received from landowners and developers, the District Council has updated the Housing Trajectory chart in **Appendix 3**. The Housing Trajectory now indicates that including 1,421 dwellings have been completed between 2013 to 2019, and a further 4376 dwellings are anticipated to be delivered over the plan period to 2033. Over the next five years 2105 could be delivered; 1419 dwellings delivered years 6-10, 852 dwellings delivered years 11-15. The District's housing supply is reliant upon a number of strategic sites allocated within the Local Plan being delivered within a timely manner. It is now anticipated that 925 dwellings will be delivered beyond the Plan period, including 205 dwellings at Middlepeak Quarry, Wirksworth and 720 dwellings at Ashbourne Airfield Phase 2.
- 5.20 Whilst there has been slippage in the timetable for some strategic sites, others will be delivered sooner than originally planned. It is therefore anticipated that the Objectively Assessed Housing Need identified in the adopted Derbyshire Dales Local Plan of 5680 dwellings will be met by 2033.
- 5.21 The delivery of Ashbourne Airfield, Phase 1 has been delayed because of the need to ensure that the essential infrastructure is developed and provide access to the development. The District Council has been working closely with the landowners and Derbyshire County Council to ensure that an appropriate relief road across the Airfield is implemented before the development of the rest of the site begins. In October 2018 outline planning permission was granted for the relief road which will link Phase 1 & 2 of the development.
- 5.22 The site is allocated mixed use including both residential and employment development. The District Council has been working very closely with the landowners to ensure that the employment development is delivered ahead of the residential development, and this has therefore delayed the delivery of housing.
- 5.23 The District's housing supply is reliant upon a number of Strategic Sites allocated within the Local Plan being delivered in a timely manner. A planning application (18/00374/OUT) was submitted to the District Council in July 2018 for Strategic Allocation DS6, Middleton Road, Wirksworth for a mixed use development on the site. The application has yet to be determined because of a number of constraints identified and investigated throughout last year regarding the significance of heritage assets present upon the site. Following extensive investigation Historic England concluded that the heritage assets were not of national importance but were of regional importance. This has impacted the site layout, design and viability of the original proposals. Negotiations between the District Council and the developer, are yet to be concluded and as such this has delayed the determination of the planning application.

- 5.24 The development of Cawdor Quarry allocated in accordance with Policy DS9, is anticipated to come forward sooner than originally envisaged. Over the monitoring period two further planning applications were granted for 75 dwellings on Phase 1 of the site and a further 407 dwellings across the remaining allocated site under Policy DS9. The allocation of 50 dwellings under Policy HC2(y) has been brought forward into years 6-10 for development.
- 5.25 There has been much progress made by the District Council and landowners and developers in regards to the delivery of some of the District Council's strategic allocation sites. However many of these are brownfield sites that still have many challenges to be overcome before development can take place on them. The phasing of the sites at this stage cannot be fixed and will inevitably change over time as different aspects of the sites are addressed and overcome. Many of the sites are mixed use and the District Council has a duty to ensure both housing and employment on site is delivered in a timely manner.

## 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 5: Self & Custom Build Housing policies monitoring Indicators, targets and results**

- 5.26 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.
- 5.27 On 1<sup>st</sup> 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.



5.28 There is currently only 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 31<sup>st</sup> October 2016. Table 6 below, sets out the updated timeframes and the level of demand for plots on the Register.

<b>Base period for the Custom and Self Build register</b>	<b>Deadline for granting suitable planning permissions for self-build plots for the base period</b>	<b>Current no. of entries</b>
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
Base Period 4 (01/11/2018 to 31/10/2019)	31/10/2022	1

**Table 6 - Number of Entries on Derbyshire Dales Self Build and Custom Build Register**

5.29 The District Council continues to work pro-actively with local communities and agencies to promote self-build development and 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.

5.30 Whilst the District Council has not yet secured a self-build plot Officers are still striving to secure a plot through ongoing discussions and negotiations as part of the determination of planning applications for residential development.

## **Affordable Housing**

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
Policy HC4: Affordable Housing	Gross affordable housing completions	30%	105 Gross affordable housing completions 105 Net affordable dwellings completed over the monitoring period. 26 dwellings secured for affordable housing through S106 agreements on site. £450,970.00 secured through S106 agreements for

Policy	Monitoring Indicator	Target	Commentary/summary
			affordable housing contributions off site. £1,811,849.87 received by the District Council through S106 agreements for affordable housing contributions off site.

Table 7: Affordable Housing policies monitoring Indicators, targets and results

5.31 Table 8 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
16/00450 /REM	Land south of Old Derby Road, Ashbourne	11	11	62	18%	Yes
17/00337 /FUL	Land south of Old derby road, Ashbourne	13	37	151	25%	Yes
16/00437 /FUL	Land north of Broomy Drive, Brailsford	11	11	35	31%	Yes
16/00776 /FUL	Land north of Chesterfield road, Matlock	50	50	58	86%	No
17/00003 /FUL	Land North west of Megdale, Matlock	12	12	12	100%	No
17/00025 /REM	Land at Asker Lane, Matlock	8	13	86	15%	Yes
<b>TOTAL</b>		105	134	404		

Table 8: Affordable Housing Completions 2017/18

5.32 Table 8 above indicates that for sites of 10 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 of land at Old Derby Road, Ashbourne and Land at Asker Lane, Matlock, were both 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.

5.33 Table 9 sets out the affordable housing commitments on sites 10 or more that were granted between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019 and the percentage of affordable dwellings secured on each site through the granting of planning permission as follows:

<b>Planning Application Number</b>	<b>Address</b>	<b>Number of affordable dwellings granted 2018/19</b>	<b>Total Number of dwellings on site</b>	<b>% Affordable</b>	<b>Date Granted</b>
17/01243/F UL	Land south of Dale Road North, Darley Dale	20	100	20%	06/03/2019
18/00891/R EM	Land to the East of Bakers Lane, Doveridge	11	62	18%	07/11/2018
18/01237/R EM	Land to the east of Les Ardennes, Hulland Ward	9	22	41%	27/02/2019
	<b>Total</b>	<b>40</b>	<b>182</b>	<b>22%</b>	

**Table 9: Affordable Housing Commitments granted 2018/19**

5.34 Table 9 shows that there were 40 affordable dwellings on sites of 10 or more were granted planning permission across three sites over the monitoring period. Although this delivered an overall rate of 22% only one permission exceeded the affordable housing requirements in the Local Plan.

5.35 Policy HC4 sets out that where the proposed provision of affordable housing is below the requirements, a financial appraisal is to be submitted to justify a reduced provision. Viability evidence was submitted to support a reduced amount of on-site affordable housing at Land South of Dale Road North Darley Dale and it was agreed an offsite contribution could be made towards the remaining affordable housing amount in accordance with the policy. The residential development at Bakers Lane, Doveridge only proposed 18% on site affordable housing, however because there was a reasonable prospect of the proposed units being taken on by a Registered Social Landlord at the time of

granting, a reduced amount of on-site affordable housing was considered acceptable.

### Financial Contributions Secured for the Delivery of Affordable Housing

5.36 Over the 2018/19 monitoring period the District Council secured £450,970.00 through the completion of S106 obligations and has received payment of £1,811,849.87 from extant permissions. Table 10 below reveals the amount of contributions secured over 2018/19 by application and date S106 was secured and Table 11 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
Land at Les Ardennes, Hlland Ward	16/00832/OUT & 18/00589/REM	24/04/2018	£15,270.00
Land at 37 Windmill Lane, Ashbourne	18/004848/OUT	18/01/2019	£50,900.00
Land at King Edward Street, Ashbourne	17/00374/FUL	13/04/2019	£130,300.00
Land south of Dale Road North, Darley Dale	17/01243/FUL	14/03/2019	£254,500.00
		<b>TOTAL</b>	<b>£450,970.00</b>

Table 10: Section 106 Contributions Secured for Affordable Housing Over 2018/2019  
Source: DDDC 2019

Site Location	Application No.	Financial Contribution Received 2018/19
Land at Cromford Road, Wirksworth	15/00664/FUL	£94,438.50
Land at Moorside Cottage, Brailsford	08/00418/FUL	£29,841.41
Land at Broomy Drive, Brailsford	16/00437/FUL	£127,800.50
Land off Old Derby Road, Ashbourne	17/00337/FUL	£732,006.85
Land off Asker Lane, Matlock	17/00025/REM	£245,938.72
Land off Old Derby Road, Doveridge	17/00092/FUL	£542,895.24
Land adjacent to Brook House, Old Hackney Lane, Darley Dale	16/00789/FUL	£38,928.25
	<b>TOTAL</b>	<b>£1,811,849.47</b>

**Table 11: Section 106 Payments Received from Affordable Housing Over 2018/19**  
**Source: DDDC 2019**

5.37 The amount of monies received over the monitoring period shows that the District Council’s policies have been effective in securing financial contributions through S106 agreements for affordable housing from 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

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 12: Rural Affordable Housing policies monitoring Indicators, targets and results**

5.38 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

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 13: Gypsy & Traveller policy monitoring Indicator, target and results**

5.39 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*

*itches. Provision of a further 3 pitches will be met on unallocated sites in accordance with the provisions of this policy”*

- 5.40 The District Council have accepted their duties to provide for this need and at a Council meeting on 26<sup>th</sup> 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.
- 5.41 However, subsequently on 26<sup>th</sup> April 2018 a Cabinet Report endorsed by Derbyshire County Council indicated that the site at Watery Lane, Ashbourne was no longer available because the County Council resolved 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. This decision has directly impacted upon the District Council’s ability to provide a Gypsy and Traveller site to meet current needs. 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.
- 5.42 At a meeting held on 15<sup>th</sup> November 2018, the Community and Environment Committee resolved to initiate as quickly as practical a search of land in private ownership and/ or offered sale on the open market with the intention of the District Council purchasing a suitable site. Whilst this work was being undertaken a temporary tolerated site was sought. The temporary site initially identified was Tinti’s Yard, off station car park in Matlock Bath from November 2018 until March 2019. The site was no longer suitable once the tourism season started and therefore it was appropriate for the District Council to identify another site. A further temporary site was identified at Middleton Road, Wirksworth (land owned by DDDC), however the family did not feel that the site met their needs. In June 2019 the family were located on the car park at old Station Close, Rowsley which provides reasonable temporary accommodation.
- 5.43 This District Council undertook a call for sites in March 2019 to seek land in private ownership or which was offered for sale on the open market with the intention of the District Council purchasing a suitable site. That process has now been concluded. To facilitate the search the District Council also contacted public sector bodies to ascertain whether they have any land within the area that might be surplus to their needs. The search for a suitable permanent site still continues.

## **Monitoring of Housing Policies HC7 to HC10**

- 5.44 Table 14 below provides a summary of how effectively the District Council has applied policies HC7 to HC10 in the determination of planning applications.

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 do 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 do not comply with the requirements of Policy HC9.
Policy HC10: Extensions to Dwellings	Percentage of appeals allowed where non- compliance with Policy HC10 is a reason for refusal	Zero	9% of permissions for residential extensions were allowed on appeal where non-compliance with Policy HC10 was a reason for refusal by the District Council. Of these the District Council used Policy HC10 as a reason for refusal on 11 occasions. Of those permissions nine applications were refused; two were dismissed at appeal and one application was allowed at appeal.

**Table 14: Housing Policies HC7 to HC10 Monitoring Indicators, targets and results**

5.45 The District Council has successfully in virtually all cases refused planning permission whereby proposals do not comply with the Local Plan policies for residential developments. Whilst there was 9% of permissions allowed where non-compliance with Policy HC10, this was in fact only one planning

application(18/00354/FUL) for the rear single storey extension and a two storey extension, with double garage and studio over of a property in Snelston. The District Council refused the application due to adverse impact upon the character and landscape of the property and the area. However the Planning Inspector issued a split decision, dismissing the garage and studio, but allowing the extensions proposed. The Planning Inspector concluded that ‘a split decision would mean that the house extensions would meet the criteria set out in Policy HC10 and would not adversely impact the character and appearance of the host property and the surrounding countryside of the host property and surrounding countryside’.

### Policy HC11: Housing Mix & Type

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 and adaptable dwellings.	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. This indicator was included in the adopted Derbyshire Dales Local Plan by error and the District Council does not intend to report on it in this and subsequent AMRs.
	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. This indicator was included in the adopted Derbyshire Dales Local Plan by error and the District Council does not intend to report on it in this and



Policy	Monitoring Indicator	Target	Commentary/summary
			subsequent AMRs.

