

DERBYSHIRE DALES DISTRICT COUNCIL

Local Planning Authority Monitoring Report 2019/2020

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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 1st April 2019 to 31st March 2020.
- 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 2020-2023. The LDS was revised in October 2020 to take account of changes to legislation and sets out the timetable for the review and preparation of the Derbyshire Dales Local Plan, the resources required to take the Plan forward, and the risks associated with its preparation. At this time the LDS envisages that the review process could be completed by late 2021, and (taking account of previous timescales for the preparation of the current Derbyshire Dales Local Plan) the adoption of a new revised Local Plan being achieved by mid-2023.

Derbyshire Dales Local Plan

Key stages of Local Plan

Derbyshire Dales Local Plan Review (2020-2023)

- 2.3 The Derbyshire Dales Local Plan was adopted on 7th December 2017. Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires Local Planning Authorities to review Local Plans at least once every five years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. To comply with this requirement a review of the Derbyshire Dales Local Plan must be completed by 2022. The review process is a method to ensure that a Plan and the policies therein remain effective at managing the use and development of land in the future.
- 2.4 Government guidance emphasises the requirement for the preparation and review of policies to be underpinned by relevant, proportionate and up to date evidence. As part of the review process for the Derbyshire Dales Local Plan, the District Council has commenced a programme of review and updating key evidence base studies to support the preparation and adoption of the Derbyshire Dales Local Plan. As the review of the Derbyshire Dales Local Plan commences further updated evidence base studies will be prepared and published on the District Councils website.
- 2.5 The Authority Monitoring Report, where appropriate, highlights any key areas of the plan that are currently not achieving their targets and what action is to be taken as part of the review of the Local Plan process. Currently it is envisaged that the following issues will be the focus of the Local Plan review and have informed the preparation of the LDS:

- Overall housing requirements for the period up to 2040
 - including amounts, and types of both market and affordable housing
 - Housing allocations to meet the outstanding housing requirements
 - Extent to which current policies in the adopted Derbyshire Dales Local Plan remain in conformity with the NPPF/NPPG and valid for the use in the determination of planning applications
 - The extent of which policies are considered sufficient to address matters relating to Climate change
 - The level of residential development in the National Park
 - The necessity or otherwise for a new village to accommodate the future housing requirements
 - Gypsy and Traveller provision; and
 - Infrastructure Capacity and Future Requirements
- 2.6 The following evidence base studies are therefore envisaged to inform the review of the Local Plan:
- Strategic Housing Requirements 2017-2040
 - Employment Land and Retail Capacity 2017-2040
 - Infrastructure and Whole Plan Viability
 - Strategic Flood Risk Assessment Update
 - Strategic Environmental Assessment and Habitats Regulations Assessment

Supplementary Planning Documents (SPDs)

- 2.7 Supplementary Planning Documents provide additional 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 its SPD's to provide further guidance on a range of policies contained within the Adopted Local Plan and changes to the NPPF published in July 2018. In February 2020 the District Council adopted a Developer Contributions SPD This sets out the basis for the calculation of financial contributions and obligations to be sought from development for the provision of infrastructure including affordable housing, open space, community facilities including for sport and recreation, education, health care, traffic and transportation and broadband.
- 2.8 In March 2020 the District Council resolved to prepare a Climate Change SPD, which, seeks to provide additional guidance on the following key areas:
- Building Design – including density of development and orientation
 - Water – including managing flood risk, sustainable drainage systems and the drainage hierarchy
 - Energy – including the energy hierarchy, home energy standards and renewable energy systems
 - Green Infrastructure – including linkages to parks and open spaces, trees and landscaping, as well as linkages to biodiversity.

- Transport – including walkable and low car neighborhoods, walking, cycling and public transport. It also includes the facilitation of electric vehicles

Following consultation on the document in early 2021, it is anticipated that the adoption of the SPD, will take place June 2021.

Neighbourhood Plans

Darley Dale Neighbourhood Plan

- 2.9 Darley Dale Town Council as the qualifying body, submitted the Darley Dale Neighbourhood Plan to the District Council on 30th November 2018. The Plan proposals were subject to a period of six weeks consultation from 26th February 2019 to 9th 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 26th September 2019 recommending that subject to a series of modifications, the should proceed to referendum. The District Council resolved on 30th 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 21st January 2020, of which was voted in favour. The Plan was formally ‘made’ by the District Council on 19th February 2020.

Kirk Ireton Neighbourhood Plan

- 2.10 The Kirk Ireton Neighbourhood Plan Group formally submitted the amended plan to the District Council on 3rd April 2019 and was been subject to six weeks consultation between 23rd September and 4th November 2019. The Examination of the Plan commenced on 18th November 2019 and the final Examiners report received on 6th February 2020. However the effects of the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 mean that all Neighbourhood Plan Referendums have been postponed until 6th May 2021. At the current time it is envisaged that the Referendum on the Kirk Ireton Neighbourhood Plan will be held following 6th May 2021 subject to any further revisions to the relevant legislation which will be kept under review.

Ashbourne Neighbourhood Plan

- 2.11 The Ashbourne Neighbourhood Plan was formally submitted to the District Council on the 23rd January 2019. Since that time the accompanying documents have been updated to reflect in more detail the consultation carried out and comments received. The draft Neighbourhood Plan was subject to consultation from the 14th August to 25th September 2020. A further six weeks consultation period for statutory bodies was undertaken from 25th September to 6th November 2020. The Examination process is currently underway and it is anticipated that the Referendum will take place in May 2021.

Brailsford Neighbourhood Plan

- 2.12 The District Council has continued to work with Brailsford Parish Council on the preparation of the Brailsford Neighbourhood Plan. The Parish Council submitted the Neighbourhood Plan and supporting documents under Regulation 15 of the Neighbourhood Planning Regulations in February 2020. Consultation on the Submission Version of the Neighbourhood Plan was undertaken from 9th November – 21st December 2020. The Examination process is currently underway and it is anticipated that the Referendum will take place in May 2021..

3 Planning Policy Implementation

- 3.1 The Derbyshire Dales Local Plan was adopted on 7th December 2017 at a Special Council meeting. From this date the District Council started to formally monitor the effectiveness of Local Plan policies, 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 second full year of monitoring policies contained within the Adopted Local Plan and provides the opportunity for the District Council to identify whether there have been any aspects of the Local Plan that have not been effectively implemented and may require future review going forward, such as the amount of evidence made available to the District Council to assess to the deliverability of sites allocated for development within the Plan.

4 Spatial Strategy

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

Policy	Monitoring Indicator	Target	Commentary
Policy S1: Sustainable Development Principles	Progress under this policy is best considered in terms of progress on all policies taken as a whole	Not applicable	All development granted is considered sustainable in accordance with the NPPF.
Policy S2: Settlement Hierarchy	The number of planning applications outside higher tier settlements (Tier 1, 2 and 3)	To annually reduce the number of approvals for residential development in tiers 4 and 5.	The District Council has granted 3 planning applications, providing permission for 3 dwellings in Tiers 4 & 5 between 01/04/2019 to 31/3/2020. Table 2 below provides further details of the permissions.
Policy S3: Development within Defined Settlement Development Boundaries	Percentage of residential development taking place within defined settlements	At least 90% of new residential development should be within defined Settlement Development Boundaries	This District Council has not achieved its target this year, only 76% of residential development was granted permission within the Settlement Development Boundaries over the monitoring period. Further information is set out below.
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 for residential developments within settlements in Tiers 4 & 5 over the

monitoring period. Two dwellings were granted within Tier 4 settlements and one dwelling was granted within a Tier 5 settlement. However the Plan allows for limited development in these locations to support vital services and facilities and to support local housing needs. The planning permission for a dwelling in Brassington, was supported given its central location within the built settlement and given that fact that it was a resubmission of a previously granted permission. The development for a dwelling in Kirk Ireton was also considered acceptable given its central location within the village and would constitute infill and consolidation in accordance with Policy S2. The development proposal in Hognaston which is located in a fifth tier settlement was considered to be appropriate for infill and consolidation of the built form of the settlement, given its location siting between two existing dwellings and opposite a third dwelling. All three permissions will benefit the settlements in terms of supporting vital services and facilities.

- 4.3 Over 2019/20, only three dwellings were granted permission outside of Tiers 1, 2 and 3 settlements, which is a reduction from last year, when compared to the 19 dwellings granted outside of settlement development boundaries.

Application Number	Settlement	Proposal	Decision Date	Settlement Tier
19/01054/FUL	Brassington	Erection of dwelling house	13.11.2019	Fourth Tier
19/00842/FUL	Kirk Ireton	Erection of dwellinghouse (resubmission)	19.09.2019	Fourth Tier
19/00163/FUL	Hognaston	Erection of detached dwelling with associated access and revisions to existing property access	12.06.2019	Fifth Tier

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

- 4.4 The District Council however, has not achieved its target of providing at least 90% of residential development within Settlement Development Boundaries. Over the monitoring period, 76% of all residential development was granted permission within those boundaries. Three sites were granted planning permission for residential development outside of existing Settlement Development Boundaries. Two larger sites were initially granted planning permission before the examination and adoption of the Local Plan and granted in presumption of sustainable development in accordance with the NPPF. Those sites include land off Bakewell, Road, Darley Dale that was initially granted outline planning permission in January 2017 for 57 specialist and affordable dwellings, therefore when the reserved matters was granted in 2019, development of the site was acceptable in principle. Similarly, land at Hilltop,

Ashbourne for 37 dwellings was also granted outline permission before the adoption of the Local Plan and so the principle of the site was already considered acceptable in planning terms. Reserved matters was granted permission for 47 dwellings at Luke Lane, Brailsford, this permission was to cover minor changes to the road layout and house types.

5. Housing

Housing Implementation Strategy

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

Policy	Monitoring Indicator	Target	Commentary/ Summary
Policy S5: Strategic Housing Development	Net annual additions to housing stock	284 dwellings a year	The District Council has achieved the annual target for housing completions. Total of 435 dwellings Completed 2019/20. 402 dwellings completed within DDDC Local Planning Authority Area.

Policy	Monitoring Indicator	Target	Commentary/ Summary
			33 dwellings completed within the Peak District National Park.
Policy S7: Matlock/ Wirksworth/ Darley Dale Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	Of the 435 completions; 116 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 435 completions 209 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 435 completions, 77 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 st April 2020 68 dwellings on allocated sites had the benefit of planning permission and recorded as commitments. 6 allocated sites have commenced 171 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 East of Ardenne (r)); Land North of Luke lane, Brailsford (HC2(h)) and land at Derby Road, Doveridge (HC2(o) and Cawdor Quarry (HC2 (t)).

Table 3: Housing policies monitoring Indicators, targets and results

- 5.5 There were 435 dwellings completed over the monitoring period 2019/20, 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 in the 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 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 District Council currently has a HDT score of 187% (MHCLG, January 2021).
- 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 was agreed that it would be good practice to undertake the preparation of a Housing Delivery Action Plan. The Derbyshire Dales Housing Delivery Action Plan 2019 (published February 2020)¹ 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 1st April 2020.
- 5.11 The Derbyshire Dales Local Plan was adopted by the District Council on 7th December 2017. This sets out the policies and proposals for the period 2013-2033. It identifies that the housing requirement for whole of the Derbyshire Dales, including that part of the Peak District National Park that is situated within Derbyshire Dales for the period 2013-2033 is 5,680 dwellings at a rate of 284 dwellings per annum.
- 5.12 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)

¹ [Derbyshire Dales Housing Delivery Test Action Plan 2019](#)

- 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 1st April 2020. Taking account of the advice in the NPPF 2019 the District Council has applied a 10% 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 2020. It demonstrates that the District Council does not have a five year supply of land for housing providing only 4.61 years.

	Objectively Assessed Housing Need 2013-2033	5680
	Annual Housing Requirement	284
A	Total Objectively Assessed Need 2020 to 2025 : OAHN dwellings per annum x 5 years	1420
	Shortfall in Housing Provision between 1st April 2017 and 31st March 2018	
B	Dwellings required between 1st April 2013 and 31st March 2020 = (A) divided by 5 multiplied by 7 years	1988
C	New dwellings completed between 1st April 2013 - 31st March 2020	1674
D	PDNP New dwellings completed between 1st April 2013 - 31st March 2020	183
E	Shortfall between requirement (B) and total completions (C)+(D)	131
F	Revised housing requirement for period 2020-2025 (A plus E)	1551
G	Plus 10% Buffer (NPPF Advice)	155

H	Five Year Requirement 2019-2024	1706
I	Revised Annual Requirement 1st April 2020 - 31st March 2025	341
	Housing Supply 2020	
J	Commitments at 31 st March 2020 (Net) 2020-2025)	1076
K	Peak District National Park Contributions	100
L	Windfall Contribution (5 x 15 p.a.)	75
M	Local Plan Allocations Potential 2020-2025 (0-5 Years)	322
N	Total Supply 2018 - 2023 (J+K+L+M)	1573
O	Five Year Supply 2018-2023 (N divided by I)	4.61

Table 4 - Five Year Supply of Land for Housing at 1st April 2020

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 The District Council each year contacts landowners and developers to provide an update of progress on Allocation sites and identify any delays or difficulties to overcome. This year the District Council sent out an online form to be completed via the website. This information has been used as evidence to update the housing trajectory and phasing delivery of allocated sites. Where the information has not been submitted assumptions about the delivery of individual sites has been made, based upon the availability of relevant evidence. In some instances sites have been considered to be undeliverable at this the current time. Further information of phasing of allocated sites on a site by site basis across the plan period in set out in **Appendix 2**.

