

# Public Document Pack



**North East  
Derbyshire  
District Council**

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Date: Wednesday, 15 October 2025

To: **Members of the Cabinet**

Please attend a meeting of the Cabinet to be held on Thursday, 23 October 2025, at 2.00 pm in the Executive Meeting Room, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield, S42 6NG.

The meeting will be live streamed from [The Council's YouTube Channel](#).

Yours sincerely

A handwritten signature in black ink that reads "Sarah Skeneberg".

Assistant Director of Governance and Monitoring Officer

## **Members of The Committee**

Councillor N Barker (Chair)  
Councillor J Barry  
Councillor K Gillott  
Councillor K Rouse

Councillor P Kerry (Vice-Chair)  
Councillor J Birkin  
Councillor S Pickering

## **Notice of Meeting to be held in Private**

It is intended that part of this meeting will be held in private under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. The matters to be considered in private are listed under the heading Private Session. The categories of exempt information that are likely to be disclosed during the discussion of these items, as defined in Part 1 of Schedule 12A to the Local Government Act 1972, are listed below each item.

No representations have been received requesting that these items be open to the public.

# **A G E N D A**

## **Public Session**

### **1     Apologies for Absence**

### **2     Declarations of Interest**

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

### **3     Minutes of Last Meeting (Pages 4 - 7)**

To approve as a correct record and the Leader to sign the attached Minutes of the meeting of Cabinet held on 11 September 2025.

### **4     Digital Strategy (Pages 8 - 37)**

Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

### **5     Supported Housing Lease Agreements (Pages 38 - 43)**

Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

### **6     Planning Policy Annual Monitoring Reports for Publication (Pages 44 - 119)**

Report of Councillor S Pickering, Portfolio Holder for Environment and Place

### **7     Urgent Items**

To consider any other matter which the Leader is of the opinion should be considered as a matter of urgency, in accordance with the provisions of Statutory Instrument 2012 No 2089, Regulation 11.

### **8     Exclusion of Public**

The Leader to move:-

That the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information as defined in Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006). [The category of exempt information is stated after each item].

## **Private Session**

### **9     Derby and Derbyshire Strategic Leadership Board - Revised Terms of Reference and Hosting** (Pages 120 - 166)

Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

(Paragraph 3)

### **10    Urgent Items**

To consider any other matter which the Leader is of the opinion should be considered as a matter of urgency, in accordance with the provisions of Statutory Instrument 2012 No 2089, Regulations 5 and 11.

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## **CABINET**

### **MINUTES OF MEETING HELD ON THURSDAY, 11 SEPTEMBER 2025**

#### **Present:**

Councillor Nigel Barker (Chair) (in the Chair)

Councillor Pat Kerry (Vice-Chair)

Councillor Kevin Gillott  
Councillor Kathy Rouse

Councillor Stephen Pickering

#### **Also Present:**

L Hickin	Managing Director - Head of Paid Service
M Broughton	Director of Growth and Assets
J Dethick	Director of Finance and Resources (Section 151 Officer)
S Sternberg	Assistant Director of Governance (Monitoring Officer)
J Redfern	Assistant Director of Streetscene
A Smith	Legal Services Manager and Deputy Monitoring Officer
K Drury	Information & Improvement Manager
A Bryan	Governance Manager

#### **CAB/ Apologies for Absence** **20/2**

**5-26** Apologies for absence had been submitted from Councillors Jayne Barry and Joe Birkin.

#### **CAB/ Declarations of Interest** **21/2**

**5-26** Councillor Kevin Gillott declared an interest in Item 6 – Continuation of Management Agreement – Housing Services, as he was a board member of Rykneld Homes Ltd. He would leave the room and take no part in the consideration of the item.

#### **CAB/ Minutes of Last Meeting** **22/2**

**5-26** RESOLVED that the Minutes of the meeting held on 31 July 2025 were approved as a correct record.

#### **CAB/ Urgent Items** **23/2**

**5-26** There were no urgent items of business to consider.

#### **CAB/ Simpler Recycling** **24/2**

**5-26** Cabinet considered a report which set out the statutory changes to waste collection including Simpler Recycling, Extended Producer Responsibility (EPR) and Deposit Return Scheme (DRS).

The report set out the options that had been considered for collections. It was explained that a Technical, Economic, Environmental and Practical (TEEP)

Assessment for business recycling had been carried out earlier in the year. This had been done prior to the introduction of Simpler Recycling to all businesses with 10 Full Time Equivalents or more. The TEEP assessment had highlighted that to introduce a separate collection for paper and card additional capital investment would be required for new vehicles and containers along with changes to current waste processing arrangements. The Council would now also need to produce a TEEP assessment for domestic recycling to demonstrate to the Department for Environment, Food & Rural Affairs (DEFRA) the justification for continuing to comingle paper and card along with other dry materials in one bin.

In respect of food waste collections, kitchen caddies had been provided to households in 2014, and DEFRA had not provided funding to supply new kitchen caddies to each household. The report also set out that compostable kitchen caddy liners were not funded as part of the New Burdens settlement but to encourage behavioural change, the new service should be made as easy as possible for residents. It was therefore proposed to provide the first roll of kitchen caddy liners for free, then householders would need to purchase their own.

The report stated that it had been calculated that an additional 19 staff would be required to provide a weekly food waste service to residents.

**RESOLVED** that:

- (1) the statutory changes to waste collection including Simpler Recycling, Extended Producer Responsibility (EPR) and Deposit Return Scheme (DRS) be noted.
- (2) the recommended option for Simpler Recycling, as outlined in the report, be approved. This included:
  - a) production of a TEEP (Technical, Economic, Environmental and Practical) Assessment.
  - b) noting the Head of Paid Service's recommendation to seek approval from full Council to recruit and establish 19 FTE for food waste service operation.
  - c) providing first roll of compostable caddy liners to residents to encourage behaviour change.

**REASONS FOR DECISION** – The recommendation provides a robust option to meet the statutory changes to waste collection introduced by the Government.

**OTHER OPTIONS CONSIDERED AND REJECTED** – The Environment Act determines how waste in England must be collected and a weekly food waste collection was a statutory requirement. As set out in the report the move to introducing a separate collection for paper and card would be prohibitively expensive and would require a considerable outlay for new wheeled bins.

*Having declared an interest Councillor K Gillott left the meeting and took no part in the consideration or determination of the following item.*

- 5-26** Cabinet considered a report which sought agreement of a five-year continuation to the management agreement to Rykneld Homes Ltd for the provision of housing services.

The report explained that the current management agreement included five-year review clauses and the first was due in April 2026. The Director of Finance & Resources (Section 151 Officer), as client lead in consultation with the Leader of the Council who had portfolio responsibility for Housing, had undertaken a review, which commenced in March 2025. An internal review had been undertaken, which was considered sufficient as external assurance could be taken from the inspection by the Regulator of Social Housing (RSH) in May 2024. The findings of the internal review were set out in the report.

It was also noted that the Managing Director of Rykneld Homes Ltd, Lorraine Shaw, who had been with the company for 18 years had decided to retire. A recruitment process had been undertaken and the current Deputy Managing Director, Niall Clark, had been appointed, subject to Cabinet ratifying the decision.

Cabinet noted the positive relationship the Council currently had with Rykneld.

Cabinet agreed to write to thank Lorriane for her service.

RESOLVED that:

- (1) a five year extension of the management agreement (in accordance with clause 2 of the Management Agreement) to RHL for the provision of housing services, effective from 1 April 2026, be agreed.
- (2) the appointment of Managing Director, as required by Clause 19.1 of the Management Agreement, be ratified.

REASONS FOR DECISION – Continuity of service provision for a major front line service such as Housing was hugely important. Rykneld Homes Limited had demonstrated high levels of service provision across all areas.

OTHER OPTIONS CONSIDERED AND REJECTED – To undertake an external review. This was rejected as sufficient external assurance was available from the recent RSH inspection. Not to extend the Management Agreement. This was rejected as the result of the review undertaken was that this was the best arrangement for the Council.

*Councillor K Gillott returned to the meeting.*

**CAB/ 26/2** **Equality Plan and Duty Review 2024/25**

- 5-26** Cabinet considered a progress report on the Equality Plan 2023-2027 action plan and to demonstrate the Council's continuing compliance with the Equality Duty. The Equality Plan and Duty Review for 2024/25 was attached to the report at Appendix 1.

The Equality Plan and Duty Review provided examples of how the Council was meeting its obligations under the three core strands of the Equality Act, which

were eliminating discrimination, victimisation, and harassment, advancing equality of opportunity and fostering good relations between communities. The progress reflected the Council's going commitment to embedding equality, diversity, and inclusion across all areas of service delivery and the organisation.

The report also set out the progress that had been made against the objectives within the Equality Plan 2023-2027.

RESOLVED that progress against the objectives set within the Equality Plan 2023-2027 and ongoing compliance with the Equality Duty be noted.

REASONS FOR DECISION -This was an information report to keep Cabinet informed of progress against the objectives set in the Equality Plan 2023-2027 and to demonstrate continuing compliance with the Equality Duty.

OTHER OPTIONS CONSIDERED AND REJECTED – Not applicable as the report provided an overview of progress towards and compliance with the Equality Act obligations.

**CAB/ 27/2 5-26** **Council Plan 2023-2027 Performance Report - Update April to June 2025**

Cabinet considered a report which set out progress on the objectives that underpinned the Council Plan for the period April to June 2025 (Quarter 1). The report highlighted notable achievements, along with any targeted metrics which had been flagged as not on target.

A summary of Council Plan progress for the period was attached to the report at Appendix 1. This set out details of what had been achieved and progressed by objective, strategy, and tactic.

Cabinet discussed the report and welcomed the achievements that had been made during the first half of this Council Plan.

RESOLVED that progress against the Council Plan 2023-2027 objected be noted.

REASONS FOR DECISION – This was an information report to keep Cabinet informed of progress against the Council Plan objectives.

OTHER OPTIONS CONSIDERED AND REJECTED – Not applicable to this report as provided an overview of progress against the Council Plan objectives.

## North East Derbyshire District Council

### Cabinet

23 October 2025

### DIGITAL STRATEGY

#### Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

<u>Classification:</u>	This report is public
<u>Report By:</u>	David Vickers, Communications, Marketing and Design Manager
<u>Contact Officer:</u>	David Vickers, Communications, Marketing and Design Manager

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### PURPOSE / SUMMARY

To seek Cabinet approval of the Council's Digital Strategy 2025–2030, which sets out a five-year roadmap for digital transformation aligned with the Council Plan. The strategy aims to improve service delivery, increase efficiency, promote digital inclusion, and enhance resident engagement through innovation, data-driven decision-making, and collaborative leadership.

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### RECOMMENDATIONS

1. That Cabinet approve the Council's Digital Strategy 2025-2030 which sets out a five year roadmap for digital transformation, aligned with the Council Plan. The strategy aims to improve service delivery, increase efficiency, promote digital inclusion and enhance resident engagement through innovation, data driven decision making and collaborative leadership

Approved by the Portfolio Holder – Cllr Nigel Barker, Leader of the Council

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### IMPLICATIONS

**Finance and Risk:** Yes ☒ No ☐

**Details:** The strategy outlines actions that may require investment in digital infrastructure, training, and service redesign. These will be managed within existing budgets or subject to future funding bids. Risks include implementation delays due to legacy systems and digital exclusion, which are mitigated through the inclusion plan and agile delivery.

On Behalf of the Section 151 Officer



**Legal (including Data Protection):** Yes ☒ No ☐

**Details:** The strategy includes commitments to cybersecurity, data privacy, and compliance with accessibility regulations and the Equality Act 2010.

On Behalf of the Solicitor to the Council

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**Staffing:** Yes ☒ No ☐

**Details:** The strategy promotes digital upskilling, cross-functional collaboration, and cultural change. It may impact staffing structures and require training and support.

On behalf of the Head of Paid Service

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## DECISION INFORMATION

<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000</b> <input type="checkbox"/> <b>Capital - £310,000</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None

<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	Yes, superseded by stage 2
<b>Stage 2 full assessment undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	Yes, appended.
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Cabinet</b> <input type="checkbox"/> <b>SMT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	Yes  Details: Leader, SMT, Service Managers, Staff, Public and Scrutiny

<b>Links to Council Plan priorities;</b> <ul style="list-style-type: none"> <li><b>A great place that cares for the environment</b></li> <li><b>A great place to live well</b></li> <li><b>A great place to work</b></li> <li><b>A great place to access good public services</b></li> </ul>
All of the above

## REPORT DETAILS

### 1 **Background** *(reasons for bringing the report)*

- 1.1 The Council's digital transformation journey is a key enabler of its wider strategic ambitions.
- 1.2 The Digital Strategy 2025–2030 builds on previous investments in Microsoft 365 and sets out a clear vision for improving services through technology.
- 1.3 The strategy responds to increasing demand, financial pressures, and the need for inclusive, accessible services.
- 1.4 It aligns with national policy and local priorities, including digital equity and smart district development.

### 2. **Details of Proposal or Information**

- 2.1 The strategy sets out four digital ambitions: Easy, engaging and inclusive; Simple, stable and secure; Well-used and used well; Collaborate, share, innovate.

- 2.2 It includes a detailed action plan with measurable outcomes, timelines, and lead responsibilities.
- 2.3 Key initiatives include system reviews, AI integration, digital literacy programmes, and improved customer journeys.
- 2.4 The strategy will be monitored and adapted through feedback, performance data, and stakeholder engagement.

### **3 Reasons for Recommendation**

- 3.1 The strategy provides a comprehensive, forward-looking framework for digital transformation.
- 3.2 It supports the Council's priorities and addresses challenges such as digital exclusion, service complexity, and resource constraints.
- 3.3 Endorsing the strategy enables coordinated delivery and accountability across services.

### **4 Alternative Options and Reasons for Rejection**

- 4.1 Not adopting the strategy would risk fragmented digital development, missed opportunities for efficiency, and reduced service quality.
- 4.2 A less ambitious approach would not meet the expectations of residents or the demands of modern service delivery.

## **DOCUMENT INFORMATION**

Appendix No	Title
1	Digital Strategy 2025-2030
2	Equality Impact Assessment Stage 2
<p><b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)</p>	



**North East  
Derbyshire**  
District Council

# **(Digital Strategy)**

**(2025-2028)**

## **Equalities Statement**

North East Derbyshire District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

## **Access for All statement**

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### CONTROL SHEET FOR (Digital Strategy)

Strategy Details	Comments / Confirmation (To be updated as the document progresses)
Strategy title	Digital Strategy
Current status – i.e. first draft, version 2 or final version	Final
Strategy author (post title only)	Communications Marketing and Design Manager
Location of strategy (whilst in development)	Shared OneDrive
Relevant Cabinet Member (if applicable)	Cllr Nigel Barker
Risk Assessment completed (if applicable)	
Equality Impact Assessment approval date	September 2025
Partnership involvement (if applicable)	Digital Transformation Team
Final strategy approval route i.e. Cabinet/ Council	Cabinet
Date strategy approved	October 2025
Date strategy forwarded to Information & Improvement and Communications (to include on Document Library and Internet if applicable to the public)	tbd

## Foreword – Secretary of State for Science, Innovation and Technology, NEDDC Leader and Managing Director

*"It's not enough for government to just 'keep up' with the scale of change happening all around us. We have to understand it, use it, and shape it. And we must grasp every opportunity to drive greater value for money for the taxpayer."* **Secretary of State for SSIT.**

*"A key principle of our Digital Strategy is that it's not about technology, it's about great service design, utilising the tools of the digital age to make it easier, faster, inclusive and a more fulfilling experience when residents and businesses work with us."* **Lee Hickin, Managing Director.**

As an organisation we embrace innovation, creativity, new ideas and new ways of working to ensure our Council succeeds. We challenge functional barriers, encourage, coach, and empower our colleagues to engage, develop talent from within, create an environment where people want to be successful and take ownership and most importantly – be ONE TEAM.

I truly believe that the adoption and development of our ONE TEAM ethos, coupled with our 'collaborative leadership' approach, sets the organisation up to succeed in helping to shape the future of the communities that we serve.

The digital agenda provides an opportunity to grow, to innovate, to make data led decisions through analysis and evaluation. It can provide digital inclusion to our communities, which in turn can support us becoming a smart, well-connected and inclusive district.

Digital supports the efficient and effective running of our business. It can generate efficiencies in ways of working, help innovate and enable us to partner well with others. It can make our services simpler, easier to access and more straightforward to use. Users of our services, regardless of age, gender, race, ability or disability rightly expect a user experience from their council that is fair and comparable to that which they experience in other parts of their lives and we aim to meet this expectation.

*"Customers need ways of getting things done 24/7 in ways that suit them. We recognise the importance of the 'customer journey' with us and recognise that it needs to be as simple, intuitive, accessible and efficient as possible."* **Cllr Nigel Barker Leader of the Council**

We run a large, complex range of services, many of which face significant financial pressures and increasing demand. Navigating this complexity and challenge to deliver our digital ambitions in an ever-changing world is no small task, and one which this strategy helps us address. Our digital plans over the next five years are carefully designed to achieve the right balance.

We need to keep operating costs down whilst maximising the security, quality, and effectiveness of our services. Improved technology will fundamentally change how we deliver our services, and we will support this with a culture that ensures we use it well. Our Council Plan, sets the roadmap for this, ensuring we engage with our residents, our

businesses, and our staff. Our ONE TEAM ethos is at the core of everything we do, along with ensuring our decisions are data driven, evaluated and feedback is sought and then acted on

There is more work to do, but we are in a strong position to improve in ways that will make a real difference. As we do this, it is important that we leave no-one behind. Accessing digital services of course requires people to be digitally enabled, and we will work to help tackle digital exclusion in our communities whilst respecting individual choice over how customers and residents choose to access council services.

We will seek to support digital equity by providing our residents with more effective digital options, as well as supporting those who struggle to access digital services and still want to contact us in other ways.

Cllr Nigel Barker, Leader of the Council and Lee Hickin, Managing Director



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## Introduction

Digital transformation is a fundamental reality for local government today.

Our digital strategy is essentially a roadmap of how we will use digital technologies to support the ambitions of our council plan making North East Derbyshire a great place to live, work, access public services and cares for the environment

This strategy will update and evolve as the changing world around us does. We set out a five-year plan to improve how we serve our residents and businesses in a digital world, not just for now, but also for the future.

As we learn from feedback and evidence we gather, we will adapt, using the action plan that forms part of this strategy to monitor our achievement and adapt to changes.

Digital technology underpins practically all elements of council operations. It helps colleagues to work efficiently and focus their efforts on the practical things our residents need. It supports access to services and provides the systems that capture the information we need to understand how we are doing and how we can improve.

In recent years we have invested significantly in our technology, developing an enterprise-level Microsoft 365 environment. This has already begun to improve our technological foundations, and it is on this base that our next phase will be built. This strategy sets this continuing digital journey out.

*"Our ethos and ONE TEAM culture means we are agile and can look inwards at what we do. We are confident to self-critique our processes together, so we follow best practice.*

*We remain innovative and always open to change, we balance risks with innovation, with our goal to be well equipped, capable and forward thinking to provide outstanding services now, and in the future."* **Lee Hickin, Managing Director**

## Where we are now

- Over 50% of transactions with us are digital
- 14,000 residents (out of 50,000 homes) in the district signed up to receive our email news bulletins
- Collectively over 22,000 people follow us on our social media channels
- Our website has 750,000 interactions each year
- Accessibility ratings of over 90% on our website
- 54,000 calls answered annually
- Answered 11,000 emails annually
- 7,700 online forms completed annually
- Manual based transactions are common place across the organisation
- Digital working is still being embedded
- Culture change is still needed to embrace the digital revolution
- There are skills and knowledge gaps across the council in digital expertise
- Progression with speed is a barrier due to back office complexities and security restrictions
- Staff and resident perceptions: The consultation on the Council's Digital Strategy has revealed strong overall support for the proposed digital ambitions, with a significant majority of respondents endorsing the vision for digital transformation. However, there are notable concerns that need to be addressed, including the need for human interaction, digital exclusion, security and data privacy, and the potential impact on jobs. While the community is well-integrated into the digital world, some residents face barriers to accessing and using internet-based services. Additionally, staff feedback highlights strengths in internal communications and digital tools, but also identifies areas for improvement, such as enhancing and utilising Teams.

## Current Strengths

1. **Comprehensive Vision and Goals:** Our strategy outlines a clear vision for digital transformation, aiming to enhance service delivery, boost efficiency, and engage citizens effectively
2. **Action Plan:** The inclusion of a detailed action plan with specific goals, timelines, and measures is commendable
3. **Focus on Digital Inclusion:** Addressing the digital divide and promoting digital literacy is a strong point
4. **User-Centric Design:** Emphasizing the importance of user experience and accessibility in service design is crucial

## Our Digital Vision:

Our vision is simple, to embrace digital transformation to provide better services and outcomes for the residents and businesses of North East Derbyshire.