Table 15: Policy HC11: Housing Mix & Type monitoring indicators, targets and results

5.46 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 16: Policy HC11 Housing Mix & Type

5.47 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 17 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		
18/00891/REM	Land East Bakers Lane, Doveridge	3	32	27	37	No off site contribution, all dwellings provided onsite	7.11.18
17/01248/REM	Land off Lathkill Drive, Ashbourne		40	37	23	No off site contribution, all dwellings provided onsite	23.05.18
18/00397/REM	Land Broomy Drive/Thornton Rd. Brailsford	0	5 %	20 %	75	£127,800.50	12.09.18
17/01243/FUL	Dale Road North, Darley Dale	10	45	31	14	30%	06.03.19
18/01237/REM	Les Ardennes, Hlland	15	40	5		30%	27.02.19

Application No.	Location	% of Prescribed Housing Mix & Type				Off-site Affordable	Granted Date
	Ward						
18/00699/REM	The Firs, Main Road, Wyaston	0	0	50	50	No off site contribution, all dwellings provided onsite – layout approved under outline permission 16.00340.OU T	07.11.18
18/01346/REM	Land adj. Biggin View, Hulland Ward	12	21	12	55	No off site contribution, all dwellings provided onsite	13.03.19
17/00850/FUL	Whitleas Lane, Tansley	0	38	38	23	No off site contribution, all dwellings provided onsite	08.02.19
18/00711/REM	Land North Luke Lane, Brailsford	4	19	47	30	23% of dwgs onsite 7% off site	12.09.18
18/00215/REM	Leys Farm, Ashbourne	0	18	41	42	25% on site 5% off site	23.05.18
17/00015/FUL	Dairy House, Brailsford	0	9	9	1	0% all dwellings to be provided as market housing	20.02.19

**Table 17: Summary of Implementation of Policy HC11 Housing Mix & Type for planning permission of 11 or more 2018/19.**

5.48 There were 11 applications granted planning permission for 11 or more dwellings over the monitoring period, of these 8 were for reserved matters where the prescribed mix had already been approved as part of outline permission prior to the adoption of the Local Plan, and 3 were full permissions. 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 of larger properties (3 and 4 + bed).

5.49 Given that many of the applications that have been granted permission over the monitoring period are for reserved matters, the principle of the developments and decision notices were issued in many cases before the

adoption of Policy HC11. Particularly for land North of Luke Lane, Brailsford, and Whiteleas Lane Tansley and therefore it was not possible to require new development to meet the standards set out in Policy HC11.

5.50 Where proposals did 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.

5.51 Whereby the prescribed housing mix has not been fully applied the Officers report justifies the deviation by explaining that ‘the mix is considered reasonable for this edge of settlement development’. This has been particularly the case within smaller tier three settlements whereby the size of properties are more likely to have an adverse impact upon the character and of the area.

## Monitoring of Policies HC12 to HC21

5.52 Table 18 below summarises the monitoring targets and results of policies HC12 to HC21.

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 seven applications granted for elderly/ dependant persons accommodation located in Kniveton, Kirk Ireton, Alkinton, Wirksworth, Offecote & Underwood & Matlock.
Policy HC13: Agricultural & Rural Workers	Percentage of Appeals allowed where	Zero	0 The target has been achieved over the monitoring period. The

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
Dwelling	non-compliance with Policy HC13 is a reason for refusal		District Council has successfully refused planning applications that do 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 the District Council received £84,199.04 from S106 contributions for open spaces and parks from 2 sites, from two sites at Asker Lane, Matlock and Leys Farm, Ashbourne. The District Council secured a further £32,699.00 from S106 contributions for parks and open spaces from planning permission 17/01243/FUL Land South of Dale Road North, Darley Dale. The S106 payments 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 achieved 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	Zero	0 The target has been achieved over the

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
	which would prejudice the development of notified sites for specific purposes.		monitoring period and the District Council has not granted any development that would prejudice the development of notified sites.
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. However planning permission has been granted for developments that include both new improved provision of sport and recreational facilities, including a new cricket pavilion at Brailsford (18/00264/FUL), a sports pavilion at Ashbourne (18/00267/FUL); and a new children's equipped play area at Hulland Ward (18/00222/REM).
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.	There was two new bus shelters providing 4 bays were installed within the District over the monitoring period at Ashbourne bus station. The bus shelters were provided for in relation to the 38 new apartments provided by Churchill Retirement Living development on Kind Edward Street, Ashbourne (17/00374/FUL) (Source: DCC, 2019)
Policy HC19: Accessibility & Transport	Percentage of major new residential development within 800 metres of a bus stop or rail station	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

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
	with at least an hourly service between 8am and 6pm		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 18: 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 19, 20 & 21 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 1.13 ha's of employment land was completed over the monitoring period. The new employment floorspace completed over the monitoring period was for B1 uses in Ashbourne and Ednaston; and B8 uses in Brassington, Longford and Ashbourne.

Table 19: Policy EC1 monitoring indicators, targets and results

6.2 Table 20 below sets out further details of the employment completions by site.

Planning Application	Parish	Address	Description	Floorspace (M2)
14/00285/FUL	Brailsford	Kingsgrove Farm, North lane, Brailsford	Erection of Agricultural storage building	576
14/00666/FUL	Ashbourne	Sandybrook garage, Buxton Road, Sandybrook, Ashbourne	Demolition of existing building and erection of 4 commercial units (use class B1)	360
16/00628/FUL	Brassington	Land between Manystones Lane and Wirksworth Dale, Brassington	Agricultural livestock building.	437

<b>Planning Application</b>	<b>Parish</b>	<b>Address</b>	<b>Description</b>	<b>Floorspace (M2)</b>
17/00835/FUL	Ednaston	Ednaston park, Painters lane, Ednaston	Change of use from residential institution to offices.	1340
17/00903/FUL	Longford	Woodhouse Farm, Long lane, Longford	Erection of building for light industrial and storage uses (B1c, B8)	8430
18/00442/FUL	Ashbourne	JC Wlwyn and Sons Ltd, Blenheim Road, Ashbourne Industrial Estate	Erection of industrial storage building (B8)	165
			<b>Total</b>	<b>11308</b>

Table 20: Employment Land Completions 2018/19

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
Policy EC2: Employment Land Allocations	Completion of development on allocated sites.	1 hectare per year (20 hectares between 2013-2033)	<p>The District Council has not achieved the target as none of the sites allocated in the adopted Local Plan had commenced development. However The District Council is continuing to work with the landowners and developers as well as D2N2 to ensure that the delivery of employment land is achieved in future years. The District 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.</p> <p>The District Council has also published 'Derbyshire Dales</p>



			Investment Brochure, including site summaries and economic profiles of the District to support inward investment enquiries. Further detailed information regarding individual site progress is set out below.
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Table 21: 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.

Table 22 below provides a summary of the position of Employment sites at the 1<sup>st</sup> April 2019.

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	D2N2 Investment Board meeting 7 <sup>th</sup> Jan 2020. Subject to approval start on site anticipated end 2019/20 (mobilisation)
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	Start on site 2024/25
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 <sup>th</sup> dwelling is completed. Amended masterplan still awaited
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. Feasibility work into first phase of development commissioned by the District Council due to complete Jan 2020. Subject to the above and capital funding being secured, anticipated start on site 2021/22
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	Planning application pending determination

**Table 22: Employment Land Allocation site status and progress at 1<sup>st</sup> April 2019**

## 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 23: 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 24: Policy EC5 monitoring indicators, targets and results

### **Summary of Progress of Strategic Employment Site Delivery between 01/04/2018 to 31/03/2019**

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 request an update on the delivery of the site and to 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 1<sup>st</sup> April 2019.

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

- Planning application enabling early phase of development (2ha) approved by District Council; aims to ensure road completion within two years.
- Secured £1m LGF allocation towards to cost on enabling the infrastructure link road.
- Discharge of conditions for Blenheim Road access complete (18/00767/VCOND) granted 10/07/2019
- Planning application for roundabout access
- Negotiations between District Council and landowners to unlock employment sites and access to Phase 2
- Hybrid planning application submitted to the District Council (19/01274/FUL (pending decision)) comprising of an outline planning application (all matters reserved) for up to 367 dwellings, with integrated open space, up to 10 hectares of employment land (B1, B2 and B8 business use), a commercial hub incorporating A1/ A2/A3/A4/D1 and C1 uses, associated highways and drainage infrastructure and full planning application for the erection of 1no. industrial unit with access via a roundabout and link road for the attenuation pond.

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

- Further negotiations required regarding phasing 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 granted 01/03/2018.
- Development of Phase 1 started June 2019
- Delivery proforma indicates employment site delivery 2025

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

- Meeting with site owners April 2019
- Revised layout awaited to deliver employment floorspace/ development plots

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

- Outline planning application received (18/00741/OUT) July 2018 for mixed use on site including, 4291m<sup>2</sup> of employment floorspace (Class B1a, B1b/c and B2) and 151 dwellings and associated access.
- October 2018 feasibility study for site put out for tender to bring forward the employment land on site
- Scheduled Monument extension application to Historic England March 2019
- Funding bid to Business Rates Pooling Fund for detailed feasibility study/ options appraisal for employment element
- Grant offer received 29<sup>th</sup> April 2019
- Decision of ancient scheduled monument extension received July 2019

- Consultants appointed to undertake feasibility study and assess options for Derbyshire Dales District Council intervention to support delivery of the employment element of the scheme

## 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.  The District Council has achieved the vacancy rate target. The prevailing national average retail level in the UK at in July 2019 was 10.3% in shopping centres ( <i>British retail Consortium</i> ). Details of vacancy rate recorded for each Town and Local centre in Derbyshire Dales is set out below.
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 net loss floorspace area:885.87m <sup>2</sup>  Wirksworth Town Centre Total net loss floorspace area: 424 m <sup>2</sup> (vacant units)
Policy S7: Matlock/Wirksworth/Darley Dale Strategy	Retail unit vacancy rates in Matlock and	To maintain lower	Matlock Town Centre Retail Vacancy Rate: 5%

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
	Wirksworth town centres and Darley Dale local centre.	vacancy levels than prevailing national average.	Wirksworth Town Centre Retail Vacancy Rate: 13%  Matlock Bath Local Centre Retail Vacancy rate: 7%  Darley Dale Local Centre Retail Vacancy Rate: 7%
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 net loss floorspace area: 2327 (vacant units)
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: 12%
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: 83% Matlock: 59% Wirksworth: 52%

**Table 25: Town, District & Local Centres monitoring indicators, targets and results**

7.2 The monitoring results in Table 25 above indicate that the District Council has been more successful in retaining retail units in some town centres more than others. The retail vacancy rate is below national average in Matlock (5%) and Matlock Bath (7%), but the vacancy rates in Ashbourne (12%) and Wirksworth (13%) are above the national average of 10.3%. However the vacancy rates in Ashbourne (12%) and Wirksworth (13%) town centres are above the national average. Although the vacancy rate in Ashbourne and Wirksworth remains above the national average, the District Council will, however, seek to retain as much as is feasibly possible retail floorspace in both town centres through

the determination of planning applications and where evidence demonstrates there is a demand for the retail in accordance with Policy EC6.

7.3 There have been some significant changes in vacancy rates across the District and Local centres over the last monitoring period. Cromford (9%), Darley Dale (7%) and Matlock Bank's (6%) vacancy rates remain below national average. However the vacancy rate at Matlock Green was 14% at the time of survey. This is due to two properties formerly used as offices becoming vacant and one retail unit, however the retail unit was being refurbished and is expected to be back in use by next year. Whilst Cromford remains below the national average, it has remained that same since the last monitoring period. The District Council will therefore need to work more closely with relevant property owners to encourage them to be bought back into retail use, as evidence shows that the local centre provides a service base to many smaller rural settlements in the District.

7.4 Darley Dale's vacancy rate has increased since the last monitoring period, however this is due to the former pharmacy closing and relocating to a more suitable site within the settlement of Darley Dale. The vacant unit has permission for a change from A1 to A3 use. 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.

<b>Use Class</b>	<b>Matlock</b>	<b>Ashbourne</b>	<b>Wirksworth</b>	<b>Matlock Bath</b>
A1: Shops and retail outlets	52%	52%	29%	18%
A2: Professional services	7%	9%	7%	0
A3: Food & Drink	9%	8%	7%	27%
A4: Drinking establishments	5%	6%	21%	15%
A5: hot food takeaway	2%	1%	1%	0
B1a: Offices	11%	2%	0	0
Sui Generis: other Clubs, petrol station, laundrettes, casinos, amusements, pay day loan	4%	0	0	14%
C1: Hotels and hostels	0	1	9%	5%
C2: Residential institutions	0	0	0	0
C3: Residential	1%	5%	7%	0
D1: Non-	3%	5%	8%	14%

Use Class	Matlock	Ashbourne	Wirksworth	Matlock Bath
residential institutions				
D2: Assembly and Leisure	1%	0	0	0
Vacant	5%	12%	13%	7%

**Table 26: Town Centre Retail Results - Use Class summary (by net internal retail floorspace) 2018/19**

- 7.5 The results show healthy town centres with a good range of uses, approximately 75% in Matlock and Ashbourne, 76% in Wirksworth, 65% in Matlock Bath fall within the ‘A’ use categories.
- 7.6 There is notably only 18% of A1 shops and retail units within Matlock Bath and a high proportion of food and drink uses (27%), and higher proportion of hotels, hostel and non-residential institutions (19%) which reflect the demand from tourists within this small town centre rather than being a ‘traditional’ town centre with shops and services. Office space remains low in most town centres, however Matlock has increased in office use by 10% of all uses over the monitoring period. It is clear that the District Council is still retaining a high proportions of A1 uses within primary shopping frontage of town centres, but further work needs to be done to bring vacant units back into retail use in some areas. However there are other factors to take into consideration that have changed the uses within town centres, including consumer habits and spending patterns through the convenience of online shopping, including the increased use of online shopping; and the higher business rates applied in some 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%	64%	24%	50%
A2: Professional services	0	0	5%	0
A3: Food & Drink	9%	7%	0	0
A4: Drinking establishments	9%	0	5%	19%
A5: hot food takeaway	9%	14%	5%	0
B1a: Offices	0	0	5%	0
Sui Generis: other Clubs, petrol station, laundrettes, casinos,	9%	0	10%	0



<b>Use Class</b>	<b>Cromford</b>	<b>Darley Dale &amp; Two Dales</b>	<b>Matlock Green</b>	<b>Matlock Bank</b>
amusements, pay day loan				
C1: Hotels and hostels	0	0	0	0
C3: Residential	0	7%	29%	25%
D1: Non-residential institutions	5%	0	5%	0
D2: Assembly and Leisure	0	0	0	0
Vacant	9%	7%	14%	6%

**Table 27: District & Local Centres Retail Results - Use Class summary (by percentage of use classes) 2018/19**

- 7.8 Table 27 shows 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.
- 7.9 The District Council are currently working in partnership Derbyshire County Council and local communities to improve the vitality and viability of town centres and increase footfall across the District. An ongoing project is the redevelopment of Bakewell Road in Matlock. The project will enable regeneration of the former market hall, bus station and car park to be redeveloped into a more viable use.