5.19 Following the information received from landowners and developers, the District Council has updated the Housing Trajectory charts set out below. The Housing Trajectory now indicates that including the 1674 dwellings that have been completed between 2013 to 2020, a further 4225 dwellings are anticipated to be delivered over the plan period to 2033. Over the next five years 1573 are anticipated to be delivered; 1865 dwellings delivered in years 6-10, and 952 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 845 dwellings will be delivered

beyond the Plan period, including development at 205 dwellings at Middlepeak Quarry, Wirksworth and 640 dwellings at Ashbourne Airfield Phase 2.

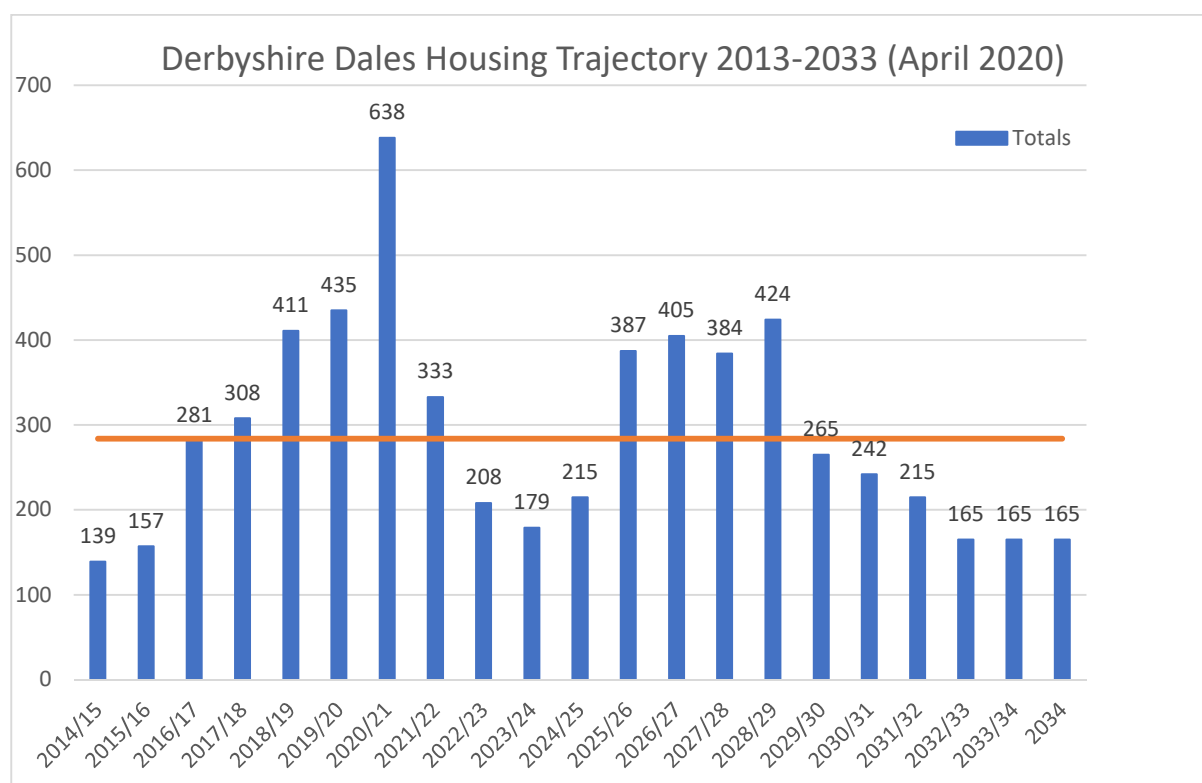


Chart 1: Derbyshire Dales Housing Trajectory 2013-2033 (April 2020) Source: DDDC, 2020

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 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 January 2020 a business case was approved by D2N2 to secure £1m grant towards the relief road

5.22 A Hybrid planning permission for the site was granted 20th August 2020 (19/01274/FUL) 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. The reconfiguration of the access and road layouts to and from the site, from a traffic light system to a roundabout will allow appropriate access to phase 2 of the site.

- 5.23 It was initially anticipated that a start on site would have commenced by mid 2020, however given the changes to the access, and delays as a result of the covid 19 pandemic, the works on site did not commence until October 2020. A further application is anticipated in 2021 to seek reserved matters or full permission for the residential development on the site. It is therefore anticipated that the residential and employment development will now commence 2022.
- 5.24 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 due to issues regarding site viability and the ability to deliver affordable housing provision (on site or by way of a financial contribution) and a financial contribution to education. 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.
- 5.25 The development of Cawdor Quarry allocated in accordance with Policy DS9, is anticipated to come forward sooner than originally envisaged. Development of the site has accelerated over the last 12 months, since the granting of two planning permissions for 75 dwellings on Phase 1 of the site and a further 407 dwellings across the remaining allocated site under Policy DS9. Phase 1 of the site commenced over the monitoring period 2019/20, whereby 57 dwellings were under construction. Development of the site has continued throughout the Covid 19 pandemic and it is anticipated that Phase 1 of the development will be completed by 2021. All the residential development on the site is anticipated to be completed by 2028, including the 50 dwellings allocated under Policy HC2(y).
- 5.26 A Hybrid Planning Application, accompanied by an Environmental Statement comprising of an Outline Planning Application with approval being sought for site access for up to 340 Residential Units, an A1 (Retail use), A3 (Restaurant and Cafe use) and/ or A5 (Hot Food Takeaway use) Unit and Open Space including a Country Park and Play Area and associated landscaping and surface water attenuation and a Full Planning Application for 75 residential units with associated access, open space, landscaping and surface water at Gritstone Road, Matlock was submitted to the District Council in November 2018. The determination of the planning application has required the submission of further information in respect of drainage of the site. The District Council has been working closely with the Local Lead Authority, Severn Trent and the developer to ensure that these matters are resolved. Subject to full planning permission being granted for the site, it is anticipated that the residential development will commence in 2023 delivering an average of 50 dwellings per annum. It is anticipated that the site will be considered at planning committee in Spring 2021.
- 5.27 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

- 5.28 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.
- 5.29 On 1st April 2018 the District Council introduced a number of changes to the register including a charging schedule, local eligibility criteria and a financial resources test. The purpose of these changes were to proactively plan for a true reflection of demand for self and custom build plots within the District, ensure that applicants can financially afford to purchase a plot and undertake a self-build project and to adequately provide appropriate staff resources to undertake any assessment work generated from the registration process.
- 5.30 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 31st October 2016. Table 6 below, sets out the updated timeframes and the level of demand for plots on the Register.

Base period for the Custom and Self Build register	Deadline for granting suitable planning permissions for self-build plots for the base period	Current no. of entries
Base period 1 (1/4/2016 to 31/10/2016)	31/10/2019	0
Base period 2 (01/11/2016 to 31/10/2017)	31/10/2020	0
Base period 3 (01/11/2017 to 31/10/2018)	31/10/2021	1
Base Period 4 (01/11/2018 to 31/10/2019)	31/10/2022	1
Base Period 5 (01/11/2019 to 31/10/2020)	31/10/2023	1
Base Period 6 (01/11/2020 to 31/10/2021)	31/10/2024	1

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

- 5.31 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.
- 5.32 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

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC4: Affordable Housing	Gross affordable housing completions	30%	<p>35 Gross affordable housing completions</p> <p>35 Net affordable dwellings completed over the monitoring period.</p> <p>22 dwellings secured for affordable housing through S106 agreements on site.</p> <p>£263,611.10 secured through S106 agreements for affordable housing contributions off site.</p> <p>£3,020,167.55 received by the District Council through S106</p>

Policy	Monitoring Indicator	Target	Commentary/summary
			agreements for affordable housing contributions off site.

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

5.33 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 2019/20	Total Number of affordable on site	Total dwellings	% Affordable dwellings on site	Off-site Affordable S106 Contribution
18/00711 /REM	Land north of Luke Lane, Brailsford	9	9	35	26%	£258,368.40
17/00025 /REM	Asker Lane, Matlock	13	21	86	24%	£246,900.97
18/00891 /REM	Land East of Bakers Lane, Doveridge	11	38	62	61%	£222,153.59
17/00482 /FUL	55A Wellington Street, Matlock	-2	2	-2	N/A	N/A
17/01153 /FUL	Barmote Close, Chapel Lane, Wirksworth	2	2	2	N/A	N/A
TOTAL		35	72	181		

Table 8: Affordable Housing Completions 2019/20

5.34 Changes to the NPPF (2019) sets out that the provision of affordable housing should be sought as part of 'major' residential developments i.e. housing developments, involving 10 or more homes or where the site has an area of 0.5ha or more. As the NPPF was published after the adoption of the Derbyshire Dales Local Plan this supersedes the existing Local Plan threshold within policy HC4 which stipulates an affordable housing contribution on schemes of 11 or more 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 to contribute towards achieving the 30% affordable housing target. Development of Land at Asker Lane, Matlock was to provide 25% affordable housing on site and 20% off site, which was agreed with the District Council due to local housing needs evidence at the time of determination.

5.35 The amount of on-site affordable housing for development of land at Luke Lane Brailsford and land at East of Bakers Lane, Doveridge were set through the outline permissions on both sites and reflected local needs housing evidence at that time. As these permissions were granted prior the adoption of the Local Plan, little weight was applied to Policy HC4 through determination and a higher offsite S106 contribution towards affordable housing was accepted.

5.36 The total number of completions for affordable housing over the monitoring period was lower than anticipated. Nonetheless the number of extant permissions for affordable housing shows a significant programme of 331 affordable homes anticipated to come forward to completion in the next 2/3 years.

5.37 Table 9 sets out the affordable housing commitments on sites 10 or more that were granted between 1st April 2019 and 31st March 2020 and the percentage of affordable dwellings secured on each site through the granting of planning permission as follows:

Planning Application Number	Address	Number of affordable dwellings granted 2018/19	Total Number of dwellings on site	Affordable off site Contribution	%On Site Affordable Housing Provision	Date Granted
16/00711/OUT	Land adjacent to Hilltop, Derby Road, Ashbourne	8	37	£220,346.10	22%	03/12/2019
18/01346/REM	Land at Biggin View, Hulland Ward	9	33	N/A	27%	13/03/2019
18/01237/REM	Les Ardennes, Hulland Ward	9	22	N/A	41%	27/02/2019
16/00134/OUT	Thatchers Croft, Tansley	8	19	N/A	42%	24/03/2020
16/00397/FUL	Tansley House Gardens, Tansley	15	49	N/A	30%	04/10/2019
19/00455/OUT	Land off Millers	11	2	£,15,270.00	18%	08/10/2019

Planning Application Number	Address	Number of affordable dwellings granted 2018/19	Total Number of dwellings on site	Affordable off site Contribution	%On Site Affordable Housing Provision	Date Granted
	Green, Wirksworth					
Total		60	186			

Table 9: Affordable Housing Commitments granted 2019/20

- 5.38 Table 9 shows that 60 affordable dwellings on sites of 10 or more were granted planning permission across three sites over the monitoring period. The data presented in table 9 shows that as an average, the District Council has successfully delivered 30% affordable housing on sites as a whole and three permissions reached the target and exceeded the affordable housing on site requirements in the Local Plan.
- 5.39 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. Permissions granted at Land at Hilltop Ashbourne, land at Millers Green, Wirksworth, have a Section 106 Obligation in place to provide an off-site affordable housing financial contribution towards the 30% target due to individual site circumstances as set out below.
- 5.40 The amount of affordable housing to be delivered on Land adjacent to Hilltop, Ashbourne was agreed at planning committee on 22nd February 2017, however the final decision was not issued until 3rd December 2019 due to the signing of the S106 agreement. The initial decision on the application was prior to the adoption of the Derbyshire Dales Local Plan and evidence at the time showed that the provision of 8 affordable dwellings on site would meet local needs and that an offsite contribution of £220,346.10 would be acceptable to fulfil the requirements of Policy HC4. The amount of affordable housing to be provided on site at Biggin View, Hulland ward was determined as part of the outline permission which was granted in March 2016, prior to the adoption of the Derbyshire Dales Local Plan (2017) and reflected housing needs at that specific time.
- 5.41 Land at Millers Green, Wirksworth did not meet the 30% requirements for affordable housing on site, as local housing needs evidence showed there was a need for affordable bungalows in Wirksworth rather than houses. The view was taken that the amount of land required for bungalows exceeded that of houses and therefore the applicant was being penalised against such requirement. In this respect, it was agreed that the financial contribution that could be reasonably justified should be limited to the 0.6 of a dwelling to meet the 30% requirement based on the land uptake for three dwellings. The affordable housing would therefore be justified with the site delivering two affordable bungalows and ten open market dwellings, with a financial contribution based on 0.6 of a dwelling (£15,270).

Financial Contributions Secured for the Delivery of Affordable Housing

5.42 Over the last few years there has been a rapid acceleration of private led – developments in the Derbyshire Dales whereby the District Council has negotiated the provision of onsite affordable homes. However in exceptional cases the District Council may allow provision of affordable housing off site or by means of a financial contribution secured through a S106 Obligations, which are used to support wider housing enabling activity. Over the 2019/20 monitoring period the District Council secured £263,611.10 through the completion of S106 obligations and received payment of £3,020,167.55 from extant permissions. Table 10 below reveals the amount of contributions secured over 2019/20 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.