### Our approach to digital improvement

#### **Prioritising customer needs**

Service improvement will focus on meeting the needs of our residents and businesses, particularly those who are most vulnerable. By using research and data to better understand this in our district we will use this to develop services and ways of working to meet those needs.

Our services will be accessible to all and will be working to improve digital inclusion. Services will be simple, intuitive and support those who aren't online to be digitally enabled.

#### **Creativity and Innovation**

Embracing new ways of delivering improvements to our services, backed up by research, data and feedback. We will invest in reducing manual based tasks and paperwork, utilising AI and embracing new technologies, enabling quick, data driven decision making.

#### **Driven by data**

The data we collect about our residents, businesses and staff will support every aspect of our digital engagement and improvement. We will engage through research and analytics which will guide what we do and when. We will invest in meeting the ambitions in our council plan and ensuring we invest our resources effectively, ensuring successes are measured and continuously improve our services through feedback and evaluation.

#### **Leadership and Culture**

We will become a digital council by facilitating cross functional project teams, sharing goals and by working in a more collaborative way. Employees will be given the space to deliver, be empowered to share knowledge and work together rather than in silo's to best support our needs and those of our residents and businesses

## Digital Ambitions

We have a clear understanding of the needs to our residents, local businesses, partners and visitors, both qualitatively and quantitatively, so that we can improve outcomes for and with them.

This understanding helps set our digital ambitions which cover four key areas, underpinning what we want to achieve over the next five years and beyond:

### **Our Aim: Easy, engaging, and inclusive.**

To do this we will:

Provide easier digital access to council services and encourage people to use it. Take a user-centred approach to design and maximise accessibility. Take action to improve digital inclusion.

### **Our Aim: Simple, stable, and secure.**

To do this we will:

Work in a prioritised and systematic way to simplify and modify our digital estate to make it as secure, resilient, and reliable as practical.

### **Our Aim: Well-used and used well.**

To do this we will:

Support colleagues to make the best, fullest use of the tools and technologies available to them, developing high levels of digitally skilled collaboration. Provide robust data and insights to ethically improve effectiveness and efficiency.

### **Our Aim: Collaborate, share, innovate.**

To do this we will:

Adopt the right technologies, systems, processes, culture, and governance to provide a safe and productive environment for wider collaboration, automation and problem-solving, using technology.

## Real-Time Interactivity

### **Our digital vision and ambitions translate into real digital enhancements:**

We will integrate more real-time communication tools, leveraging the power of ai by looking to utilise live chat, government digital service ai resources such as 'minute' for removing the need for human manual tasks to free up capacity to focus on adding quality and value to our digital services.

We will also ensure we are providing more interactive social media campaigns to enhance resident engagement which align to our council plan outputs and what resonate with our residents by analysing the data from our social media channels to provide interesting, engaging and relevant campaigns.

### **Data-Driven Decision Making**

We will incorporate more robust data analytics tools (ai) and provide training for staff to leverage data for informed decision-making

- **Example:** Using AI-driven data analysis to improve decision-making processes, as seen in Camden Council's RentSense system

### **Cybersecurity and Data Privacy**

Our strategy includes comprehensive cybersecurity measures and protocols to protect residents' data.

- **Example:** Implementing multi-layered security measures including firewalls, anti-virus software, and regular security audits, similar to the approach taken by Howden Group

### **Stakeholder Engagement**

We will engage stakeholders, including residents, in the transformation process. Regular feedback and consultation will help tailor services to meet their needs.

- **Example:** Conducting regular surveys (twice a year) to gather feedback from residents.

### **Agile Implementation**

We will adopt an agile approach to implementation, allowing for iterative processes and continuous improvement.

- **Example:** Using agile methodologies to develop and deploy new digital services, as demonstrated by the AI implementation plan at NEDDC

### **Continuous Monitoring and Evaluation**

We will establish a framework for continuous monitoring and evaluation of the strategy's impact. Key performance indicators (KPIs) will be used to measure success and make necessary adjustments.

- **Example:** Regularly reviewing and updating the digital strategy based on performance data and feedback, similar to the approach taken by NEDDC and the Council Plan reporting and metrics framework

### **Digital Literacy Programs**

We will sign post to digital literacy programs and leverage funding and grants where possible to ensure all residents can access and benefit from digital services. Partnerships with local NGOs will help reach vulnerable populations.

- **Example:** Sign posting to digital skills workshops in our printed magazine and via online channels, similar to the initiatives run by the Government Digital Service

### **Unified Digital Platform**

We will implement a unified digital platform, utilising cloud services such as OneDrive and ensure our data is of high quality and integrates all services, providing a seamless experience for residents and increased usability and interrogation for internal use and ai data decision making.

# Digital Inclusion

Ensuring that all residents have access to digital resources and can participate fully in a modern digital society is a key part of our digital strategy. Making sure that vulnerable groups are able to participate and learn digital skills are crucial to ensuring the future is accessible for all.

On the face of it, addressing digital exclusion should be easy – you simply need to identify who's excluded, find out why, put measures in place to close the gap and implement the change.

The challenge is that the reasons for exclusion are more complicated than this – and evidence increasingly points to exclusion as a spectrum. Rather than someone being either digitally included or excluded, they might be somewhere in between – and depends on context.

What we do know in the UK, is that the older you are and the poorer you are, the more likely you are to be digitally excluded.

People over the age of 70 are significantly more likely not to use the internet than younger age groups.

Other factors like disability, skills, income, motivation and confidence also play a part, and when someone has more than one of these factors, the likelihood of them being digitally excluded increases even more. (Source: [Four essential steps for delivering digital inclusion projects and initiatives | Local Government Association](#))

## Objectives

We have three clear objectives, where we will work with partners to reduce inequalities in the digital world in North East Derbyshire and help facilitate:

- Access to digital services
- Enhancing digital skills
- Increasing digital participation

## Inclusion Plan

In order to meet our objectives, we have set out a clear plan to understand who are digitally excluded, why that is and how we can help change things for the better. To do this, we will:

- Identify target groups – use resident surveys to identify those who are most likely to be digitally excluded such as older adults, low income households, people with disabilities and those with low digital literacy.
- Understand barriers - Assess the specific barriers these groups face, whether they are related to access, skills, confidence, or motivation.

## Implementation and Support

We will implement our inclusion plan by:

- Identifying digitally excluded groups through resident surveys and regional and local datasets



- Understand their needs from the data and engage with our partner organisations to signpost to digital training programmes to improve digital literacy and skills, tailored to the needs of specific groups of people.
- Provide a support service – support given to our residents to help navigate digital services and build confidence in understanding and undertaking online transactions such as paying council tax online, understanding how to report issues in the district for example. This will be done on an individual basis where customers interact with our staff to help them be more digitally confident.
- Lobby the government and regional EMCCA authority to ensure everyone has access to affordable and reliable internet services and digital devices.

## **Monitoring and Evaluation**

In a world that is increasingly reliant on technology – having digital literacy, access and connectivity is more important than ever. The 'digital divide' – which separates those who don't have access to digital technologies or the ability to use them from those who do – has real implications not just for individuals, but for communities and the public purse too.

There is an increasing reliance on digital participation in nearly every aspect of our lives – from securing and holding down a job, to accessing education and services. Without widespread digital inclusion our economic success as a country and our personal health, wellbeing and attainment are all at risk of compromise and existing societal inequalities risk being compounded.

When analysing the digital divide there is usually a close correlation between digital exclusion and poverty. 'Digitally literate' people will end up having more and remaining better off financially and socially; where 'digitally impoverished' people will be at an even greater disadvantage.

People who have characteristics that are protected under the Equality Act 2010 (age and disability in particular) are also more likely to be excluded. So, not only is there a strong economic and societal rationale for investing in inclusion – there's a moral compulsion too. The United Nations has identified internet connectivity as a basic human right and yet, even in developed countries like the UK, there remains a persistent gap between people who can easily access the internet and have the skills to use it – and those that don't or can't.

When considering the business case for inclusion at a local level, it is critical to look at potential benefits in a holistic way and in the medium to long term. Although digitally included people are more likely to use online services, channel shift is only one of the benefits of inclusion and is rarely its core, or most impactful outcome.

## Strategy Action Plan

Ref	Action	Target Date	Expected Outcome	Lead Officer	Measure	RAG	Actual Outturn/Outcome (when completed)
Easy, Engaging and inclusive (EEA) EEA1	Map current systems used at the council (major systems review)	December 25	Log of all our systems, how they interact with each other and if they are fit for purpose or need to change in line with technology advances, improved customer journey, efficiencies in time and money. Leading to an improvement roadmap	KoG	Process map of systems in place across the council , what is used by whom and how they integrate together. Record of innovations possible and barriers to delivery.  <b>What it delivers against the ambition</b> – simplification of back office systems – increase efficiency, easier to use for the customer journey – goal to increase digital take up and streamline resources and efficiencies and understand where we are as a council and where we need to be		
EEA2	Utilise One Gov sign in system	December 2028	Improved customer journey, simplified sign on for council transactions.	KoG	Customer satisfaction  <b>What it delivers against the ambition</b> centralised data – higher digital take up of online transactions		
EEA3	Measure customer satisfaction with digital services	Annual survey	Understand the needs of our residents, businesses and staff (for those who take part)	KD	% of residents accessing and satisfied with digital service provision  <b>What it delivers against the ambition</b> – gives us a greater understanding of our customers		

					wants and needs, helping to shape policies plans an strategies and forward vision. Completes feedback and evaluation loop of best practice.		
EEA4	Seek under represented groups (non digital residents) identify them and provide opportunities to increase digital skills through partnership working	Dec 27	Engage on digital transformation Ensure/improve compliance with Accessibility regulations	KD,DV,TB	% decrease in users who don't use digital services % increase in users reporting improved confidence or digital literacy <b>What it delivers against the ambition</b> – inclusivity, inclusion and accessibility of services to all		
EEA5	Simplify our digital services for the customer, single sign on for all services	December 27	Residents and businesses can effectively engage with council services when and where it is most convenient for them (Improve customer journey)	KoG	% increase of residents using digital services.  % increase of customer satisfaction in digital services  <b>What it delivers against the ambition</b> – ease of use for the customer – streamlined datasets, centralise data – higher quality data – enabling use with ai/automation functions. Customer journey improved by simplification – increase digital take up of online transactions		
EEA6	Providing quick and easy access to information and online services. Simplify our website to access info within 3 clicks	Dec 26	High performing, accessible website with less than 3 clicks to information	DV	% increase in website satisfaction  % increase in website accessibility and usability		

					<b>What it delivers against the ambition</b> – improves customer journey – increases confidence and ease of use. Increases accessibility and inclusivity to all		
EEA7	Implement a tell us once service	Dec 28	Remove the need for residents to complete several forms to inform separate services of changes in their circumstances and support an improved customer experience	KoG	% increase in user satisfaction when using the service  <b>What it delivers against the ambition</b> – improves customer journey – increases confidence and ease of use. Increases accessibility and inclusivity to all (customer journey improved through simplicity. Datasets centralised for forward progression of automation/ai)		
EEA8	Keep our systems and digital technology up to date and relevant to their purpose – ensure systems are using latest versions of software that are most appropriate to the functions performed	Apr 26	We will test the services to make sure they are simple and intuitive and follow best practices.	All service managers and KoG	% of software/systems using latest version  <b>What it achieves against the ambition</b> – improves customer journey – increases confidence and ease of use. Increases accessibility and inclusivity to all (customer journey improved through simplicity. Datasets centralised for forward progression of automation/ai)		
Simple, stable and secure (SSS) SSS1	Simplify and modify our digital estate to make it as secure, resilient, and reliable as practical	Dec 26	Systems being utilised to their full potential	NA	Usage statistics for platforms  <b>What it achieves against the ambition</b> – robust, safe and secure for staff and residents		

SSS2	Achieve/maintain compliance with relevant cyber accreditations	Jan 26	Fit for purpose, safe and secure systems	NA	Statistical data to evidence security/compliance		
SSS3	Back office systems and infrastructure that are resilient against cyber attack	Jan 27	Robust, safe and secure for staff and residents	NA	Data breach analysis of data we hold		
Well used and used well (WU UW) WU UW1	Improve staff customer journey Undertake surveys, review, consider outcomes	Dec 26	New systems have walkthroughs on how to use – collaboration working to ensure systems are fit for purpose	All service areas	Staff survey results - increase staff knowledge and confidence in using digital and automation		
WU UW2	We will make further use of Power apps and AI to integrate channels, applications and workflows to enable seamless end-to end transactions across a wider range of services and maximise the first touch capability of council officers.	Dec 26	Cost savings, resource efficiencies, improved customer satisfaction/staff skills increased in digital	All service areas	Staff survey results - increase staff knowledge and confidence in using digital and automation		
WU UW3	Build a roadmap of digital services in a data-driven priority order, focusing on high-volume services, and highly manual processes	Jun 26	developing high levels of digitally skilled collaboration. Provide robust data and insights to ethically improve effectiveness and efficiency	KoG	% increase in uptake and usage of ai in the organisation (surveys) and viva insights (increase in transactions on copilot)		
WU UW4	Transform the work of our customer service teams and	Jun 27	Simplified customer journey, developing	Digital T Team	Stats to show reduction in calls, emails and webchats		

	across the council by continuing to utilise technology, ai and automation with one telephone number for those that must speak to an agent		high levels of digitally skilled collaboration.				
WUW5	Put payments online for all payable services, making the council cashless for all but the most vulnerable	Jan 28	Online transaction monitoring <b>What it achieves against the ambition</b> Provides data and insight into our customers to better serve their needs whilst ensuring they have digital skills	Digital T Team	Increase in payment transactions, reduction in physical cash taking		
Collaborate, Share, Innovate (CSI) CSI1	invest in reducing manual based tasks and paperwork, and enable quick, data-driven decision making.	Dec 26	<b>what this achieves against the ambition</b> automation and problem-solving, using technology.	DV/DTTeam	Increase in digital/ai measures through viva insights, staff surveys		
CSI 2	Streamline the number of ways colleagues contact each other – reduce the need for desk phones, utilise Microsoft apps and teams for calls to simplify and innovate with staff	Jan 26	Simplified contact methods across the council	ICT/DTT	Reduction in communication channels		
CSI 3	We will use research and data to better understand our residents and businesses needs identify new ways of working – align with	Jan 27	Reduction in number of back office systems, better utilisation of systems through	DTT	Reduction in number of back office systems, greater efficiency of systems in use (digital insights from providers)		

	ai/automation/national approach to digital and ai		feedback/evaluation surveys				
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## **Equality Impact Assessment**

**Carrying out an Equality Impact Assessment (EIA) will help the Council to meet its Public Sector Equality Duties (Equality Act 2010).**

The duties which need to be considered when making decisions are to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

Failure to assess the equality impact may increase the risk of making an unfair decision which could potentially be discriminatory. It also prevents us from identifying opportunities to promote equality and therefore leaves the Council open to potential legal challenge.

Using this EIA template will help to ensure that a decision is made in a fair way, based on evidence. It provides a clear and structured method to assess the potential impact on protected groups.

For more information how to complete this form please refer to the Guidance which can be found at [S:\Customer Service and Improvement\Improvement\Pub\2. Equality Sharing File\2. Equality impact assessments](#)

<b>Title of policy or proposal</b>	Digital Strategy
<b>Briefly describe the aims of the policy change, decision or proposal, the likely outcomes, and the rationale for it</b>	<p>The Digital Strategy aims to utilise digital technologies to enhance service delivery, boost efficiency, and engage residents effectively.</p> <p>It focuses on improving the user experience by making services more accessible, intuitive, and inclusive. The strategy emphasises the importance of data-driven decision-making, digital inclusion, and continuous improvement.</p> <p>It also highlights the need for collaboration across departments and with external partners to achieve these goals.</p> <p>Ultimately, the strategy seeks to create a smart, well-connected, and inclusive district that meets the needs of all residents and businesses</p>



**Consider the potential impact on any member of staff or member of the public with the following protected characteristics:**

Age, Disability, Gender identity/Gender reassignment, Race, Religion or belief, Sex, Sexual orientation, Women who are pregnant or have recently had a baby.

Also, for issues affecting staff, consider employees who are married or in a civil partnership.

<p><b>What information is already held, or have you obtained through consultation or engagement activity?</b> (For each protected characteristic: What do you know about our employees, service users or anyone else who potentially could be affected by the proposal? Who has been consulted? If you have gaps in your evidence or data, you may need to carry out targeted engagement activity and/ or consider information from local or national research.)</p>	<p>Consultation was sought with residents via the <b>Citizens Survey</b> July 2025. A total of 511 responses were received (442 online and 69 paper copies).</p> <p>The demographic profile of survey respondents broadly aligns with the district's 2021 Census data for sex. However, the survey sample is over-representative of older age groups, particularly those aged 65 and over, and under-representative of individuals under 60. Respondents identifying as having a disability (either limited a little or a lot) are also over-represented compared to the district population. In terms of ethnicity, the survey is marginally under-representative of ethnic minority groups, with a slightly higher proportion of White British or Irish respondents than the district average.</p> <p>The survey received response representation from across the district. Dronfield recorded the highest response rate at 23.7% (Clay Cross (12.3%), Wingerworth (9.6%), Eckington (9.0%) and Killamarsh (7.4%).</p> <p>The survey results show strong support for the Council's digital strategy. Key points include:</p> <ul style="list-style-type: none"> <li>• Digital Ambition 1 – 'Easy, engaging and inclusive': 86.3% agreement.</li> <li>• Digital Ambition 2 – 'Simple, stable and secure': 91.9% agreement.</li> <li>• Digital Ambition 3 – 'Well-used and used well': 93.3% agreement.</li> <li>• Digital Ambition 4 – 'Collaborate, share, innovate': 92.0% agreement.</li> </ul> <p>Concerns include digital exclusion, loss of human contact, and accessibility for elderly and disabled residents.</p> <p><b>Staff</b> – Service Managers Forum and Senior Management Team were consulted in April and May 2025 and feedback included in the draft versions of the strategy.</p> <p><b>Elected Members</b> - the strategy was an item on the Services Scrutiny Committee agenda in July 2025. Recommendations were incorporated into the strategy,</p>
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	and it will be brought back annually for monitoring its effectiveness.
<b>After considering the information, which protected groups may potentially be affected?</b> (Delete those not likely to be affected)	<b>Age</b>
	<b>Disability</b> <ul style="list-style-type: none"> <li>• Physical/mobility impairment</li> <li>• Sensory: hearing/visual or speech</li> <li>• Mental health</li> <li>• Learning disabilities</li> <li>• Non-visible conditions such as epilepsy/diabetes</li> </ul>
<b>Using the information you have, give details of any potential positive and negative impacts on protected groups likely to be affected by the policy change, decision, or proposal</b> (For each protected characteristic where there could be a potential impact, consider the following: Could people from any protected groups be positively or negatively affected? Could anyone's ability to take part in public life be affected? Could this policy change, decision or proposal affect public attitudes towards any protected group? Could any groups become more or less likely to be at risk of harassment or victimisation because of this policy change, decision, or proposal? Are there opportunities to create positive impacts?) <i>(remember that the law permits disabled people to be treated equally or better than other groups to enable reasonable adjustments to be made).</i>	<p>Some negative perceptions from the Citizens' Survey:</p> <p><u>Digital Exclusion</u>: Some respondents are concerned that increased reliance on digital services excludes those who lack digital skills or access, particularly the <i>elderly and people with disabilities</i>, potentially leaving vulnerable groups behind which may create barriers to essential services.</p> <p><u>Challenges Faced by the Elderly</u>: The <i>elderly</i> are cited as a group disproportionately affected by digital-only approaches. Comments highlight that older people are often not tech-savvy, feel excluded, and may struggle to engage with online systems.</p> <p>Positive impacts on older people and those with disabilities:</p> <p><b>Age/Disability:</b></p> <p>A positive impact for individuals with physical disabilities is the Council's commitment to ensuring its website complies with the Web Content Accessibility Guidelines (WCAG) 2.1 AA standard, achieving a benchmark accessibility score of no less than 90%. This requirement is embedded within the strategy's action plan. Further improvements to accessibility are also being pursued, such as the consistent use of alt text for images shared via social media and email communications.</p> <p>By enhancing our digital offer, it also positively affects people with mental health issues such as social anxiety as it will lead to more services being available online for those user's needs.</p> <p>The strategy considers the needs of older residents and customers. Consultation findings highlighted that individuals aged 65 and over were the least likely to engage online, often due to a lack of confidence or digital skills. To address this, the strategy includes a targeted digital literacy plan aimed at improving access and capability among vulnerable age groups.</p>

<p><b>Give details of any actions that can be taken to promote equality or to lessen any potential adverse impact on protected groups.</b></p>	<p><u>Digital Inclusion</u>: The strategy emphasises the importance of digital inclusion, ensuring that all residents, regardless of age, gender, race, ability, or disability, have access to digital services. It aims to provide digital equity by offering more effective digital options and supporting those who struggle to access digital services. It is important to be clear the digital strategy is a mechanism to enhance our digital offer, our other provisions such as face to face contact and telephone remain unaffected by the strategy.</p> <p><u>Identifying and Supporting Vulnerable Groups</u>: The strategy includes a plan to identify target groups who are most likely to be digitally excluded, such as older adults, low-income households, people with disabilities, and those with low digital literacy. It aims to understand the specific barriers these groups face and implement measures to address them.</p> <p><u>Digital Literacy Programmes</u>: The strategy plans to signpost digital literacy programs and leverage funding and grants to ensure all residents can access and benefit from digital services. Partnerships with local non-governmental organisations will help reach vulnerable populations.</p> <p><u>Support Services</u>: The strategy includes providing support services to help residents navigate digital services and build confidence in undertaking online transactions. This support will be given on an individual basis, where customers interact with staff to become more digitally confident.</p> <p><u>Lobbying for Affordable Internet Access</u>: The strategy plans to lobby the government and regional authorities to ensure everyone has access to affordable and reliable internet services and digital devices.</p> <p><u>Continuous Monitoring and Evaluation</u>: The strategy includes a framework for continuous monitoring and evaluation of its impact, ensuring that the needs of protected groups are met and any potential adverse impacts are addressed.</p>
<p><b>What plans are there to monitor and review the actual impact of the policy change, decision, or proposal on equality of opportunity?</b></p>	<p>The strategy will be on the services scrutiny agenda for review annually and part of the digital transformation working group to ensure actions are being taken and implemented.</p> <p>The actual impact will be monitored through the Citizens Survey/Residents Survey consultation process and through a suite of metrics, for example:</p> <ul style="list-style-type: none"> <li>• % of residents accessing digital services</li> <li>• % of users reporting improved confidence or digital literacy</li> <li>• Accessibility compliance scores (e.g. WCAG 2.1</li> </ul>

	AA ≥ 90%) <ul style="list-style-type: none"> <li>Representation of vulnerable groups in digital engagement</li> </ul>
When will follow up review be done?	Annually
Based on a consideration of all the potential impacts, mark one of the following as an overall summary of the outcome of this assessment:	
	The equality analysis has not identified any potential for discrimination or adverse impact and all opportunities to promote equality have been taken.
X	<b>The equality analysis has identified risks or opportunities to promote better equality; the change, decision or proposal will be adjusted to avoid risks and ensure that opportunities are taken.</b>
	The equality analysis has identified risks to equality which will not be eliminated, and/or opportunities to promote better equality which will not be taken. Acceptance of these is reasonable and proportionate, given the objectives of the change, decision or proposal, and its overall financial and policy context.
	The equality analysis shows that the change, decision, or proposal would lead to actual or potential unlawful discrimination or would conflict with the Council's positive duties to an extent which is disproportionate to its objectives. It should not be adopted in its current form.
<b>Explain how the judgement above was reached and action plan what will be taken to reduce any negative or to enhance any positive impacts on equality</b>	Based on the strategy's aims, no services will be taken away from the council such as human/ face to face contact (as outlined as a concern by resident feedback), it will be enhanced through a more robust digital offer, which is in keeping with the fast moving world of digital and will provide more opportunities for residents to have more services accessible to them, when they want and need to access them, unrestricted from traditional working 9-5 hours, which is a benefit to equality perspectives.