## 8. Tourism and Holiday Accommodation

8.1 As part of the Peak District destination, Dales villages, market towns, cultural attractions and the 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 28 below summarises the data monitored for the tourism and accommodation policies within the Plan.

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 available the District Council will report on this in the next monitoring period. . 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.	The data has not been provided from partner organisations this year and therefore cannot be reported on.

**Table 28: 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 29 below sets out the monitoring indicators and how effective they have been applied through the determination of Local Plan policies.

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 achieved the target no appeals where non-compliance with Policy PD1 were allowed over the monitoring period
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.	<p>There are 28 buildings on the District Council's at Risk Register in 2019. Five properties have been removed from the Derbyshire Dales Buildings at Risk Register as follows:</p> <ul style="list-style-type: none"> <li>• Crowtrees Farmhouse &amp; outbuildings, Bradbourne – Repairs carried out</li> <li>• 1,2 &amp; 3 Lea Road Cottages, Lea Bridge – Buildings repaired and re-furbished</li> <li>• 3 Knowleston Place, Matlock – Building repairs carried out</li> <li>• Offcote Grange, Kniveton – repairs carried out</li> </ul> <p>Haarlem Mill, Wirksworth – Building repairs carried out</p>

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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.	The District Council works closely with Derbyshire Wildlife Trust in respect of areas important for biodiversity. Over the monitoring period 2018/19 one of the designated wildlife sites suffered a loss in its quality for biodiversity in preparation for development, but the site has not been formally reduced in size. A new wildlife site was, however designated on the Derbyshire Wildlife Sites Register at Allen's Hill, Cromford (DD469) providing an additional 0.77 hectares of land important for biodiversity.
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 of green infrastructure have been reported over the monitoring period 2018/19. 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.

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
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 has recorded that five applications were granted over the monitoring period which made direct reference to Policy PD6 as part of the development of the scheme through the determination of planning permission and included a condition to ensure that the landscaping/ planting scheme is implemented as part of the development. .
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 (EA) on flooding and water quality.	Zero	The District Council achieved its target and no planning applications were granted contrary to the advice of the EA on flooding or water quality over the monitoring period. There were 8 application granted whereby the Environment agency initially logged an objection to the development, however of those one was refused, three applications were withdrawn and two applications were non determined due to outstanding objection; two applications were granted and the EA objection was removed subject to a condition being applied to the development.
Policy PD10: Matlock to Darley Dale	Change in strategic gap between	Retention of area identified as	There has been no loss of the area retained under Policy PD10 designation over the

<b>Policy</b>	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Commentary/summary</b>
Corridor	Matlock and Darley Dale.	strategic gap.	monitoring period 2018/19.

**Table 29: Protecting Peak District Character monitoring indicators, targets and results**

## 10. Infrastructure Delivery Plan

### Infrastructure Delivery Plan Update April 2018-April 2019

- 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 is 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//Derbyshire Dales 2016 Update Report with Appendix Final.pdf](http://www.derbyshiredales.gov.uk/images/documents//Derbyshire_Dales_2016_Update_Report_with_Appendix_Final.pdf)
- 10.3 For each infrastructure type below is an updated position in terms of the progress made by the District Council and its partners in delivering the appropriate infrastructure required to support existing and new developments:
- 10.4 Table 30 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"> <li>• Bonsall CE (Aided) Primary School (Jan18-Jan 20 and Jan 22)</li> <li>• Carsington &amp; Hopton (Voluntary Aided) CE Primary School (Jan 18, Jan 20-23)</li> <li>• Cromford CE Primary School (Jan 23)</li> <li>• Darley Churchtown Church of England Primary School (Jan 19-Jan20)</li> <li>• Middleton Community Primary School (Jan18-Jan23)</li> <li>• Wirksworth CE (Controlled) Infant School (Jan 18-Jan21)</li> <li>• Wirksworth Junior</li> </ul>

Policy	Monitoring Indicator	Target	Commentary/Summary
			<p>School (Jan 19- Jan 20)</p> <ul style="list-style-type: none"> <li>• Anthony Gell School (Jan21-Jan23)</li> </ul> <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>Derbyshire County Council advised the District Council (February 2019 ) that a number of sites are to be retained for future development as notified school sites in the Derbyshire Dales including:</p> <ul style="list-style-type: none"> <li>• Church Road, Darley Dale</li> <li>• North Street, Cromford</li> <li>• Main Street, Middleton</li> </ul>
	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>
Policy S8: Ashbourne	School capacity	No problems reported for	The following schools are predicted to be over



Policy	Monitoring Indicator	Target	Commentary/Summary
Development Strategy		reporting year by County Council or anticipated in next five years	<p>capacity in the next five years:</p> <ul style="list-style-type: none"> <li>• Ashbourne Hilltop Primary and Nursery School (Jan20-Jan23)</li> <li>• St Oswald's CofE Primary School (Jan19-Jan23)</li> <li>• Queen Elizabeth's Grammar School (Jan21)</li> </ul> <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 was a S106 healthcare financial contribution secured for £14,455.20 in Ashbourne over the monitoring period.(land at King Edward Street, Ashbourne, 17/00374/FUL)</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"> <li>• Kniveton CE (Controlled) Primary School (Jan18 – Jan19)</li> </ul>

Policy	Monitoring Indicator	Target	Commentary/Summary
			<ul style="list-style-type: none"> <li>• Longford CE</li> <li>• (Controlled) Primary School (Jan 18-Jan20)</li> <li>• Norbury C Of E School (Jan 18-Jan22)</li> <li>• Osmaston CE (Controlled) Primary School (Jan18-Jan23)</li> <li>• Sudbury Primary School (Jan 21, Jan 23)</li> </ul> <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>Derbyshire County Council advised the District Council (February 2019 ) that a number of sites are to retained for future development as notified school sites in the Derbyshire Dales including:</p> <ul style="list-style-type: none"> <li>• Main Street, Kirk Ireton;</li> <li>• School Site Longford</li> </ul>
	Capacity in GP's surgeries/ health clinics.	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	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.

Policy	Monitoring Indicator	Target	Commentary/Summary
			There were no reported issues by the NHS over the monitoring period.  There were no S106 financial contributions secured for health provision over the monitoring period.
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 (IDP)	An update of progress made to existing projects identified in the Derbyshire Dales IDP is provided below.

Table 30: Infrastructure Delivery monitoring indicators, targets and results

## Other Key Infrastructure Projects in the Derbyshire Dales

### Transport

#### Local Highways

10.5 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. There have been no specific projects completed in the Derbyshire Dales Local Planning Authority area over the monitoring period.

10.6 Derbyshire County Council began, following Cabinet approval in June 2017 exploratory works on the A515 Ashbourne Transport Study. This involved 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. Consultants AECOM were commissioned by Derbyshire County Council to carry out stage 1 project, to study the impacts, causes and potential solution to travel delays within Ashbourne. The study also determines the methodology required to prepare a full business case in respect of the Ashbourne bypass. Further details of this project can be found at: <https://www.derbyshire.gov.uk/transport-roads/transport-plans/transport-studies/ashbourne-transport-study/ashbourne-transport-study.aspx>

## **Sustainable Modes – Cycling**

- 10.7 White Peak Loop East: Rowsley to Bakewell: This data is monitored by other partner organisations and no updates have been reported over the monitoring period. In the last monitoring period, negotiations were 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 (DCC, 2018).

## **Sustainable modes: Canal**

- 10.9 Work continues to improve the towpath alongside the Cromford Canal between High Peak Junction and Cromford. Derbyshire County Council continues to work with partners (Cromford Canal Partnership) to enable Cromford Canal to operate as a recreational waterway.

## **Biodiversity**

- 10.10 Local Biodiversity Action Plan – Ongoing discussions are being held between the District Council and partners as part of the Local Biodiversity Action Plan steering group to agree an approach and methodology to seek to deliver net gain for biodiversity through the planning process and protecting existing habitats and species where possible through development.

## **Sports Facilities**

- 10.11 A new model and approach was proposed to deliver improved sports pavilion facilities at Ashbourne Recreation Ground, including a new sports pavilion building; long term building repair and maintenance; new online bookings facility, and longer term annual hire agreements to ensure the facilities are fit for purpose and can be used by the wider community. Planning permission was granted 18/05/2018 (18/00267/FUL) for a new building and facilities providing changing facilities for 4 sports teams with toilet facilities, umpire changing, disabled WC, store, kitchen and clubroom. The scheme is of strategic importance and was identified within the Derbyshire Dales Built Sports Facilities, playing pitch and Open Space Strategy. The scheme will help maintain and grow participation in sport, improve community wellbeing and provide a venue of a variety of community activities by replacing a facility which is in a poor condition, with modern facilities.

## **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 suggested 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 have identified the following projects that have been progressed between April 2018 –March 2019:

- 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 as the lead Local Flood Authority within Derbyshire, are a statutory consultee on major planning applications and provide flood risk management advice at this stage to pre-empt any future flooding and work closely with the Environment Agency to identify any drainage problems. They have been consulted by the District Council on all relevant planning applications in April 2018 to 2019.

### **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. Derbyshire County Council as local education authority request S106 contributions from developers of 10 or more dwellings which are used to help alleviate school capacity issues in towns, local centres and villages by providing new improved facilities and extensions to existing school buildings.

### **Adult Care Community and Culture**

10.16 Derbyshire County Council have recently published Derbyshire's Accommodation Strategy and Older People's Housing Accommodation and Support Strategy 2019-2035 which seeks to meet the housing needs and aspirations of older people across the County. There is a need across Derbyshire Dales to provide more specialised housing to support the ageing

population. The District Council will continue to support planning applications for older people's accommodation in suitable locations.

### **Health**

10.17 A new medical centre has been completed in Darley Dale. The District Council continues to consult the Clinical Commissioning Groups (CCGs) on planning applications and seek S106 contributions to support GP practices where necessary.

### **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 11<sup>th</sup> 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. Developer Contributions Supplementary Planning Document**

- 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 Preparation of a Derbyshire Dales Community Infrastructure Levy (CIL) was suspended at a meeting of Council on 5<sup>th</sup> December 2018. At the same meeting Council resolved to prepare a Developer Contributions Supplementary Planning Document, which would have statutory weight and provide an overview of the policy approach to securing infrastructure necessary to support future development. The purpose of the SPD is to provide transparency about the District Councils future requirements in respect of financial contributions to be sought from development, through section 106 planning obligations for the provision of infrastructure.
- 11.3 Work on the preparation of the Developer Contributions SPD commenced during the monitoring period. Policy S10 in the adopted Derbyshire Dales Local Plan sets out the expectation that new development should contribute to both on site and off site infrastructure needs, with this policy providing the framework for the preparation of the Developer Contributions SPD. The SPD sets out the basis of the calculation for financial contributions and obligations to be sought from development for the provision of infrastructure and includes affordable housing, open space, community facilities including for sport and recreation, education, health care, traffic and transportation and indicative measures that seek to address the challenges of climate change.
- 11.4 A draft version of the Developer Contributions Supplementary Planning Document was considered by Council on 25<sup>th</sup> July 2019 at which it was resolved that a Members Workshop be undertaken on the SPD and that the draft document be subject to a period of six weeks public consultation. A Members workshop was held on 26<sup>th</sup> September 2019 and the Draft Developer Contributions SPD was consulted upon between 7<sup>th</sup> October and 18<sup>th</sup> November 2019.
- 11.5 Following consultation it is envisaged that a further report outlining the outcome of the public consultation on the Developer Contributions Supplementary Planning Document and seeking its adoption will be presented to Members 19<sup>th</sup> February 2020.