APPLICATION	SITE	AMOUNT DUE	DATE OF S106 AGREEMENT
16/00711/OUT	Land adjacent Hilltop, Derby Road, Ashbourne	£220,346.10	07/11/2019
17/00850/FUL	Land at Whitelea Nurseries, Tansley	£2,545.00	08/07/2019
16/00134/OUT, 20/00037/FUL	Land at Thatchers Croft, Thatchers Lane, Tansley	£25,450.00	24/03/2020
19/00455/OUT	Land off Millers Green, Wirksworth	£15,270.00	10/01/2020
Total		£263,611.10	

Table 10: Section 106 Contributions Secured for Affordable Housing Over 2019/2020
Source: DDDC 2020

APPLICATION	SITE	AMOUNT RECEIVED
15/00319/OUT, 17/00250/REM, 17/00250/DCOND, 17/00250/DCOND/1, 19/00485/S106M	Land at Leys Farm, Ashbourne	£332,080.10
14/00089/OUT & 17/00025/REM	Land at Asker Lane, Matlock	£246,900.97
15/00861/FUL	Land at Bentley Bridge, Matlock	£525,861.60
16/00567/OUT, 18/00397/REM, 19/00467/REM	Land off Main Road, Brailsford	£713,941.20
16/00436/OUT & 18/00711/REM	Land at Luke Lane, Brailsford	£258,368.40
15/00389/OUT & 18/00891/REM, 18/00891/DCOND,	Land Off Derby Road (to the East of Bakers Lane), Doveridge	£222,153.59

15/00389/DCOND, 15/00389/DCOND/2		
15/00739/OUT, 17/00092/REM	Land off Derby Road, Doveridge	£536,544.00
15/00313/OUT & 18/00222/REM	Land adjacent to Biggin View, Hulland Ward	£184,317.69
Total		£3,020,167.55

Table 11: Section 106 Payments Received from Affordable Housing Over 2019/20
Source: DDDC 2020

- 5.43 The District Council has taken a pro-active approach to the delivery of affordable housing over the past 20 years. The result of which has been the provision of over 1500 new affordable homes across the whole of Derbyshire Dales in that time. The District Council has approved a Capital Programme for 2021/22 which allocates £2.843 million from S106 Obligations towards the delivery of affordable homes. Further details of specific projects are set out within the future spending priorities chapter of the [Derbyshire Dales Infrastructure Funding Statement 2020](#).
- 5.44 The amount of monies secured, received and allocated for spending towards affordable housing in the District 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 has a strong relationship with several housing association partners and will seek to continue to invest these contributions on the provision for affordable housing as and when evidence shows a need in a particular location to meet demand and when sites become available in sustainable locations.

Rural Affordable Exception Sites

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

Table 12: Rural Affordable Housing policies monitoring Indicators, targets and results

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

Policy HC6: Gypsy and Traveller Provision

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

Table 13: Gypsy & Traveller policy monitoring Indicator, target and results

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

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

- 5.47 The District Council have accepted their duties to provide for this need and at a Council meeting on 26th January 2017, Council resolved that a sum of £10,000 was made available to draw up a design specification for the Gypsy and Traveller site, and that a specification be used to invite tenders for the development of the site, that all opportunities for external funding to assist with the development to be explored.
- 5.48 However, subsequently on 26th 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.
- 5.49 At a meeting held on 15th 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. Two separate temporary sites in different locations were identified, 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.

5.50 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 survey work undertaken identified three possible sites that were assessed further by Officers and consultants to affirm their suitability as a permanent gypsy and traveller site. However, subsequently a further site was considered and assessed. Those sites being as follows:

- Old Station Close car park, Rowsley;
- Land at Middleton Road, Wirksworth;
- Peak Fuels site, Watery Lane, Clifton;
- Land at Knabhall Lane, Tansley

5.51 Following further assessments, outstanding issues are to be addressed regarding location, suitability, landownership constraints and costs. Four sites were shortlisted and a detailed assessment of the suitability of each site was carried out. Council on 2nd September 2020, resolved that the site at Knabhall Lane, Tansley should be taken forward for development as a permanent Traveller site. This was subject to the establishment of a Member Working Group to evaluate this and all other sites that may be available in the District as a Gypsy & Traveller site, and all relevant information in respect of costs and site viability, along with representations and evidence from representatives of the Gypsy and Traveller community and local residents.

Monitoring of Housing Policies HC7 to HC10

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

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC7: Replacement Dwellings	Percentage of appeals allowed where non-compliance with Policy HC7 is a reason for refusal.	Zero	0 The target has been achieved over the monitoring period. The District Council continues to successfully refuse planning applications for replacement dwellings in unsustainable locations.
Policy HC8: Conversion & Re-use of Buildings for Residential Accommodation	Percentage of appeals allowed where non-compliance with Policy	Zero	0 The target has been achieved over the monitoring period. The District Council has successfully refused planning applications that do

Policy	Monitoring Indicator	Target	Commentary/summary
	HC8 is a reason for refusal.		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	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 HC10.

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

5.53 The District Council has successfully in all cases refused planning permission whereby proposals do not comply with the Local Plan policies for residential developments.

Policy HC11: Housing Mix & Type

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC11: Housing Mix & Type	Breakdown of both market and affordable housing completions into size (1 bed, 2 bed, 3 bed, 4 and over).	The mix of housing as set out in table within HC11	The target has not been achieved fully in accordance with the requirement of housing mix and bedroom numbers as set out in Policy HC11. An analysis of sites is set out below. The District Council is working more closely with developers through promoting the pre-application advice service

Policy	Monitoring Indicator	Target	Commentary/summary
			and determining housing needs in particular location, to achieve a mix on site that is closer to meeting the requirements of the policy.

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

5.54 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

5.55 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 10 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	5B		
17/00850/FUL	Land off Whitelea Lane, Tansley	0	38 %	38 %	23 %		N/A	11/07/2019
19/00073/RE M	Leys Farm, Wyaston Road, Ashbourne	3 %	16 %	39 %	33 %	8 %	Gifted affordable units on site and 25 % financial contribution	16/09/2019

Application No.	Location	% of Prescribed Housing Mix & Type					Off-site Affordable Housing Contribution	Granted Date
		1B	2B	3B	4B	5B		
16/00397/FUL	Land at Tansley House Gardens	4 %	41 %	33 %	14 %	8 %	N/A	04/10/2019
16/00711/OUT	Land adjacent to Hilltop Derby Road, Ashbourne						45% including 8 affordable dwellings on site and off site financial contribution of £220,346.10 Specific mix not prescribed by condition as outline permission	03/12/2019
19/00455/OUT	Land off Millers Green, Wirksworth						£15,270 X2 affordable X10 open market. The housing mix is not prescribed by condition as outline permission.	14/10/2019
19/01140/VC OND	Land Adjacent to Bakewell Road, Matlock	11 %	4 %	7 %	0	0	Application to vary the prescribed mix of affordable housing only on site. 50% affordable on site Financial Contribution £32,450 off site	14/01/2020

Application No.	Location	% of Prescribed Housing Mix & Type					Off-site Affordable Housing Contribution	Granted Date
		1B	2B	3B	4B	5B		
16/00134/OUT	Land off Thatchers Croft, Tansley						£25,450.00 Financial contribution off site, remaining amount for unit on site. Prescribed mix not specified as outline permission.	24/03/2020

Table 17: Summary of Implementation of Policy HC11 Housing Mix & Type for planning permission of 11 or more 2019/20.

- 5.56 There were seven applications granted planning permission for 10 or more dwellings over the monitoring period, of these one was 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 2 were full permissions, three were outline and 1 was variation to condition. 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.
- 5.57 The planning permission for development of land at Leys Farm, Wyaston Road, Ashbourne is for reserved matters, and therefore the principle of the developments and decision notice was issued before the adoption of Policy HC11.
- 5.58 The permission for land adjacent Bakewell road, Darley Dale specified a variation to condition 22 of planning application 15/0814/OUT, to change the prescribed housing mix on site in any future reserved matters application. The application sought to reduce the amount specialist housing to be delivered on site, but increase the amount of affordable homes. This was due to the inability of RSL partner agencies unable to obtain a mortgage and was therefore justified as an exception to the policy.
- 5.59 In many cases where outline permission has been granted over the monitoring period, the housing on site has not been prescribed by condition and will be determined at either reserved matters or full permission stage in the process. This will ensure that the housing mix reflects the local housing needs evidence at the time of the application and allow for appropriate phasing of larger sites.
- 5.60 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.

Monitoring of Policies HC12 to HC21

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

Policy	Monitoring Indicator	Target	Commentary/summary
HC12: Elderly Needs Accommodation	Number of permissions given for creation of self-contained extensions or annexes for an elderly or disabled dependant	To increase the amount of accommodation available for older people to help sustain their independence	Over the monitoring period there was five applications granted for elderly/ dependant persons accommodation located in Hognaston, Doveridge, Matlock , Snelston and Wirksworth, providing five ancillary dwellings for dependant relative accommodation.
Policy HC13: Agricultural & Rural Workers Dwelling	Percentage of Appeals allowed where non-compliance with Policy HC13 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 HC13. There were no appeals allowed over the monitoring period, where by non-compliance with Policy HC13 is a reason for refusal.

Policy	Monitoring Indicator	Target	Commentary/summary
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 £60,040.03 from the development at Leys Farm, Ashbourne and Asker Lane, Matlock from S106 contributions for open spaces and parks. The District Council secured a further £460,625.50 from S106 contributions for parks and open spaces from 7 planning permissions for future developments throughout the District. The S106 payments received are currently being held in reserve and awaiting capital expenditure when a suitable scheme is allocated. S106 Contributions from the development at Leys Farm, Ashbourne have been allocated towards improvements to the Ashbourne Recreation Ground Pavillion (£71,573)
HC15: Community Facilities & Services	Developments Permitted which result in loss of community facilities without compliance with criteria set out in Policy HC15	Zero	There were two planning applications in Darley Dale and Ashbourne granted permission for development that would result in the loss of a community facility. 20/00008/FUL conversion of former Methodist church to dwelling, however the officers report confirms that the Church was redundant and had been

Policy	Monitoring Indicator	Target	Commentary/summary
			<p>closed since 2017, therefore the church was longer required as a community facility in accordance with Policy HC15.</p> <p>19/01268/FUL loss of a shop to dwelling. The Officers report concluded that the site lies within an area of differing commercial, retail and residential uses. The loss of a single retail (A1 Use) premises in this location would not impact upon the vitality or viability of the town centre in accordance with Policy HC15.</p>
Policy HC16 : Notified Sites	Developments permitted which would prejudice the development of notified sites for specific purposes.	Zero	0 The target has been achieved over the monitoring period and the District Council has not granted any development that would prejudice the development of notified sites.
Policy 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 a development that included both new improved provision of sport and recreational facility for the erection of a replacement clubhouse building, at Millers Green, Wirksworth.
Policy HC18: Provision of	Number of new bus	To increase the number of	There were no new bus shelters as part of new

Policy	Monitoring Indicator	Target	Commentary/summary
Public Transport Facilities	shelters in new development	residential developments that are served by public transport services during the plan period.	developments over the monitoring period.
Policy HC19: Accessibility & Transport	Percentage of major new residential development within 800 metres of a bus stop or rail station with at least an hourly service between 8am and 6pm	100%	100%. The target has been achieved. The District Council has granted planning permission for major developments within 800m of a bus stop or railway station. The information has been collected using the District Council's GIS data.
Policy HC21: Car Parking Standards	No. of approvals that comply with or exceed the parking standards recommended by the Highways Authority.	100%	Target achieved. All granted permissions comply with the car parking standards.

Table 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 0.8 ha's of employment land was completed over the monitoring period. The new employment floorspace completed over the monitoring period was for 1765m ² B1(a) 1884m ² B1 uses; 2050m ² B2 uses and 2348m ² B8 uses.

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)
12/00716/FUL	Cromford	Unit 4, The Hill, Cromford, DE4 3QL	Erection of 2 business units (use class B2)	408
15/00395/FUL	Wirksworth	Wardmans (Matlock) Limited, Haarlem Mill, Derby Road, Wirksworth,	Conversion of Mill to office/light industrial use and erection of 30 dwellings	1765
16/00036/FUL	Matlock	The Carpenters Shop, Lumsdale Road, Lumsdale, DE4 5EW	Single Storey extention	40
16/00581/FUL	Brassington	Manor Farm, Longcliffe,	Installation of asphalt plant, c	273

Planning Application	Parish	Address	Description	Floorspace (M2)
		Brassington, DE4 4HN	of u of land to B1,B2 & B8 use extention to ind building & engineering works	
17/00329/FUL	Sudbury	Springfield Garage, Ashbourne Road, 17/00329/FUL,, Sudbury, DE6 5HL	Hybrid App-res dev of up to 9 dwgs & erection of building for B2/B8 use with assoc access	2479
18/00712/FUL	Brailsford	Birch House Farm, Derby Lane, 18/00712/FUL,, Ednaston, DE6 3AD	Change of use & conv. Of agric Bldg to storage & distribution bldg. B8	617
18/00807/FUL	Norbury	Former Abattoir, Green Lane, 18/00807/FUL,, Norbury, DE6 2EL	Proposed erection of workshop/store	720
19/00495/FUL	Doveridge	Units 1 To 3, Derby Road, 19/00495/FUL,, Doveridge,	Proposed workshop and crane storage building.	103
19/00890/FUL	Snelston	Ashton Close Farm, Snapes Lane, Snelston, Ashbourne	Use of buildings for B1 business use (light ind & office)	1484
19/01212/FUL	Darley Dale	The Bus Garage, Old Hackney Lane, 19/01212/FUL,, Hackney,	C of U B2 to B8 (storage and distribution	0
20/00067/FUL	Snelston	Snelston House, Sides Lane, 20/0006/ful	Storage Building	158
			Total	8047

Table 20: Employment Land Completions 2019/20

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC2: Employment Land Allocations	Completion of development on allocated sites.	1 hectare per year (20 hectares between 2013-2033)	<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 a 'Derbyshire Dales 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.</p>

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 1st April 2020.