<b>Name(s) and job title(s) of person (people involved in) carrying out this assessment</b>	David Vickers, Communications Marketing and Design Manager, Amar Bashir, Equalities Officer.
<b>Authorising Director or Assistant Director</b>	Jayne Dethick, Director of Finance and Resources
<b>Date authorised</b>	09/10/2025
<b>The completed equality impact assessment <u>must</u> be attached to the report that will be considered by the decision maker or decision makers to enable them to give due regard to the impact of the policy, decision, or proposal on protected groups. Also send a copy to <a href="mailto:Amar.Bashir@ne-derbyshire.gov.uk">Amar.Bashir@ne-derbyshire.gov.uk</a></b>	

## North East Derbyshire District Council

### Cabinet

23 October 2025

### Supported Housing Lease Arrangements

#### Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

Classification: This report is public

Report By: Lee Pepper – Assistant Director – Communities

Contact Officer: Lee Pepper

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#### PURPOSE / SUMMARY

The purpose of this Cabinet report is to seek cabinet approval on the future use of The Spinner (formerly Arkam House), and two long term void properties, 167 Market Street, Clay Cross, and 60 John Street, Clay Cross.

The properties will be leased to P3 under a full repairing and insuring lease (FRI) lease agreement at £nil consideration (a peppercorn rent). Approval is therefore required to facilitate the necessary pre-lease agreements whilst renovation works are on-going, and to agree for the properties to be leased at a peppercorn rent.

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#### RECOMMENDATIONS

1. Cabinet to note and agree to the intended use of the properties highlighted in this report.
2. Cabinet agree for the properties to be leased under a full repairing and insuring arrangement, and at a peppercorn rent / lease charge.

Approved by the Portfolio Holder – Cllr Barker, Cabinet Member for Housing

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#### IMPLICATIONS

Finance and Risk: Yes ☐ No ☒

Details:

On Behalf of the Section 151 Officer

**Legal (including Data Protection):**                      **Yes**☒                      **No** ☐

**Details:** This is a statutory requirement to ensure compliance. Resource is required to draw up the necessary lease agreements in collaboration with P3 Charity.

On Behalf of the Solicitor to the Council

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**Staffing:**    **Yes**☐                      **No** ☒

**Details:** All functions will be carried out by existing staff.

On behalf of the Head of Paid Service

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## DECISION INFORMATION

<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards, or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/></b> <input checked="" type="checkbox"/> Please indicate which threshold applies	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None
<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	Not applicable
<b>Stage 2 full assessment undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	No, not applicable
<b>Consultation:</b> <b>Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet <input checked="" type="checkbox"/></b> <b>SMT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/></b> <b>Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></b>	Yes  Details:

### Links to Council Plan priorities, including Climate Change, Economic and Health implications.

There are clear links to Council plan priorities. Increase in supported accommodation, increase in housing growth, reduced need for hotels and TA. In addition, there are links to health, via increased energy efficiency of older, long term void Council homes.

## REPORT DETAILS

### 1 **Background** (reasons for bringing the report)

- 1.1 There are 294 units of Supported Accommodation within NEDDC, which is provided by 19 different providers with varying portfolios for a range of support



needs ranging from learning disability, physical disability, mental health vulnerable, homeless, ex-offenders, substance misuse and domestic abuse

- 1.2 None of the afore mentioned 294 units is directly accessible to residents being supported by the Councils Housing Options team. In 2023/24, we were unsuccessful in securing any supported housing placements for residents who were already homeless (Relief Stage).
- 1.3 The Councils Housing Options Service has some of the best outcomes in the Country, and yet, our data shows that we fall short on the number of people helped to secure supported housing.
- 1.4 Earlier this year, P3 Charity expressed an interest in expanding into North East Derbyshire. From this initial conversation, we have developed a supported housing & tenancy support offer by utilising long term void council homes, and the newly acquired Spinner, formerly the spinning wheel public house in North Wingfield.
- 1.5 This new service has been developed around the existing P3 support contract, to also include a supported housing offer with exclusive access rights for the Councils Housing Options service.

## **2. Details of Proposal or Information**

- 2.1 The service aims to address the housing needs of North East Derbyshire residents by providing 11 units of accommodation within the district. This initiative includes the potential to expand the number of properties to support move-on options for residents.
- 2.2 The service will offer intensive support, available 7 days a week, and will complement existing provisions in the district, helping to alleviate housing shortages, while providing essential support for individuals experiencing homelessness. The service aims to contribute to long-term solutions for rough sleeping, the prevention of homelessness, and the health and wellbeing of residents of all types of tenure in the district.
- 2.3 Three units will be based at The Spinner in North Wingfield. One flat will be used as an office for P3 staff, as well as serving as a meeting / collaboration space for support services and the Councils housing options team. Two 2-bed houses in Clay Cross, Market Street and John Street are currently being renovated into shared accommodation for four individuals. A further two more properties have been identified in Clay Cross. This will meet the bed space target of the service. The Spinner was purchased by the Council in 2024. The apartments are of a high standard, and all have an energy rating of C.
- 2.4 The remaining properties are Council homes that would have been sold on the open market as part of the stock rationalisation process. P3 are carrying out the renovation works. Properties will be completed to a high standard, with energy efficiency targets of C or higher.

- 2.5 P3, as a Community Benefit Society and Registered Social Landlord, provides over 990 housing placements across the UK, specifically within Cheshire East, Derbyshire, Lincolnshire, Middlesex, Gloucestershire, Warwickshire, and the West Midlands.
- 2.6 The properties will all be separately leased to P3 under full repairing and insuring (FRI) lease agreements. To facilitate this arrangement, the Council will set a peppercorn rent / lease charge. P3 will also be responsible for all other costs, taxes and outgoings in relation to the use of the premises, the Council will retain no liability for the premises.
- 2.7 The proposals are that the leases will be for a term of at least 5-years, potentially 10-years and they will provide 24-hour living support.
- 2.8 The potential rental income that the Council would be foregoing on the properties is estimated to be as follows.

167 Market Street Clay Cross - £4,800pa. to £5,400pa. (£400/£450pcm)  
 60 John Street Clay Cross - £4,800pa. to £5,400pa. (£400/£450pcm)  
 Arkam House (3no. 1b flats & 1no. 2b flat) - £26,000pa. to £28,000pa.

The estimated cost savings related to The Spinner prior to the lease being granted would be:

- Insurance - £1,071 pa (based on 25/26 renewal cost)
- Utilities - £4,630 pa (electricity, gas & water charges)
- NNDR - £1,622 pa
- Garden Maintenance - £420 pa
- PAT Testing - £120 pa
- Council Tax - £4,710 (3 x properties as a North Wingfield Band A)

- 2.9 The granting of the leases at £nil consideration (peppercorn rent) will facilitate the delivery of this service through P3 Charity. In addition, the cost savings to the Council in terms of reduced need for temporary accommodation, emergency hotel placements, and failed tenancies, where people are not ready for independent living, will far out way lost rental income.

### **3 Reasons for Recommendation**

- 3.1 To increase the amount of good quality supported housing in the district, exclusively to fulfil the needs of the Councils Housing Options service.
- 3.2 To fulfil the Councils housing strategy objectives in delivering supported housing and increasing the quality of housing in the district
- 3.3 To re purpose valuable Council social assets for the benefit of residents.
- 3.4 To further the Councils commitment to reduce the use of hotels for people at risk of or experiencing homelessness.

#### **4     Alternative Options and Reasons for Rejection**

- 4.1     Not to proceed would create a strategic weakness for the Council. Having no direct access supported housing is not sustainable in the short or long term.
- 4.2     Properties could be leased via the private sector. This is more costly. Using our own housing stock reduces costs, and allows us to regenerate homes, rather than losing them to the private market.
- 4.3     Not to charge peppercorn rent / lease charges. To not enter into this agreement would mean the Council and Rykneld Homes LTD having to carry out repairs and maintenance. This would create a resource burden. Therefore, the proposed arrangement necessary.

#### **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet, you must provide copies of the background papers)	

## North East Derbyshire District Council

### Cabinet

23 October 2025

### Planning Policy Annual Monitoring Reports

#### Report of Councillor S Pickering, Portfolio Holder for Environment and Place

Classification: This report is public

Report By: Planning Policy & Environment Manager

Contact Officer: Helen Fairfax

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#### PURPOSE / SUMMARY

- To inform Members of the key findings of the following annual monitoring reports:
    - Authority Monitoring Report: 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025 (AMR)
    - Brownfield Land Register: 2025 Update (BLR)
    - Infrastructure Funding Statement: 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025 (IFS)
  - To seek approval for the publication of these documents on the Council's website to fulfil the Council's statutory duties to prepare and publish monitoring data.
- 

#### RECOMMENDATIONS

1. To note the contents of the Annual Monitoring Reports for the 2024-2025 monitoring period and approve their publication on the Council's website.

Approved by the Portfolio Holder – Cllr S Pickering, Portfolio Holder for Environment and Place

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#### IMPLICATIONS

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Finance and Risk: Yes ☐ No ☒

#### Details:

There are no specific financial or risk implications arising directly from these monitoring reports.

**Legal (including Data Protection):**

Yes ☒

No ☐

**Details:**

The Council has a statutory duty to prepare these monitoring documents and to publish them on the Council's website. The statutory procedures for preparing these documents are set out section 1 of the report, these procedures have been followed. There are no specific environmental, crime and disorder, design or community safety considerations arising out of the preparation of these monitoring documents. Monitoring the effectiveness of the Council's planning policy will however enable the Council to assess the impact of policies and development on these issues.

On Behalf of the Solicitor to the Council

**Staffing:**

Yes ☐

No ☒

**Details:**

There are no adverse staffing implications directly arising from the content of this report.

On behalf of the Head of Paid Service

**DECISION INFORMATION**

<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <b>NEDDC:</b> <b>Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/></b> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None

<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> Completed EIA stage 1 to be appended if not required to do a stage 2	Not applicable, the report is for information
<b>Stage 2 full assessment undertaken</b> Completed EIA stage 2 needs to be appended to the report	Not applicable.
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Cabinet / Executive</b> <input type="checkbox"/> <b>SAMT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input checked="" type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	Yes
<b>Links to Council Plan priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.</b>	
All	

## REPORT DETAILS

### 1 **Background** *(reasons for bringing the report)*

1.1 The Localism Act (2011) requires the annual production of an Authority Monitoring Report (AMR) to cover a period that is not longer than 12 months. The Town and Country Planning (Local Planning) (England) Regulations, 2012 set out the required content for AMRs, which include details of:

- the plans or documents specified in the local development scheme and their progress in relation to the adopted timetable;
- the net additional dwellings and affordable dwellings in the monitoring period and since the policy was first published, adopted or approved;
- the preparation of any neighbourhood development plan.
- actions taken to co-operate with other bodies as prescribed by the Duty to Co-operate.

1.2 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require each local planning authority to maintain a register of previously developed (brownfield) land that is considered to be appropriate for residential development. The register should be reviewed at least annually and should be published by 31 December each year. For land to be included on the register it should be at least 0.25 hectares or capable of supporting at least 5 dwellings, be available and suitable for residential development and be achievable. The register can include sites with and without planning permission. The regulations set out specific requirements for the publication of the Brownfield Land Register in a range of formats that can be downloaded from the website.

1.3 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, require the Council to prepare and publish an Infrastructure

Funding Statement (IFS) each year, that sets out information on the funds it receives and spends from developer contributions secured through s106 planning obligations. The IFS should be updated annually and published on the Council's website by 31 December each year to fulfil the Council's obligations under the Regulations

## **2. Details of Proposal or Information**

### **Authority Monitoring Report**

- 2.1 The AMR 2025 is attached at **Appendix 1** and covers the period 1 April 2024 – 31 March 2025. It includes data on a range of information in compliance with the statutory requirements along with additional information explaining what the Council has achieved through planning during the monitoring period.
- 2.2 The key findings of the AMR for this period are summarised as follows:
- 2.56ha of allocated employment land and a further 3.65ha of unallocated employment land was developed over the monitoring period. Only 0.04ha of allocated employment land was lost.
  - District wide net gain of 1,380m<sup>2</sup> of retail and social infrastructure floorspace, comprising gains in Clay Cross, Dronfield, Grassmoor and Hollmewood; and a loss in Lower Pilsley through conversion to residential use.
  - Planning permissions granted for the conversion of 3 former public houses, One application to convert a former public house from SG use to residential use was also completed.
  - Net completion of 555 new dwellings for the period 2024/25.
  - The Council can demonstrate a 5.32 year's supply of land for housing. This supply is set against the adopted Local Plan requirement of 330 dwellings and is further explained in the [Council's Five Year Housing Land Supply Statement 2025](#)
  - 110 affordable homes (net) have been delivered through the planning system during 2024/25.
  - A further 375 affordable homes have planning permission, 303 of which are expected to come forward in the next five years.
  - At 31<sup>st</sup> March 2025, there were outstanding commitments for:
    - 17 age-designated housing or housing with care schemes.
    - 6 care homes for 106 bedrooms in total.
    - 315 accessible and adaptable homes (M4(2)<sup>1</sup>), and
    - 11 dwellings for wheelchair users (M4(3)<sup>2</sup>).
  - 5 self and custom build dwellings were granted planning permission during the base period 31 October 2023 - 30 October 2024. On 30 October 2024, there were 146 entries on the Self and Custom Build Register. Overall, there is a shortage of 45 self and custom build plots to meet the demand on the Register.

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<sup>1</sup> The Building Regulations 2010, as amended, M4(2): Accessible and adaptable dwellings

<sup>2</sup> The Building Regulations 2010, as amended, M4(3): Wheelchair user dwellings

- No new traveller sites were completed in 2024/25. However, 5 pitches at Padley Wood Lane, Pilsley, are now under construction.
- 36% of new housing built in 2024/25 was built upon previously developed (brownfield) land, (203 dwellings of the 561 (gross) built).
- During the monitoring period the Shirland and Higham Neighbourhood Plan was subject to referendum and the Plan was 'Made' in September 2024, making a total of 8 'Made' Neighbourhood Plans in the District.

2.3 Overall, the Council's monitoring framework indicates that the policies in the Local Plan are performing well. Last year's AMR reported a number of areas requiring further scrutiny. These related to a lack of employment land take up on strategic sites in the District, delivery against targets for housing mix and tenure and the future supply of housing land. These issues remain broadly the same and will be addressed through the review of the Local Plan that is currently underway.

### **Brownfield Land Register**

2.4 The Council's Brownfield Land Register was first published in December 2017 and was last updated in September 2024 when it included a total of 25 brownfield sites (Net), comprising approximately 97ha of housing land capable of accommodating up to 1,818 dwellings.

2.5 The 2025 Brownfield Land Register update has involved a review of all sites on the 2024 register. A total of 3 sites have been removed from the register (comprising 3.14ha with capacity for 109 dwellings) because they were fully built out during the 2024/25 monitoring period. The review has also included consideration of new sites identified from planning permissions (including those allowed on appeal) and applications at 31<sup>st</sup> March 2025. One new brownfield site has been added to the register this year (Table 1).

Site Ref	Site name & Address	Site size (ha)	Capacity
<b>21/01061/FL</b>	The Lodge, Sicklebrook Lane, Coal Aston, Dronfield countryside, S18 3BE	1.00	1
<b>TOTAL</b>		<b>1</b>	<b>1</b>

*Table 1: Extract from the Brownfield Land register showing the new site*

2.6 Additionally, a planning application (23/00986/FL) was permitted on the BLR site 'Commercial Inn, Bridge Street, Pilsley'. The original application proposed the demolition of the public house and the construction of a block of 12 apartments. The number of apartments was subsequently reduced to 10. Full planning permission was also granted in March 2025 for 27 new dwellings at the former Gladys Buxton school site, this is an increase of 2 dwellings from the 25 that was initially applied for. The BLR has been amended to reflect these changes.



- 2.7 Taking account of the above, the updated 2025 Brownfield Register identifies a total of 23 brownfield sites (Net), which comprise approximately 95ha of housing with potential to accommodate up to 1,866 dwellings.
- 2.8 Site sizes range from 0.02 ha (6 dwelling yield) to 36.5 ha and include the former Biwaters site and part of the Avenue site. Sites that have been 'removed' from the register remain visible on the register, but are given an end date and the site area and dwelling yield figures are excluded from the totals. **Appendix 2** provides a summary of the information on the Brownfield Land register for each site and includes the site address, site size and number of dwellings. Planning application reference numbers are also included where applicable.
- 2.9 It is important to note that this exercise is separate from the need to produce a Local Plan and maintain a 5 year supply of available and deliverable housing land and in no way replaces these requirements.

#### **Infrastructure Funding Statement (IFS)**

- 2.10 The IFS 2024/25 attached at Appendix 3 covers the reporting period 1 April 2024 to 31 March 2025. The key headlines from the report are as follows:
- i) The total amount of monies received before the start of the reporting year and available to spend on affordable housing and infrastructure i.e. the opening balance at 31 March 2024 was £2,921,992.46.
  - ii) During 2024/25 the Council received from developers a total of £781,009.64 to be spent on open space, highways, health, education, public realm and biodiversity improvements. Of this some £37,078.70 is earmarked for the long-term maintenance of open space and recreation sites.
  - iii) The total amount of monies spent on, or transferred to other bodies, for the delivery of infrastructure projects during 2024/25 was £750,869.18 as follows:

Infrastructure Type	Project	Amount (£)
Recreation	Improvements to play area – Shirland Village Hall	4,355.73
	Pitch establishment works for new football pitch – Pilsley Sports Ground	22,165.00
	Installation of new bike track – Lansbury Playing Fields, Eckington	66,870.00
<i>Sub-total:</i>		<b>93,390.73</b>
Recreation - Maintenance	Egstow Recreation Ground, Clay Cross	37,899.83
	School Lane play area, Arkwright	323.18
	Quarry Road play area, Killamarsh	194.00
	Dewley Way play area, Clay Cross	1,020.00
	Bike track, Eckington	16,980.00
<i>Sub-total:</i>		<b>56,417.01</b>
Highways	Design fees – Proposed junction improvements A61/Mill Lane/ Nottingham Road	47,248.01
	Transfer of funds to Derbyshire County Council	421,800.00
<i>Sub-total:</i>		<b>469,048.01</b>
Health	Transfer of funds to NHS Derby and Derbyshire Integrated Care Board re: Wingerworth Medical Centre	3,200.00
	Transfer of funds to Chesterfield Royal Hospital NHS Trust re: Calow Hospital	128,397.63
<i>Sub-total:</i>		<b>131,597.63</b>
Biodiversity	Off-site biodiversity contribution for tree planting, Clay Lane, Clay Cross	415.80
<i>Sub-total:</i>		<b>415.80</b>
<b>Total:</b>		<b>750,869.18</b>

- iv) The total amount of s106 monies held at the end of the reporting year i.e. the closing balance at 31 March 2025 was £2,952,132.92.
- v) In addition, further s106 agreements linked to planning permissions for new housing development in the district were agreed during 2024/25 with a potential value of £807,197.81 i.e. to be collected by the Council in the future as, and when, development takes place. This includes contributions towards recreation, highways, libraries, education, and health infrastructure.