## 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 each year. 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 2018 Brownfield Land Register: Part one is in **Appendix 4** 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	23 <sup>rd</sup> January 2019			
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	April 2019	2 <sup>nd</sup> July 2019	Expected February 2020
Kirk Ireton Neighbourhood Plan	05/09/2014	19/11/2018 (start) ongoing	9 <sup>th</sup> October 2018	3 <sup>rd</sup> April 2019	18 <sup>th</sup> November 2019	
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 2018– 31st March 2019, 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 was 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 was undertaken across the plan area. In preparing the Local Plan consideration was also 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 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 Statement<sup>2</sup> which accompanies the Local Plan. A wide range of studies have been

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<sup>2</sup> [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:

<b>Study</b>	<b>Role of Prescribed Bodies</b>	
	<b>Study Partners</b>	<b>Consultees</b>
Built Sports Facilities, Playing Pitch and Open Spaces Strategy (2018)	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 A LEP is a partnership 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 currently 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. LEPs are now preparing Local Industrial Strategies which will guide the allocation of future funding made available by Government.

### *Derbyshire Economic Partnership (DEP)*

14.16 DEP is a public / private sector partnership set up to facilitate an effective and coordinated approach to economic development across Derbyshire. The partnership comprises County and district council representation, business leaders, HE and VCS representatives with Derbyshire County Council acting as the Accountable Body. The partnership is funded by the Derbyshire local authorities and provides services including the Invest in Derbyshire service. The District Council is represented on the partnership by the Council Leader who, as rural advocate on the DEP Board, also chairs the Derbyshire Rural & Farming Network.

### *Peak District Partnership*

14.17 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 private 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.

14.18 The role of the Peak District Partnership is now focused on the delivery of an annual 'think tank' event and follow-up actions focused on a different theme each year with a view to partners coming together to future proof policies and services. The 2018/19 event focused on the impact of demographic change on the wider Peak District looking 15 years ahead. The 2019/20 event is due to focus on the future of the high street.

### *Business Peak District*

- 14.19 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.
- 14.20 A concordat signed by members and resulting Enterprise Peak District package is a joint project between four local authorities including Derbyshire Dales District Council, High Peak Borough Council, Staffordshire Moorland District Councils and the Peak District national Park Authority. The project 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*

- 14.21 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.
- 14.22 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 Commitments at 1<sup>st</sup> April 2019**



SHLAA Ref	PP Ref	Address	Parish	Description	Dev Types	PDL	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Gross Comps FY	Net Comps FY	Gross Comm	Net Comm	U/C	N/S	Application Type	Current Status	5YLS	2019/20	2020/21	2021/22	2022/23	2023/24	
SHLAA1	10/00139/FUL	Dairy House Farm, Church Broughton Road, Alkmonton, DE6 3DG	Alkmonton	Change of use and conversion of agricultural barn to dwellinghouse and erection of detached garaging building with	Change of use of non-res building to dwelling(s)	Y	21/04/2010	21/04/2013	31/03/2013		1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA7	09/00496/FUL	The Mount, 4 North Avenue, Ashbourne, Ashbourne, DE6 1EZ	Ashbourne	Demolition of existing dwelling & outbuilding & redevelopment with 14 flats	New residential building	Y	11/10/2010	11/10/2013	31/03/2014		14	1	13	0	-1	0	0	14	14	14	0	Full	STARTED	Y	14					
SHLAA10	12/00073/FUL	1, The Channel, Ashbourne	Ashbourne	Change of use of office to dwelling	Change of use of non-res building to dwelling(s)	Y	03/04/2012	03/04/2015	31/03/2013		1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA401	15/00373/FUL	31 Green Acres, The Green Road, Ashbourne, DE6 1ED	Ashbourne	Demolition of existing dwellinghouse and erection of 3 detached dwellings.	New residential building	Y	07/08/2015	07/08/2018	31/03/2019		3	1	2	0	-1	0	0	3	3	3	0	Full	STARTED	Y	3					
SHLAA590	16/00883/OUT	Hill Top, Derby Road, Ashbourne, Ashbourne	Ashbourne	Erection of 5 dwellings.	New residential building	N	07/04/2017	07/04/2020			5	0	5	0	0	0	0	5	5	0	5	Outline	GRANTED	Y		5				
SHLAA321	17/00032/FUL	3, Sturston Road, Ashbourne, Ashbourne	Ashbourne	Change of Use and extension to workshop to form 4 Flats	Change of use of non-res building to dwelling(s)	Y	14/03/2017	14/03/2020	31/03/2018		4	0	4	0	0	0	0	4	4	4	0	Full	STARTED	Y	4					
SHLAA335	17/00337/FUL	Land South Of, Old Derby Road, Ashbourne	Ashbourne	Residential development of 151, dwellings, access and associated works	New residential building	N	19/12/2017	19/12/2020	31/03/2018		151	0	151	61	61	47	47	90	90	37	53	Full	STARTED	Y	45		45			
SHLAA656	17/00374/FUL	Land At Former Bus Station, King Edward Street, 17/00374/FUL, Ashbourne	Ashbourne	Development of 38 retirement living apartments	New residential building	Y	13/04/2018	13/04/2021	31/03/2019		38	0	38	0	0	0	0	38	38	38	0	Full	STARTED	Y	38					
SHLAA586	17/00531/FUL	45, Windmill Lane, Ashbourne	Ashbourne	Erection of replacement dwelling.	New residential building	Y	03/08/2017	03/08/2020	31/03/2018		1	1	0	0	-1	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA587	17/00615/FUL	7 Police Station, Compton, 17/00615/FUL, Ashbourne, DE6 1BX	Ashbourne	Change of use and conversion of former Police Station to 3 no. dwellings, 5 no. flats and 2 no. retail units	Change of use of non-res building to dwelling(s). New residential building	Y	27/11/2017	27/11/2020	31/03/2019		8	0	8	0	0	0	0	8	8	5	3	Full	STARTED	Y	8					
SHLAA588	17/01030/FUL	12, The Green Road, Ashbourne, Ashbourne	Ashbourne	Erection of a pair of semi detached bungalows	New residential building	N	17/01/2018	17/01/2021			2	0	2	0	0	0	0	2	2	0	2	Full	GRANTED	Y		2				
SHLAA185	17/01248/REM	Land North East Of, Lathkill Drive, 17/01248/REM, Ashbourne	Ashbourne	Approval of reserved matters for the erection of 35 dwellings and associated works	New residential building	N	23/05/2018	23/05/2020	31/03/2019		35	0	35	0	0	0	0	35	35	10	25	Reserved Matters	STARTED	Y	35					
SHLAA489	18/00048/FUL	16, Dig Street, Ashbourne, Ashbourne	Ashbourne	Partial change of use from storage to a 1 bed flat.	Change of use of non-res building to dwelling(s)	Y	20/03/2018	20/03/2021			1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1				
	18/00066/FUL	34, Church Street, 18/00066/FUL, Ashbourne, DE6 1AE	Ashbourne	Change of use from offices to dwellinghouse	New residential building	Y	05/04/2018	05/04/2021			1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1				
SHLAA513	18/00215/REM	Land South Of Leys Farm, Wyaston Road, 18/00215/REM, Ashbourne	Ashbourne	Modification to approval of reserved matters application 17/00250/REM to substitute house types on 20 no. plots	New residential building	N	23/05/2018	23/05/2020	31/03/2019		108	0	108	15	15	15	15	93	93	14	79	Reserved Matters	STARTED	Y	48		45			
SHLAA215	18/00299/FUL	28 Shaw Wood, Derby Road, Ashbourne, Ashbourne	Ashbourne	Proposed dwelling	New residential building	N	09/05/2018	09/05/2021	31/03/2019		1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA585	18/00484/OUT	37, Windmill Lane, 18/00484/OUT, Ashbourne, DE6 1EY	Ashbourne	Demolition of former nursery building and erection of 2 dwellings with garages (outline)	New residential building	Y	25/01/2019	25/01/2022			2	0	2	0	0	0	0	2	2	0	2	Outline	GRANTED	Y		2				

SHLAA657	18/00568/FUL	52, Derby Road, 18/00568/FUL, Ashbourne, DE6 4BU	Ashbourne	Erection of dwellinghouse	New residential building	N	03/08/2018	03/08/2021	31/03/2019			1	0	1	0	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA658	18/00594/FUL	4, Market Place, 18/00594/FUL, Ashbourne, DE6 1ES	Ashbourne	Change of use of first and second floors to residential apartment	Change of use of non-res building to dwelling(s)	Y	01/11/2018	01/11/2021				1	0	1	0	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1								
SHLAA659	18/00871/FUL	Garden To East Of 1, Oak Crescent, Ashbourne	Ashbourne	Erection of a detached dwelling	New residential building	N	07/11/2018	07/11/2021				1	0	1	0	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1								
SHLAA660	19/00048/FUL	Aspen Lodge, Belle Vue Road, Ashbourne, DE6 1AT	Ashbourne	Demolition of existing dwelling and erection of replacement dwelling and garage	New residential building	Y	20/03/2019	20/03/2022				1	1	0	0	0	0	0	0	0	1	0	0	1	Full	GRANTED	Y		1								
SHLAA3	WED/0000230	OLD DERBY ROAD	Ashbourne	ERECTION OF DORMER BUNGALOW.	New residential building	Y	17/08/2007	17/08/2010	31/03/2011			1	0	1	0	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA522	18/00054/FUL	Goodacres Farm, Furlong Lane, Hognaston, DE6 1PX	Atlow	Erection of replacement dwelling and annex	New residential building	Y	13/04/2016	13/04/2019	31/03/2018			1	1	0	0	-1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA661	18/00913/PDA	Berry Wood Farm, Atlow Winn, Kniveton, Ashbourne	Atlow	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	30/10/2018	30/10/2021				1	0	1	0	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1								
SHLAA332	18/01346/REM	Land Adjacent To, Biggin View, Hurland Ward	Biggin	Approval of reserved matters for the erection of 33 dwellings	New residential building	N	13/03/2019	13/03/2022	31/03/2019			33	0	33	0	0	0	0	0	0	33	33	3	30	Reserved Matters	STARTED	Y	33									
SHLAA525	16/00096/FUL	Chestnut Farm, Uppertown Lane, Bonsall	Bonsall	Residential development of 5 dwellings comprising 3 houses and 2 flats with associated access and parking	New residential building	N	25/05/2016	25/05/2019				5	0	5	0	0	0	0	0	0	5	5	0	5	Full	GRANTED	Y		5								
SHLAA592	17/01097/FUL	14-16, Yeoman Street, 17/01097/FUL, Bonsall, DE4 2AA	Bonsall	Conversion of outbuilding to a dwelling	Change of use of non-res building to dwelling(s)	Y	15/01/2018	15/01/2021	31/03/2018			1	0	1	0	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA14	WED/00001202	TOWN HEAD, MATLOCK	Bonsall	ERECTION OF BUNGALOW (RENEWAL OF 896/493) W1202	New residential building	N	02/10/2001	02/10/2006	31/03/2009			1	0	1	0	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA483	15/00748/PDA	Top Farm, Audshaw Lane, Alkington, Boylestone	Boylestone	Change of use of agricultural building to two dwellings	Change of use of non-res building to dwelling(s)	Y	09/11/2015	09/11/2018	31/03/2018			2	0	2	1	1	0	0	0	0	1	1	0	1	Prior Notification	STARTED	Y		1								
	18/01205/FUL	Knoll Lodge, Mill Dam Lane, 18/01205/FUL, Bradley, DE6 1PH	Bradley	Proposed demolition of existing dwelling and erection of new dwelling (resubmission)	New residential building	Y	19/12/2018	19/12/2021	31/03/2019			1	1	0	0	-1	0	-1	0	-1	1	1	1	0	Full	STARTED	Y	1									
SHLAA514	18/01360/FUL	Bradley Old Park Farm South, North Lane, 18/01360/FUL, Brailsford, DE6 3BE	Bradley	Change of use and conversion of redundant agricultural building to dwelling house	Change of use of non-res building to dwelling(s)	N	30/01/2019	30/01/2022	31/03/2019			1	0	1	0	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA484	15/00580/FUL	Garages, The Plain, Brailsford	Brailsford	Demolition of garages and erection of four dwellings	New residential building	Y	04/11/2015	04/11/2018	31/03/2019			4	0	4	0	0	0	0	0	0	4	4	4	0	Full	STARTED	Y	4									
SHLAA584	17/00015/FUL	Dairy House - Derelict Property, Luke Lane, 17/00015/FUL, Brailsford, DE6 3BY	Brailsford	Demolition works and conversion of buildings to 7 no. dwellings and erection of 12 further dwellings and associated garages	Conversion of existing dwelling(s). New residential building	Y	20/02/2019	20/02/2022				19	0	19	0	0	0	0	0	0	19	19	0	19	Full	GRANTED	Y	19									
SHLAA663	18/00063/FUL	Ednaston Lodge Farm, Painters Lane, Ednaston, DE6 3BA	Brailsford	Change of use and conversion of stable and workshop buildings to three dwellings	Change of use of non-res building to dwelling(s)	Y	25/05/2018	25/05/2021	31/03/2019			3	0	3	0	0	0	0	0	0	3	3	2	1	Full	STARTED	Y	3									