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 16/00168/FUL 17/01142/FUL 18/00767/VCOND 19/01274/OUT (granted August 2020)	Residential development (367 dwellings), 8ha employment site, commercial and community facilities, link road, access, drainage facility and landscaping	D2N2 Investment Board meeting 7 th Jan 2020. Hybrid planning application granted 20 th August 2020 Employment land to be developed 2022 (10 hectares/ 1858m2).
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 Landowner reported to District Council that marketing exercise has been undertaken 2019/20. No interest for site.
EC2(d)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2	Allocated Planning permission 16/00923/OUT	235 sq m retail (Class A1) 2800sqm commercial floorspace (Class B1), shop and cafe	First phase started June 2019. Employment anticipated to 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 Reserved Matters submitted January 2020	400sqm A3 floorspace, restaurant and café and 6400sqm of B1 floorspace	Reserved matters application submitted January 2020. Further details requested. August 2020 .Planning application currently pending determination.
EC2(f)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1a, B1b, B1c, B2	Allocated Planning application pending 18/00741/OUT	9.46 ha's allocated for mixed use development comprising approximately 150 dwellings and 2 hectares of employment land	Subject to planning permission. Ongoing discussions regarding site viability. Subject to the above and capital funding being secured, anticipated start on site 2022 (2 hectares)
EC2(g)	Land at Porter Lane / Cromford	1ha	B1c	Allocated planning application pending 19/00102/OUT	Commercial units for B1 (a), B1 (c) and B8 use	Planning application pending at April 2020.

	Road, Wirksworth					
EC2(h)	Land at Porter Lane, Wirksworth	0.9ha	B1a, B1b, B1c, B2	Allocated Planning application 19/00712/FUL granted	Commercial units for B1 and B2 uses	Planning application was pending at April 2020. Permission granted 23 rd July 2020.

Table 22: Employment Land Allocation site status and progress at 1st April 2020

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 01/04/2019 to 31/03/2020

- 6.4 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 1st April 2020.

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
- The covid pandemic restrictions led to delayed start on site, which was due March 2020. Start on site commenced October 2020.
- Hybrid planning application granted 20th August 2020 (19/01274/FUL) 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.
- Further changes have been made to the plans for the entrance to the site altering the planned traffic lights to a roundabout to enable access to both phase 1 & 2 of the site.

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

- Reserved Matters application submitted to the District Council January 2020. Further details requested from applicant.
- Development delayed due to impacts of covid 19 Planning application currently pending decision

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, 4291m² of employment floorspace (Class B1a, B1b/c and B2) and 151 dwellings and associated access. Planning permission still pending due to issues concerning viability.

- 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 29th 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
- Further viability assessments to be undertaken and negotiations continue between landowner and the District Council.

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.	Due to impacts from the covid pandemic through 2020, the District Council has not been able to carry out full retail surveys this year. Vacancy rates within town centres have been updated, however other changes to floorspace within individual retail units have not been surveyed. No information has been collected for District and Local centres. The District Council has achieved the vacancy rate target. The prevailing national average retail level in the UK at in July 2020 was 12.4% in shopping centres (<i>British retail Consortium, October 2020</i>). Details of vacancy rate recorded for each Town in Derbyshire Dales Local Planning Authority Area is set out below.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy S7: Matlock/Wirksworth/Darley Dale Strategy	Total amount of floorspace for town centre uses in Matlock & Wirksworth	No net loss in floorspace for town centre uses.	This information has not been collected over 2019/20 due to local restrictions from the pandemic. Retail surveys will resume next year.
Policy S7: Matlock/Wirksworth/Darley Dale Strategy	Retail unit vacancy rates in Matlock and Wirksworth town centres and Darley Dale local centre.	To maintain lower vacancy levels than prevailing national average.	Matlock Town Centre Retail Vacancy Rate: 5% Wirksworth Town Centre Retail Vacancy Rate: 12%
Policy S8: Ashbourne Development Strategy	Total amount of floorspace for town centre uses in Ashbourne.	No net loss in floorspace for town centre uses.	This information has not been collected over 2019/20 due to local restrictions from the pandemic. Retail surveys will resume next year.
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: 14%
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 Ashbourne (61%) and Matlock (51%), however Wirksworth has fallen to just 44%, due to a rise in vacancy rates.

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 Wirksworth (12%) but the vacancy rates in Ashbourne (14%) are above the

national average of 12.4%. (British Retail Consortium, October 2020). Although the vacancy rate in Ashbourne remains above the national average, the District Council will, however, seek to retain as much retail floorspace as is feasibly possible 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 The impact of the Coronavirus pandemic is widespread and ongoing. In the Derbyshire Dales, it has clearly impacted upon local businesses and some retail shops have been forced to shut down due to loss of income as a result of local restrictions introduced throughout the last year. Members resolved at the Emergency Committee meeting on 11 June to develop a Derbyshire Dales Recovery Plan. The District Council published an Economic Recovery Plan on 9th November 2020 which sets out interventions that the District Council has pursued or intends to implement to assist local businesses including:

- Nearly £9.7 million in business rate reliefs (expanded retail discount and nursery discount) have been granted by the Council to 825 businesses.
- A joint team across economic development, policy, finance, internal audit, transformation, customer support and Arvato has paid 4,114 Derbyshire Dales businesses approximately £11.1 million in COVID-19 business grants, with the aim of helping smaller businesses survive lockdown and those businesses whose trading has been severely affected by Covid restrictions.
- As part of this, the District Council has distributed £1.7 million of its £1.7 million Discretionary Grant Fund allocation, thanks to a concerted effort by a cross-departmental team led by Economic Development.
- Since June, members of CLT have been engaging with the County Council and parish/town councils in Ashbourne, Bakewell, Hathersage, Matlock, Matlock Bath and Wirksworth to spend a £63,808 allocation of the Reopening High Streets Safely Fund.

7.4 The District Council continues to work 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 community cinema. It is anticipated to cost in the region of £800,000 of which some funding will be sought from the District Council's capital programme. The District Council has also relaxed some of the local parking fees in the towns at certain times of the day, in a bid to boost vitality of town centres and encourage both residents and visitor spending.

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.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC8: Promoting Peak District Tourism and Culture	Net change in number of bed spaces in serviced accommodation.	Increase in total number of bed spaces.	The District Council has successfully achieved the target and increased the number of tourist bed spaces in serviced accommodation. . The STEAM data at 2019 shows that there were 19,476 non-serviced bed spaces in the District. This shows a 36% increase in bed spaces since 2009. There were also 3,664 serviced bed spaces across the District, an increase of 3%. (It should be noted that the data provided also covers the whole of the Derbyshire Dales in the Peak District National Park.
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	The target has been achieved by the District Council. Over the monitoring period, there was an application for a farm diversifications

Policy	Monitoring Indicator	Target	Commentary/summary
		during the plan period.	scheme in Rodsley for the construction of a manege/ outdoor school and stables and construction of a car park, to increase the income (19/01392/FUL).
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 District Council works in partnership with Derbyshire County Council (DCC) to bring forward improvements and new additional cycle routes within the District. On 16 th January 2020 DCC Cabinet Members agreed the defined Key Cycle Network (KCN) for Derbyshire. Within this report a number of existing cycle routes (Local Cycle Network (LCN)) were defined as well as a number of routes that proposed to be extended across the County. External funding will be sought for planned projects. Within Derbyshire Dales proposed Key Cycle routes include to extend the White Peak Loop from Matlock railway station to Cromford; Matlock to Beeley Moor; Carlton Lees to Rowsley; Bakewell to Rowsley; Ashbourne to Norbury/ Rocester. Additional LCN's proposed in the District include: Ashbourne to Derby; Ashbourne to Belper; Ecclestone Valley and Minninglow to Brassington.

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.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy PD1: Design and Place Making	Percentage of appeals allowed where non-compliance with Policy PD1 is a reason for refusal.	Zero	The District Council has achieved the target there were no appeals allowed 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.	There were 30 buildings on the District Council's at Risk Register over the monitoring period 2019/20. During this period one building was removed: <ul style="list-style-type: none"> Outbuilding north to Wadley Manor Farm A further building has been added to register as follows: <ul style="list-style-type: none"> The Fishing Pavilion at Cromford
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 2019/20 the DWT have estimated a loss of 2 hectares of areas designated as a Local Wildlife Site within Cawdor Quarry, Matlock at Harboro Works Slurry Pond (DD193) due to development of the site.
Policy PD4: Green Infrastructure	Net change in green	Annual increase in identified	This indicator is monitored by the Derbyshire Wildlife Trust. No annual net increases of

Policy	Monitoring Indicator	Target	Commentary/summary
	infrastructure network.	green infrastructure network and/or improvement in quality.	<p>green infrastructure have been reported over the monitoring period 2019/20</p> <p>The District Council however continues to work in partnership with Derbyshire County Council (DCC) to identify new schemes and initiatives to increase biodiversity in the area, such as the introducing wildflower on road verges across the District.</p> <p>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.</p>
Policy PD5: Landscape Character	Percentage of appeals allowed where non-compliance with Policy PD5 is a reason for refusal.	Zero	The District Council has achieved the target. There were no appeals allowed where non-compliance to PD5 was a reason for refusal.
Policy PD6: Trees, Hedgerows and Woodlands	Number of tree removals. Number of tree replacements. Areas of woodland felling. Areas of woodland Planting.	Net gain in number of trees. Net gain in area of woodland.	The District Council does not currently monitor all new trees planted as a result of new development. However the District Council has recorded that 44 applications were granted over the monitoring period which made direct reference to Policy PD6 as part of the development of the scheme through the

Policy	Monitoring Indicator	Target	Commentary/summary
			determination of planning permission.
Policy PD7: Climate Change	Percentage of commercial developments over 1,000m ² built to achieve BREEAM very good rating.	100%	There were not any commercial developments completed over the monitoring period above the threshold of 1000m ² .
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 4 application granted whereby the Environment agency initially logged an objection to the development, however of those one was refused, two applications were withdrawn and for one application the EA objection was removed due to a satisfactory Flood Risk Assessment being submitted by the applicant.
Policy PD10: Matlock to Darley Dale Corridor	Change in strategic gap between Matlock and Darley Dale.	Retention of area identified as strategic gap.	There has been no loss of the area retained under Policy PD10 designation over the monitoring period 2019/20.

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

10. Infrastructure Delivery Plan

Infrastructure Delivery Plan Update April 2019-April 2020

- 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 On 1st September 2019, the Community Infrastructure Levy Regulations (CIL) 2010 (as amended) came into force. These Regulations require that Section 106 contribution receiving authorities must produce an annual Infrastructure Funding Statement (IFS), with the first to be published by 31st December 2020 for the period 1st April 2019 to 31st March 2020. The Infrastructure Funding Statement provides a summary of all financial and non-financial developer contributions derived from Section 106 Obligations during the reporting year 2019/20. The statement provides the most up to date information on the amount of developer contributions received from new developments and where relevant where such contributions have been spent. It can be viewed [here](#).
- 10.4 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:
- 10.5 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">• Cromford CE Primary School (Sept 20- Jan 25)• Matlock Bath Holy Trinity CE (Controlled) Primary School (Sept 22- Jan 23)• Middleton Community Primary School (Sept 20-Jan23)

Policy	Monitoring Indicator	Target	Commentary/Summary
			<ul style="list-style-type: none"> • Tansley Primary School (Sept 23- Jan 25) • Wirksworth CE (Controlled) Infant School (Sept 21- Jan22) • Anthony Gell School (Sept 20-Jan25) <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. The Derbyshire NHS Estates Strategy has identified GP capacity issues within the Matlock/ Wirksworth/ Darley Dale Strategy area over the next five years.</p> <p>There was £214,394.00 secured through S106 financial contributions for health provision over the monitoring period for future development if it commences as planned.</p>
Policy S8: Ashbourne Development Strategy	School capacity	No problems reported for reporting year by County Council	The following schools are predicted to be over capacity in the next five years:

Policy	Monitoring Indicator	Target	Commentary/Summary
		or anticipated in next five years	<ul style="list-style-type: none"> Ashbourne Hilltop Primary and Nursery School (Sept 22-Jan25) St Oswald's CofE Primary School (Jan20-Jan25) Queen Elizabeth's Grammar School (Sept 21- Jan 25) <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. The Derbyshire NHS Estates Strategy has identified GP capacity issues within the Ashbourne area over the next five years.</p> <p>There was £14,151.00 S106 financial contributions secured for health provision over the monitoring period for future development if it commences as planned. .</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"> Longford CE

Policy	Monitoring Indicator	Target	Commentary/Summary
			<ul style="list-style-type: none"> • (Controlled) Primary School (Sept 20- Jan22) • Norbury C Of E School (Jan 20 – Jan 25) • Osmaston CE (Controlled) Primary School (Jan 20-Jan25) <p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p>
	Capacity in GP's surgeries/ health clinics.	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	<p>This data is recorded and monitored by the NHS. The District Council works in partnership with the clinical commissioning groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no reported issues by the NHS over the monitoring period.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p>
Policy S10: Local Infrastructure Provision and Developer Contributions	Percentage of major applications approved contrary to advice of infrastructure provider.	Zero	0 There were no recorded applications approved contrary to the advice of the infrastructure provider/ over the monitoring period. The District Council has achieved the target set.
	Provision of essential infrastructure	Provision in accordance with the Working	An update of progress made to existing projects identified in the

Policy	Monitoring Indicator	Target	Commentary/Summary
	to support growth.	Schedule in the Infrastructure Delivery Plan (IDP)	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

- 10.6 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. Derbyshire County Council has received £67,967.68 for S106 financial contributions, over the 2019/20 monitoring period towards highway improvements in the District. Derbyshire County Council have advised that the monies received are yet to be spent on specific projects. The District Council in addition to this, has secured a further £1,546,088.30 financial contributions through Section 106 Obligations which are to be paid in future years should the developments progress as planned.
- 10.7 Derbyshire County Council are currently exploring number options to improve traffic and congestion in Ashbourne. In November 2020, the County Council undertook a four week public consultation to consider in further detail options for a by-pass in Ashbourne.