### **3 Reasons for Recommendation**

- 3.1 This report sets out the key findings of the 2024-2025 Authority Monitoring Report, Brownfield Land Register Update and Infrastructure Funding Statement. This enables the Council to understand the effectiveness of its policies and trends over time. Publication of these documents on the Council's website will fulfil the Council's statutory duties to prepare and publish the required annual monitoring datasets.

#### 4 **Alternative Options and Reasons for Rejection**

- 4.1 The Council has a statutory duty to prepare these documents and there is no reasonable alternative.

#### **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
Appendix 1	Annual Monitoring Report - 2025
Appendix 2	Brownfield Land Register – 2025 Update (summary of web info)
Appendix 3	Infrastructure Funding Statement - 2025
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
None	



**North East Derbyshire District Council**

# **Authority Monitoring Report - 2025**

**1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025**

**October 2025**

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## 1. Introduction

- 1.1 The Localism Act (2011) includes the requirement for a local authority to prepare an Authority Monitoring Report (AMR). This report covers the period of **1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025** and is up to date at the date of publication.
- 1.2 The objectives of the AMR are to:
  - Report on the Council's progress in meeting the timescales set out in the published Local Development Scheme ([LDS November 2024](#) on the Council's website).
  - Report on the Council's progress towards meeting key targets and indicators set out in the Local Plan Monitoring Framework.
  - Report on the Council's progress in relation to the 'Duty to Co-operate' with other Councils, bodies and organisations under section 33 of the Planning and Compensation Act 2004.

## 2. The Council Plan

- 2.1 A key purpose of the AMR is to demonstrate how far planning policies for North East Derbyshire have been effective in achieving the Council's corporate vision, aims and objectives, which are set out below;
- 2.2 The Council Plan 2023-2027, sets out the following vision:

North East Derbyshire is "*A Great Place....*:"

- *to live well*
- *to work*
- *to access good public services*
- *that cares for the environment*

- 2.3 To achieve this vision the following objectives have been formulated. Planning policies are vital in assisting in the delivery of these.



- Key Aim 1:** **A community with lifelong good health**
- The Priorities:**
- Maximise opportunities for residents of all ages and abilities to participate in physical and social activity.
  - Directly or in partnership, reduce health inequality, supporting Public Health, DCC and other partners to deliver targeted programmes in the district.
  - Assist residents in ensuring their homes are suitable and meet their health needs.
  - Protect the public from ill health caused by environmental factors and business operations.
- Key Aim 2:** **A place to live that people value**
- The Priorities:**
- Develop and continually improve the quality and range of housing, providing comfortable homes for residents that meet their needs.
  - Well maintained public spaces that connect our communities.
  - Directly, and with partners, improve where people live to ensure they are safe, clean, functional and attractive.
- Key Aim 3:** **A place where people enjoy spending time**
- The Priorities:**
- Improve and promote places and attractions to spend leisure time.
  - Develop and promote the local 'offer' to ensure a diverse range of high quality activities and places to spend time.
- Key Aim 4:** **A community with growing commutable employment opportunities**
- The Priorities:**
- Support existing businesses (including the Council) to maintain and grow the workforce.
  - Support new businesses to start creating employment.
  - Attract new businesses to the area which bring new jobs.
- Key Aim 5:** **A community with a diverse range of commutable employment that match the skills of residents**
- Work with partners to match and develop local skills with local business employment needs.
- Key Aim 6:** **Continually improve Council services to deliver excellence and value for money**
- Financially responsible and efficient.
  - Ensure good governance and transparency in all we do.
  - Listen to customers to improve services.
  - Modernise and innovate services to continually improve.
  - Maintain a motivated and skilled workforce.
- Key Aim 7:** **Assist and influence other public partners to improve their services in the district**

- Actively participate, nurture relationships and maximise benefits for residents in partnerships such as health, economy and resilience.
- Directly assist residents and businesses to access all available public services and support.
- Collate and analyse district-wide data to inform improvements.

**Key Aim 8: Increase biodiversity across the district**

- Assist and influence other public partners, residents, and businesses to utilise their assets to improve biodiversity.
- Where appropriate utilise Council assets to improve biodiversity.

**Key Aim 9: Reduce carbon emissions and pollution across the district**

- Assist and influence other public partners, residents and businesses to reduce their carbon emissions.
- Continually reduce the Council's own carbon emissions.
- Assist and influence other public partners, residents and businesses to reduce pollution.
- Develop policies and plans which encourage alternatives to car usage.
- Directly, and with partners and residents, reduce litter and pollution from waste.

### 3. Key Findings

- 3.1 The key findings of the AMR for this period (1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025) are summarised as follows:
- 2.56ha of allocated employment land and a further 3.65ha of unallocated employment land was developed over the monitoring period. Only 0.04ha of allocated employment land was lost.
  - Throughout the District, there was a net gain of 1,380 m<sup>2</sup> of retail and social infrastructure floorspace. Only Lower Pilsley has seen a minor decrease in floorspace overall (-108 m<sup>2</sup>) through the conversion of a training facility back into residential use. Dronfield has seen an increase in floorspace (200 m<sup>2</sup>) through the change of use of an existing unit to allow fitness training/therapy, while Eckington and Killamarsh have had no gains or losses.
  - Planning permissions for the conversion of 3 former public houses have been granted. One application to convert a former public house from SG use to residential use was also completed.
  - Net completions of new dwellings for the period 2024/25 was 555.
  - The Council can demonstrate a 5.32 year's supply of land for housing. This supply is set against the adopted Local Plan requirement of 330 dwellings and is further explained in the [Council's Five Year Housing Land Supply Statement 2025](#)
  - 110 affordable homes (net) have been delivered through the planning system during 2024/25.
  - A further 375 affordable homes have planning permission, 303 of which are expected to come forward in the next five years.
  - At 31<sup>st</sup> March 2025, there were commitments for for 17 age-designated dwellings.
  - At 31<sup>st</sup> March 2025 there were 6 outstanding commitments for nursing and residential care homes for 106 bedrooms in total.
  - At 31<sup>st</sup> March 2025, there were 315 outstanding commitments for 315 accessible and adaptable homes (M4(2)<sup>1</sup>), and 11 for wheelchair users (M4(3)<sup>2</sup>).
  - 5 self and custom build dwellings were granted planning permission during the base period 31 October 2023 - 30 October 2024. On 30 October 2024, there were 146 entries on the Self and Custom Build Register. Overall, there is a shortage of 45 self and custom build plots to meet the demand on the Register.
  - No new traveller sites were completed in 2024/25. However 5 pitches at Padley Wood Lane, Pilsley, are now under construction.
  - 36% of new housing built in 2024/25 was built upon previously developed (brownfield) land, (186 dwellings of the total 553 built).
  - During the monitoring period the Shirland and Higham Neighbourhood Plan was subject to referendum and the Plan was 'Made' in September 2024, making a total of 8 'Made' Neighbourhood Plans in the District.

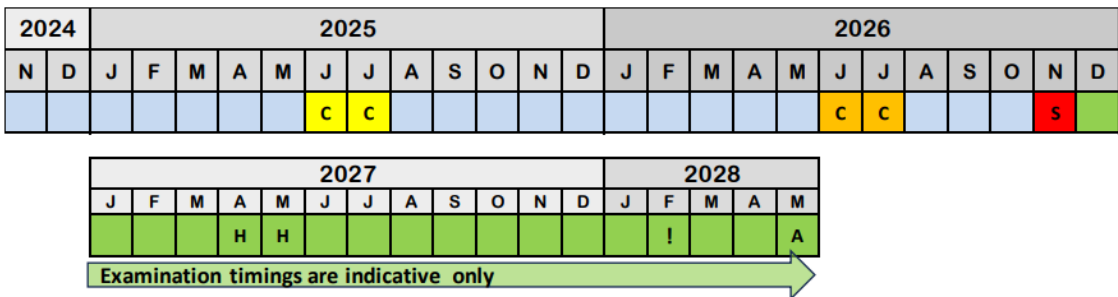
<sup>1</sup> The Building Regulations 2010, as amended, M4(2): Accessible and adaptable dwellings

<sup>2</sup> The Building Regulations 2010, as amended, M4(3): Wheelchair user dwellings

## 4. Local Plan Progress

- 4.1 The current North East Derbyshire Local Plan 2014-2034 was adopted in November 2021 and will become 5 years old in November 2026, at which point it would be necessary to review the plan to identify if any updates are required. The Council, however, decided to bring this review work forward and is now in the process of preparing a new Local Plan to replace the current plan. The decision to start an early review was based upon the need to respond to updated local priorities around climate change and biodiversity, the monitoring of existing policies, and significant changes to national planning guidance and way housing need is to be calculated
- 4.2 A new Local Development Scheme (LDS) was approved by Cabinet on 21<sup>st</sup> November 2024 and came into effect on 25<sup>th</sup> November 2024. The LDS provides a timetable for the production of the Local Plan (see Figure 1), with formal Issues and Options consultation scheduled for June/July 2025, Publication Consultation in June/July 2026, followed by Submission before December 2026, to meet the Government's cut-off date for plans being prepared in line with the current regulations. The timeframe for the Examination process is indicative, given this will largely be outside of the Council's direct control.
- 4.3 The next milestone set out in the timetable is formal consultation on Issues and Options in June/July 2025, followed by further consultation on a Publication Local Plan anticipated in June/July 2026.

**North East Derbyshire Local Plan (2024 - 2034)**



**KEY:**

<div></div> Plan Preparation (incl. evidence collection and Issues & Options) (Reg. 18)	<div></div> Examination (Reg. 24)
<div>C</div> Issues and Options Consultation (Reg. 18)	<div>H</div> Hearings (April/May 2027)
<div>C</div> Publication Consultation (Reg. 19)	<div>!</div> Receipt of Inspector's Report (Reg. 25) February 2028
<div>S</div> Submission (Reg. 22)	<div>A</div> Adoption (Reg. 26) May 2028

*Figure 1 NEDDC Local Plan 2024-2034 Development Scheme Programme*

# The Local Plan Monitoring Framework

## The Economy

### 5. Employment Land Targets and Supply

- 5.1 Policy SS2 of the adopted Local Plan sets out the spatial strategy and distribution of development and states that the Local Plan will make provision for 43ha of employment land within the plan period. The Plan sets out how new employment development will be focused on the Principal Employment Areas and on Strategic Sites.
- 5.2 To monitor whether the district is meeting its targets, the AMR considers the supply and take up of B1/E(g), B2 & B8 uses over the monitoring thresholds<sup>3</sup> (0.025ha or 250sqm) on available employment land, as well as losses of employment land on allocated employment sites over the period since April 2014. Take up is defined as land on which employment development has been completed (i.e. there is an implemented permission). Losses are recorded where land supply has reduced owing to development for other (non-B-class) uses.
- 5.3 In total, during the 2024/25 period, 6.87ha of employment land has been taken up, and 0.04ha of employment land has been lost.
- 5.4 The total employment land take-up on allocated employment sites since 2014 is 13.61ha, an average build rate of 1.24ha/yr (Figure 2). This continues the trend of relatively low employment development on allocated sites in the District.

Year	Area (ha)	Allocated Sites 2014 – 2025
2014/15	0.00	None
2015/16	0.89	Markham Vale (W), Plot 6a (south)
2016/17	3.30	Coney Green (Plot F & J)
2017/18	0.00	None
2018/19	2.89	Coney Green (Plot I), 2.19ha Markham Vale (W), Plot 6a (north), 0.70ha
2019/20	1.24	Markham Vale (W), Plot 6a (central)
2020/21	1.85	Coney Green (Plot D)
2021/22	0.13	Coney Green (Plot D)

<sup>3</sup> Thresholds were used from 2024/25. Prior to 2024/25 there was no established threshold, therefore data for previous monitoring years may include completions and commitments below 0.025Ha or 250sqm.

Year	Area (ha)	Allocated Sites 2014 – 2025
2022/23	0.75	Dronfield Regeneration Area
2023/24	0.00	None
2024/25	2.56	Land To The Rear Of Dukes Close, Park Road, Holmewood, (area that lies within Holmewood Industrial Park allocation), 0.33ha
		Unit B, Park Road, Holmewood (Holmewood Industrial Park allocation), 0.08ha
		Portland Works, Callywhite Lane, Dronfield (Stubley Lane/Wreaks Lane Industrial estate allocation), 0.03ha
		Unit 6, Incomol Business Park, Derby Road, Clay Cross (CC04) 0.03ha
		Storage Site For Electrosteel Castings, Callywhite Lane, Dronfield (Callywhite Lane Industrial Estate allocation) 2.09ha
<b>Total (2014-2024)</b>	<b>13.61</b>	
<b>Average Build Rate</b>	<b>1.24</b>	

Figure 2: Allocated Employment Land Developed 2014-2025

- 5.5 The total employment land take-up on non-allocated employment sites since 2022 is 4.25ha, an average build rate of 1.42ha/yr (figure 3).

Year	Area (ha)	Sites Developed on non-allocations 2014 – 2025
2022/23	0.00	
2023/24	0.03	Freebirch Farm, Slatepit Lane, Eastmoor 0.03
2024/25	4.22	Land To The Rear Of Dukes Close, Park Road, Holmewood, (area that lies outside Holmewood Industrial Park allocation), 2.77ha

	Springwood Farm, Cowley Lane, Holmesfield, 0.75ha
	7 - 11, Bridge Street, Pilsley, 0.09ha
	Unit 14A, Stonebroom Industrial Estate 0.04ha
	Storage Land Adjacent West Side Of Muck Tubs Grab Hire, Parkhouse Road, Lower Pilsley 0.57ha
<b>Total</b>	<b>4.25</b>

*Figure 3: Employment Land Developed on non-allocated sites 2022-25*

- 5.6 A significant element of the employment land requirement in the Local Plan is to address anticipated losses from employment to other uses of approximately 20ha over the Plan period. Losses are monitored in the AMR to assess whether the actual rate of losses is matching those that were anticipated. Figure 4 shows the losses sustained for the period 2014-25 which occurred on any existing employment sites. . In total, 4.28ha of employment land was lost to other uses which equates to an average loss of 0.39ha per annum, which is substantially less than the rate predicted for the 20-year period (i.e. an average of 1ha/year).

Year	Area (ha)	Employment Land lost to other Uses 2014 – 2025
2014/15	0.18	Dronfield (Pets at Home),
2015/16	0.05	Renishaw (Gym, Ravenshorn Way)
2016/17	0.53	Eckington (Education facility, Littlemoor)
2017/18	0.82	Clay Cross (Aldi, Derby Road), 0.75ha Dronfield (Gym, Callywhite Lane), 0.07ha
2018/19	0.73	Eckington (Aldi Foodstore, Littlemoor)
2019/20	0.20	Clay Cross (Retail, Derby Rd Business Park), 0.09ha Clay Cross (Retail, Smithy Avenue), 0.11ha
2020/21	0.44	Coney Green (Vehicle Styling Company, Plot B)
2021/22	0.04	Dronfield (Psychotherapist consultancy rooms, Wreakes Lane) Dronfield (Children's Day Care, Stubley Lane)
2022/23	1.25	Dronfield (Oaks Farm)
2023/24	0	None
2024/25	0.04	Clay Cross (Unit 10, Upper Mantle Close)
<b>Total</b>	<b>4.28</b>	
<b>Average annual loss</b>	<b>0.39</b>	

*Figure 4: Employment Land Losses 2014-2025*

- 5.7 Furthermore, there have been losses from the supply of employment land, at Clay Cross. These figures are not recorded as part of the 20ha losses anticipated by the Local Plan because they were not in use for employment land at the start of the plan period. Instead, they reduce the supply of land available for employment development.
- 2019/20 - 0.62ha lost to housing at Coney Green Plot A
  - 2021/22 – 2.78ha lost to housing at Coney Green Plot L
- 5.8 At 31<sup>st</sup> March 2025, there was 41.17ha of land available for employment use, across 11 allocated employment sites. However, once an adjustment is made to reflect the housing likely to come forward on the proposed employment land on the Biwaters site, this is reduced to 37.53 ha, as detailed in Figure 5 below.

Site	Area Available at 31 March 2025 (ha)
Coney Green, Clay Cross (Plot H)	1.59
Derby Road, Upper Mantle Close, Clay Cross	0.89
Westthorpe Business Centre, Killamarsh	0.35
Markham Vale (West of M1), Long Duckmanton	1.87
Markham Vale (Part of former Coalite land, Chesterfield Road), Long Duckmanton	1.25
Renishaw Industrial Estate	2.50
Hepthorne Lane, Tupton	3.32
Biwaters Site – Mixed Use Development, Clay Cross	1.36*
Land Adjacent to Norwood Industrial Estate, Killamarsh	5.40
The Avenue – Mixed Use Development, Wingerworth	4.00
Coalite Priority Regeneration Area	15.00
<b>Total</b>	<b>37.53</b>

Figure 5: Table of Employment Land Availability - 31<sup>st</sup> March 2025

- 5.9 At 31<sup>st</sup> March 2025, there were 7 employment commitments on non-allocated employment sites, totalling 4.49ha (Figure 6)



Application reference	Site Name	Area (ha)	Description of Employment Commitment
22/00850/FL	Grangers International, Enterprise Way, Markham Vale	0.132 ha	Extension to existing warehouse to include warehouse and 3 storey office accommodation
20/00290/RM	Site B, Roman Road Systems, Rotherside Road	0.222 ha	Mixed use development for 5 dwellings and 9 commercial units
17/00646/OL & 20/01290/RM & 20/01291/RM & 20/01292/RM & 20/01293/RM & 20/1293/RM & 22/01071/FL	The Coal Yard, North Wingfield Road, Grassmoor	3.925 ha	E(g)(i) offices, B2 workshops and B8 storage including parking
22/00960/FL	Norwood Industrial Estate	0.064 ha	Erection of 3 No. Single storey industrial buildings
21/01029/FL	Unit 14A, Stonebroom Industrial Estate	0.04 ha	Erection of two new buildings for manufacturing and storage purposes
23/00589/FL	Brendeck Ltd, Stonebroom Industrial Estate	0.062 ha	Removal of static caravan and erection of 2-storey industrial warehouse
22/00346/FL	N And R Needham And Co Ltd, Bridge Street Industrial Estate, Bridge Street, Clay Cross	0.04 ha	Application for extensions and alterations (including external recladding) to existing industrial unit & offices.
<b>Total</b>		<b>4.49 ha</b>	

Figure 6: Table of Employment Land Commitments as of 31<sup>st</sup> March 2025

- 5.10 37.53ha of employment land is still available until the end of the Plan Period on allocated sites and 13.61ha has already been taken up on allocated sites since the start of the Plan Period. In terms of non-allocated sites, as of this monitoring year, there is 4.49ha of employment commitments and an additional 3.68ha of employment land has been delivered. Furthermore, the Local Plan's 43ha requirement allowed for predicted losses of existing allocated employment land (20ha) during the Plan period. This is approximately 1ha per year, and therefore the predicted loss allocation at 31/03/2025 would be expected to be 11ha. However, since the start of the Plan period only 4.28ha has been lost on allocated employment sites. This would suggest that another 6.72ha (11 – 4.28) of employment land is still included within the supply, rather than lost as predicted. The overall employment land supply at 31/03/2025 is therefore  $37.53 + 13.61 + 4.25 + 6.72 + 4.49 = 66.60$ ha, against the requirement of 43ha.