SHLAA223	18/00397/REM	Land Adjacent Broomy Drive And, Thomtree Road, 18/00397/REM, Brailsford	Brailsford	Approval of reserved matters for the erection of 75 dwellings and associated development (Outline application 16/00567/OUT)	New residential building	N	12/09/2018	12/09/2020	31/03/2019			75	0	75	0	0	0	0	0	75	75	3	72	Reserved Matters	STARTED	Y	30	32	13
SHLAA479	18/00711/REM	Land North Of 9, Luke Lane, 18/00711/REM, Brailsford	Brailsford	Approval of reserved matters for the erection of 47 dwellings (outline application 16/00436/OUT)	New residential building	N	12/09/2018	12/09/2020	31/03/2019			47	0	47	0	0	0	0	0	47	47	8	39	Reserved Matters	STARTED	Y	30	17	
SHLAA664	18/00990/FUL	The Old School, Main Road, 18/00990/FUL, Brailsford, DE6 3DA	Brailsford	Change of use and conversion of former primary school to a dwellinghouse with front and rear extensions	Change of use of non-res building to dwelling(s)	Y	19/11/2018	19/11/2021	31/03/2019			1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1		
SHLAA20	WED/0000/1515	THE GREEN, BRAILSFORD	Brailsford	No description supplied	Unknown	N	16/12/1993	16/12/1998	28/02/1995			3	0	3	1	1	0	0	2	2	0	2	Full	STARTED	Y		2		
SHLAA405	15/00192/FUL	Wallands Farm, Ashbourne Road, Brassington, DE4 4DB	Brassington	Replacement dwelling, formation of new access and change of use of agricultural land to garden	New residential building	Y	15/05/2015	15/05/2018	31/03/2016			1	1	0	0	-1	0	0	1	1	1	0	Full	STARTED	Y	1			
SHLAA444	15/00625/FUL	Red Lion House, Red Lion Hill, Brassington,	Brassington	Conversion of outbuilding to dwelling	Conversion of existing dwelling(s)	Y	21/10/2015	21/10/2018	31/03/2018			1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1			
SHLAA665	17/00999/FUL	Lorry Park, Unnamed Section Of C3 From Kings Hill To Longcliffe, 17/00999/FUL, Brassington	Brassington	Change of use from haulage yard to residential use, erection of dwelling and garage/storage building	New residential building	Y	15/10/2018	15/10/2021				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1		
SHLAA666	18/00976/PDA	Building to the East of Smithy Barn, Town Street, Brassington, Brassington	Brassington	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	26/10/2018	26/10/2021				1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1		
SHLAA595	18/01108/FUL	Barn at Wallands Farm, Ashbourne Road, Brassington	Brassington	Conversion of barn to dwelling and incorporation of land into domestic curtilage	Change of use of non-res building to dwelling(s)	N	03/12/2018	03/12/2021				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1		
SHLAA667	18/01277/PDA	Hasker Farm, Stainsbro Lane, Callow, Ashbourne	Callow	Change of use from agricultural building to 2 no. dwellings.	Change of use of non-res building to dwelling(s)	N	03/01/2019	03/01/2021				2	0	2	0	0	0	0	2	2	0	2	Prior Notification	GRANTED	Y		2		
SHLAA668	18/00385/PDA	Breach Farm, Ashbourne Road, Carsington, Ashbourne	Carsington	Change of use from agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	12/06/2018	12/06/2021				1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1		
SHLAA359	14/00361/PDA	Barn To The South Of Halfway House Clifton Road Clifton Derbyshire	Clifton and Compton	Prior Notification - Change of use of agricultural building to dwelling	Change of use of non-res building to dwelling(s)	Y	09/07/2014	09/07/2019	31/03/2016			1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1			
SHLAA202	15/00573/FUL	Town End Farm, Chapel Lane, Clifton, DE6 2GL	Clifton and Compton	Erection of 5 dwellings	New residential building	N	13/07/2016	13/07/2019				5	0	5	0	0	0	0	5	5	0	5	Full	GRANTED	Y		5		
SHLAA196	16/00461/OUT	Proposed Development To The South Of Sunny Top, Snelston Lane, Clifton	Clifton and Compton	Erection of dwelling and formation of access (outline)	New residential building	N	20/10/2016	20/10/2019				1	0	1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y		1		
SHLAA529	15/00619/FUL	Corn Mill Cottage, Water Lane, Cromford, DE4 3QH	Cromford	Change of use and conversion of mill building to dwelling	Change of use of non-res building to dwelling(s)	Y	27/04/2016	27/04/2019				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1		
SHLAA596	17/00450/FUL	Former House, Alabaster Lane, 17/00450/FUL, Cromford	Cromford	Erection of dwelling	New residential building	N	12/10/2017	12/10/2020				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1		
SHLAA25	12/00586/FUL	Stoneleigh Farm, Derby Lane, Cubley, DE6 2EY	Cromford	Erection of agricultural worker's dwelling	New residential building	N	23/11/2012	23/11/2015	31/03/2015			1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1			

SHLAA486	18/01334/FUL	Hillside Cottage, Derby Lane, 18/01334/FUL, Cubley, DE6 2EY	Cromford	Proposed replacement dwelling (as previously approved under planning application 15/00462/FUL) and the erection of a shed and gabion wall	New residential building	Y	13/02/2019	13/02/2022	31/03/2019			1	1	0	0	-1	0	-1	1	1	1	0	Full	STARTED	Y	1						
SHLAA432	11/00545/EXF1)	Ladygrove Mill, Lady Grove Road, Two Dales, DE4 2FG	Darley Dale	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	Change of use of non-res building to dwelling(s), New residential building, Non Res New Build	Y	07/10/2011	07/11/2014	31/03/2015			24	0	24	0	0	0	0	24	24	16	8	Variation of Condition	STARTED	N							
SHLAA492	15/00718/FUL	Bent Farm, Farley Hill, Matlock, DE4 5LT	Darley Dale	Demolition of existing dwelling and barn and erection of replacement dwelling and swimming pool building	New residential building	Y	16/12/2015	16/12/2018	31/03/2016			1	1	0	0	-1	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA291	15/00814/OUT	Land Adjacent To Long Meadow Residential Home, Bakewell Road, Matlock	Darley Dale	Residential development of up to 57 dwellings (outline)	New residential building	N	23/01/2017	23/01/2020				57	0	57	0	0	0	0	57	57	0	57	Outline	GRANTED	N							
SHLAA580	15/00865/OUT	Strathallen Close, Strathallen Close, Darley Dale, Matlock	Darley Dale	Erection of dwelling	New residential building	N	02/02/2017	02/02/2020				1	0	1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y							
SHLAA527	16/00085/OUT	Land Adjacent to Jenna, Burnett Lane, Matlock, Matlock	Darley Dale	Erection of Dwelling	New residential building	N	18/04/2016	18/04/2019				1	0	1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y							
SHLAA170	16/00789/FUL	Land adjacent to Brook House, Old Hackney Lane, Hackney, Matlock	Darley Dale	Erection of 9 dwellings	New residential building	N	27/07/2017	27/07/2020	31/03/2018			9	0	9	7	7	7	7	2	2	2	0	Full	STARTED	Y	2						
SHLAA600	17/00064/OUT	The Butts, Church Street, Darley Dale, Matlock	Darley Dale	Erection of dwelling	New residential building	N	28/04/2017	28/04/2020				1	0	1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y							
SHLAA598	17/00568/PDA	The Barn, Back Lane, Darley Moor, Matlock	Darley Dale	Change of use of agricultural building to dwelling.	New residential building	N	15/09/2017	15/09/2020	31/03/2019			1	0	1	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1						
SHLAA599	17/00809/FUL	Rear Sunnyside Terrace, Farley Hill, Matlock	Darley Dale	Erection of dwelling	New residential building	Y	01/03/2018	01/03/2021	31/03/2019			1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA241	17/01243/FUL	Land South Of, Dale Road North, 17/01243/FUL, Darley Dale	Darley Dale	Residential development of 100 dwellings and associated access and landscaping	New residential building	N	06/03/2019	06/03/2022				100	0	100	0	0	0	0	100	100	0	100	Full	GRANTED	Y	10		40	40	10		
SHLAA551	18/00111/FUL	Land South of Woodside Farm, Back Lane, Darley Moor, Matlock	Darley Dale	Erection of Agricultural Workers dwelling	New residential building	N	28/03/2018	28/03/2021				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y							
SHLAA669	18/00244/OUT	Homecroft, Old Hackney Lane, 18/00244/OUT, Hackney, DE4 2QJ	Darley Dale	Erection of dwelling and associated access (outline)	New residential building	N	20/06/2018	20/06/2021				1	0	1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y							
SHLAA670	18/00425/FUL	Ashree Farm, Old Hackney Lane, 18/00425/FUL, Hackney, DE4	Darley Dale	Conversion and extension of building to create dwellinghouse	Conversion with Extension	Y	23/11/2018	23/11/2021				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y							
SHLAA28	18/00857/FUL	Grove Cottage at St Elphins Park, Dale Road South, Darley Dale,	Darley Dale	Conversion and extension of an existing cottage to provide accommodation	Conversion of existing dwelling(s)	Y	10/10/2018	10/10/2021				2	1	1	0	0	0	0	2	1	0	2	Full	GRANTED	Y							
SHLAA671	18/00924/OUT	Penzer House, Dale Road South, 18/00924/OUT, Darley Dale, DE4 3BP	Darley Dale	Outline application for the construction of a dwelling with all matters	New residential building	N	16/11/2018	16/11/2021				2	0	2	0	0	0	0	2	2	0	2	Outline	GRANTED	Y							

SHLAA655	18/00960/FUL	Darley Lodge, Dale Road South, Darley Dale, Matlock	Darley Dale	Erection of care home and conversion of Darley Lodge to form 7 no. apartments and the erection of 3 dwellings.	Change of use of non-res building to dwelling(s), New residential building, Non Res Redevelopment	Y	05/12/2018	05/12/2021			10	0	10	0	0	0	0	0	10	10	0	10	Full	GRANTED	Y					10				
SHLAA179	15/00570/OUT	Cavendish Cottage, Derby Road, Doveridge, DE6 5JR	Doveridge	Residential development of up to 46 dwellings (Outline)	New residential building	N	18/10/2017	18/10/2020			46	0	46	0	0	0	0	0	46	46	0	46	Outline	GRANTED	N									
SHLAA534	15/00809/FUL	The Willows, Lower Street, Doveridge, Ashbourne, DE6 5NS	Doveridge	New low energy dwelling and associated outbuildings	New residential building	N	20/01/2017	20/01/2020			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y			1						
SHLAA532	16/00430/FUL	The Woodyard, Pump Lane, Doveridge, DE6 5LX	Doveridge	Erection of dwelling & detached garage	New residential building	N	16/11/2016	16/11/2019			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y			1						
SHLAA117	16/00918/OUT	Highfield House, Pump Lane, Doveridge, Ashbourne	Doveridge	Erection of Single storey dwelling and garage (outline)	New residential building	N	10/02/2017	10/02/2020			1	0	1	0	0	0	0	0	1	1	0	1	Outline	GRANTED	Y			1						
SHLAA255	17/00092/REM	Land off, Derby Road, Doveridge, Ashbourne	Doveridge	Residential Development off Derby Road for 85 dwellings	New residential building	N	11/08/2017	11/09/2020	31/03/2018		85	0	85	25	25	25	25	0	60	60	32	28	Reserved Matters	STARTED	Y	32		28						
SHLAA168	18/00891/REM	Land To The East Of, Bakers Lane, 18/00891/REM, Doveridge	Doveridge	Approval of reserved matters for the erection of 62 dwellings (outline application 15/00389/OUT)	New residential building	N	07/11/2018	07/11/2020	31/03/2019		62	0	62	0	0	0	0	0	62	62	17	45	Reserved Matters	STARTED	Y	30		32						
SHLAA31	WED/000078	BARN, LOWER LANE, ASHBOURNE	Doveridge	No description supplied	Unknown	N	14/11/1990	14/11/1995	31/03/1994		3	0	3	1	1	0	0	0	2	2	0	2	Full	STARTED	Y	2								
SHLAA305	18/00699/REM	The Firs, Main Road, Wyaston, DE6 2DR	Edlaston and Wyaston	Approval of reserved matters for the demolition of existing buildings and erection of 10 dwellings (outline application 16/00340/OUT)	New residential building	N	07/11/2018	07/11/2020	31/03/2019		10	1	9	0	0	0	0	0	10	9	10	0	Reserved Matters	STARTED	Y	10								
SHLAA34	WED/00001978	ORCHARD LANE, ASHBOURNE	Edlaston and Wyaston	RESERVED MATTERS APPROVAL FOR DETACHED DWELLING (OUTLINE PERMISSION 01/03/0199)	New residential building	N	24/01/2005	24/01/2007	31/03/2009		1	0	1	0	0	0	0	0	1	1	1	0	Reserved Matters	STARTED	Y	1								
SHLAA602	17/00489/FUL	Land South Of Badger Moor Farm, Turlowfields Lane, Hognaston	Hognaston	Erection of temporary agricultural workers dwelling and agricultural storage building	New residential building	N	17/01/2018	17/01/2021			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y			1						
SHLAA538	16/00178/PDA	Unit 1, The Cedars, Main Street, Hollington, Ashbourne	Hollington	Change of use of building to dwelling	Change of use of non-res building to dwelling(s)	N	13/01/2017	13/01/2020	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1								
SHLAA674	18/00117/PDA	Marsh Hollow Forge, Shirley Lane, Hollington, Ashbourne	Hollington	Change of use of agricultural building to dwellinghouse.	Change of use of non-res building to dwelling(s)	N	29/11/2018	29/11/2021			1	0	1	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y			1						
SHLAA675	18/00826/FUL	Weaver View, Main Street, Hollington, DE6 3HA	Hollington	Erection of dwelling	New residential building	N	30/10/2018	30/10/2021			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y			1						
SHLAA677	18/00338/FUL	Hough Park Farm, Brunwood Lane, 18/00338/FUL, Hulland Ward, DE6 3EN	Hulland	Erection of replacement dwelling	New residential building	Y	01/06/2018	01/06/2021	31/03/2019		1	1	0	0	0	-1	0	-1	1	1	1	0	Full	STARTED	Y	1								
SHLAA559	16/00501/PDA	Barns at Highcroft, Hillcliff Lane, Turnditch, Ashbourne	Hulland Ward	Change of use of agricultural building to 2 dwellings.	Change of use of non-res building to dwelling(s)	N	17/10/2016	17/10/2019	31/03/2018		2	0	2	1	1	1	1	1	1	1	1	0	Prior Notification	STARTED	Y	1								
SHLAA605	18/00090/PDA	Livestock Barn Mistletoe Farm, Intakes Lane, Turnditch, Ashbourne	Hulland Ward	Change of use from agricultural building to dwelling house.	Change of use of non-res building to dwelling(s)	N	16/03/2018	16/03/2021	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1								