Sustainable Modes – Cycling

- 10.8 Derbyshire County Council are responsible for the Cycle network across Derbyshire. The County Council have carried out a detailed assessment of sections of the Key Cycling Networks not currently in place have established a programme of works to improve the network, which are subject to available funding and resources.
- 10.9 On 16th January 2020, DCC Cabinet Members agreed the defined Key Cycle Network (KCN) for Derbyshire. Within this report a number of existing cycle routes (Local Cycle Network (LCN)) were defined as well as a number of routes that propose to be extended across the County. External funding will be sought for planned projects. Within Derbyshire Dales the proposed Key Cycle Network routes include, to extend the White Peak Loop from Matlock railway station to Cromford; Matlock to Beeley Moor; Carlton Lees to Rowsley; Bakewell to Rowsley; Ashbourne to Norbury/ Rocester. Additional LCN's that are proposed in the District include: Ashbourne to Derby; Ashbourne to Belper; Ecclestone Valley and Minninglow to Brassington.

Sustainable modes: Canal

- 10.10 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

- 10.11 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

- 10.12 Over the monitoring period the District Council secured £292,140.00 from S106 obligations towards parks and open spaces and received a further £60,040.03 from S106 contributions for open spaces and parks from the development at Leys Farm, Ashbourne and Land at Asker Lane, Matlock The funds from Leys Farm, Ashbourne have been allocated towards improvements to provide a new sports pavilion at the Ashbourne Recreation Ground Pavillion.
- 10.13 The District Council secured a further £460,625.50 from S106 contributions for parks and open spaces from 7 planning permissions throughout the District for future developments should they proceed. The S106 payments received are currently being held in reserve and awaiting capital expenditure when a suitable scheme is allocated.

Utilities

Telecoms

Faster broadband connections

- 10.14 Derbyshire Dales Local Plan Policy S10: Local Infrastructure Provision and Developer Contributions states that the District Council will “support improvements to and extension of telecommunications and the provision of superfast broadband infrastructure (where feasible) in accordance with industry standards”. Whilst there has been progress across Derbyshire Dales with the provision of Superfast Broadband (i.e. download speeds of at least 24 Mbps) available to approx. 83% of premises, this remains below the national average of 95%. There still remains about 9% of premises in Derbyshire Dales who are still unable to connect to a decent broadband connection. The NPPF sets out an aspiration for the increased provision of full fibre connectivity, with the potential for speeds of up to 1000Mbps. To achieve this will, however, necessitate the provision of a continuous fibre, rather than copper based, broadband network – both within a development site and off site to the wider network. This is known as Fibre to the Premises (FTTP)
- 10.15 The Derbyshire Dales Developer Contributions SPD sets out that full fibre broadband connectivity with speeds up to 1000mbps should be sought within new

housing development sites (FTTP). The SPD sets out that as a minimum the District Council requires all new development to provide the necessary ducting within a site to facilitate FTTP. For sites less than 30 dwellings, the SPD advises that BT Openreach will seek a contribution from developers towards the cost of providing FTTP. BT Openreach, or other suitable service provider should be contacted by the developer regarding the feasibility of integrating appropriate broadband facilities as part of development of the site.

Water/Waste WaterFlooding and Drainage

10.16 Severn Trent Water have identified the following projects that have been progressed between April 2019 –March 2020:

- 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, Should there be a need to implement capacity improvements following this study, they should be delivered by winter 2021.

Flooding and Drainage Flood Defence

10.17 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 2019 to 2020. The District Council has appointed consultants to undertake a review of the Strategic Flood Risk Assessment which will conclude in early 2021.

Social Infrastructure Education

10.18 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. Derbyshire County Council received £562,707.15 of S106 contributions over the monitoring period from developments in the Derbyshire Dales and secured a further £5,498,222.04 of S106 financial contributions from future developments. Further details are set out within the District Council's Infrastructure Funding Statement (December 2020).

Adult Care Community and Culture

- 10.19 Derbyshire County Council 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

- 10.20. The District Council continues to consult the Clinical Commissioning Groups (CCGs) on planning applications and seek S106 contributions to support GP practices where necessary. The District Council secured £257,153.00 S106 financial contributions towards healthcare from future developments (if they proceed) over the monitoring period.

Heritage

- 10.21 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

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

11. 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 The District Council adopted the Derbyshire Dales Developer Contributions Supplementary Planning Document in February 2020, , which has statutory weight and provides 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 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 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, broadband, education, health care, traffic and transportation and indicative measures that seek to address the challenges of climate change. The Developer Contributions SPD is widely used to support planning applications secure the necessary infrastructure required to support developments coming forward in the District.

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 2019 Brownfield Land Register: Part one is in **Appendix 3** there were 25 sites with potential for 2780 dwellings. Eleven are allocated in the Local Plan and twenty sites had planning permission.

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 three 'made' neighbourhood plans for Wirksworth, Doveridge and Darley Dale.
- 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
Ashbourne Neighbourhood Plan	20/03/2013	18/12/2017	23 rd January 2019	6 th November 2020	9 th November 2020	
Brailsford Neighbourhood Plan	07/04/2015	10/04/2017	26/06/2018	21 st December 2020	February 2021	
Darley Dale Neighbourhood Plan	18/08/2014	07/06/2018	30/11/2018	April 2019	2 nd July 2019	19 th February 2020
Kirk Ireton Neighbourhood Plan	05/09/2014	19/11/2018 (start) ongoing	9 th October 2018	3 rd April 2019	18 th 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 2019– 31st March 2020, 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 and can be found within the Duty to Cooperate Statement² which accompanies the Local Plan. A wide range of studies have been 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

² [Duty to Cooperate Statement \(weblink\)](#)

studies that have been updated over the monitoring period are presented in the table 31 below:

Study	Role of Prescribed Bodies	
	Study Partners	Consultees
Built Sports Facilities, Playing Pitch and Open Spaces Strategy (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 Needs, CIL and Whole Plan		

Study	Role of Prescribed Bodies	
	Study Partners	Consultees
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 online forms.

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, 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. Over the monitoring period the District Council became a member of the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership (LEP) and ended its membership of the Sheffield City Region (SCR). 14.15 The 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. Funding has been secured through the LEP Growth Fund towards the roundabout infrastructure at Ashbourne Airfield development site.

Derbyshire Economic Partnership (DEP)

- 14.15 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

- 14.16 The Peak District Partnership was formerly known as the Derbyshire Dales and High Peak Local Strategic Partnership (established in 2003). It draws together organisations working in the Derbyshire Dales and High Peak from the statutory, voluntary and private sectors. The Partnership's focus over the monitoring period has been the future proofing of the Peak District's town centres in order to ensure they remain relevant to the communities they serve (including residents, businesses and visitors)".

Business Peak District

- 14.17 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.
- 14.18 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

- 14.19 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.
- 14.20 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 1st April 2020

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	2020/21	2021/22	2022/23	2023/24	2024/25
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		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)		03/04/2012	03/04/2015	31/03/2013		1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA590	16/00883/OUT	Hill Top, Derby Road, Ashbourne, Ashbourne	Ashbourne	Erection of 5 dwellings.	New residential building		07/04/2017	07/04/2020			5	0	5	0	0	0	0	5	5	0	5	Outline	GRANTED	Y	5					
SHLAA335	17/00337/FUL	Land South Of, Old Derby Road, Ashbourne	Ashbourne	Residential development of 151, dwellings, access and associated works 18/00223/FUL total 213 dwellings	New residential building		19/12/2017	19/12/2020	31/03/2018		213	0	213	100	100	35	35	113	113	40	73	Full	STARTED	Y	40		40	33		
SHLAA587	17/00615/FUL	7Police 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		27/11/2017	27/11/2020	31/03/2019		8	0	8	0	0	0	0	8	8	5	3	Full	STARTED	Y	5		3			
SHLAA588	17/01030/FUL	12, The Green Road, Ashbourne, Ashbourne	Ashbourne	Erection of a pair of semi detached bungalows	New residential building		17/01/2018	17/01/2021	31/03/2020		2	0	2	0	0	0	0	2	2	2	0	Full	STARTED	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		23/05/2018	23/05/2020	31/03/2020		35	0	35	4	4	4	4	31	31	31	0	Reserved Matters	STARTED	Y	31					
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)		20/03/2018	20/03/2021			1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1					
SHLAA713	18/00066/FUL	34, Church Street, 18/00066/FUL,, Ashbourne, DE6 1AE	Ashbourne	Change of use from offices to dwellinghouse	New residential building		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		23/05/2018	23/05/2020	31/03/2019		108	0	108	34	34	19	19	74	74	32	42	Reserved Matters	STARTED	Y	32		42			
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)		01/11/2018	01/11/2021			1	0	1	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		07/11/2018	07/11/2021	31/03/2020		1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	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		20/03/2019	20/03/2022	31/03/2020		1	1	0	0	-1	0	-1	1	1	1	0	Full	STARTED	Y	1					
SHLAA585	19/00204/REM	37, Windmill Lane, Ashbourne, Ashbourne	Ashbourne	Erection of 2 dwellings	New residential building		23/04/2019	23/04/2022	31/03/2020		2	0	2	0	0	0	0	2	2	2	0	Reserved Matters	STARTED	Y	2					
SHLAA728	19/00229/FUL	Land off, North Leys, Ashbourne, Ashbourne	Ashbourne	Erection of dwelling house	New residential building		23/04/2019	23/04/2022			1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1					
SHLAA658	19/00496/FUL	2, Market Place, Ashbourne, Ashbourne	Ashbourne	Change of use from 2nd floor residential to retail use.	Non Res Change of Use		10/07/2019	10/07/2022			0	1	-1	0	0	0	0	0	-1	0	0	Full	GRANTED	Y						
SHLAA4	19/00963/FUL	Former Council Workshop, King Edward Street, 19/00963/FUL,, Ashbourne	Ashbourne	Demolition of former council workshop (retrospective) and erection of 8 no. apartments	Change of use of non-res building to dwelling(s)		12/11/2019	12/11/2022			8	0	8	0	0	0	0	8	8	0	8	Full	GRANTED	Y			8			
SHLAA401	19/01036/FUL	31 The Green Road, Land formerly Green Acres, 19/01036/FUL,, Ashbourne, DE6 1ED	Ashbourne	Erection of 3 no. dwelling houses with associated garages and access	New residential building		31/01/2020	31/01/2023			3	0	3	0	0	0	0	3	3	0	3	Full	GRANTED	Y			3			
SHLAA657	19/01256/FUL	52, Derby Road, 19/01256/FUL,, Ashbourne, DE6 1BH	Ashbourne	Erection of dwellinghouse with garage (revisions to approved planning permission 18/00568/FUL)	New residential building		20/01/2020	20/01/2023	31/03/2020		1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA729	19/01268/FUL	25 Compton Street, Ground floor, 19/01268/FUL,, Ashbourne, DE6 1BX	Ashbourne	Change of use from shop (A1 Use) to two bedroomed apartment (C3 Use) and associated external alterations	Change of use of non-res building to dwelling(s)		17/01/2020	17/01/2023			1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1					