- 5.11 Policies SS3 – SS6 relate to the three Strategic Sites at The Avenue, Biwaters, and Markham Vale, and the Coalite Priority Regeneration Area. Although employment land remains available at The Avenue none of this land has been delivered to date. In terms of the Biwaters site, there has since been a reduction in employment land available due to a Section 73 application to re-arrange uses on parcels 7, 8A, 9 and 11. This approves a further 3.64ha of housing on a parcel previously intended for employment use, thereby reducing the likely developable employment land to 1.36ha. Of the 1.36ha of employment land left, at 31<sup>st</sup> March 2025, the Marrow Development, comprising 5 commercial units to the East of the local centre development at the A61 site entrance (22/00523/FL), is well underway Markham Vale on the other hand, has delivered 5ha of employment land since 2014, with 1.25ha remaining. 15 ha of employment land has also been made available at the Coalite Priority Regeneration Area following approval of Reserved Matters applications on the site in respect of Plots 1 and 2. This was not previously included in the supply due to uncertainties over timescales for its delivery. At 31<sup>st</sup> March 2025, while these plots are not yet complete, development is well underway on-site, with their completion expected by the next monitoring year.
- 5.12 There is also further potential employment supply associated with the Dronfield Regeneration Area which is safeguarded for long-term employment provision in the North of the District. Whilst some of this land was developed during the monitoring period, it is unlikely that further significant areas of land will come forward without the necessary investment in infrastructure.
- 5.13 In summary, the above monitoring data indicates that policies SS2, and SS4 – SS6 of the Local Plan have been effective in achieving desired employment targets thus far; and this has been further bolstered by lower than predicted losses. Delivery of employment land on the Avenue is a priority to ensure both an appropriate mix of uses on these sites, and to provide high quality land and premises suited to the market. .

## **6. Retail Floorspace and Social Infrastructure**

- 6.1 The Council encourages the regeneration and enhancement of the District's town centres, as well as maintaining and enhancing the level of service provision in the District's villages. The provision of new, and loss of existing retail floorspace and social infrastructure will be monitored and reported annually through the AMR. For the purpose of this monitoring, planning permissions and completions for Use Classes A, D and Sui Generis have been interrogated up to 31 August 2020 and for the new Use Classes E, F1 and F2 (and amended Sui Generis) from 1 September 2020.
- 6.2 During the 2024/25 period, there was a net gain of 1,380m<sup>2</sup> floorspace of retail and social infrastructure within the District. Since 2018 there has been an overall net gain of 3,685m<sup>2</sup> of retail and social infrastructure, an average gain of 526m<sup>2</sup>/yr (Figure 7).

Years	Retail and Social Infrastructure Completions and Losses (m <sup>2</sup> ) (Net)
2014/15	-
2015/16	-
2016/17	-
2017/18	-
2018/19	2,122
2019/20	-1,021
2020/21	-804
2021/22	1,844
2022/23	-12
2023/24	176
2024/25	1,380
<b>TOTAL</b>	<b>3,685</b>

Figure 7: Retail and Social Infrastructure Completions and Losses 2014-2025<sup>4</sup>

- 6.3 Figure 8 shows the completions and losses position for settlements across the District for the 2024/25 monitoring period, revealing an overall net gain of approximately 1,380m<sup>2</sup> floorspace. Lower Pilsley has seen a decrease in floorspace overall (-108m<sup>2</sup>) through the conversion of a training facility back to a dwelling. Elsewhere in the district there was a 690m<sup>2</sup> increase in commercial floorspace in Holmewood, following the construction of two commercial units, now containing a range of commercial uses. Appendix 1 includes a list of all retail and social infrastructure completions and losses.
- 6.4 As outlined in Figure 8 Clay Cross had the highest level of retail and social infrastructure commitments on 31<sup>st</sup> March 2025, and Eckington and Killamarsh have none. There are a number of outstanding commitments for retail and social infrastructure District-wide, amounting to an increase of approximately 9,092m<sup>2</sup>. These commitments mainly consist of E(a)/A1 (retail) uses on the Biwaters Strategic Site, D1/F1/E(f) (non-residential institutions, such as schools) use on the Avenue Strategic site, and a series of E(b) schemes in Dronfield. Appendix 2 includes a list of all outstanding retail and social infrastructure commitments.

Settlement	E(a)/ A1	E(b)/ A3	E(c)/ A2	E(d)/ D2(e)	E(e) )/ D1( a)	E(f)/ D1(b)	SG/A4 + A5+D2 + D2 (a-d)	F1/D 1 (c-i)	F2/ A1+ D1(g)+ D2(e)	TOTAL
Ashover	0	0	0	0	0	0	0	0	0	0
Clay Cross	74	270	15	0	0	0	0	0	0	359

<sup>4</sup> Information not available before 2018

Settlement	E(a)/ A1	E(b)/ A3	E(c)/ A2	E(d)/ D2(e)	E(e) )/ D1(a)	E(f)/ D1(b)	SG/A4 + A5+D2 + D2 (a-d)	F1/D 1 (c-i)	F2/ A1+ D1(g)+ D2(e)	TOTAL
Dronfield	0	0	0	200	0	0	0	0	0	200
Eckington	0	0	0	0	0	0	0	0	0	0
Grassmoor	0	0	0	0	0	0	210	0	0	210
Holmesfield	0	0	0	0	0	0	0	0	0	0
Holmewood	0	0	0	0	0	0	690	0	0	690
Killamarsh	0	0	0	0	0	0	0	0	0	0
L. Pilsley	0	0	0	0	- 108	0	0	0	0	-108
Shirland and Higham	0	0	9	0	0	0	0	0	0	9
Tupton	0	0	5	0	0	0	0	0	0	5
Unstone	0	0	15	0	0	0	0	0	0	15
<b>TOTAL</b>	<b>74</b>	<b>270</b>	<b>44</b>	<b>200</b>	<b>- 108</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>1,380</b>

Figure 8: Retail and Social Infrastructure completions & losses 2024/25 (floorspace in m²)

Settlement	E(a)/ A1	E(b)/ A3	E(c)/ A2	E(d)/ D2(e)	E(e)/ D1(a)	E(f)/ D1 (b)	SG/A 4+ A5 +D2 + D2(a- d)	F1/D1 (c-i)	F2/A1 + D1(g) + D2(e)	Mix of Uses	TOTAL
Ashover	0	0	0	0	0	0	0	0	192	0	192
Apperknowle	0	0	0	0	0	0	0	0	133	0	133
Barlow	-50	0	0	0	0	0	0	0	0	0	-50
Clay Cross	1937	827	0	0	0	0	0	1920	0	0	4684
Dronfield	0	602	0	0	0	0	575	0	125	0	1302
Eckington	0	111	0	0	0	0	0	0	0	0	111
Grassmoor	0	0	0	0	0	0	0	0	240	0	240
Killamarsh	0	0	0	0	0	0	0	0	0	0	0
Shirland and Higham	120	0	0	0	0	170	-85	0	23	0	228
Wingerworth	0	0	0	0	0	2252	0	0	0	0	2252
<b>TOTAL</b>	<b>2,007</b>	<b>1540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2422</b>	<b>490</b>	<b>1920</b>	<b>713</b>	<b>0</b>	<b>9,092</b>

Figure 9: Retail and Social Infrastructure commitments at 31<sup>st</sup> March 2025 (floorspace in m²)

- 6.5 Throughout the district there are thirteen former public houses/ drinking establishments which have received planning permission for conversion or redevelopment to either residential or restaurant/Holiday accommodation uses (see Figure 10). A start has been made to convert the Pilsley Miners Welfare and the Crown Inn at Higham. Meanwhile, 2 further applications have been granted permission to convert The Three Tuns in Dronfield and The Gate Inn in North Wingfield. There has also been an application granted to demolish the Commerical Inn, in Eckington, which is proposed to be replaced by a block of 10 flats. Within this monitoring year, one application has been completed, this being the conversion of the Butchers Arms, in Marsh Lane, to a single dwelling as part of a larger scheme, including further new build dwellings.

Permission Ref	Name	Address	Settlement	Committed loss	Conversion to	Status
20/00980/FL	Shoulder of Mutton	Belper Road,	Shirland	-139	Residential	Completed
21/01283/FL	Gardeners Inn	12 Market Street	Clay Cross	-311	Restaurant	Completed
21/00016/FL	Duke of York	37 Market Street	Eckington	-217	Residential	Completed
20/00143/FL	The Gate Inn	Overgreen	Cutthorpe	-340	Residential	Completed
19/00649/FL	Crown Inn	Main Road	Higham	-382	Residential	Started
19/00113/FL	Fleur De Lys	Main Road	Unstone	-196	Residential	Completed
19/00940/FL	The Hallows	135 Cemetery Rd	Dronfield	-377	Restaurant	Lapsed
21/00473/FL	The Telmere Lodge	Mansfield Road	Hasland	-530	Residential	Completed
21/00885/FL	Pilsley Miners Welfare	Rupert Street	Lower Pilsley	-461	Residential	Started
22/00806/FL	Butchers Arms	Main Road	Marsh Lane	-845	Residential	Completed
24/00510/FL	The Three Tuns	Cemetery Road	Dronfield	-400	Restaurant/ Holiday accommodation	Granted
23/00986/FL	Commercial Inn	Bridge Street	Pilsley	-533	Residential	Granted
24/00791/FL	The Gate Inn	Lawrence Road	North Wingfield	-257	Residential	Granted

Permission Ref	Name	Address	Settlement	Committed loss	Conversion to	Status
TOTAL						

*Figure 10: Committed losses of drinking establishments (pubs) - 31<sup>st</sup> March 2025 (floorspace in m<sup>2</sup>)*

- 6.6 In summary, the above monitoring data indicates that policy WC4 of the Local Plan has been mostly effective in both providing new retail floorspace and social infrastructure and retaining existing retail floorspace and social infrastructure. While figure 10 does reveal that there has been a significant loss of local public houses over the last 5 years, these losses are likely reflective of similar nationwide trends and so are unlikely due to the effectiveness of policy WC4. Since monitoring of floorspace and social infrastructure began in 2018 there has been an overall net gain of **3,685m<sup>2</sup>** of retail and social infrastructure, an average gain of 526m<sup>2</sup>/yr since 2018.
- 6.7 This increase in new floorspace has been further bolstered by a higher-than-expected retention rate of existing retail floorspace and social infrastructure, and a number of outstanding commitments for retail and social infrastructure District-wide, which amount to a potential increase of approximately 9,092m<sup>2</sup>.

## The Community

### 7. The Strategic Sites and Priority Regeneration Area

- 7.1 There are four strategic sites in the district, the Avenue site, Former Biwaters site, Markham Vale site and Coalite site. However, the Coalite Site is identified as a 'Priority Regeneration Site' within the current Local Plan. This is because the site was affected by the proposed eastern leg of HS2. As a result, the Local Plan does not rely on the site to deliver housing and employment during the plan period.
- 7.2 **The Avenue, Wingerworth:** the site was first allocated for re-development in the 2005 Local Plan; since then, the Avenue Area Strategic Framework (AASF) has been adopted by the Council to secure its comprehensive development as a mixed-use site, and the site is allocated in the 2021 Local Plan. The site comprises 3 separate areas of ownership between Homes England, Taylor Wimpey and the District Council.
- 7.3 The AASF has guided a series of planning applications on the site which together comprise the delivery of the following elements:
- Up to 1100 new dwellings,
  - 4ha of land for employment uses.
  - Community uses including:
    - 1.8ha of land for a Primary School
    - 0.4ha for other community uses

- Associated roads and access infrastructure, play space, recreation facilities, landscaping and public open space.
- 7.4 The site area owned by Homes England currently has outline permission for mixed use development (16/00525/OL ), comprising 13.4ha of residential use providing 469 dwellings, 2.8ha of commercial land for employment uses, non-residential community uses and formal play and recreation space, associated access and parking, landscaping. A further 20 homes were added to the scheme through a s73 application, which replaced a strip of the educational land.
- 7.5 For the first phase, Kier Living Limited (now Tilia Homes) secured reserved matters approval (16/00526/RM) for 252 dwellings in September 2017. The site is currently under construction and 183 dwellings had been completed by April 2024, leaving 69. The Council anticipated that the site would deliver approximately 30 dwellings per year, while Tilia Homes aimed for a higher completion rate. As of April 2025, this anticipated completion rate has not been met, with only 15 dwellings completed in the 2024-25 period, now leaving 54 remaining.
- 7.6 For the second phase, Strata Homes and Homes England submitted a reserved matters application (23/00946/RM) for 217 homes in November 2023. Following the end of the 2023/24 monitoring period, this has now been approved. Strata Homes has indicated that they are aiming to commence on site from June 2025, after which they anticipate there to be 48 dwellings completed per year from June 2026 onwards.
- 7.7 The site area owned by Taylor Wimpey has full permission for 111 dwellings for their first phase (15/00867/FL Cottage Hill Farm). The first phase has been completed, and all 111 dwellings have been built out. A planning application for the second phase was submitted to the Council in September 2019 for 131 dwellings and a small retail unit (19/00961/FL). This application is still pending consideration due to the uncertainty around required improvements to the Mill Lane/A61 junction. The developers agreed to an extension of time on the application in June 2022.
- 7.8 **Former Biwaters Site, Clay Cross.** This 27.4ha mixed use development was first allocated in the 2005 Local Plan and this has been carried forward in the current Local Plan. Outline planning permission was first secured for the site in August 2010 and included site remediation, public open space, residential and employment development.
- 7.9 A revised outline scheme (17/00666/OL) was approved in August 2018 for the following development:
- 825 new homes
  - Approximately 8 ha of employment generating uses incorporating:
    - B1 (now E(g)), B2 & B8 (up to 5ha),
    - A local centre, A1, A2, A3, A4 and/or A5 (up to 2ha)
    - Hotel/Care Home, C1 and C2 (up to 0.8ha)
  - Open Space, and
  - Associated highway works including a link road between the A61 and A6175.



- 7.10 The scheme is well underway, with the completion of a roundabout on the A61, a road into the site; a new public house, a drive-through restaurant, and a drive-through coffee shop at the A61 site entrance; and a retail unit. As of 2025, construction of a 66 bed care home is still in progress and construction of the Marrow Development, comprising 5 commercial units (22/00523/FL), is also well underway.
- 7.11 In terms of the residential elements, Reserved Matters permission has been granted for all four phases (1, 2, 3 and 4). All 171 dwellings on the first phase had been completed by St Modwen Homes in April 2023. For the second phase Reserved Matters permission was granted for 147 dwellings to St Modwen Homes, 99 dwellings had been completed by April 2025, leaving 48 dwellings still to be constructed.
- 7.12 For the third phase, reserved Matters permission was granted for 97 dwellings. By April 2024, Avant Homes had completed all dwellings. For the fourth phase, several Reserved Matters permissions were granted resulting in a total of 223 dwellings. 181 dwellings had been completed by April 2024, leaving 42 dwellings still to be constructed.
- 7.13 For the Fifth Phase, Reserved Matters permission was granted in April 2023 for 36 dwellings. As of April 2025, none of the 36 dwellings have been completed.
- 7.14 In May 2024, outline planning permission (21/01090/OL) was granted which proposes to rearrange the uses on several parcels. For parcel 7, 10 dwellings are proposed and for parcel 9, a further 106 units, creating 116 further dwellings in total. These are likely only to come forward from 2030 onward.
- 7.15 The Council projects the remaining 90 dwellings of the second and fourth phase to be complete within the next two years. This is followed by the 36 dwellings of the fifth phase, which are projected to be fully delivered by the fifth year. taking in to account any uncertainties over multiple outlets on site and current market conditions. As the residential phases in the permitted Masterplan now mostly have detailed permission and are being built out, it is likely that some of the 825 dwellings permitted at outline may not be developable. At the end of the 2024/25 monitoring year, approximately 5ha of employment land was still available on the site and yet to be delivered as a part of the overall outline scheme.
- 7.16 **Markham Vale, Long Duckmanton.** This is an 85ha scheme which is based around the regeneration of the former Markham colliery. It is a joint site between Bolsover District, Chesterfield Borough and North East Derbyshire District. An area of approximately 10ha of land between Long Duckmanton and the M1 Motorway lies within North East Derbyshire. Regeneration of the site began in 2006 and initial phases of the development have been completed.
- 7.17 Two B2/B8 units have previously been built at Markham Vale, and another B2/B8 unit with ancillary B1(a) offices was completed during the 2019/2020 monitoring



period. There is 1.87ha of available employment remaining on the part of the Markham Vale site that falls within North East Derbyshire District.

- 7.18 **Coalite Priority Regeneration Area.** This 61ha site is located on the former Coalite Chemical Works site. It is an important cross-boundary site with Bolsover District and lies adjacent to the boundary with Chesterfield Borough. The site has a history of contamination due to its associated uses of coal mining and coal oil chemical processing. Bolsover Land had previously secured outline permission (14/00145/OL) for the North East Derbyshire section including the remediation of the site, the provision of approx. 660 homes, 70,000m<sup>2</sup> employment land, a transport hub, energy centre, visitor centre/museum, local centre and land for a new primary phase school.
- 7.19 Implementation of the approved scheme was subsequently affected by the Government's safeguarding direction for the proposed realignment of the route for HS2, such that it would run through the eastern end of the Coalite site affecting two proposed housing plots and a key roundabout access off Chesterfield Road. Since this time, the landowner secured a revised scheme for B1c, B2 and B8 uses, focussed on the western part of the site, an area unaffected by HS2 (22/00818/RM). The scheme includes two large buildings for industrial uses, which will provide approx. 46,000m<sup>2</sup> employment land. As of March 2025, the construction of both buildings was well underway. The Government has since confirmed that the northern leg of HS2 that passes through the district will not go ahead and the safeguarding direction was recently lifted.
- 7.20 In summary, the above monitoring data indicates that policies SS3 – SS4 of the Local Plan have been effective in delivering desired housing targets on the strategic sites thus far. Construction of housing on both the Avenue and the Former Biwaters Site is being delivered at a steady rate annually as anticipated. On the Biwaters site it is likely that the overall housing target may not be achievable in the long term, due to lower density development than anticipated.
- 7.21 The delivery of employment land on the Avenue site has not commenced yet and is now a priority to ensure both an appropriate mix of uses on the site, and to provide high quality land and premises suited to the market.
- 7.22 Both policies SS5 and SS6 of the Local Plan have been effective in achieving desired employment targets thus far; and this has been further bolstered by lower than predicted losses.

## 8. Housing Delivery Test

- 8.1 The North East Derbyshire Local Plan 2014 – 2034, Policy SS2, includes a strategic requirement to deliver a minimum of 6,600 dwellings over the 20 year Plan period. This is 330 dwellings per year.

- 8.2 Survey work to determine the level of housing completions for the monitoring period 2024/25 was carried out during March/ April 2024. Appendix 3 includes a list of all the residential completions by settlement during the 2023/24 monitoring period. The results show that 561 new dwellings were completed, and 6 dwellings had been demolished or converted. This results in a **net completion figure of 555 dwellings** for the monitoring period. Appendix 6 provides a schedule of housing completions for the period.
- 8.3 Figure 11 shows the annual net completions since 2014 against the annual requirement of 330 dwellings. Whereas completions in the first few years varied, they were consistently and significantly over target from 2019 onwards. This gives a combined oversupply of 1260 dwellings for the past 11 years. Therefore, there is no shortfall. The average completion rate since 2014 is 444 dwellings per year, delivering 34% more than the requirement of 330 dwellings.

	Completions	Target	Under/Oversupply
2014/15	262	330	- 68
2015/16	431	330	+101
2016/17	282	330	- 48
2017/18	396	330	+66
2018/19	189	330	- 141
2019/20	436	330	+106
2020/21	465	330	+135
2021/22	555	330	+ 225
2022/23	776	330	+ 446
2023/24	543	330	+ 213
2024/25	555	330	+225
<b>TOTAL</b>	<b>4890</b>	<b>3300</b>	<b>+1260</b>

Figure 11: Dwelling Completions 2014 - 2025

- 8.4 The Government’s Housing Delivery Test is an annual measurement of housing delivery in the area of plan-making authorities. The Housing Delivery Test is a percentage measurement of the net number of homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three-year period. The Housing Delivery Test Measurement Rule Book 2018 states that the requirement should be the lower of either the latest adopted housing requirement or the minimum annual local housing need figure (using the Government’s standard method of calculation). For North East Derbyshire, the lower is the minimum annual local housing need figure.
- 8.5 The results were published by the Government in December 2024 for the period 2022-23. Figure 12 shows North East Derbyshire’s results. This shows that cumulative figures over the three-year period exceed the Local Housing Need Figure by 1,135 dwellings.

	Completions	HDT housing need figure	Under/Oversupply
2020/21	465	168	+297

	Completions	HDT housing need figure	Under/Oversupply
2021/22	555	246	+309
2022/23	776	247	+529
<b>TOTAL</b>	<b>1,796</b>	<b>661</b>	<b>+1,135</b>

Figure 12: Annual Net Completions measured under Housing Delivery Test 2023

- 8.6 The 2024 Housing Delivery Test results were not available at the time of writing, however, the Council expects there to continue to be a significant oversupply.