SHLAA604	18/00590/REM	Rose Cottage, Main Road, 18/00590/REM, Hlland Ward, DE6 3EA	Hlland Ward	Approval of reserved matters for the erection of one dwelling (outline application 17/00929/OUT)	New residential building	N	03/08/2018	03/08/2020	31/03/2019			1	0	1	0	0	0	0	0	1	1	1	0	Reserved Matters	STARTED	Y	1					
SHLAA680	18/00629/FUL	Toad Holes Barn, Unnamed Track To Old Hall Farm, 18/00629/FUL, Biggin, Ashbourne	Hlland Ward	Change of use and conversion of barn to dwelling house	Change of use of non-res building to dwelling(s)	N	03/08/2018	03/08/2021			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA681	18/01018/PDA	Poplars Farm, Belper Road, Hlland Ward, Ashbourne	Hlland Ward	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	27/11/2018	27/11/2021			1	0	1	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1					
SHLAA254	18/01237/REM	Les Ardennes, Unnamed Section Of C3 From Main Road To Carr Farm Hall Access, 18/01237/REM, Hlland Ward, DE6 3EE	Hlland Ward	Approval of reserved matters for the erection of 22 dwellings (outline application 16/00832/OUT)	New residential building	N	27/02/2019	27/02/2021			22	0	22	0	0	0	0	0	22	22	0	22	Reserved Matters	GRANTED	Y	12	10					
SHLAA542	16/00307/FUL	The Old Cottage, Main Street, Kirk Ireton, Ashbourne	Kirk Ireton	Erection of a single dwelling on land to the rear of the Old Cottage.	New residential building	N	29/11/2016	29/11/2019			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA607	17/00030/FUL	The Old Cottage, Main Street, Kirk Ireton, Ashbourne	Kirk Ireton	Erection of dwelling	New residential building	N	04/09/2017	04/09/2020			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA608	17/00192/FUL	Biggin Lane Farm, Bigginmill Lane, Biggin, Ashbourne	Kirk Ireton	Change of use, conversion and extension of barn to dwelling	Change of use of non-res building to dwelling(s)	N	01/08/2017	01/08/2020	31/03/2018		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA682	18/01026/FUL	Hillside Lodge Farm, Field Lane, 18/01026/FUL, Kirk Ireton	Kirk Ireton	Demolition of two barns and erection of dwelling with attached ancillary living accommodation, barn and bothy	New residential building	N	06/02/2019	06/02/2022			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA543	16/00880/FUL	Ladycroft Farm, Main Street, Kniveton, Ashbourne	Kniveton	Conversion of outbuilding/agricultural building to dwelling house	Change of use of non-res building to dwelling(s)	N	31/01/2017	31/01/2020	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA610	17/00211/PDA	Longrose Barn, Longford Lane, Kniveton, Ashbourne	Kniveton	Change of use of agricultural buildings to two dwellings	Change of use of non-res building to dwelling(s)	N	06/06/2017	06/06/2020			2	0	2	0	0	0	0	0	2	2	0	2	Prior Notification	GRANTED	Y		2					
SHLAA611	16/00220/FUL	The Ostrich Inn, Long Lane, Longford, Ashbourne	Longford	Change of use of public house to dwelling	Change of use of non-res building to dwelling(s)	Y	04/05/2017	04/05/2020			1	1	0	0	0	0	0	0	1	0	0	1	Full	GRANTED	Y		1					
SHLAA545	16/00679/FUL	Milverton, Main Street, Longford, DE6 3DR	Longford	Change of use and conversion of barn to dwelling	Change of use of non-res building to dwelling(s)	N	16/12/2016	16/12/2019	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA613	17/00581/FUL	Little Croft, Thurvaston Lane, 17/00581/FUL, Longford, DE6 3DU	Longford	Replacement dwelling	New residential building	Y	18/09/2017	18/09/2020	31/03/2018		1	1	0	0	-1	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA543	17/00847/PDA	West Mammerton Farm, Sutton Lane, Longford, Ashbourne	Longford	Change of use from agricultural building to a dwelling house	Change of use of non-res building to dwelling(s)	N	15/11/2017	15/11/2020	31/03/2018		1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1						
SHLAA684	18/00471/FUL	Solomans Barn, Longford Lane, Longford, DE6 3DT	Longford	Conversion of office/garage/stable to dwelling including rebuild of single storey lean to	Change of use of non-res building to dwelling(s)	Y	24/07/2018	24/07/2021			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA685	18/00610/FUL	Daisy Bank (Lovatt), Longford Lane, 18/00610/FUL, Longford, DE6 3DT	Longford	Erection of a replacement dwelling, barn and stables	New residential building	Y	21/09/2018	21/09/2021	31/03/2019		1	1	0	0	-1	0	-1	0	1	1	1	0	Full	STARTED	Y	1						

SHLAA612	18/00726/FUL	Sunny Bank, Longford Lane, Longford, DE6 3DT	Longford	Demolition of existing bungalow and outbuildings and erection of dwelling and double garage with modified access	New residential building	Y	16/10/2018	16/10/2021						1	1	0	0	-1	0	-1	1	1	0	1	Full	GRANTED	Y		1				
SHLAA43	10/00145/EXF	Suffield Farm, Longford Lane, Sutton On The Hill, DE6 5JB	Longford	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	Change of use of non-res building to dwelling(s)	N	06/05/2010	06/05/2013	31/03/2014					3	0	3	0	0	0	0	3	3	3	0	Full	STARTED	Y	3					
SHLAA546	16/00607/PDA	Dove Mount Farm, Spend Lane, Sandybrook, Mapleton, Ashbourne	Mapleton	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	18/11/2016	18/11/2019	31/03/2018					1	0	1	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1					
SHLAA686	17/00840/FUL	Callow End Granery, Mapleton Road, Mapleton	Mapleton	Conversion of redundant barn to residential dwelling	Change of use of non-res building to dwelling(s)	Y	02/05/2018	02/05/2021						1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1				
SHLAA46	15/00159/FUL	Listed Barn At Waldley Manor, Waldley Lane, Waldley, Doveridge	Marston Montgomery	Change of use, conversion, alteration and extension of barn to form dwelling	Change of use of non-res building to dwelling(s)	Y	14/07/2015	14/07/2018	31/03/2016					1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA547	15/00779/FUL	Barn North Of Stone Hall Cottage, Riggs Lane, Marston Montgomery	Marston Montgomery	Conversion of barn to dwelling	Change of use of non-res building to dwelling(s)	Y	10/08/2016	10/08/2019	31/03/2017					1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA201	16/00099/FUL	Land Adjacent Marston Montgomery School, Thurvaston Road, Marston Montgomery, Ashbourne	Marston Montgomery	Replacement Community Hall and 9 dwellings.	New residential building, Non Res Redevelopment	N	25/05/2016	25/05/2019						9	0	9	0	0	0	0	9	9	0	9	Full	GRANTED	Y		9				
SHLAA570	17/00066/PDA	Barn Adjacent Fair Meadow, Marston Common, Marston Montgomery, Ashbourne	Marston Montgomery	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	24/03/2017	24/03/2020	31/03/2019					1	0	1	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1					
SHLAA411	17/00340/FUL	Woodhay Farm, Marston Common, Marston Montgomery, Ashbourne	Marston Montgomery	Demolition of farmhouse and erection of a replacement dwelling	New residential building	Y	07/06/2017	07/06/2020						1	1	0	0	0	0	0	1	0	0	1	Full	GRANTED	Y		1				
SHLAA279	17/00498/REM	Old Hall Farm, Pearl Bank, 17/00498/REM, Marston Montgomery	Marston Montgomery	Approval of reserved matters - erection of up to 22 dwellings (outline permission 16/00182/OUT)	New residential building	N	08/09/2017	08/09/2019						22	0	22	0	0	0	0	22	22	0	22	Reserved Matters	GRANTED	Y	12		10			
SHLAA614	17/00594/FUL	Marston Brook Farm, Barway, 17/00594/FUL, Marston Montgomery, ST14 5BT	Marston Montgomery	Conversion of barns to 2 no. dwellings	Change of use of non-res building to dwelling(s)	N	22/09/2017	22/09/2020						2	0	2	0	0	0	0	2	2	0	2	Full	GRANTED	Y		2				
SHLAA615	17/01023/FUL	Marston Park Farm, Cubley lane, Marston Montgomery, Ashbourne	Marston Montgomery	Change of use and conversion of barns to form 3 no. dwellings	Change of use of non-res building to dwelling(s)	N	08/02/2018	08/02/2021	31/03/2019					3	0	3	0	0	0	0	3	3	3	0	Full	STARTED	Y	3					
SHLAA411	18/00184/PDA	Woodhay Farm, Marston Common, Marston Montgomery, Ashbourne	Marston Montgomery	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	12/04/2018	12/04/2021	31/03/2019					1	0	1	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1					
SHLAA687	18/00686/FUL	Marston House Farm, Thurvaston Road, Marston Montgomery, DE6 2FF	Marston Montgomery	Proposed erection of seven dwellings	New residential building	N	12/09/2018	12/09/2021						7	0	7	0	0	0	0	7	7	0	7	Full	GRANTED	Y		7				
SHLAA688	18/00794/FUL	Marston Lodge, Cubley Lane, 18/00794/FUL, Marston Montgomery, DE6 2FG	Marston Montgomery	Proposed conversion of agricultural barn to dwellinghouse	Change of use of non-res building to dwelling(s)	N	14/09/2018	14/09/2021	31/03/2019					1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					