SHLAA730	19/01389/FUL	5, Victoria Square, 19/01389/FUL., Ashbourne, DE6 1GG	Ashbourne	Proposed change of use from mixed use retail residential to 4 no. residential units	Change of use of non-res building to dwelling(s)		10/02/2020	10/02/2023				4	1		3	0	0	0	0	4	3	0	4	Full	GRANTED	Y			4			
SHLAA522	16/00054/FUL	Goodacres Farm, Furlong Lane, Hognaston, DE6 1PX	Atlow	Erection of replacement dwelling and annex	New residential building		13/04/2016	13/04/2019	31/03/2018			1	1	0	0	-1	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)		30/10/2018	30/10/2021			1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y	1							
SHLAA731	19/00884/PDA	Holes Farm, Atlow Lane, Atlow, Ashbourne	Atlow	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)		30/10/2019	30/10/2022			1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y	1							
SHLAA332	18/01346/REM	Land Adjacent To, Biggin View, Hultand Ward	Biggin	Approval of reserved matters for the erection of 33 dwellings	New residential building		13/03/2019	13/03/2022	31/03/2019			33	0	33	3	3	3	3	30	30	20	10	Reserved Matters	STARTED	Y	30						
SHLAA14	WED/0000/1202	TOWN HEAD, BUNGALOCK	Bonsall	ERECTION OF BUNGALOW (RENEWAL OF 896/493) W1202	New residential building		02/10/2001	02/10/2006	31/03/2009			1	0	1	0	0	0	0	1	1	1	0		STARTED	Y	1						
SHLAA483	15/00748/PDA	Top Farm, Audshaw Lane, Akumonton, Boylestone	Boylestone	Change of use of agricultural building to two dwellings	Change of use of non-res building to dwelling(s)		09/11/2015	09/11/2018	31/03/2018			2	0	2	1	1	0	0	1	1	0	1	Prior Notification	STARTED	Y	1						
SHLAA662	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		19/12/2018	19/12/2021	31/03/2019			1	1	0	0	-1	0	0	1	1	1	0	Full	STARTED	Y	1						
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		20/02/2019	20/02/2022	31/03/2020			19	0	19	3	3	3	3	16	16	16	0	Full	STARTED	Y	16						
SHLAA223	18/00397/REM	Land Adjacent Broomy Drive And, Thorntree 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		12/09/2018	12/09/2020	31/03/2019			75	0	75	16	16	16	16	59	59	19	40	Reserved Matters	STARTED	Y	30		29				
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		12/09/2018	12/09/2020	31/03/2019			47	0	47	35	35	35	35	12	12	12	0	Reserved Matters	STARTED	Y	12						
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)		19/11/2018	19/11/2021	31/03/2019			1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1						
SHLAA501	19/00082/REM	Land, Main Road, Brailsford, Ashbourne	Brailsford	Erection of 10 dwellings.	New residential building		17/07/2019	17/07/2022				10	0	10	0	0	0	0	10	10	0	10	Reserved Matters	GRANTED	Y			10				
SHLAA732	19/00315/PDA	Crystal Springs Farm, Cuscas Lane, Brailsford, Ashbourne	Brailsford	Change of use from agricultural building to two dwellings	Change of use of non-res building to dwelling(s)		13/05/2019	13/05/2022				2	0	2	0	0	0	0	2	2	0	2	Prior Notification	GRANTED	Y	2						
SHLAA197	19/01262/FUL	Land To The West Of, Corner Farm, 19/01262/FUL., Brailsford	Brailsford	Erection of a dwellinghouse	New residential building		03/02/2020	03/02/2023				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1						
SHLAA20	WED/0000/1515	THE GREEN, BRAILSFORD	Brailsford	No description supplied	Unknown		16/12/1993	16/12/1998	28/02/1995			3	0	3	1	1	0	0	2	2	0	2		STARTED	Y			2				
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		15/10/2018	15/10/2021				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1						
SHLAA733	19/01037/FUL	Barn Adjacent To Old Vicarage, Ashbourne Road, 19/01037/FUL., Brassington	Brassington	Conversion and extension of stone barn to form a dwelling and removal of a redundant agricultural building (Re-submission)	Change of use of non-res building to dwelling(s)		04/11/2019	04/11/2022				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1						
SHLAA666	19/01054/FUL	Smithy Barn, Town Street, 19/01054/FUL., Brassington, DE4 4HB	Brassington	Erection of dwelling house	New residential building		13/11/2019	13/11/2022				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1						
SHLAA667	18/01277/PDA	Hasker Farm, Stainsbro Lane, Calow, Ashbourne	Calow	Change of use from agricultural building to 2 no. dwellings.	Change of use of non-res building to dwelling(s)		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)		12/06/2018	12/06/2021	31/03/2020			1		0		0		0		1		1		0	Prior Notification	STARTED	Y		1							
SHLAA734	19/01168/PDA	Southfields, West of unnamed road off, Ashbourne Road, Ashbourne, Ashbourne	Carsington	Change of use of agricultural buildings to one dwelling house.	Change of use of non-res building to dwelling(s)		30/01/2020	30/01/2023	31/03/2020			1		0	1	0	0	0	0	1	1	1		0	Prior Notification	STARTED	Y		1							
SHLAA196	19/01146/REM	Proposed Development To The South Of Sunny Top, Snelston Lane, 19/01146/REM., Clifton	Clifton	Approval of reserved matters for the erection of 1no. dwelling house (outline planning permission 16/00461/OUT)	New residential building		11/03/2020	11/03/2022			1		0	1	0	0	0	0	0	1	1	0		1	Reserved Matters	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)		27/04/2016	27/04/2019			1		0	1	0	0	0	0	0	0	0	0	0	0	Full	GRANTED	Y									
SHLAA596	17/00450/FUL	Former House, Alabaster Lane, 17/00450/FUL., Cromford	Cromford	Erection of dwelling	New residential building		12/10/2017	12/10/2020			1		0	1	0	0	0	0	0	1	1	0		1	Full	GRANTED	Y		1							
SHLAA486	18/01334/FUL	Hillside Cottage, Derby Lane, 18/01334/FUL., Cubley, DE8 2EY	Cubley	Proposed replacement dwelling (as previously approved under planning application 15/00462/FUL) and the erection of a shed and gabion wall	New residential building		13/02/2019	13/02/2022	31/03/2019		1		1	0	0	-1	0	0	0	1	1	1		0	Full	STARTED	Y		1							
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		16/12/2015	16/12/2018	31/03/2016		1		1	0	0	-1	0	0	0	1	1	1		0	Full	STARTED	Y		1							
SHLAA600	17/00064/OUT	The Butts, Church Street, Darley Dale, Matlock	Darley Dale	Erection of dwelling	New residential building		28/04/2017	28/04/2020			1		0	1	0	0	0	0	0	1	1	0		1	Outline	GRANTED	Y		1							
SHLAA599	17/00809/FUL	Rear Sunnyside Terrace, Farley Hill, Matlock, Matlock	Darley Dale	Erection of dwelling	New residential building		01/03/2018	01/03/2021	31/03/2019		1		0	1	0	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		06/03/2019	06/03/2022			100		0	100	0	0	0	0	0	100	100	0		100	Full	GRANTED	Y				30	40	30			
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 reserved except access	New residential building		16/11/2018	16/11/2021			2		0	2	0	0	0	0	0	2	2	0		2	Outline	GRANTED	Y		2							
SHLAA527	19/00138/FUL	Land Adjacent to Jenna, Burnett Lane, Hackney, Darley Dale	Darley Dale	Erection of dwelling.	New residential building		21/06/2019	21/06/2022			1		0	1	0	0	0	0	0	1	1	0		1	Full	GRANTED	Y		1							
SHLAA669	19/00227/REM	Land Adjacent to, Homecroft, Hackney Lane, Darley Dale, Matlock	Darley Dale	Erection of Bungalow	New residential building		23/04/2019	23/04/2022	31/03/2020		1		0	1	0	0	0	0	0	1	1	1		0	Reserved Matters	STARTED	Y		1							
SHLAA735	19/00249/FUL	Maentre, Old Hackney Lane, Hackney, Darley Dale	Darley Dale	Conversion of stable block to residential.	Change of use of non-res building to dwelling(s)		04/10/2019	04/10/2022	31/03/2020		1		0	1	0	0	0	0	0	1	1	1		0	Full	STARTED	Y		1							
SHLAA670	19/00828/FUL	Ashtree Farm, Old Hackney Lane, 19/00828/FUL., Hackney, DE4 2QL	Darley Dale	Demolition of existing store/outbuilding and erection of dwellinghouse	New residential building		20/03/2020	20/03/2023			1		0	1	0	0	0	0	0	1	1	0		1	Full	GRANTED	Y		1							
SHLAA28	19/00907/FUL	Grove Cottage, 5 Dale Road, Darley Dale, Matlock	Darley Dale	Demolition and erection of 2 units, specialist elderly accommodation	New residential building		03/10/2019	03/10/2022			2		1	1	0	0	0	0	0	2	1	0		2	Full	GRANTED	Y		2							
SHLAA291	19/01188/REM	Land Adjacent To Long Meadow Residential Home, Bakewell Road, 19/01188/REM., Matlock	Darley Dale	Approval of reserved matters for the erection of 57no. dwellinghouses (outline planning permission 15/00814/OUT)	New residential building		14/02/2020	14/02/2022			57		0	57	0	0	0	0	0	57	57	0		57	Reserved Matters	GRANTED	Y		30		27					
SHLAA580	19/01233/FUL	Land South East Of, Strathallan Close, 19/01233/FUL., Darley Dale	Darley Dale	Erection of dwellinghouse	New residential building		15/01/2020	15/01/2023	31/03/2020		1		0	1	0	0	0	0	0	1	1	1		0	Full	STARTED	Y		1							
SHLAA736	20/00008/FUL	Hackney Methodist Church, Greenaway Lane, 20/00008/FUL., Hackney, DE4 2QB	Darley Dale	Conversion and change of use of former church (Use Class D1) to dwellinghouse (Use Class C3) and associated alterations	Change of use of non-res building to dwelling(s)		25/02/2020	25/02/2023	31/03/2020		1		0	1	0	0	0	0	0	1	1	1		0	Full	STARTED	Y		1							
SHLAA534	15/00809/FUL	The Willows, Lower Street, Doveridge, Ashbourne, DE6 5NS	Doveridge	New low energy dwelling and associated outbuildings	New residential building		20/01/2017	20/01/2020	31/03/2020		1		0	1	0	0	0	0	0	1	1	1		0	Full	STARTED	Y		1							

SHLAA255	17/0092/REM	Land off, Derby Road, Doveridge, Ashbourne	Doveridge	Residential Development off Derby Road for 85 dwellings	New residential building		11/08/2017	11/09/2020	31/03/2018			85	0		85	52	52	32	32	33	33	29	4	Reserved Matters	STARTED	Y		33					
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		07/11/2018	07/11/2020	31/03/2019			62	0		62	38	38	38	38	24	24	13	11	Reserved Matters	STARTED	Y		24					
SHLAA31	WED/0000/0798	BARN, LOWER LANE, Doveridge, ASHBOURNE	Doveridge	No description supplied	Unknown		14/11/1990	14/11/1995	31/03/1994			3	0		3	1	1	0	0	2	2	0	2		STARTED	Y		2					
SHLAA737	19/01015/PDA	The Workshop, Churchfields Farm, Edlaston Lane, Edlaston, Ashbourne	Edlaston and Wyaston	The Workshop Churchfields Farm Edlaston Lane Edlaston	Change of use of non-res building to dwelling(s)		24/10/2019	24/10/2022				2	0		2	0	0	0	0	2	2	0	2	Prior Notification	GRANTED	Y		2					
SHLAA34	WED/0000/1978	ORCHARD LANE, ASHBOURNE	Edlaston and Wyaston	RESERVED MATTERS APPROVAL FOR DETACHED DWELLING (OUTLINE PERMISSION 01/03/0199)	New residential building		24/01/2005	24/01/2007	31/03/2009			1	0		1	0	0	0	0	1	1	1	0		STARTED	Y		1					
SHLAA675	18/00626/FUL	Weaver View, Main Street, Hollington, DE6 3HA	Hollington	Erection of dwelling	New residential building		30/10/2018	30/10/2021				1	0		1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA739	19/00499/FUL	Chapel Farm, Main Street, Hollington, Ashbourne	Hollington	Erection of replacement dwelling.	New residential building		04/07/2019	04/07/2022	31/03/2020			1	1		0	0	0	0	0	1	0	1	0	Full	STARTED	Y		1					
SHLAA740	19/00574/PDA	Marsh Hollow, Shirley Lane, Hollington, Ashbourne	Hollington	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)		16/07/2019	16/07/2022				1	0		1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1					
SHLAA741	19/00583/FUL	Hopton Top Cottage, Manystones Lane, 19/00583/FUL., Brassington, DE4 4ES	Hopton	Renovation and refurbishment of cottage for re-use as a dwelling and change of use of land to form associated parking area	Conversion of existing dwelling(s)		30/10/2019	30/10/2022				1	0		1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA677	18/00338/FUL	Hough Park Farm, Brunswood Lane, 18/00338/FUL., Hulland Ward, DE6 3EN	Hulland	Erection of replacement dwelling	New residential building		01/06/2018	01/06/2021	31/03/2019			1	1		0	0	-1	0	0	1	1	1	0	Full	STARTED	Y		1					
SHLAA604	18/00590/REM	Rose Cottage, Main Road, 18/00590/REM, Hulland Ward, DE6 3EA	Hulland Ward	Approval of reserved matters for the erection of one dwelling (outline application 17/00929/OUT)	New residential building		03/08/2018	03/08/2020	31/03/2019			1	0		1	0	0	0	0	1	1	1	0	Reserved Matters	STARTED	Y		1					
SHLAA681	18/01018/PDA	Poplars Farm, Belper Road, Hulland Ward, Ashbourne	Hulland Ward	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)		27/11/2018	27/11/2021	31/03/2020			1	0		1	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y		1					
SHLAA254	18/01237/REM	Les Ardennes, Unnamed Section Of C3 From Main Road To Carr Farm Hall Access, 18/01237/REM., Hulland Ward, DE6 3EE	Hulland Ward	Approval of reserved matters for the erection of 22 dwellings (outline application 16/00832/OUT)	New residential building		27/02/2019	27/02/2021	31/03/2020			22	0		22	0	0	0	0	22	22	22	0	Reserved Matters	STARTED	Y		22					
SHLAA742	19/00778/FUL	Land And Buildings Adjacent To Fairfields, Waterlagg Lane, 19/00778/FUL., Turnditch	Hulland Ward	Retention and conversion of building to form 1 no. dwelling house	Change of use of non-res building to dwelling(s)		12/09/2019	12/09/2022	31/03/2020			1	0		1	0	0	0	0	1	1	1	0	Full	STARTED	Y		1					
SHLAA743	20/00132/PDA	4 Shiny Row, Mercaston Lane, Mercaston, Ashbourne	Hulland Ward	Change of use agricultural building to dwelling.	Change of use of non-res building to dwelling(s)		07/02/2020	07/02/2023				1	0		1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y		1					
SHLAA607	17/00030/FUL	The Old Cottage, Main Street, Kirk Ireton, Ashbourne	Kirk Ireton	Erection of dwelling	New residential building		04/09/2017	04/09/2020	31/03/2020			1	0		1	0	0	0	0	1	1	1	0	Full	STARTED	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)		01/08/2017	01/08/2020	31/03/2018			1	0		1	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		06/02/2019	06/02/2022				1	0		1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					
SHLAA744	19/00750/OUT	Glenworth House, Broad Way, 19/00750/OUT., Kirk Ireton, DE6 3LJ	Kirk Ireton	Outline planning application for the erection of a single storey dwelling	New residential building		31/01/2020	31/01/2023				1	0		1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y		1					
SHLAA745	19/00842/FUL	The Beehive, Well Banks, 19/00842/FUL., Kirk Ireton, DE6 3JW	Kirk Ireton	Erection of dwellinghouse (resubmission)	New residential building		19/09/2019	19/09/2022				1	0		1	0	0	0	0	1	1	0	1	Full	GRANTED	Y		1					