## 9. Five Year Housing Land Supply and Plan Period Housing Trajectory

- 9.1 The 2024 National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 9.2 Appendix C to the North East Derbyshire Local Plan 2014 – 2034 includes a housing trajectory, which shows how the housing allocations and commitments are expected to be delivered during the plan period, based on the data available at April 2020. Based on this trajectory, it was expected that a five-year supply could be maintained until 2025/26 when the supply is projected to fall below five years.
- 9.3 The monitoring period this AMR covers is the third full year after adoption of the Local Plan, and five years since the data that informed the housing trajectory in Appendix C of the Local Plan. Within these five years, 2,894 dwellings have been completed, close to, but exceeding the 2,736 dwellings that were projected.
- 9.4 An updated housing trajectory for the remaining plan period is included at Appendix 6 to this AMR and identifies when the supply is projected to fall below five years. Figure 13 sets out the five-year supply position at 2025 (5.32 years) and in each of the subsequent years. It includes any undersupply, the requirement for each year including the 5% buffer, the supply in the following five years, and the resulting years of supply. Figure 13 shows that based on current evidence and assuming no new sites come forward, the future supply will fall below 5 years at 01/04/2026.

Date	Und er- sup ply	Requirement (330 x 5yrs) + undersupply + 5%	Supply years	Supply	Years (Supply÷ Requirement)5
Yr 1: 01/04/2025	0	1733	2025/26 – 2029/30	1845	5.32
Yr 2: 01/04/2026	0	1733	2026/27 – 2030/31	1703	4.91

Yr 3: 01/04/2027	0	1733	2027/28 – 2031/32	1518	4.38
Yr 4: 01/04/2028	0	1733	2028/29 – 2032/33	1452	4.19
Yr 5: 01/04/2029	0	1733	2029/30 – 2033/34	1255	3.62
Yr 6: 01/04/2030	0	1733	2030/31 – 2034/35	1018	2.94
Yr 7: 01/04/2031 <sup>5</sup>	0	1733	2031/32 – 2035/36	833	2.40

Figure 13: Rolling five-year supply, April 2025

- 9.5 The information in sections 8 and 9 above clearly demonstrates that the housing land supply policies are being effective. However, build out rates have been higher than anticipated and it is likely that the Council will need to identify new sites to maintain a five-year land supply position over the next few years. This could be achieved in a number of ways, such as through new windfall sites coming forward, or through the identification of new sites in the new local plan that is currently in preparation. Appendix 4 includes a snapshot of all the residential commitments by settlement at 31<sup>st</sup> March 2025.

## 10. Affordable Housing Provision

- 10.1 The 2017 Strategic Housing Market Assessment (SHMA) update indicates that in North East Derbyshire there is a need for 172 affordable dwellings per year up to 2035. However, the SHMA Update acknowledges that not all that provision is realistically deliverable or justified through the planning system alone.
- 10.2 To address this, Planning Policy LC2 of the Local Plan seeks to secure the provision of an element of affordable housing on suitable sites. The policy requires all new housing proposals for 10 or more dwellings, or with a site area of 0.5 hectares or more to provide 30% affordable housing within high value areas and 20% in the remaining area, as informed by the Whole Plan Viability Assessment.

Years	Affordable Housing Completions (net)	% of total Completions
2014/15	129	49%
2015/16	165	38%
2016/17	0	0%
2017/18	96	24%

<sup>5</sup> The worked table cannot show the supply position beyond year 7, because the future five years from year 8 onwards would need anticipated delivery information from beyond the Plan Period (ie the future supply at year 7 is from 2031/32 to 2035/36; at year 8 it would be from 2032/33 to 2036/37). Comprehensive delivery information from beyond the Plan Period is not currently available.

2018/19	-17	-9%
2019/20	91	21%
2020/21	58	12%
2021/22	111	20%
2022/23	138	18%
2023/24	98	18%
2024/25	110	20%
<b>TOTAL</b>	<b>979</b>	<b>20%</b>

Figure 14: Affordable Housing Completions 2014 - 2025

- 10.3 Figure 14 shows an overall net gain of 979 affordable homes which equates to 20% of the total number of dwellings (4,890 net) delivered between 2014 and 2025. During the 2024/25 monitoring period there was a net completion of 110 affordable dwellings. Figure 15 identifies where these affordable homes have been delivered. All affordable dwelling completions took place in an area where 20% affordable housing is required for all new housing proposals for 10 or more dwellings, or with a site area of 0.5 hectares. This monitoring year, the rate of affordable housing completions in relation to the overall completions meets the requirement of 20%.

Settlement	Permission Ref.	Address	Total residential units	Total net comps 2024/25	Total net affordable comps 2024/25
<b>Calow</b>	21/00773/RM	Land Adjacent The West Side Of 40, Church Meadows, Calow	43	29	<b>9</b>
<b>Clay Cross</b>	19/00903/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 4)	223	51	<b>2</b>
<b>Holmewood</b>	21/00853/FL	Ellen House, Heath Road, Holmewood	18	18	<b>18</b>
<b>Holmewood</b>	21/01495/FL	Land To The Rear Of 151-181, Chesterfield Road, Holmewood	41	41	<b>22</b>
<b>Holmewood</b>	21/01486/RM	Windy Ridge, Tibshelf Road, Holmewood	247	45	<b>10</b>

<b>Morton</b>	21/00525/RM	Land North West of 66 Stretton Road, Morton	100	42	<b>18</b>
<b>North Wingfield</b>	22/00057/FL	Whiteleas Avenue, North Wingfield	70	48	<b>27</b>
<b>Pilsley</b>	20/00352/RM	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	98	17	<b>4</b>
<b>TOTAL</b>					<b>110</b>

Figure 15: Affordable Housing Completions 2024/25

- 10.4 At 31<sup>st</sup> March 2025, there were a number of outstanding commitments for new affordable housing. Appendix 5 shows that planning permission is in place for 375 affordable homes, 303 of which are expected to come forward in the next five years. Additionally, other development schemes include financial contributions towards off-site affordable housing; these are included within the [Council's Infrastructure Funding Statement](#).
- 10.5 There are three permitted sites of 10 or more dwellings within the high value area, two located in Ashover and one in Dronfield<sup>6</sup>, which requires 30% affordable housing. Together the sites would provide 28% affordable dwellings.
- 10.6 Overall, the affordable housing policies in the Plan appear to be operating on target within the lower value (20%) area and close to target within the higher value (30%) area, noting that there are only two schemes falling within this category.

## 11. Type and Mix for New Housing

- 11.1 The 2017 Strategic Housing Market Assessment (SHMA) Update recommends a size mix for market housing, affordable home ownership and affordable rented housing (see figure 16).
- 11.2 These figures are indicators against which delivery is monitored rather than a target for each individual site. On some sites, it will not be appropriate to be prescriptive on the housing composition for a single scheme, particularly on smaller sites where it may be impractical, or where there are specific physical site constraints that may limit the range of housing that is possible, or where there may be market demand or viability issues. Such issues will always be considered and explored in negotiation with developers using the latest information from housing need studies as a basis.

<sup>6</sup> 17/00841/RM Land At The Junction Of Narrowleys Lane And, Moor Road, Ashover; 19/00868/RM Land South West Of Grange Farm, Milken Lane, Ashover; and 22/00686/FL Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield.

11.3 For the monitoring year 2024/25, 561 dwellings (gross) were completed. Of these completions, 3% were 1-bed, 19% were 2-bed, 43% were 3-bed and 34% were 4-bed or more.

11.4 Similarly to the previous monitoring year, for market housing, the completions of four or more bedrooms properties greatly exceeds the recommended proportion. Market housing completions also under-performed against the recommended targets for 1-3 bed dwellings.

Tenure	Market Housing recommended	Market Housing actual	Affordable Ownership recommended	Affordable Ownership actual	Aff/Social Rented recommended	Aff/Social Rented Actual	Total Housing
1 Bed	0-5%	0.2%	10-15%	14.3%	25-30%	13.6%	3%
2 Beds	30%	12.6%	40-45%	60.7%	45%	42%	19%
3 Beds	50%	45.2%	35-40%	25%	20%	39.5%	43%
4 Beds +	15-20%	41.7%	5-10%	0%	5-10%	4.9%	34%

Figure 16: Size Mix for New Housing 2024/25 (gross)

Reference	Site	Tenure
19/00903/RM	Former Biwater Site, Brassington Street, Clay Cross	2 Social Rent
21/00853/FL	Ellen House, Heath Road, Holmewood, Chesterfield	11 Social Rent 7 Shared Ownership
21/01486/RM	Windy Ridge, Tibshelf Road, Holmewood, Chesterfield	10 Discounted Market
21/01495/FL	Land To The Rear Of 151-181, Chesterfield Road, Holmewood	22 Social Rent
22/00057/FL	Whiteleas Avenue, North Wingfield	22 Social Rent 5 Shared Ownership
20/00352/RM	Land South Of Sports Ground At The Corner Of Rupert Street And Hallgate Lane, Pilsley	4 Affordable Rent
21/00525/RM	Land North West Of 66 Stretton Road, Morton	18 Affordable Rent to Buy



Reference	Site	Tenure
21/00773/RM	Land Adjacent The West Side Of 40 Church Meadows, Calow	9 Affordable Rent
<b>TOTAL</b>		<b>13 Affordable Rent</b> <b>12 Shared Ownership</b> <b>10 Discounted Market</b> <b>18 Affordable Rent to Buy</b> <b>57 Social Rent</b>

Figure 17: Affordable Housing Completions by tenure NEDDC 2024/25

- 11.5 In relation to affordable housing, 110 new build affordable houses were completed, of which 13 were affordable rented housing, 12 shared ownership, 10 Discounted market homes, 18 Affordable Rent to Buy and 57 social rented housing.
- 11.6 For affordable home ownership, of the 12 shared ownership properties provided in 2024/25, 25% were 2-bed and 67% were 3-bed; and of the Discounted market properties, 100% were 2-bed. Against the SHMA recommendations, of the total 28 affordable home ownership properties delivered in 2024/25, there is a substantial overprovision of 2-bed houses and insufficient 3-bed and 4-bed houses. Of the discounted market homes specifically, there was a lack of sufficient housing mix, only providing an oversupply of 2-bed homes.
- 11.7 Of the 81 affordable/social rented housing completions, 13.6% were 1-bed, 42% were 2-bed, 39.5% were 3-bed and 4.9% were 4-bed+ dwellings. This is an under provision of 1-bed and 2-bed houses in comparison to the SHMA recommendations and an over-provision of 3-bed houses.
- 11.8 In terms of securing an appropriate mix of dwelling types, tenures and sizes (Policy LC4 paragraph 1), whilst the policy and supporting text do not specify what would be appropriate, the SHMA identified that affordable home ownership may not be the best affordable housing solution for the area, and that affordable/social rent would be more appropriate. However, a requirement for a minimum of 10% affordable home ownership was introduced to the NPPF in 2018 (Local Plan policies are based upon the 2012 version of the NPPF) then subsequently removed from the latest NPPF in 2024, which has had an impact on tenure types delivered overall. For example, during the 2024/25 monitoring year, approximately 63% of the affordable homes provided were for affordable and social rent, whilst during 2020/21 almost 100% of affordable schemes were for shared ownership.
- 11.9 In terms of appropriate dwelling sizes, monitoring shows that the recommended size mix in the Local Plan is not being met. Delivery over the last few years has included an undersupply of 1-bed and 2-bed market houses and an over-provision of 4+ bed market houses. For affordable properties (both rent and ownership) there has been a general undersupply of both 1-bed and 4-bed



properties. The only exceptions to this in this monitoring year being the percentage of 1-bed affordable ownership properties, which has been met, and discounted market properties, of which there were only 2-bed properties. This suggests that it would be necessary to strengthen future housing policies to encourage delivery of smaller market housing, and secure increased provision of 1-bed and 4+bed affordable homes.

## 12. Housing for Older People and Disabled People

- 12.1 The 2017 Strategic Housing Market Assessment (SHMA) Update finds that the Housing Market Area has a high level of disability when compared to other areas and that an ageing population means that the number of people with disabilities is expected to increase substantially in the future. This would suggest that there is a clear need to increase the supply of accessible and adaptable dwellings and dwellings for wheelchair users, as well as specialist housing for disabled or older people.
- 12.2 For North East Derbyshire, the SHMA identifies a need for 61 specialist housing units for older people and 23 registered care bed-spaces per annum from a base date of 2014.
- 12.3 Derbyshire County Council's 'Older People's Housing, Accommodation and Support, A Commissioning Strategy for Derbyshire, 2019-2035', identifies the following types of housing for older people:
- Age-designated housing: social sector sheltered and age-exclusive housing and private sector leasehold retirement housing. This includes schemes, for rent and for sale, with on-site staff support, those with locality-based support services and schemes with no associated support services.
  - Housing with care: includes extra care schemes, often called 'assisted living' in the private sector, with 24/7 care available on-site and housing schemes that offer bespoke care services, even if these are not full on-site 24/7 care, across both the social and private sector.
  - Nursing and residential care: Residential care is residential accommodation together with personal care, i.e. a care home. Nursing care is residential accommodation together with nursing care i.e. a care home with nursing.
  - Helping people stay independent in their own home: life-time homes compliant (M4(2) and M4(3) in planning terms) i.e. without care on-site, but designed to enable people to age in place, to allow for decreased mobility and permit individuals to be cared for easily in their own homes should that be required.
- 12.4 Policy LC4 in the North East Derbyshire Local Plan 2014 – 2034 supports the provision of housing for older people and specialist housing provision and requires development proposals for 10 or more dwellings to provide 20% accessible and adaptable dwellings.

- 12.5 There are six outstanding commitments for nursing and care schemes at 31<sup>st</sup> March 2025, as shown in Figure 18. Together these permissions would provide 106 bed spaces.

Site and planning reference	Bedrooms	Type of care
Ashgate House Nursing Home, Ashgate Road, Ashgate <b>17/00748/FL</b>	25	Nursing and Residential Care Older People
Former Biwaters Site, Brassington Street, Clay Cross <b>23/00585/RM</b>	66	Residential Care Older People
<b>My House Calow,</b> <b>Oaks Farm Lane, Calow</b> <b>24/00453/FL</b>	4	Childrens Home Younger People (8-18yrs)
<b>8, Station Road,</b> <b>Pilsley</b> <b>24/00810/FL</b>	5	Childrens Residential Care Younger People (6-15yrs)
<b>40, Elvin Way,</b> <b>Tupton</b> <b>24/00983/LDC</b>	1	Childrens Home Younger People (9-18yrs)
<b>Site Of 66 And 68,</b> <b>Queen Victoria Road, Tupton</b> <b>24/00549/FL</b>	5	Residential Care Younger People (16-18yrs)
<b>TOTAL</b>	<b>106</b>	

*Figure 18: Nursing and residential care homes: Commitments at 31<sup>st</sup> March 2025(number of bedrooms)*

- 12.6 While no age designated housing schemes were completed during 2024/25, there is one outstanding commitment for 17 over 55s bungalows at Netherthorpe Road in Wingerworth, under application 25/00143/RM. One housing with care scheme was also completed within 2024/25 at the former site of Ellen House, Holmewood. This now provides 19 homes with care.
- 12.7 There are two outstanding commitments for M4(3)<sup>7</sup> wheelchair user standard units at 31<sup>st</sup> March 2025 as shown in figure 19. Together, these permissions would provide 11 wheelchair-accessible dwellings.

Site and planning reference	Number of Dwellings
Land South West Of Grange Farm, Milken Lane, Ashover <b>19/00868/RM</b>	10
Garage Site, Byron Grove, Stonebroom <b>24/00601/FL</b>	1
<b>TOTAL</b>	<b>11</b>

<sup>7</sup> M4(3) homes are wheelchair user dwellings; Building Regulations 2010 (updated in 2015)

Figure 19: Accessible and adaptable M4(3) dwellings: Commitments at 31<sup>st</sup> March 2025.

In total, 26 M4(2)<sup>8</sup> homes were delivered across three schemes in 2024/45., as shown in figure 20. At 31<sup>st</sup> March 2024, there are eleven outstanding commitments for at least 308 M(4)2 homes, as shown in figure 21.

Site and planning reference	Number of Dwellings
Windy Ridge, Tibshelf Road, Holmewood <b>21/01486/RM</b>	17
Land Between Old Canal And North Side Of Primrose Lane, Primrose Lane, Killamarsh <b>21/00976/FL</b>	1
Land Between 1 St Leonards Place And Shirland Primary School, Park Lane, Shirland <b>22/00418/FL</b>	8
<b>TOTAL</b>	26

Figure 20: Accessible and adaptable M4(2) dwellings: Completions at 31<sup>st</sup> March 2025.

Site and planning reference	Number of Dwellings
Lane To The West Of Oaks Farm Lane, Oaks Farm Lane, Calow <b>22/00384/RM</b>	15
Former Biwater Site, Brassington Street, Clay Cross <b>22/00990/RM</b>	8
Windy Ridge, Tibshelf Road, Holmewood, <b>21/01486/RM</b>	82
Land Between Old Canal And North Side Of Primrose Lane, Primrose Lane, Killamarsh <b>21/00976/FL</b>	9
Land south west of Upperthorpe Road, Killamarsh <b>24/00308/MRM</b>	62
Pilsley Miners Welfare, Rupert Street, Lower Pilsley <b>21/00885/FL</b>	3
Commercial Inn, Bridge Street, Pilsley <b>23/00986/FL</b>	2
Land At Rear Of 263, Nethermoor Road, Wingerworth <b>25/00143/RM</b>	3
Land To The North West Of 101, Birkinstyle Lane, Shirland <b>21/01506/RM</b>	5
Street Record, The Bungalows, Stonebroom, Shirland <b>24/01001/MFL</b>	14
The Former Avenue Site, Derby Road, Wingerworth <b>23/00946/RM</b>	112
<b>TOTAL</b>	315

<sup>8</sup> M4(2) homes are accessible and adaptable dwellings; Building Regulations 2010 (updated in 2015)

Figure 21: Accessible and adaptable M4(2) dwellings: Commitments at 31st March 2025.

- 12.8 Since the adoption of the North East Derbyshire Local Plan 2014 – 2034, sixteen residential schemes of 10 or more dwellings have been granted full or reserved matters planning permission. Twelve of these, including all six granted within this monitoring year, include provision for accessible and adaptable homes, as described above. Last year's AMR highlighted how a programme of training and awareness raising with officers had been put in place in response to some permissions not including accessible and adaptable homes, contrary to the requirements of Policy LC4. While this appears to have been effective this year, in terms of full and reserved matters schemes, the only outline permission for over 10 dwellings that has been approved since March 2024 does not include a portion of M4(2) compliant dwellings within the conditions. However, the officer handling this application has made it clear this will be required at the RM stage.
- 12.9 Overall, since 2014, there have been 109 housing with care completions, 39 new nursing and residential care bed-spaces for older people, 34 new nursing and residential care bed-spaces for younger people or people with learning disabilities, 56 accessible and adaptable home completions and 7 wheelchair adaptable home completions, as indicated by figures 22 to 24.

Years	Age-designated housing	Housing with care
2014/15	0	0
2015/16	0	90
2016/17	0	0
2017/18	0	0
2018/19	0	0
2019/20	0	0
2020/21	0	0
2021/22	0	0
2022/23	0	0
2023/24	0	0
2024/25	0	19
<b>TOTAL</b>	<b>0</b>	<b>109</b>

Figure 22: Age-designated housing and housing with care Completions 2014 – 2025

Years	Nursing and residential care - older people	Nursing and residential care - younger people or people with learning disabilities
2014/15	0	0

Years	Nursing and residential care - older people	Nursing and residential care - younger people or people with learning disabilities
2015/16	39	6
2016/17	0	8
2017/18	0	0
2018/19	0	0
2019/20	0	0
2020/21	0	8
2021/22	0	0
2022/23	0	0
2023/24	0	12
2024/25	0	0
<b>TOTAL</b>	<b>39</b>	<b>34</b>

Figure 23: Nursing and residential care home: Completions 2014 – 2025 (number of bedrooms)

Years	Accessible and Adaptable homes M4(2)	Wheelchair adaptable homes M4(3)
2014/15	0	0
2015/16	18	3
2016/17	0	0
2017/18	0	0
2018/19	2	1
2019/20	0	0
2020/21	0	0
2021/22	0	0
2022/23	0	2
2023/24	10	1
2024/25	26	0
<b>TOTAL</b>	<b>56</b>	<b>7</b>

Figure 24: Accessible and Adaptable Homes M4(2) and Wheelchair adaptable homes M4(3): Completions 2014 – 2025

12.10 Overall, Policy LC4 paragraphs 2 and 3 are not currently delivering to their full potential. Since 2014 the Council has not been meeting the District's need for either accessible and adaptable and wheelchair user homes (M4(2) & M4(3)) or specialist homes for older people or people with additional care needs. In the 2024/25 monitoring year, no M4(3) adaptable homes, nursing homes, residential care homes, or age-designating homes were completed. In terms of the policy

requirement for 20% accessible and adaptable homes (M4(2)) in developments of 10 or more dwellings, the Council has only been able to apply this requirement since the Local Plan was adopted in November 2021. In this monitoring year, full or reserved planning permission has been granted for six residential schemes of 10 or more dwellings, all of which included accessible and adaptable homes. Therefore, the policy is working well in this respect and measures have been put into place to ensure the policy will be applied consistently at the planning application stage. In terms of specialist housing, the Policy supports provision of this type of housing and includes an exception type policy for them. Although delivery has been low, interest from landowners and developers has also been low, demonstrated by only a limited number of such planning applications. Future AMRs will continue to monitor the effectiveness of the policy and survey the level of planning applications being submitted.