SHLAA689	18/00925/FUL	Wisteria Lodge, Unnamed Section Of C82 From Marston Lane To Marston Bank, 18/00925/FUL, Waldley, Doveridge, DE6 5LQ	Marston Montgomery	Proposed conversion and change of use of agricultural building to dwelling (C3 Use)	Change of use of non-res building to dwelling(s)	Y	19/12/2018	19/12/2021	31/03/2019			1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA690	18/00430/FUL	The Toll House, 142, Dale Road, Matlock, DE4 3PS	Matlock Bath	Conversion of existing dwelling into two apartments (resubmission)	Conversion of existing dwelling(s)	Y	19/06/2018	19/06/2021				2	1	1	0	0	0	0	0	2	1	0	2	Full	GRANTED	Y		2					
SHLAA365	WED/0000/202	SHLAA66, HOLME ROAD, MATLOCK	Matlock Bath	CHANGE OF USE AND ALTERATIONS TO NURSING HOME TO TWO DWELLINGS	Change of use of non-res building to dwelling(s)	Y	30/10/2001	30/10/2006	31/03/2004			2	0	2	1	1	0	0	0	1	1	0	1	Full	STARTED	Y		1					
SHLAA54	08/00521/FUL	The Garden House, Derwent Avenue, Matlock, DE4 3LX	Matlock Town	Demolition of existing bungalow and erection of 3 storey building to accommodate 6 no. residential apartments and associated access/car parking	New residential building	Y	28/10/2008	28/10/2011	31/03/2010			6	1	5	1	0	0	0	0	5	5	0	5	Demolition	STARTED	Y		5					
SHLAA49	08/00705/FUL	Cawdor Quarry, Snitterton Road, Matlock	Matlock Town	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	New residential building, Non Res New Build	Y	28/06/2010	28/06/2013	31/03/2012			432	0	432	12	12	0	0	0	420	420	0	420	Full	STARTED	N							
SHLAA56	09/00778/FUL	Greenbough, Ribber Road, Starkholmes, Matlock, DE4 5JB	Matlock Town	Demolition of bungalow and erection of replacement two storey dwelling	New residential building	Y	12/02/2010	12/02/2013	31/03/2011			1	1	0	0	-1	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA61	11/00873/FUL	44, Bakewell Road, Matlock, DE4 3AU	Matlock Town	Conversion of dwelling to two self contained apartments	Conversion of existing dwelling(s)	Y	26/01/2012	26/01/2015	31/03/2015			2	1	1	0	0	0	0	0	2	1	2	0	Full	STARTED	Y	2						
SHLAA55	12/00708/EXF	Land To The Rear Of 76, Jackson Road, Matlock	Matlock Town	Extension of Time Limit - Erection of dwellinghouse and associated access	New residential building	N	09/01/2013	09/01/2016	31/03/2016			1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA691	13/00796/OUT	Bentley Brook Garage, Upper Lumsdale, 13/00796/OUT, Matlock, DE4 5LB	Matlock Town	Conversion of office building to dwellinghouse, demolition of garage and erection of 6 no. dwellings and associated access road (outline)	New residential building	Y	22/05/2018	22/05/2021				6	0	6	0	0	0	0	0	6	6	0	6	Outline	GRANTED	Y		6					
SHLAA140	14/00212/FUL	Ashbrook Roofing Supplies Ltd1 Knowleston PlaceMatlockDerbyshireDE4 3BU	Matlock Town	Redevelopment of site to provide 4 no. dwellings and conversion/re-use of existing buildings to provide 2 no. dwellings and associated car parking	Conversion of existing dwelling(s), New residential building	Y	06/08/2014	06/08/2017	31/03/2016			6	1	5	0	-1	0	0	0	6	6	6	0	Full	STARTED	Y	6						





SHLAA694	18/00796/FUL	Lilybank Hydro Gardens Nursing Home, Chesterfield Road, 18/00796/FUL, Matlock, DE4 3DQ	Matlock Town	Erection of 8 retirement apartments and associated access improvements	New residential building	Y	10/10/2018	10/10/2021			8	0	8	0	0	0	0	0	8	8	0	8	Full	GRANTED	Y		8								
SHLAA150	18/00880/FUL	46Formerly, Jackson Road, 18/00880/FUL, Matlock, DE4 3JQ	Matlock Town	Extension and subdivision of dwelling into two dwellings	Conversion of existing dwelling(s)	Y	05/10/2018	05/10/2021	31/03/2019		2	1	1	0	0	0	0	0	2	1	2	0	Full	STARTED	Y	2									
SHLAA695	19/00008/FUL	89First Floor, Dale Road, 19/00008/FUL, Matlock, DE4 3LU	Matlock Town	Change of use of first and second floors from retail to 2no. apartments, proposed two storey extension and external staircase to rear and alterations to shop front	Change of use of non-res building to dwelling(s), Non Res Other	Y	05/03/2019	05/03/2022			2	0	2	0	0	0	0	0	2	2	0	2	Full	GRANTED	Y		2								
SHLAA48	WED/00001388	ALFRETON RD LAND OFF ERNEST BAILEY HOUSE, MATLOCK	Matlock Town	No description supplied	Conversion of existing dwelling(s)	Y	16/09/1992	16/09/1997	31/03/2000		11	1	10	3	3	0	0	0	8	7	0	8	Full	STARTED	N										
SHLAA50	WED/00002002	smedley street, matlock	Matlock Town	conversion of shop and flat to form 3 flats	Conversion of existing dwelling(s)	Y	17/06/2001	17/06/2006	31/03/2005		3	1	2	1	0	0	0	0	2	2	0	2	Full	STARTED	Y	2									
SHLAA53	WED/00002289	RIBER CASTLE, RIBER, RIBER, MATLOCK	Matlock Town	REFURBISHMENT AND CONVERSION OF CASTLE AND OUTBUILDINGS TO FORM 35 DWELLINGS, ERECTION OF 11 NEW DWELLINGS TO INCLUDE A REBUILT GATEHOUSE AND ASSOCIATED ACCESS.	Change of use of non-res building to dwelling(s), New residential building	Y	16/03/2006	16/03/2009	31/03/2009		47	0	47	0	0	0	0	0	47	47	38	9	Full	STARTED	Y				19	19				9	
SHLAA125	15/00438/FUL	4, Rise End, Middleton By Wirksworth, DE4 4LS	Middleton	Erection of dwelling (modification of permission 14/00141/FUL)	New residential building	N	20/08/2015	20/08/2018	31/03/2018		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA538	16/00229/PDA	Arm Lees Farm, Ryder Point Road, Wirksworth, Wirksworth	Middleton	Change of use of agricultural building to dwelling house	Change of use of non-res building to dwelling(s)	N	04/05/2016	04/05/2019	31/03/2018		1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1									
SHLAA622	17/00786/FUL	Middlepeak Wharf, Middleton Road, 17/00786/FUL, Wirksworth, DE4 4EJ	Middleton	Renovate and extend building and use as a residential dwelling	Change of use of non-res building to dwelling(s)	Y	01/02/2018	01/02/2021	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA72	13/00891/FUL	Hurdle Barn Farm, Marston Common, Marston Montgomery, DE6 2EJ	Norbury and Roston	Replacement dwelling	New residential building	Y	12/02/2014	12/02/2017	31/03/2016		1	1	0	0	-1	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA623	16/00466/FUL	Four Oaks Farm, Shields Lane, Roston, Ashbourne	Norbury and Roston	Agricultural workers dwelling	New residential building	N	18/08/2017	18/08/2020	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA624	17/00472/FUL	Old House Farm, Can Alley, Roston, Ashbourne	Norbury and Roston	Replacement dwelling and garage	New residential building	Y	20/07/2017	20/07/2020	31/03/2018		1	1	0	0	-1	0	0	0	1	1	1	0	Full	STARTED	Y	1									
SHLAA625	17/01087/FUL	Lower House Farm, Can Alley, Roston, Ashbourne	Norbury and Roston	Subdivision of Farmhouse to form 2 dwellings	Conversion of existing dwelling(s)	Y	20/12/2017	20/12/2020	31/03/2019		2	1	1	0	0	0	0	0	2	1	2	0	Full	STARTED	Y	2									
	18/00808/FUL	Former Abattoir, Green Lane, Norbury, Ashbourne	Norbury and Roston	Retain the change of use from transport office with a residential flat.	Change of use of non-res building to dwelling(s)	Y	07/12/2018	07/12/2021			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1								
SHLAA627	17/00646/OUT	Northwood Bungalow, Northwood Lane, 17/00646/OUT, Darley Dale, DE4 2HQ	Northwood and Tinkersley	Residential development of up to 3 dwellings (outline)	New residential building	Y	11/10/2017	11/10/2020			3	0	3	0	0	0	0	0	3	3	0	3	Outline	GRANTED	Y		3								
SHLAA628	17/00995/OUT	North Park Farm, Whitworth Road, Darley Dale, Darley Dale	Northwood and Tinkersley	Erection of dwelling	New residential building	N	19/01/2018	19/01/2021			1	0	1	0	0	0	0	0	1	1	0	1	Outline	GRANTED	Y		1								

SHLAA696	18/00422/FUL	Northwood Grange, Lumb Lane, 18/00422/FUL, Darley Dale	Northwood and Tinkersley	Erection of independent dwellinghouse	New residential building	N	18/06/2018	18/06/2021											1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1			
SHLAA371	15/00013/FUL	Buckholme Farm, Mayfield Road, Ashbourne, DE6 2BJ	Offcote and Underwood	Demolition of existing dwelling and agricultural buildings, erection of replacement dwelling and modifications to vehicular access	New residential building	Y	18/03/2015	18/03/2018	31/03/2018										1	1	0	0	0	0	0	0	1	0	1	0	Full	STARTED	Y	1				
SHLAA629	17/00130/PDA	Kitchen Gardens, Osmaston Park, Osmaston, Ashbourne	Osmaston	Change of use of agricultural building to dwelling	Change of use of non-res building to dwelling(s)	N	09/05/2017	09/05/2020											1	0	1	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1			
SHLAA697	18/01070/PDA	Land To West Of Corner Farm, Rodsley Lane, Ashbourne, Ashbourne	Rodsley	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	N	26/11/2018	26/11/2021											1	0	1	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1			
SHLAA165	14/00647/VCON	Former Filling Station, Off Chatsworth Road, Rowsley, Matlock	Rowsley	Variation of Condition 20 of Planning Permission 14/00082/FUL to allow unrestricted occupancy as dwelling houses	New residential building	Y	05/07/2016	05/07/2019											5	0	5	0	0	0	0	0	5	5	0	5	Variation of Condition	GRANTED	Y		5			
SHLAA75	15/00562/FUL	Thatch Lodge, Mill Lane, Shirley, DE6 3AR	Shirley	Replacement dwelling	New residential building	Y	25/09/2015	25/09/2018	31/03/2016										1	1	0	0	-1	0	0	0	1	1	1	0	Full	STARTED	Y	1				
SHLAA699	18/01236/FUL	Knaveholme Farm, Sides Lane, 18/01236/FUL, Snelston, DE6 2EN	Snelston	Conversion of barn to dwellinghouse with single storey extension and associated alterations to access and creation of driveway and parking area	Change of use of non-res building to dwelling(s)	N	25/01/2019	25/01/2022											1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1			
SHLAA78	WED/00001926	HEADLOW FIELDS FARM, ASHBOURNE	Snelston	CHANGE OF USE OF OUTBUILDING TO DWELLING (REVISIONS TO PLANNING PERMISSION 01/08/0594)	Change of use of non-res building to dwelling(s)	Y	20/05/2002	20/05/2007	31/03/2003										4	0	4	2	2	0	0	0	2	2	0	2	Full	STARTED	Y		2			
SHLAA555	16/00744/PDA	Ashton Farm, Aston Lane, Oker, South Darley	South Darley	Change of Use agricultural building to dwelling.	Change of use of non-res building to dwelling(s)	Y	08/11/2016	08/11/2019	31/03/2019										1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1				
SHLAA450	17/00732/FUL	9, Eversleigh Rise, Darley Bridge, DE4 2JW	South Darley	Erection of a dwelling	New residential building	N	20/10/2017	20/10/2020	31/03/2018										1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1				
SHLAA630	17/01014/FUL	Thorn trees, Oker Road, 17/01014/FUL, Oker, Matlock, DE4 2JJ	South Darley	Proposed replacement dwelling	New residential building	Y	08/01/2018	08/01/2021	31/03/2019										1	1	0	0	-1	0	-1	0	1	1	1	0	Full	STARTED	Y	1				
SHLAA631	17/00329/FUL	Springfield Garage, Ashbourne Road, 17/00329/FUL, Sudbury, DE6 5HL	Sudbury	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)	New residential building, Non Res Redevelopment	Y	27/09/2017	27/09/2020											9	0	9	0	0	0	0	0	9	9	0	9	Full	GRANTED	Y		9			
SHLAA632	17/01090/PDA	Flacketts Lane Farm, Flacketts Lane, Sudbury, Ashbourne	Sudbury	Change of use of agricultural building to dwelling house.	Change of use of non-res building to dwelling(s)	N	03/01/2018	03/01/2021											1	0	1	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1			





SHLAA500	14/00074/OUT	Ashbourne Airfield, Lady Hole Lane, Yeldersley	Yeldersley	Residential development (367 dwellings), employment site, commercial and community facilities, link road, access and landscaping (outline)	New residential building Non Res New Build	Y	30/03/2017	30/03/2020			367	0	367	0	0	0	0	0	367	367	0	367	Outline	GRANTED	N								
SHLAA568	16/00312/PDA	Agricultural Shed, Yeldersley Lane, Bradley, Ashbourne	Yeldersley	Change of use of agricultural building to dwelling house	Change of use of non-res building to dwelling(s)	N	12/07/2016	12/07/2019	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1							
SHLAA92	WED/0000/2344	War Meadow Farm, DOG KENNEL LANE, Yeldersley, ASHBOURNE	Yeldersley	CONVERSION OF FARM BUILDINGS TO PROVIDE TWO DWELLINGS AND ASSOCIATED GARAGING, PROVISION OF SEWAGE TREATMENT FACILITIES AND IMPROVEMENTS TO ACCESS.	Change of use of non-res building to dwelling(s)	Y	31/08/2006	31/08/2009	31/03/2009		2	0	2	1	1	1	1	1	1	1	0	1	Full	STARTED	Y		1						

Report Total:

**TOTAL**      2759      42      2717      220      197      153      147      2539      2520      463      2076

**SUBTOTAL**      2759      42      2717      220      197      153      147      2539      2520      463      2076

Minors	64	64	64	64	60	316
Majors	480	338	151	44	9	1022
RTG etc	16	32	59	40	49	196
Allocations	0	57	89	135	115	396
<b>Total</b>	<b>560</b>	<b>491</b>	<b>363</b>	<b>283</b>	<b>233</b>	