SHLAA746	19/00353/PDA	Barns at, Longrose Lane, Kniveton, Ashbourne	Kniveton	Change of use from agricultural buildings to two dwellings.	Change of use of non-res building to dwelling(s)		16/05/2019	16/05/2022			2	0	2	0	0	0	0	0	2	0	2	0	2	Prior Notification	GRANTED	Y	2				
SHLAA747	20/00105/PDA	Barn at Kniveton Wood Farm, Off Wood lane, Kniveton, Ashbourne	Kniveton	Change of use of agricultural building to dwelling	Change of use of non-res building to dwelling(s)		11/03/2020	11/03/2023	31/03/2020		1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1					
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)		04/05/2017	04/05/2020	31/03/2020		1	1	0	0	0	0	0	0	1	0	1	0	Full	STARTED	Y	1					
SHLAA613	17/00581/FUL	Little Croft, Thurstaston Lane, 17/00581/FUL., Longford, DE6 3DU	Longford	Replacement dwelling	New residential building		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)		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)		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		21/09/2018	21/09/2021	31/03/2019		1	1	0	0	-1	0	0	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		16/10/2018	16/10/2021	31/03/2020		1	1	0	0	-1	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA43	18/01433/FUL	Newlands Farm, Sutton Lane, Longford, Ashbourne	Longford	Conversion of redundant agricultural building to form a single dwelling	Change of use of non-res building to dwelling(s)		29/10/2019	29/10/2022			1	0	1	0	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1					
SHLAA748	19/00283/PDA	Four Winds, Longford Lane, Longford, Ashbourne	Longford	Change of use of agricultural building to dwelling	Change of use of non-res building to dwelling(s)		03/05/2019	03/05/2022			1	0	1	0	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y	1					
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)		18/11/2016	18/11/2019	31/03/2018		1	0	1	0	0	0	0	0	1	1	1	0	Prior Notification	STARTED	Y	1					
SHLAA686	17/00840/FUL	Callow End Granary, Mapleton Road, Mapleton	Mapleton	Conversion of redundant barn to residential dwelling	Change of use of non-res building to dwelling(s)		02/05/2018	02/05/2021			1	0	1	0	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)		14/07/2015	14/07/2018	31/03/2016		1	0	1	0	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)		10/08/2016	10/08/2019	31/03/2017		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA201	16/00099/FUL	Land Adjacent Marston Montgomery School, Thurstaston Road, Marston Montgomery, Ashbourne	Marston Montgomery	Replacement Community Hall and 9 dwellings.	New residential building,Non Res Redevelopment		25/05/2016	25/05/2019			9	0	9	0	0	0	0	0	0	0	9	0	Full	STARTED	Y						
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		07/06/2017	07/06/2020			1	1	0	0	0	0	0	0	1	0	0	1	Full	GRANTED	Y	1				9	
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		08/09/2017	08/09/2019	31/03/2020		22	0	22	0	0	0	0	0	22	22	22	0	Reserved Matters	STARTED	Y	22					
SHLAA687	18/00686/FUL	Marston House Farm, Thurstaston Road, Marston Montgomery, DE6 2FF	Marston Montgomery	Proposed erection of seven dwellings	New residential building		12/09/2018	12/09/2021	31/03/2020		7	0	7	0	0	0	0	0	7	7	7	0	Full	STARTED	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)		14/09/2018	14/09/2021	31/03/2019		1	0	1	0	0	0	0	0	1	1	1	0	Full	STARTED	Y	1					
SHLAA614	19/00714/FUL	Marston Brook Farm, Barway, 19/00714/FUL., Marston Montgomery, ST14 5BT	Marston Montgomery	Conversion of barns to form 2 no. dwellings	Change of use of non-res building to dwelling(s)		21/08/2019	21/08/2022	31/03/2020		2	0	2	0	0	0	0	0	2	2	2	0	Full	STARTED	Y	2					
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)		19/06/2018	19/06/2021			2	1	1	0	0	0	0	0	2	1	0	2	Full	GRANTED	Y	2					

SHLAA365	WED/0000/2022	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)							2		0	2		1		0		1		0		1		0		1		STARTED	Y					1					
SHLAA54	08/00521/FUL	The Garden House, Derwent Avenue, Matlock, DE4 3LX	Matlock	Demolition of existing bungalow and erection of 3 storey building to accommodate 6 no. residential apartments and associated access/car parking	New residential building		28/10/2008	28/10/2011	31/03/2010			6		1	5		1		0		0		0		5		5		0		5	Full	STARTED	Y					5			
SHLAA56	09/00778/FUL	Greenbough, Ribber Road, Starkholmes, Matlock, DE4 5JB	Matlock	Demolition of bungalow and erection of replacement two storey dwelling	New residential building		12/02/2010	12/02/2013	31/03/2011			1		1	0		0		-1		0		0		1		1		1		0	Full	STARTED	Y		1						
SHLAA61	11/00873/FUL	44, Bakewell Road, Matlock, DE4 3AU	Matlock	Conversion of dwelling to two self contained apartments	Conversion of existing dwelling(s)		26/01/2012	26/01/2015	31/03/2015			2		1	1		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	Extension of Time Limit - Erection of dwellinghouse and associated access	New residential building		09/01/2013	09/01/2016	31/03/2016			1		0	1		0		0		0		0		1		1		1		0	Extension of Time	STARTED	Y		1						
SHLAA691	13/00796/OUT	Bentley Brook Garage, Upper Lumsdale, 13/00796/OUT., Matlock, DE4 5LB	Matlock	Conversion of office building to dwellinghouse, demolition of garage and erection of 6 no. dwellings and associated access road (outline)	New residential building		22/05/2018	22/05/2021				6		0	6		0		0		0		0		6		6		0		6	Outline	GRANTED	Y					6			
SHLAA140	14/00212/FUL	Ashbrook Roofing Supplies Ltd 1 Knowleston PlaceMatlockDerby shireDE4 3BU	Matlock	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		06/08/2014	06/08/2017	31/03/2016			6		1	5		0		-1		0		0		6		6		2		4	Full	STARTED	Y		2				4		
SHLAA447	15/00861/FUL	Land South Of Bentley Bridge, Chesterfield Road, Matlock	Matlock	Residential development of 86 dwellings and associated public open space	New residential building		15/12/2016	15/12/2019	31/03/2018			86		0	86		81		81		36		36		5		5		5		0	Full	STARTED	Y		5						
SHLAA233	16/00233/PDA	Ox Close Farm, Carr Lane, Ribber, Matlock	Matlock	Change of agricultural building to two dwellings	Change of use of non-res building to dwelling(s)		18/05/2016	18/05/2019	31/03/2018			2		0	2		1		1		0		0		1		1		1		0	Prior Notification	STARTED	Y		1						
SHLAA616	16/00772/FUL	The Maltings, Baileys Mill, Lumsdale Road, Matlock, Matlock	Matlock	Partial rebuild & alterations of the Malting to create 4 dwellings & erection of 7 dwellings and 2 apartments	Change of use of non-res building to dwelling(s).New residential building		20/06/2017	20/06/2020	31/03/2019			13		0	13		0		0		0		0		13		13		4		9	Full	STARTED	Y		13						
	16/00923/OUT	Former Cawdor Quarry, Snitterton Road, 16/00923/OUT., Snitterton, Matlock	Matlock	Revised scheme - Development of 482 dwellings, 2800m2 commercial floorspace (Class B1), shop and cafe, with associated vehicle, cycle and pedestrian infrastructure (outline)	New residential building.Non Res Redevelopment		20/12/2019	20/12/2022				407		0	407		0		0		0		0		407		407		0		407	Outline	GRANTED	Y								
SHLAA520	16/00941/OUT	Land at, Pump Close, Starkholmes, Matlock, Matlock	Matlock	Residential development of up to 9 dwellings	New residential building		12/04/2017	12/04/2020				9		0	9		0		0		0		0		9		9		0		9	Outline	GRANTED	Y					9			
SHLAA692	17/00090/FUL	Stable Yard House, Lumsdale Road, Upper Lumsdale, DE4 5LB	Matlock	Change of use of agricultural building to dwelling house	Change of use of non-res building to dwelling(s)		11/05/2018	11/05/2021	31/03/2019			1		0	1		0		0		0		0		1		1		1		0	Full	STARTED	Y		1						
SHLAA488	17/00285/FUL	69-75, Dale Road, Matlock, Matlock	Matlock	Change of use of the 1st and 2nd floor offices to 4 flats.	Change of use of non-res building to dwelling(s)		18/07/2017	18/07/2020	31/03/2019			4		0	4		2		2		0		0		2		2		0		2	Full	STARTED	Y		2						
SHLAA49	17/00294/FUL	Former Cawdor Quarry, Snitterton Road, Snitterton, Matlock	Matlock	Erection of 75 dwellings and 234 sqm retail.	New residential building.Non Res New Build		01/03/2018	01/03/2021	31/03/2020			75		0	75		0		0		0		0		75		75		57		18	Full	STARTED	Y		57			18			
SHLAA620	17/01131/FUL	23, Chesterfield Road, Matlock, Matlock	Matlock	The amalgamation of 2 dwellings.	Conversion of existing dwelling(s)		02/01/2018	02/01/2021	31/03/2018			1		2	-1		0		-2		0		0		1		1		1		0	Full	STARTED	Y		1						
SHLAA693	18/00418/OUT	The Bungalow, Edgefold Road, 18/00418/OUT., Matlock, DE4 3NJ	Matlock	Residential development of two dwellings and associated access (outline)	New residential building		20/06/2018	20/06/2021				2		0	2		0		0		0		0		2		2		0		2	Outline	GRANTED	Y		2						