### **13. Self and Custom Build Homes**

- 13.1 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) defines self-build and custom housebuilding as the building or completion of homes by individuals, associations of individuals or persons working for them. These individuals or groups of individuals should be directly and significantly involved in the design process of their house; this process therefore excludes “off the shelf” homes. Once the property is built, the custom and self-builders then live in the home they have constructed.
- 13.2 The Self-build and Custom Housebuilding Act places a Duty upon the Local Planning Authority to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to the council’s Self and Custom Build Register during a base period (starting from 31 October each year), supported as necessary by additional data from secondary sources. At the end of each base period, the council has 3 years in which to grant permission for an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period. The base period is 31 October to 30 October in any given year, rather than 1 April to 31 March as for all other monitoring, therefore this AMR includes the data for the period 31 October 2023 – 30 October 2024 for self and custom build monitoring data.
- 13.3 The Council has set up a register of individuals and associations who are looking for serviced plots of land in the district on which to build their own homes. At the 30 October 2024, there were a total of 154 entries onto the register (150 individuals and 4 groups). Within the October monitoring year 2023/24, 8 new entries had been added to the register. The majority of people on the register do not have a preference for a specific location within North East Derbyshire. Those who have specified locations would prefer a self-build house within the north of the District, in particular at Dronfield, Unstone Parish and Ridgeway/Marsh Lane. There is also interest in Wingerworth, Barlow/Holmesfield and Ashover. Although some demand

exists for bungalows and eco houses, the majority of the demand is for an average house, on any size plot. However, there is also some demand for large plots.

- 13.4 Monitoring of planning applications has found that 5 permissions have been granted for self or custom build housing between 31 October 2023 and 30 October 2024. Figure 25 provides an overview of the demand and supply situation. It shows that there was a shortfall of 45 self and custom build permissions to meet the demand on the register at 30 October 2024. This is likely to continue to increase in subsequent years without the supply of further self and custom build permissions.
- 13.5 The Council has been working to identify suitable Council owned sites for sale to those on the register, as well as seeking to find developers who could offer plots for custom and self-builders on their larger sites. Monitoring of self and custom build dwellings has also been improved, and the Council is writing to every applicant of single dwelling permissions to understand whether they will be occupying the dwelling themselves; or for outline consents, whether the applicant wishes to offer the plot to self and custom builders. A list of available sites is included on the Council's website.
- 13.6 At the time when Policy LC4 was being prepared the number of individuals on the Self and Custom Build Register was insufficient to justify the inclusion of a requirement to provide self and custom build plots. Instead, the policy just encourages the development of self and custom build dwellings. Since then, the number of those registered has increased substantially and there is a shortfall of plots available, such that the policy is no longer working effectively. This will be an issue to address in the preparation of the new Local Plan.

Date range for base period	No. of Individuals on Register	No. of Associations of Individuals	Total No. of plots required	Permissions granted during base period	Deadline for meeting demand <sup>9</sup>	Supply
1 April 2016 - 30 Oct. 2016	1	0	1	0	0	0
31 Oct. 2016 - 30 Oct. 2017	6	0	6	0	0	0
31 Oct. 2017 - 30 Oct. 2018	12	0	12	0	0	0
31 Oct. 2018 - 30 Oct. 2019	31	1	32	0	1	-1
31 Oct. 2019 - 30 Oct. 2020	25	1	26	2	7	-5
31 Oct. 2020 - 30 Oct. 2021	32	1	33	26	19	9
31 Oct. 2021 - 30 Oct. 2022	13	1	14	15	51	-8
31 Oct. 2022 - 30 Oct. 2023	22	0	22	17	77	-17
31 Oct. 2023 - 30 Oct. 2024	8	4	12	5	110	-45

<sup>9</sup> Cumulative totals 3 years following each base period.



Date range for base period	No. of Individuals on Register	No. of Associations of Individuals	Total No. of plots required	Permissions granted during base period	Deadline for meeting demand <sup>9</sup>	Supply
31 Oct 2024 - 30 Oct 2025					124	-59
31 Oct 2025 - 30 Oct 2026					146	--81

Figure 25: Self and Custom Housebuilding overview

## 14. Gypsy and Traveller Provision

- 14.1 There are currently 34 occupied permanent pitches in North East Derbyshire.
- 14.2 Central Government guidance is set out in Planning Policy for Traveller Sites, 2012 (as updated in August 2015). This guidance states that local authorities should make their own assessment of need for the purposes of planning to establish the accommodation needs of the traveller community.
- 14.3 The 2014-2034 North East Derbyshire Local Plan, based on the evidence provided within the GTAA (2015)<sup>10</sup>, estimated a need for 15 additional pitches in district for the period 2014-34, 6 of which were required from 2014 to 2019. Derbyshire County Council together with the Council and other local authorities and partners have undertaken an update of the GTAA 2015; the final report was published in October 2024. This update provides a new estimated need of 22 pitches between 2020-2040.
- 14.4 The following two sites have been allocated as Traveller sites in the 2014-2034 North East Derbyshire Local Plan but not yet implemented:
- The Old Potato Store, Dark Lane, Calow (2 pitches)
  - Dark Lane, North Wingfield (3 pitches).
- 14.5 During the 2024/25 monitoring period no pitches were delivered within the District. However, 5 pitches are currently under construction at Padley Wood Lane, Pilsley which are expected to be complete by the next monitoring year. There are currently extant permissions for 2 pitches at Staveley Lane, Long Duckmanton meaning that the Council now has a five year supply of gypsy and traveller pitches.
- 14.6 Overall, while no new sites were delivered this monitoring year, the criteria based development management policy for Gypsy and Traveller Sites (Policy LC9) is currently working as intended. Appropriate sites are coming forward and are securing approval, such that the Council is meeting the need identified in GTAA.

<sup>10</sup> The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015



## 15. Previously Developed Land

- 15.1 A core planning principle of the NPPF is to encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. The NPPF states that strategic policies should set a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land. In accordance with National Policy the Council has a statutory duty to keep an up-to-date Brownfield Land Register. The Town and Country Planning (Brownfield Land Register) Regulations 2017 require each local planning authority to maintain a register of previously developed (brownfield) land that is considered to be appropriate for residential development ([the Council's Brownfield Land Register can be found on the website](#)). However, aside from the Council's statutory duty to maintain an up-to-date Brownfield Land Register there is no national target for development on previously developed land.
- 15.2 36% of new housing developed in 2024/25 was built upon previously developed (brownfield) land, accounting for 203 of the total 561 dwellings (gross) built during the 2024/25 monitoring period. 192 of the 203 dwellings were new build, of which 80 were completed on the Biwaters Strategic Site, 48 on the Whiteleas Avenue site in North Wingfield and 64 on smaller sites throughout the district. Of the remaining 11 dwellings, 6 were completed through changes of use while 5 were completed through conversions.
- 15.3 Compared to the previous AMR, completions on previously developed land have increased both in relative terms (33% in 2023/24) and in absolute terms (186 dwellings in 2023/24).

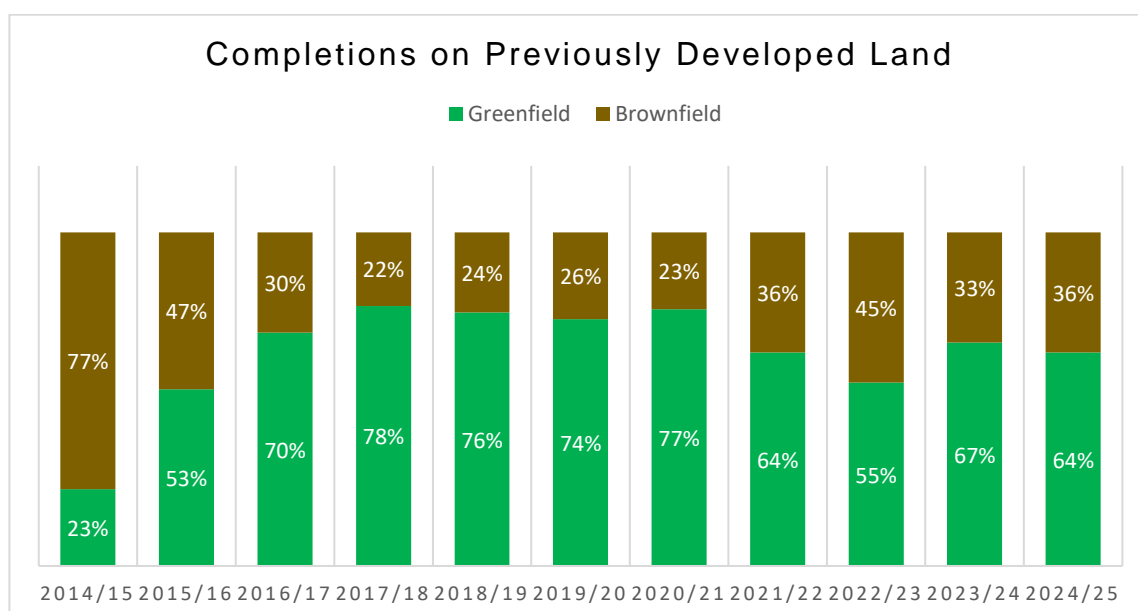


Figure 26: Dwelling completions on previously developed land 2014-2025

## 16. Infrastructure Delivery

- 16.1 In accordance with the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, the Council is required to publish an Infrastructure Funding Statement (IFS). The statement ([available to view on the Council's website](#)) sets out information on the funds the Council has received and spent on infrastructure from Section 106 planning obligations during the monitoring period, including details of any infrastructure projects delivered through the use of developer contributions. During the 2024/25 monitoring period, these projects include improvements to existing play areas and recreation grounds at Shirland and Pilsley, the creation of a new bike track in Eckington, and design development for proposed junction improvements for the A61/Mill Lane/Nottingham Drive junction.
- 16.2 Policy ID1: Infrastructure Delivery and Developer Contributions requires that where new development necessitates the provision of new or improved infrastructure, and / or when suitable mitigation is required developers will be required to make direct provision of infrastructure on site or make a financial contribution towards its funding through the use of Planning Obligations.
- 16.3 During the 2024/25 monitoring year, Policy ID1 has been effective in requiring developer contributions towards infrastructure to mitigate the impact of new development. This comprises contributions totaling just under £851K towards, open space and its long-term maintenance, highways, healthcare facilities, Biodiversity, public realm improvements and education facilities

# The Environment

## 17. Development in the Countryside

- 17.1 As a general principle the Local Plan requires new development to be directed to sites within Settlement Development Limits, or sites allocated for development, to protect the countryside from inappropriate development. Policy SS9: Development in the Countryside identifies the types of development that are considered appropriate in the Countryside.
- 17.2 The monitoring of planning appeals between April 2024 and March 2024 has found there had been no decisions contrary to Policy SS9 where the policy was the determining factor .

Years	Developments in the Countryside allowed at appeal contrary to Policy SS9
2021/22	0
2022/23	0
2023/24	1
2024/25	0

Figure 27: Developments in the Countryside allowed at appeal contrary to Policy SS9

## 18. Development in the Green Belt

- 18.1 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, providing long term protection and certainty from inappropriate development, which is, by definition, harmful to the Green Belt. Green Belts can also assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 18.2 The North East Derbyshire Green Belt covers a substantial part of the District, located between Sheffield and Chesterfield in the north, Chesterfield and Wingerworth in the south, and also the land west of Chesterfield to the Peak Park boundary.
- 18.3 Inappropriate development will not be approved on land designated as Green Belt except in very special circumstances. Policy SS10: North East Derbyshire Green Belt sets out the kind of developments that are appropriate in the Green Belt including buildings for the purposes of agriculture/ forestry, facilities for outdoor sport/recreation, appropriate extensions/alterations to existing buildings, replacements of building of the same uses and size, limited affordable housing, and

limited infill development. All these exceptions should preserve the openness of the Green Belt and should not conflict with its purposes.

- 18.4 The monitoring of approved planning appeals between April 2024 and March 2025 has found there were no decisions contrary to Policy SS10, where the provisions of the policy were the determining factor. See Figure 28 below.

Years	Developments in the Countryside allowed at appeal contrary to Policy SS10
2021/22	0
2022/23	2
2023/24	1
2024/25	0

Figure 28: Development in the North East Derbyshire Green allowed at appeal contrary to Policy SS10

## 19. Development in Local Settlement Gaps

- 19.1 The areas designated as Local Settlement Gaps have been identified as playing important roles in maintaining settlement identity. The protection of these Local Settlement Gaps helps deliver a more sustainable form of development across the plan area. Policy SS11: Local Settlement Gaps restricts development within them to that which would not erode the wider functionality of the settlement gap.
- 19.2 The monitoring of approved planning appeals between November 2021 and March 2024 has found there have been no new developments allowed contrary to Policy SS11 within the identified Local Settlement Gaps since the Local Plan was adopted in November 2021, indicating that this policy is being effective.

Years	Developments in the Countryside allowed at appeal contrary to Policy SS11
2021/22	0
2022/23	0
2023/24	0
2024/25	0

Figure 29: Development in a Local Settlement Gap at appeal contrary to Policy SS11

## 20. Biodiversity & Geodiversity

- 20.1 The Local Plan has been subject to Habitats Regulation Assessment (HRA) to identify any aspect of the Plan that would have the potential to cause a likely significant effect on European Sites of nature conservation importance. The Council is also committed to working with Natural England and other authorities to monitor the impacts of development on European sites to help ensure that significant effects do not arise unexpectedly in the future. The predicted traffic movements should be monitored every 3 to 5 years and compared to the baseline set out in the HRA Appropriate Assessment Report 2018. A new HRA is being prepared alongside work on the preparation of the new Local Plan. Further traffic modelling will be carried out if found to be necessary.
- 20.2 The Environment Act (2021) requires development to demonstrate a measurable net gain in biodiversity and sets a target of 10% increase in biodiversity for all developments. The requirement became mandatory for large sites from February 2024, and for small sites from April 2024.
- 20.3 During the 2024/25 monitoring period, the Council has been working in partnership with Derbyshire County Council to develop the Natural Capital Study for Derbyshire. This document looks at the baseline habitats across Derbyshire and forms a key part of the Local Nature Recovery Strategy for the County.
- 20.4 As part of the council's ongoing work in relation to the Biodiversity Duty and on Biodiversity Net Gain (BNG), Derbyshire Wildlife Trust provides expert ecological advice on planning applications received by the District Council. The Trust has also been commissioned to undertake ecological assessments of shortlisted sites submitted for consideration as allocations in the new local plan; alongside preparing a Plan for Nature for the District to identify priority areas for nature and opportunities for enhancement through BNG offsetting.

## General

## 21. Neighbourhood Plans

- 21.1 Neighbourhood Planning enables town and parish councils or neighbourhood forums to prepare, in partnership with the community they represent, a formal planning document for their area. The key intention of the Neighbourhood Plan is to allow local communities to make their own decisions on how their towns or villages change or develop; but they are required to conform to the policies of the District Council's Local Plan.
- 21.2 There is a total of 8 'Made' Neighbourhood Plans in the District (see Figure 30), these were 'Made' between 2017 and 2023. During the monitoring period a referendum took place on the Shirland and Higham Neighbourhood Plan, This

referendum delivered a positive result, and the Plan was subsequently ‘Made’ on 16 September 2024.

Neighbourhood Area	Formal Stage	Status
<b>Ashover</b>	Modifications to the Plan Made, 13 April 2023	Modified Plan Made and & part of Development Plan
<b>Brackenfield</b>	Plan Made, 8 October 2019	Plan Made & part of Development Plan
<b>Brampton</b>	Plan Made, 21 November 2023	Plan Made & part of Development Plan
<b>Dronfield</b>	Plan Made, 5 November 2019	Plan Made & part of Development Plan
<b>Holymoorside and Walton</b>	Plan Made, 28 November 2017	Plan Made & part of Development Plan
<b>Shirland and Higham</b>	Plan Made, 16 <sup>th</sup> September 2024	Plan Made & part of Development Plan
<b>Wessington</b>	Plan Made, 8 October 2019	Plan Made & part of Development Plan
<b>Wingerworth</b>	Plan Made, 9 July 2018	Plan Made & part of Development Plan
<b>Killamarsh</b>	Area Designated, 22 March 2023	Area designated by NEDDC. Draft Neighbourhood Plan has been created and consulted on.

*Figure 30: Progress on Neighbourhood Plans, April 2025*

## 22 Duty to Co-operate

- 22.1 The Localism Act and the NPPF place a duty on local planning authorities and other bodies to co-operate with each other to address strategic issues relevant to their areas. The duty requires constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in so far as this relates to a strategic matter.
- 22.2 ‘Strategic matters’ as defined in the Localism Act section 110 relate to sustainable development or the use of land that has or would have a significant impact on at least two planning areas; strategic infrastructure that would have a significant impact on at least two planning areas, or a county matter.
- 22.3 The Council’s 2018 Duty to Co-operate - Statement of Compliance includes details of how North East Derbyshire District Council met its requirements under the duty in relation to the preparation of the adopted Local Plan 2014-2034.
- 22.4 The Council continues to co-operate with its neighbours and partners on an ongoing basis. During the 2024/25 monitoring period the Council formally engaged in correspondence with Sheffield City Council over their request for assistance in

meeting their housing and employment targets. The Council concluded that it was unable to meet any of Sheffield's unmet housing or employment

- 22.5 Officers also held update meetings with Derbyshire Dales District Council and regular meetings with partner authorities in the northern Housing Market Area (Bassetlaw DC, Bolsover DC, Chesterfield BC, Derbyshire CC & Nottinghamshire CC). Through this group, the Council and partners have and continue to jointly commission new evidence to inform Local Plans. In this monitoring period we have worked with Bolsover District Council and Chesterfield Borough Council to commission a joint Economic Needs Assessment (Published- March 2025) and a Strategic Flood Risk Assessment (underway). Work was also progressed with Bolsover District Council to commission a new Playing Pitch Strategy.

## **23 Future Monitoring**

- 23.1 It is important that the AMR is a live document that can be used to monitor the effectiveness of the Council's planning policies going forward. It will be of key importance that the AMR can easily demonstrate which policies are being effective and those which might need reviewing.

The Council is committed to producing a timely, transparent and robust AMR so that the plan, monitor, and manage approach is applied to the Development Plan of North East Derbyshire.