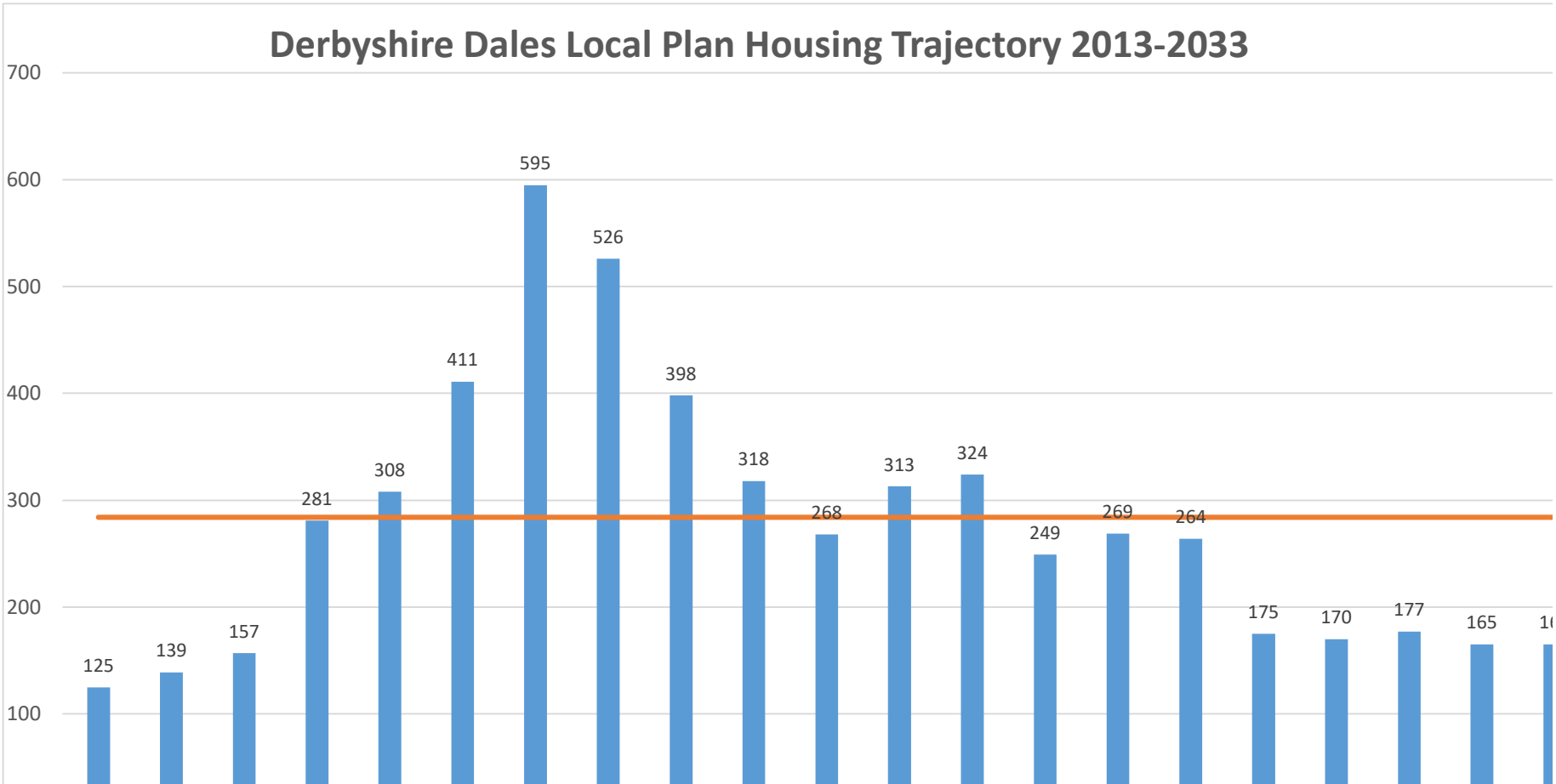
	<b>U/C</b>	<b>N/S</b>	<b>Total</b>		<b>5YLS</b>
Minors	137	179	316		<b>YES</b> 1338
Majors (Outl)	0	707	707		<b>NO</b> 1201
Majors (Full)	174	820	994		<b>TBA</b> 0
Majors (RM)	136	362	498		2539
Majors (Other)	16	8	24		
			<b>2539</b>		
	137	179	316		
	326	1897	2223	2539	

**Appendix 2: Allocated Housing Sites Phasing Information**

Local Plan Policy / SHELAA	Site Address	Brownfield land register	Planning Status	Planning application number	Local Plan Allocation	Pre-app	Trajectory Years		0-5 years					6-10 years					11-15 years					Year 16+	Total		
							Start Date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33			2033/34	2034+
100+																											
HC2(b)	Former Mirage Hotel, Derby Road, Ashbourne	B	Allocated		20		2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HC2(a)	Land at Ashbourne Airfield Phase 1, Ashbourne	B	Planning permission & Allocated		367		2024	0	0	0	0	0	0	50	50	50	50	50	50	50	17	0	0	0	0	367	
HC2(d)	Land at Ashbourne Airfield Phase 2, Ashbourne	B	Allocated		1100	pre-pre app talks	2020	0	0	0	0	0	0	0	0	0	20	40	40	40	80	80	80	720	380		
HC2(e)	Land off Cavendish Drive, Ashbourne		Allocated Pre-app		28		2020	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	
HC2 (l) slaney	Land at Old Hackney lane, Darley Dale		Allocated		30		2022	0	0	0	0	0	4	10	10	6	0	0	0	0	0	0	0	0	0	30	
HC2(l) bunting	Land off Old Hackney Lane, Darley Dale		Allocated		27		2022	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	27	
HC2(l)	Land off Normanhurst Park, Darley Dale		Allocated Pre-app		20	pre-apps held	2021	0	0	0	0	5	10	5	0	0	0	0	0	0	0	0	0	0	0	20	
HC2(m)	Land at Stancilffe Quarry, Darley Dale	B	Allocated pending	19/00260/CM	100		2024	0	0	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	pre-apps held	2020	0	0	0	4	14	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
HC(u)	Land at RBS, Matlock	B	Allocated		24		2020	0	0	0	10	5	9	0	0	0	0	0	0	0	0	0	0	0	0	24	
HC2(w)	Land off Gritstone Road, Matlock (east)		Pending	18/01242/EIA	430		2020	0	0	0	15	50	50	50	50	50	50	50	50	0	0	0	0	0	0	415	
HC2(x)	Land to the north of Porter Lane, East of Main Street, Middleton By Wirksworth		Allocated		45			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HC2(cc)	Land at Middleton Road, Wirksworth	B	Pending	18/00741/OUT	150		2021	0	0	0	15	35	50	50	0	0	0	0	0	0	0	0	0	0	0	150	
HC2(dd)	Land at Middlepeak Quarry, Wirksworth	B	Allocated		645		2025	0	0	0	0	0	0	0	50	50	50	50	50	50	45	45	50	50	205	440	
3004								0	0	0	57	89	135	115	185	181	175	195	190	140	135	142	130	130	0	1999	
Resolution to Grant Sites								0	0	0	396					926					677					0	1999
HC2 (t)	Land at Cawdor Quarry, Matlock	B	Granted RTG Granted Pending	08/00705/FUL 16/00923/OUT 17/00294/FUL 17/00294/DCOND/1/2/3	432		2022	0	0	0	0	0	40	49	40	55	39	39	39	0	0	0	0	0	0	301	
HC2(y)	Former Permittle works, West of Cawdor Quarry, South Darley	B	RTG	16/00923/OUT	50		2024	0	0	0	0	0	0	53	53	0	0	0	0	0	0	0	0	0	0	106	
HC2(z)	Land Off Thatchers Croft Thatchers Lane Tansley		RTG	16/00134/OUT	19		2019	0	0	6	8	5	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
HC2(bb)	Land at Tansley House Gardens, Tansley		allowed pending	14/00097/OUT 16/00397/FUL	49		1st quarter 2019	0	0	10	12	27	0	0	0	0	0	0	0	0	0	0	0	0	0	49	
Sites with Permission								0	0	0	12	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39
HC2 (q)	Land Off Wheekdon Way, Hlland Ward		Granted Pending	14/00698/OUT 19/00159/REM	39		2020	0	0	0	16	32	59	40	49	93	108	39	39	39	0	0	0	0	0	514	
589								0	0	0	196				318					0					0	514	



**Appendix 3: Derbyshire Dales Local Plan Housing Trajectory 2013-2033**



## Appendix 4: brownfield Land Register at 1<sup>st</sup> December 2018

Brownfield Land Register 2018: as published on the website December 2018:

<http://www.derbyshiredales.gov.uk/planning-a-building-control/planning-policy/brownfield-land-register>

Site & Map	SHLAA reference	Site Area (hectares)	Capacity	Local Plan Allocation	Planning Application
<a href="#">Dove Service Station, Ashbourne</a>	SHLAA583	1.09	41		<a href="#">16/00700/OUT</a>
<a href="#">Former Mirage Hotel, Ashbourne</a>	SHLAA204	0.41	20	HC2 (b)	
<a href="#">Land At Ashbourne Airfield, Phase 1</a>	SHLAA266	17.87	367	HC2 (c)	<a href="#">14/00074/OUT</a>
<a href="#">Land At Ashbourne Airfield, Phase Two</a>	SHLAA500	58.6	1100*	HC2 (d)	
<a href="#">The Mount, 4 North Avenue, Ashbourne</a>	SHLAA7	0.32	14		<a href="#">09/00496/FUL</a>
<a href="#">Dairy House, Brailsford</a>	SHLAA584	0.55	19		<a href="#">17/00015/FUL</a>
<a href="#">Stancliffe Quarry, Darley Dale</a>	SHLAA281	10.16	100***	HC2 (m)	
<a href="#">Old Hall Farm, Marston Montgomery</a>	SHLAA279	0.98	22		<a href="#">16/00182/OUT</a> <a href="#">17/00498/REM</a>
<a href="#">Land at RBS, Matlock</a>	SHLAA344	0.35	24	HC2 (u)	
<a href="#">Land at Cawdor Quarry, Former Permanite Works</a>	SHLAA49/384	16.88	482	HC2 (t) & HC2 (y)	<a href="#">08/00705/FUL</a> <a href="#">16/00923/OUT</a> <a href="#">17/00294/FUL</a>
<a href="#">Harveydale Quarry, Matlock</a>	SHLAA199	1.16	17		<a href="#">17/00934/OUT</a>
<a href="#">Land at Halldale Quarry, Matlock</a>	SHLAA435	15.66	220	HC2 (v)	<a href="#">14/00541/OUT</a> <a href="#">14/00541/DCOND</a>
<a href="#">Trevelyan House, Matlock</a>	SHLAA141	0.98	11		<a href="#">17/00852/FUL</a>

<a href="#">Dimple Nursery, Matlock</a>	SHLAA617	0.29	12		<a href="#">17/00003/FUL</a>
<a href="#">Riber Castle, Riber</a>	SHLAA52	2.9	47		<a href="#">04/07/0609</a>
<a href="#">Tansley Wood Mills, Lumsdale Road, Tansley</a>	SHLAA80	3.52	42		<a href="#">08/00261/FUL</a>
<a href="#">Whitelea Nursery, Tansley</a>	SHLAA478	1.04	27	HC2 (aa)	<a href="#">17/00850/FUL</a>
<a href="#">Ladygrove Mill, Two Dales</a>	SHLAA432	0.88	24		<a href="#">11/00545/EXF</a> <a href="#">13/00749/VCOND</a>
<a href="#">Chequers Farm, Millers Green, Wirksworth</a>	SHLAA83	3.28	10		<a href="#">08/00286/FUL</a>
<a href="#">Haarlam Mill, Wirksworth</a>	SHLAA217	3.3	30		<a href="#">15/00395/FUL</a>
<a href="#">Land at Middleton Road Quarry, Wirksworth</a>	SHLAA269	9.46	151	HC2 (cc)	<a href="#">18/00741/OUT</a>
<a href="#">Land at Middle Peak Quarry, Wirksworth</a>	SHLAA473	61.51	645**	HC2 (dd)	
<a href="#">The Firs, Wyaston</a>	SHLAA305	2.1	9		<a href="#">16/00340/OUT</a> <a href="#">18/00699/REM</a>
<a href="#">Mushroom Farm, Rodsley Lane, Yeaveley</a>	SHLAA572	0.62	9		<a href="#">16/00587/FUL</a>
Totals:	24 sites	213.91ha	2938****	11 allocated	19

*\*Development at this site will extend beyond 2033, assumed completion of circa 800 dwellings 2017-2033.*

*\*\*Development at this site will extend beyond 2033, assumed completion of circa 540 dwellings 2017-2033.*

*\*\*\*Development at this site is recognised as not "deliverable" as defined by paragraph 5, Schedule 2 of the 2017 Brownfield Land Regulations as "there is no reasonable prospect that residential development will take place on the land within 5 years of the entry date".*

*\*\*\*\* allows for the deduction of \*. \*\*. \*\*\**