	SHLAA694	18/00528/FUL	Lilybank Hydro Gardens Nursing Home, Chesterfield Road, 18/00528/FUL,, Matlock, DE4 3DQ	Matlock	Change of use of lower ground floor basement to a self- contained apartment	Extension to building for residential unit(s)			10/09/2018	10/09/2021	31/03/2020			1	0	1	0	0	0	0	0	0	1	1	1	0	0	Full	STARTED	Y	1						
	SHLAA695	19/00008/FUL	89First Floor, Dale Road, 19/00008/FUL,, Matlock, DE4 3LU	Matlock	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			05/03/2019	05/03/2022			2	0	2	0	0	0	0	0	0	2	2	0	2	0	2	Full	GRANTED	Y	2						
	SHLAA205	19/00442/OUT	The Chalet Bungalow, Butts Drive, Matlock, Matlock	Matlock	Removal of existing static home and replacement with a dwelling.	New residential building			30/01/2020	30/01/2023			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Outline	GRANTED	Y	1						
		19/01002/PDD	Cuckoostone Grange, Cuckoostone Lane, Matlock Moor , Matlock	Matlock	Change of use from office to dwelling.	Change of use of non-res building to dwelling(s)			25/10/2019	25/10/2022			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1		GRANTED	Y	1						
		19/01285/FUL	Land And Building To The North Of North Barn, Farm Lane, Matlock	Matlock	Removal of existing buildings and erection of 1no. dwelling house	New residential building			06/02/2020	06/02/2023			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Full	GRANTED	Y	1						
		19/01329/PDA	Sandy Lane Farm, Sandy Lane, Matlock, Matlock	Matlock	Change of use from an agricultural building to a dwelling.	Change of use of non-res building to dwelling(s)			17/01/2020	17/01/2023			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Prior Notification	GRANTED	Y	1						
		20/00111/FUL	29, Bank Road, 20/00111/FUL,, Matlock, DE4 3NF	Matlock	Change of use from Estate Agent's Office (Use Class A2) to a Dwellinghouse (Use Class C3).	Conversion of existing dwelling(s)			17/03/2020	17/03/2023	31/03/2020		1	0	1	0	0	0	0	0	0	1	1	1	0	0	Full	STARTED	Y	1							
		20/00545/PDD	D.D. Conservative Assocation, 3 Rutland Street, Matlock, Matlock	Matlock	Change of use of building from offices to dwelling.	Change of use of non-res building to dwelling(s)			31/03/2020	31/03/2023			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1		GRANTED	Y	1						
	SHLAA50	WED/0000/2002	smedley street, matlock	Matlock	conversion of shop and flat to form 3 flats	Conversion of existing dwelling(s)			17/06/2001	17/06/2006	31/03/2005		3	1	2	1	0	0	0	0	0	2	2	0	2	0	2		STARTED	Y					2		
	SHLAA53	WED/0000/2299	RIBER CASTLE, RIBER, RIBER, MATLOCK	Matlock	REFURBISHMENT AND CONVERSION OF CASTLE AND OUTBUILDINGS TO FORM 35 DWELLINGS. ERECTION OF 11 NEW DWELLINGS TO INCLUDE A REBUILT GATEHOUSE AND ASSOCIATED ACCESS.	Change of use of non-res building to dwelling(s).New residential building			16/03/2006	16/03/2009	31/03/2009		47	0	47	0	0	0	0	0	0	47	47	38	9	0	9		STARTED	Y					19	19	9
		19/00488/PDA	Nethercleugh Farm, Slade Lane, Mercaston, Brailsford	Mercaston	Change of use from agricultural building to dwelling.	Change of use of non-res building to dwelling(s)			12/07/2019	12/07/2022	31/03/2020		1	0	1	0	0	0	0	0	0	1	1	1	0	0	Prior Notification	STARTED	Y	1							
		19/00546/FUL	Middle Wild Park Farm, Wild Park Lane, 19/00546/FUL,, Brailsford, DE6 3BN	Mercaston	Erection of replacement dwelling and garage building	New residential building			02/08/2019	02/08/2022			1	1	0	0	0	0	0	0	0	1	0	0	1	0	1	Full	GRANTED	Y	1						
	SHLAA538	16/00229/PDA	Arm Lees Farm, Ryder Point Road, Wirksworth, Wirksworth	Middleton by Wirksworth	Change of use of agricultural building to dwelling house	Change of use of non-res building to dwelling(s)			04/05/2016	04/05/2019	31/03/2018		1	0	1	0	0	0	0	0	0	1	1	1	0	0	Prior Notification	STARTED	Y	1							
		19/00723/PDA	Grey Spindles Farm, Long load Lane, Duke Street, Middleton by Wirksworth, Matlock	Middleton by Wirksworth	The development proposed is change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)			27/12/2019	27/12/2022			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Prior Notification	GRANTED	Y	1						
		19/01201/FUL	Soams Farm, Unnamed Section Of B5035 From Porter Lane To Manystones Lane, 19/01201/FUL,, Middleton By Wirksworth	Middleton by Wirksworth	Change of use and conversion of barns to form 1no. dwellinghouse and demolition of redundant buildings on site (resubmission of planning application 19/00845/FUL.)	New residential building			13/12/2019	13/12/2022			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Full	GRANTED	Y	1						
	SHLAA72	13/00891/FUL	Hurds Barn Farm, Marston Common, Marston Montgomery, DE6 2EJ	Norbury and Roston	Replacement dwelling	New residential building			12/02/2014	12/02/2017	31/03/2016		1	1	0	0	0	-1	0	0	0	1	1	1	0	0	Full	STARTED	Y	1							
		19/00238/FUL	Squashey Barn, Squashey Bank, Roston, Norbury and Roston, Ashbourne	Norbury and Roston	Conversion of barn to dwelling	Change of use of non-res building to dwelling(s)			24/04/2019	24/04/2022			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Full	GRANTED	Y	1						
		20/00040/PDA	Raddlewood Farm, Green Lane, Norbury, Ashbourne	Norbury and Roston	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)			11/03/2020	11/03/2023			1	0	1	0	0	0	0	0	0	1	1	0	1	0	1	Prior Notification	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		11/10/2017	11/10/2020				3	0	3	0	0	0	0	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		19/01/2018	19/01/2021				1	0	1	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		18/06/2018	18/06/2021				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1			
	19/00967/PDA	Sandybrook House, Buxton Road, Sandybrook, Ashbourne	Offcote and Underwood	Change of use from agricultural building to dwelling	Change of use of non-res building to dwelling(s)		10/10/2019	10/10/2022				1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	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)		09/05/2017	09/05/2020				1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y	1			
SHLAA165	14/00647/V/COND	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		05/07/2016	05/07/2019	31/03/2020			5	0	5	0	0	0	0	5	5	5	0	Variation of Condition	STARTED	Y	5			
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)		25/01/2019	25/01/2022				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1			
SHLAA78	WED/0000/1926	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)		20/05/2002	20/05/2007	31/03/2003			4	0	4	2	2	0	0	2	2	0	2	STARTED	Y			2		
SHLAA630	17/01014/FUL	Thorn trees, Oker Road, 17/01014/FUL., Oker, Matlock, DE4 2JJ	South Darley	Proposed replacement dwelling	New residential building		08/01/2018	08/01/2021	31/03/2019			1	1	0	0	-1	0	0	1	1	1	0	Full	STARTED	Y	1			
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)		03/01/2018	03/01/2021				1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y	1			
SHLAA260	14/00843/FUL	White Leas, Oaksedge Lane, Tansley, DE4 5FQ	Tansley	Erection of dwelling and detached garage (Re-submission of planning application 14/00126/FUL)	New residential building		04/03/2015	04/03/2018	31/03/2017			1	0	1	0	0	0	0	1	1	1	0	Full	STARTED	Y	1			
SHLAA317	16/00779/FUL	Land adjacent 9, Oak Tree Gardens, Tansley, Matlock, Matlock	Tansley	Erection of 3 dwellings	New residential building		13/04/2017	13/04/2020	31/03/2018			3	0	3	2	2	0	0	1	1	1	0	Full	STARTED	Y	1			
SHLAA478	17/00850/FUL	Land off, Whitelea Lane, Tansley, Matlock	Tansley	Erection of 26 dwellings.	New residential building		08/02/2019	08/02/2022				26	0	26	0	0	0	0	26	26	0	26	Full	GRANTED	Y			26	
	18/00286/FUL	Land rear of Whiteleas, Oaksedge Lane, Tansley, Matlock	Tansley	Conversion of disused stable to 1 dwelling.	Change of use of non-res building to dwelling(s)		21/06/2019	21/06/2022				1	0	1	0	0	0	0	1	1	0	1	Full	GRANTED	Y	1			
SHLAA558	18/01261/REM	Land To The West Of Field House, Starth Lane, 18/01261/REM., Tansley	Tansley	Approval of reserved matters for the erection of one dwelling (outline planning application 15/00276/OUT)	New residential building		13/03/2019	13/03/2022	31/03/2020			1	0	1	0	0	0	0	1	1	1	0	Reserved Matters	STARTED	Y	1			
	19/00316/OUT	14, The Knoll, Tansley, Matlock	Tansley	Erection of bungalow.	New residential building		28/05/2019	28/05/2022				1	0	1	0	0	0	0	1	1	0	1	Outline	GRANTED	Y	1			
	19/01045/PDD	Speedwell Mill, Old Coach Road, Tansley, Matlock	Tansley	Change of use of building from offices to 6 apartments.	Change of use of non-res building to dwelling(s)		23/10/2019	23/10/2022				6	0	6	0	0	0	0	6	6	0	6	Prior Approval	GRANTED	Y			6	
	19/01157/FUL	Hill Top Farm, Alfreton Road, 19/01157/FUL., The Cliff, Tansley, DE4 5FY	Tansley	Change of use and conversion of barn to dwelling/holiday let and modifications to access	Change of use of non-res building to dwelling(s)		07/02/2020	07/02/2023	31/03/2020			2	0	2	0	0	0	0	2	2	1	1	Full	STARTED	Y	2			
	19/01332/PDA	Barn at Mooreedge Farm, Knabhall Lane, Tansley, Matlock	Tansley	Change of use of agricultural building to dwelling.	Change of use of non-res building to dwelling(s)		14/01/2020	14/01/2023				1	0	1	0	0	0	0	1	1	0	1	Prior Notification	GRANTED	Y	1			

Appendix 2: Allocated Housing Sites Phasing Information

Appendix 2: Allocated Housing Sites Phasing Information

						Trajectory Years				0-5 years						6-10 years					11-15 years					Year 16+	Total			
Local Plan Policy / SHELAA	Site Address	Planning Status	Planning application number	Local Plan Allocation	Pre-app	Start Date	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	2035+							
HC2(a)	Land at Luthkill Drive, Ashbourne	Planning permission & Allocated	17/01248/REM	35		2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
HC2(b)	Former Mirage Hotel, Derby Road, Ashbourne	Allocated		20			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
HC2(c)	Land at Ashbourne Airfield Phase 1, Ashbourne	Planning permission & Allocated	14/00074/OUT , 16/00188/FUL, 17/01142/FUL, 19/01274/FUL, 20/00037/FUL	367		2021	0	0	0	0	0	0	60	60	60	60	60	67	0	0	0	0	0	367						
HC2(d)	Land at Ashbourne Airfield Phase 2, Ashbourne	Allocated		1100	pre-pre app talks		0	0	0	0	0	0	0	0	20	40	40	40	80	80	80	80	640	1100						
HC2(e)	Land off Cavendish Drive, Ashbourne	Allocated Pre-app		28			0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	28						
HC2 (f)	Land at Old Hackney lane, Darley Dale	Allocated		30	pre-apps held		0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	30						
HC2(f)	Land off Old Hackney Lane, Darley Dale	Allocated	20/00942/FUL	27	planning application submitted		0	0	0	0	0	0	10	8	9	0	0	0	0	0	0	0	0	27						
HC2(k)	Land to the rear of RBS, Darley Dale	Allocated		100	planning permission				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
HC2(l)	Land off Normanhurst Park, Darley Dale	Allocated Pre-app		20			0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20						
HC2(m)	Land at Standliffe Quarry, Darley Dale	Allocated pending	19/00260/CM, 19/01064/PREAPP	100			0	0	0	0	0	0	25	25	25	25	0	0	0	0	0	0	0	100						
HC2(o)	Land at Derby Road/ Hall Drive, Doveridge	Allocated	17/00092/REM, 18/00044/VCOND	85	Site underconstructi on	2018		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
HC2(p)	Land at Marston Lane, Doveridge	Allocated	18/00302/PREAPP	18	pre-apps held		0	0	0	0	0	0	4	14	0	0	0	0	0	0	0	0	0	18						
HC2(u)	Land at RBS, Matlock	Allocated		24			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
HC2(v)	Land at Halldale Quarry, Matlock	Allocated	14/00541/OUT		planning permission			0	0	0	0	0	50	50	50	50	20							220						
HC2(w)	Land off Gritstone Road, Matlock (east)	Pending	18/01242/EIA	430	planning application pending		0	0	0	0	15	50	50	50	50	50	50	50	50		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						
HC2(cc)	Land at Middleton Road, Wirksworth	Pending	18/00741/OUT	150	planning application pending		0	0	0	0	0	20	30	30	30	30	10	0	0	0	0	0	0	150						
HC2(dd)	Land at Middlepeak Quarry, Wirksworth	Allocated		645	ongoing discussions		0	0	0	0	0	0	20	30	40	50	50	50	50	50	50	205	645							
3189							0	0	0	0	15	70	249	267	299	368	230	207	180	130	130	190	845	3120						
							85						1413						777					845	3120					
Resolution to Grant Sites																														
HC2 (t)	Land at Cawdor Quarry, Matlock	Granted	08/00705/FUL 16/00923/OUT 17/00294/FUL 17/00294/DCOND/1/2/3	482	site under construction	2020	0	0	5	35	40	50	50	50	50	21	0	0	0	0	0	0	0	301						
HC2(y)	Former Permille works, West of Cawdor Quarry, South Darley	RTG	16/00923/OUT	50	planning permission		0	0	0	0	0	0	53	53	0	0	0	0	0	0	0	0	0	106						
HC2(z)	Land Off Thatchers Croft Thatchers Lane Tansley	Pending	16/00134/OUT 20/00037/FUL	19	Hybrid application for 14 dwellings in outline and 5 in full pending consideration – 20/00037/FUL		0	0	0	6	8	5	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			0	0	0	10	12	27	0	0	0	0	0	0	0	0	0	0	0	39						

Sites with
Permission

								0	5	51	60	82	103	103	50	21	0	0	0	0	0	0	0	0
HC2(h)	Land at Luke Lane/ Mercaston Lane, Brailsford	Granted Under construction		47 (75)	site under construction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HC2 (q)	Land Off Wheeldon Way, Hurland Ward	Granted Pending	14/00698/OUT 19/00159/REM	39				0	0	0	20	19	0	0	0	0	0	0	0	0	0			39
				639				0	0	5	51	80	101	103	103	50	21	0	0	0	0	0	0	504
											237				277				0			0	514	

Appendix 3: Brownfield Land Register at 1st December 2019

Brownfield Land Register 2019: as published on the website December 2019: <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	End Date
Dove Service Station, Ashbourne	SHLAA583	1.02	54		19/00977/FUL	
Former Mirage Hotel, Ashbourne	SHLAA204	0.41	20	HC2 (b)		
Land At Ashbourne Airfield, Phase 1	SHLAA266	17.87	367	HC2 (c)	14/00074/OUT 19/01274/FUL	
Land At Ashbourne Airfield, Phase Two	SHLAA500	58.6	1100*	HC2 (d)		
The Mount, 4 North Avenue, Ashbourne	SHLAA7	0.32	14		09/00496/FUL	
Dairy House, Brailsford	SHLAA584	0.55	19		17/00015/FUL	
Stancliffe Quarry, Darley Dale	SHLAA281	10.16	100***	HC2 (m)		
Old Hall Farm, Marston Montgomery	SHLAA279	0.98	22		16/00182/OUT 17/00498/REM	
Land at RBS, Matlock	SHLAA344	0.35	24	HC2 (u)		
Land at Cawdor Quarry, Former Permanite Works	SHLAA49/384	16.88	482	HC2 (t) & HC2 (y)	08/00705/FUL 16/00923/OUT 17/00294/FUL	
Harveydale Quarry, Matlock	SHLAA199	1.16	17		17/00934/OUT	
Land at Halldale Quarry, Matlock	SHLAA435	15.66	220	HC2 (v)	14/00541/OUT 14/00541/DCOND	
Trevelyan House, Matlock	SHLAA141	0.98	11		17/00852/FUL	
Dimple Nursery, Matlock	SHLAA617	0.29	12		17/00003/FUL	31/03/2019
Riber Castle, Riber	SHLAA52	2.9	47		04/07/0609	

Tansley Wood Mills, Lumsdale Road, Tansley	SHLAA80	3.52	42		08/00261/FUL	
Whitelea Nursery, Tansley	SHLAA478	1.04	27	HC2 (aa)	17/00850/FUL	
Ladygrove Mill, Two Dales	SHLAA432	0.88	24		11/00545/EXF 13/00749/VC OND	
Former Matlock Transport Site, Northwood	SHLAA311	1.31	10		18/01430/OUT	
Chequers Farm, Millers Green, Wirksworth	SHLAA83	3.28	10		08/00286/FUL	
Haarlam Mill, Wirksworth	SHLAA217	3.3	30		15/00395/FUL	
Land at Middleton Road Quarry, Wirksworth	SHLAA269	9.46	151	HC2 (cc)	18/00741/OUT	
Land at Middle Peak Quarry, Wirksworth	SHLAA473	61.51	645**	HC2 (dd)		
The Firs, Wyaston	SHLAA305	2.1	9		16/00340/OUT 18/00699/RE M	
Mushroom Farm, Rodsley Lane, Yeaveley	SHLAA572	0.62	9		16/00587/FUL	
Dale Lodge, Darley Dale	SHLAA655	1.3	10		18/00960/FUL	
Totals:	sites	ha		11 allocated		

*Development at this site will extend beyond 2033, assumed completion of circa 380 dwellings 2019-2033.

**Development at this site will extend beyond 2033, assumed completion of circa 440 dwellings 2019-2033.

***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 *. **. ***