## Appendix 2 Extract of Brownfield Land Register

Site Reference	Site Name Address	Size (Ha)	Ownership Status	Permission Type	Permission Date	Deliverable	Net Dwellings
<b>CX/501</b>	"County Council depot, off Stretton Road, Clay Cross"	1.6	Public				44
<b>CX/1607</b>	"Former Biwaters site, land off Derby Road, Clay Cross"	36.46	Private	Reserved matters approval	21/10/2020	Y	825
<b>ECK/2410</b>	"Bradley Lomas Electroluk Ltd, Church Street, Eckington"	0.97	Private	Reserved matters approval	05/12/2019	Y	13
<b>KIL/1603</b>	"S And A Parsons Building Contractors Ltd, Mansfield Road, Highmoor"	0.78	Private	Full planning permission	17/10/2019	Y	22
<b>ECK/1503</b>	"Garages to the rear of 34 - 46 Emmett Carr Lane, Renishaw"	0.2	Public				6
<b>WW/1610 (2)</b>	"Former Avenue Coking Works site, Derby Road, Wingerworth"	30.97	Public	Reserved matters approval	19/09/2017	Y	489
<b>ScD/2103</b>	"Land at Former Coalite Works, Buttermilk Lane, Bolsover"	14.64	Private	Outline planning permission	31/10/2016		304
<b>ECK/602</b>	"Garages at Castle Hill, Eckington"	0.21	Public				7
<b>NW/1702</b>	"Land to the rear of 181 Chesterfield Road, Holmewood"	1.13	Private	Full planning permission	13/08/2021	Y	41
<b>NW/1605</b>	"North Wingfield Primary School, Draycott Road, North Wingfield"	1.01	Public				26
<b>S&amp;H/902</b>	"Garage site and Plots off Byron Grove, Stonebroom"	0.25	Public				8



## Appendix 2 Extract of Brownfield Land Register

<b>17/00609/OL</b>	"The Bungalow, Park Farm, Park Avenue, Holmesfield"	0.38	Private				3
<b>17/00751/FL</b>	"NEDDC Area Housing Office, High Street, Dronfield, S18 1PY"	0.2	Public				10
<b>18/00596/FL</b>	"Commercial Inn, Bridge Street, Pilsley, Chesterfield, S45 8HE"	0.11	Private				10
<b>17/01059/FL</b>	"Duckmanton Lodge, Chesterfield Road, Calow, Chesterfield, S44 5UJ"	0.45	Private			Y	1
<b>17/01162/FL</b>	"Pilsley Miners Welfare, Rupert Street, Pilsley"	0.3	Public	Full planning permission	17/12/2021		3
<b>DRO/2701</b>	"Former Gladys Buxton Centre, Dronfield, S18 2EJ"	0.57	Private				27
<b>22/00161/RM</b>	3, Woodall Road, Killamarsh, S21 2EW	0.89	Private	Full planning permission	29/04/2022	Y	1
<b>22/00657/ CUPDMA</b>	Sidness Farm, Smithy Moor, Stretton, DE55 6 FE	1.33	Private	Full planning permission	04/11/2022	Y	2
<b>22/00638/RM</b>	56, TOP ROAD, Calow, CHESTERFIELD, S44 5SY	0.59	Private	Full planning permission	19/05/2023	Y	9
<b>23/00034/OL</b>	Hornthorpe Cottage, Setcup Lane, Eckington, S21 4FN	0.28	Private	Outline planning permission	04/10/2023	Y	5
<b>23/00510/OL</b>	36, Chesterfield Road, North Wingfield, S42 5LG	0.26	Private	Outline planning permission	18/08/2023	Y	9
<b>21/01061/FL</b>	The Lodge, Sicklebrook Lane, Coal Aston, Dronfield countryside, S18 3BE	1	Private	Full planning permission	11/08/2023	Y	1
						<b>Total Dwellings</b>	<b>1866</b>

# **North East Derbyshire**

## **Infrastructure Funding Statement 2024/25**



North East Derbyshire  
District Council

## **September 2025**

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## Introduction

- 1.1 The council is required to prepare and publish an Infrastructure Funding Statement (IFS) every year that sets out information on the funds it receives and spends from developers under the Community Infrastructure Levy (CIL) and/or through Section 106 (s106) planning obligations.
- 1.2 North East Derbyshire District Council is not currently a CIL charging authority, so this report only provides information in respect of financial payments in relation to s106 planning obligations from new developments. It does not therefore, provide a CIL report, or set out an infrastructure list to be funded through CIL<sup>1</sup>.
- 1.3 In addition, the report does not cover any financial contributions received and details of works completed in relation to highways infrastructure secured under s278 highways agreements, as this is a matter dealt with separately by Derbyshire County Council as the highway authority.
- 1.4 In summary, this report sets out:
  - an overview of s106 planning obligations;
  - the s106 developer contributions paid to the council before and during 2024/25;
  - the s106 developer contributions spent during 2024/25 including those transferred to other organisations outside of the council; and
  - the council's future spending priorities on infrastructure for the district including details of the potential s106 developer contributions to be provided under planning obligations entered into during 2024/25.
- 1.5 The full details of the financial and non-financial information broken down by infrastructure type, as required by the CIL Regulations<sup>2</sup>, is provided in Appendix A of this IFS – 'The Section 106 Report'.
- 1.6 For the purposes of this IFS, the reporting period is 1 April 2024 to 31 March 2025.
- 1.7 The IFS will be annually updated and published on the council's website by 31 December each year. This will ensure that the most up to date information on the amount of developer contributions received by the council from new developments is made available to the public in general, developers and other interested parties.

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<sup>1</sup> Regulation 121A (1) (a) & (b) of The Community Infrastructure Levy Regulations 2010 (as inserted by Regulation 9 of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019)

<sup>2</sup> Regulation 121A (1) (c) of The Community Infrastructure Levy Regulations 2010 (as inserted by Regulation 9 of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019)

## Section 106 Planning Obligations

- 2.1 Under section 106 of the Town and Country Planning Act 1990 the council as Local Planning Authority (LPA) can seek planning obligations to require a developer/landowner to carry out certain works, or to provide, or contribute towards the provision of measures to mitigate the negative impacts of development, and to ensure that the development contributes towards the sustainability of the area.
- 2.2 Often called s106 'agreements', they are private agreements between the LPA and the developer that are linked to a planning permission. The agreements are a way of delivering infrastructure or addressing matters that are necessary to make the development acceptable in planning terms.
- 2.3 Such agreements which can be fulfilled by means of a financial payment, must only constitute a reason for granting planning permission if they meet certain legal and policy tests<sup>3</sup>. These are that the obligations must be:
  - a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
- 2.4 Any financial contributions must always be collected for a specific purpose and spent in accordance with the requirements as set out within the s106 agreement.
- 2.5 In line with national planning guidance the council will not ask for contributions for affordable housing where the proposed development is below the size threshold for major development. For residential development, 'major development' is defined as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more<sup>4</sup>.
- 2.6 The council's Local Plan clearly sets out the intention to use developer contributions via s106 agreements to secure funding towards the infrastructure necessary to deliver the Plan's spatial strategy for the district. In line with this policy approach, the council therefore secures planning obligations from new development for a range of different types of infrastructure.
- 2.7 Most commonly this includes the provision of affordable housing, and contributions towards the creation of new or improved open spaces, the delivery of transport improvements, and/or new or expanded schools to create additional school places.

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<sup>3</sup> Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 & Paragraph 58 of National Planning Policy Framework 2024

<sup>4</sup> National Planning Practice Guidance ID: 23b-002-20190901

## Section 106 Developer Contributions – 2024/25

- 3.1 This section of the IFS sets out the council's position on s106 income and expenditure at 31 March 2024.

### S106 Monies Held at 31 March 2024

- 3.2 Information from the council's records show that the amount of s106 monies held at the start of the reporting year and available to spend i.e. at 31 March 2024 on infrastructure and affordable housing was £2,921,992.46.
- 3.3 As shown in Table 3.1 this includes s106 funds received from new housing developments at the main towns of Dronfield, Clay Cross, Eckington and Killamarsh, and the villages of Arkwright, Calow, Grassmoor, Holmewood, North Wingfield, Tupton, Shirland, Wingerworth and Wessington.
- 3.4 Of the total amount of money held at 31 March 2024, the majority of the funds were earmarked for affordable housing, open space, health, biodiversity and community facilities. Just under £190,000 was reserved for the purposes of long-term maintenance of open space.

**Table 3.1 – S106 Monies held at 31 March 2024**

Infrastructure Type	Development Site	S106 Monies Available (£)
Affordable Housing	Allotments, Masfield Avenue, Holmewood – planning ref: 11/01008/FL	190,700.00
	Former Standalls Tools, Dronfield Woodhouse – planning ref: 13/00675/FL	50,498.01
	Appletree Restorations, Mansfield Road, Corbriggs – planning ref: 13/00921/OL	2,000.00
	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	153,851.30
	Allotments, Masfield Avenue, Holmewood – planning ref: 17/00425/FL	81,000.00
	Cottagehill Farm and land between Avenue Access Road and Mill Lane, Derby Road, Wingerworth – planning ref: 15/00867/FL	144,000.00
	Land between 205 and 235 Chesterfield Road, Temple Normanton – planning ref: 18/00303/FL	80,206.11
	Land to the east and north of 119 Top Road Calow – planning ref: 15/00661/FL	150,656.00
	Land south of sports ground at the corner of Rupert Street and Hallgate Lane, Pilsley – planning ref: 15/00153/OL	14,061.84
	Land between old canal and north side of Primrose Lane, Killamarsh – planning ref: 20/00919/FL & 21/00976/FL	208,833.69
	<b>Sub-total</b>	<b>1,075,806.95</b>
Open Space	Matlock Road, Wessington – planning ref: 10/01193/FL	1,431.47
	Former HB Walker & Son Ltd, Netherthorpe Lane, Killamarsh – planning ref: 13/00804/FL	386.52
	Land to the south of Pioneer House and to r/o 1-59 Adlington Avenue, Wingerworth – planning ref: 12/00072/OL	80,860.32
	117 Chesterfield Road, North Wingfield – planning ref: 13/00283/OL	14,258.19
	Land east of Fanny Avenue, Killamarsh – planning ref: 16/01302/OL	13,035.00
	Land to the south of Ducksett Lane accessed from Staveley Lane, Eckington – planning ref: 14/00562/OL	66,870.00

	Land between Main Road and Burnside Avenue & rear of properties on north side of Hallfieldgate Lane, Shirland – planning ref: 17/00340/OL & 16/01137/RM	13,443.88
	83A Clay Lane, Clay Cross – planning ref: 18/00123/OL & 17/01226/RM	7,843.00
	Land north and west of Creg Ny Baa, Brackenfield Lane, Wessington – planning ref: 16/00419/FL	47,890.40 <sup>5</sup>
	Land to rear of Hockley House, Hockley Lane, Wingerworth – planning ref: 18/00188/OL	23,049.45
	Land to rear of 61 to 119 Nethermoor Road and 15 to 21 Deerlands Road, Wingerworth – planning ref: 15/00211/FL	647.00
	Land to the east and north of 119 Top Road Calow – planning ref: 15/00661/FL	8270.00
	Land opposite 24 to 44 Clay Lane, Clay Cross – planning ref: 20/00221/FL	35458.47
	Land on south side of junction between Crofters Close and Boiley Lane, Killamarsh – planning ref: 15/00661/FL	4110.00
	Land south of sports ground at the corner of Rupert Street and Hallgate Lane, Pilsley – planning ref: 15/00153/OL	102196.52
	Land opposite The Avenue Visitor Centre on south side of Mill Lane, Wingerworth – planning ref: 17/00227/OL	103050.80
	Land between the old canal and north side of Primrose Lane, Killamarsh – planning ref: 20/00919/FL & 21/00976/FL	52151.50
	Allotments, Masfield Avenue, Holmewood – planning ref: 17/00425/FL	22,013.60
	<b>Sub-total</b>	<b>596,966.12</b>
<b>Open Space Maintenance</b>	Former Biwaters site, Clay Cross – planning ref: 08/01085/FL	37,899.83
	Land r/o 61-119 Nethermoor Road & 15-21 Deerlands Road, Wingerworth – planning ref: 12/00600/FL	27,310.76
	Land to east of Hardwick Drive & to r/o 45-57 Penrose Crescent, Arkwright Town – planning ref: 13/00704/FL	969.63
	Former HB Walker & Son Ltd, Netherthorpe Lane, Killamarsh – planning ref: 13/00804/FL	582.00
	Former Biwaters Works, Furnace Hill, Clay Cross – planning ref: 08/01085/OL	2,057.50
	Land north west of 24 Matlock Road, Wessington – planning ref: 14/00147/OL	6,643.10
	117 Chesterfield Road, North Wingfield – planning ref: 13/00283/OL	12,730.80
	Land east of Fanny Avenue, Killamarsh – planning ref: 16/01302/OL	5,000.00
	Land to the south of Ducksett Lane accessed from Staveley Lane, Eckington – planning ref: 14/00562/OL	16,980.00
	Land between Main Road and Burnside Avenue & rear of properties on north side of Hallfieldgate Lane, Shirland – planning ref: 17/00340/OL & 16/01137/RM	4,000.00
	83A Clay Lane, Clay Cross – planning ref: 18/00123/OL & 17/01226/RM	2,353.00
	Land to rear of Hockley House, Hockley Lane, Wingerworth – planning ref: 18/00188/OL	6,974.72
	Site of former Edward Revill School, Burnside, Shirland – planning ref: 13/01204/FL	1,734.40
	Land to east and north of 119 Top Road, Calow – planning ref: 17/01104/FL & 18/00735/FL	2,350.00
	Land opposite 24 to 44 Clay Lane, Clay Cross – planning ref: 20/00221/FL	10,893.48
	Land on south side of junction between Crofters Close and Boiley Lane, Killamarsh - planning ref: 15/00661/FL	3,590.00

<sup>5</sup> Includes sum for maintenance.

	Land opposite The Avenue Visitor Centre on south side of Mill Lane, Wingerworth – planning ref: 17/00227/OL	30,915.24
	Land between the old canal and north side of Primrose Lane, Killamarsh - planning ref: 20/00919/FL & 21/00976/FL	16,487.38
	<b>Sub-total</b>	<b>189,471.84</b>
<b>Community Facilities</b>	Matlock Road, Wessington – planning ref: 10/01193/FL	90,322.00
	Land opposite The Avenue Visitor Centre on south side of Mill Lane, Wingerworth – planning ref: 17/00227/OL	3,200.00
	<b>Sub-total</b>	<b>93,522.00</b>
<b>Public Realm</b>	Royal Hotel, 2 Station Street, Eckington - planning ref: 13/01040/FL	1,515.00
	<b>Sub-total</b>	<b>1,515.00</b>
<b>Eckington TC</b>	Northgate Information Solutions, Littlemoor, Eckington – planning ref: 14/00827/FL	25,646.00
	<b>Sub-total</b>	<b>25,646.00</b>
<b>Highways</b>	Land east of Derby Road and north of junction with Brassington Lane, Old Tupton – planning ref: 14/01293/FL	5,000.00
	Land north and west of Creg Ny Baa, Brackenfield Lane, Wessington – planning ref: 16/00419/FL	5,000.00
	Hanging Banks, Derby Road, Wingerworth – planning ref: 14/00763/OL	421,800.00
	<b>Sub-total</b>	<b>431,800.00</b>
<b>Waste</b>	Land r/o 61-119 Nethermoor Road & 15-21 Deerlands Road, Wingerworth – planning ref: 12/00600/FL	12.07
	Land to the east and north of 119 Top Road, Calow – planning ref: 16/00772/OL	431.20
	Hanging Banks, Derby Road, Wingerworth – planning ref: 14/00763/OL	5589.96
	<b>Sub-total</b>	<b>6033.23</b>
<b>Five Pits Trail</b>	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	1600.00
	<b>Sub-total</b>	<b>1600.00</b>
<b>Multi-User Trail</b>	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	9120.00
	<b>Sub-total</b>	<b>9120.00</b>
<b>Biodiversity</b>	Land to rear of Hockley House, Hockley Lane, Wingerworth – planning ref: 18/00188/OL, 19/00567/FL & 19/01040/RM	23,128.00
	Land to the rear of Dukes Close, Wood Street and Cavendish Close accessed from Park Road, Holmewood – planning ref: 20/00861/FL	33,898.53
	Land opposite 24 to 44 Clay Lane, Clay Cross – planning ref: 20/00221/FL	136,019.32
	Land north of Pilsley Road and west of Coney Green Road, Clay Cros – planning ref: 20/00860/FL	36,000.00
	<b>Sub-total</b>	<b>229,045.85</b>
<b>Health</b>	Allotments, Masfield Avenue, Holmewood – planning ref: 11/01008/FL	82,009.60
	Land south of Sunningdale Park and Poplar Drive and to the west of Elvin Way, New Tupton – planning ref: 10/01152/OL & 13/01032RM	7,175.84
	Land between bypass and rear of 109 to 247 Mansfield Road, Hasland – planning ref: 17/00806/FL	60,864.00
	Land north west of 66 Stretton Road, Morton – planning ref: 17/00826/OL & 21/00525/RM	47,274.59
	Land between the old canal and north side of Primrose Lane, Killamarsh – planning ref: 20/00919/FL & 21/00976/FL	25,739.93



	<b>Sub-total</b>	<b>223,063.96</b>
<b>S106 Monitoring</b>	Matlock Road, Wessington – planning ref: 10/01193/FL	1,288.00
	Land r/o 308-328 North Wingfield, Hagg Hill, New Tupton – planning ref: 12/01050/FL	607.57
	Land r/o 61-119 Nethermoor Road & 15-21 Deerlands Road, Wingerworth – planning ref: 12/00600/FL	874.00
	Land between Main Road and Burnside & r/o properties on north side of Hallfieldgate Lane, Shirland – planning ref: 12/00273/OL	1,490.00
	Former Standalls Tools, Dronfield Woodhouse – planning ref: 13/00675/FL	504.98
	Land to east of Hardwick Drive & to r/o 45-57 Penrose Crescent, Arkwright Town – planning ref: 13/00704/FL	224.05
	The Woolpack, 26 Town End, Shirland – planning ref: 12/00718/OL	233.82
	The Buck Inn, Holmgate Road, Clay Cross – planning ref: 13/00263/OL	93.59
	Allotments, Main Road, Shirland – planning ref: 13/00321/FL	83.00
	Land to the south of Pioneer House and to r/o 1-59 Adlington Avenue, Wingerworth – planning ref: 12/00072/OL	13,501.00
	Land adjacent east side of Holme House, Locko Road, Lower Pilsley – planning ref: 14/00218/FL	68.25
	Land north west of 24 Matlock Road, Wessington – planning ref: 14/00147/OL	1,085.80
	Northgate Information Solutions, Littlemoor, Eckington – planning ref: 14/00827/FL	400.00
	Land r/o Longlieve, Hallgate Lane, Pilsley – planning ref: 14/00622/FL	68.25
	Appletree Restorations, Mansfield Road, Corbriggs – planning ref: 13/00921/OL	68.75
	Angel Hotel, 8 Market Street, Eckington – planning ref: 11/00685/FL	80.00
	Land to the east and north of 119 Top Road, Calow – planning ref: 16/00772/OL	340.89
	Land to south of allotments at Ducksett Lane accessed from Staveley Lane, Eckington – planning ref: 14/00562/OL, 17/00064/RM & 18/00512/OL	1,248.00
	117 Chesterfield Road, North Wingfield – planning ref: 13/00283/OL	721.70
	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	2,880.84
	Hanging Banks, Derby Road, Wingerworth – planning ref: 14/00763/OL	4,274.00
	Land between bypass and rear of 109 to 247 Mansfield Road, Hasland – planning ref: 17/00806/FL	6,147.68
	The Avenue, Wingerworth – planning ref: 13/00386/OL	2,100.00
	Site of former Edward Revill School, Burnside, Shirland – planning ref: 13/01204/FL	17.34
	<b>Sub-total</b>	<b>38,401.51</b>
	<b>Total</b>	<b>2,921,992.46</b>

## S106 Monies Received 1 April 2024 to 31 March 2025

- 3.5 In addition to the £2.92m sum in Table 3.1 above, the council received s106 funds with a total value of £850,795.67 during 2024/25.
- 3.6 These secured funds are to cater for the increased demands on infrastructure arising from housing development at Clay Cross, Calow, Stretton, Shirland and Wingerworth. The majority of the funds are earmarked for open space, highways, biodiversity and healthcare improvements.
- 3.7 The total amount of s106 funds received during 2024/25 in relation to each infrastructure type is shown in Table 3.2 below.

**Table 3.2 – S106 Monies Received in 2024/25**

Infrastructure Type	Development Site	S106 Monies Available (£)
<b>Open Space</b>	Land South of Sunningdale Park and Poplar Drive and to the West of 21 Elvin Way, New Tupton – planning ref: 10/01152/OL & 13/01032/RM	11,550.64
	Woolley Farm, Badger Lane, Woolley Moor – planning ref: 15/00861/OL, 18/00752/RM & 22/00131/OL	5,500.00
	Land Adjacent The West Side of 40 Church Meadows, Calow – planning ref: 19/00907/OL & 21/00773/RM	50,173.69
	Land North of 92 Chesterfield Road, Shirland – planning ref: 19/00056/OL & 20/01117/RM	29,155.64
	Land To The Rear Of 151-181, Chesterfield Road, Holmewood - planning ref: 21/01495/FL	36,265.80
	<b>Sub-total</b>	<b>132,645.77</b>
<b>Open Space Maintenance</b>	Woolley Farm, Badger Lane, Woolley Moor - planning ref: 15/00861/OL, 18/00752/RM & 22/00131/OL	1,650.00
	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	15,414.27
	Land North of 92 Chesterfield Road, Shirland - planning ref: 19/00056/OL & 20/01117/RM	8,549.21
	Land To The Rear Of 151-181, Chesterfield Road, Holmewood - planning ref: 21/01495/FL	11,465.22
	<b>Sub-total</b>	<b>37,078.70</b>
<b>Highways</b>	Biwater Industries Limited, Market Street, Clay Cross - planning ref: 08/01085/OL, 17/00666/OL & 19/00846/FL	120,000.00
	Land to the South of Pioneer House and to the Rear of 1-59 Adlington Avenue, Mill Lane, Wingerworth - planning ref: 12/00072/OL & 14/01289/RM	302,100.00
	<b>Sub-total</b>	<b>422,100.00</b>
<b>Health</b>	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	156,652.67
	Land To The Rear Of 151-181, Chesterfield Road, Holmewood - planning ref: 21/01495/FL	6,948.52
	<b>Sub-total</b>	<b>163,601.19</b>
<b>Biodiversity</b>	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	21,291.48
	<b>Sub-total</b>	<b>21,291.48</b>

<b>Public Realm</b>	Royal Hotel, 2 Station Road, Eckington - planning ref: 13/01040/FL	4,292.50
	<b>Sub-total</b>	<b>4,292.50</b>
<b>Education</b>	Land to the Rear of 10 to 52 Ashover, Old Tupton - planning ref: 15/00551/FL	35,803.07
	Broomhall Farm, 125-127 High Street, Eckington - planning ref: 08/00679/FL	33,982.96
	<b>Sub-total</b>	<b>69,786.03</b>
	<b>Total</b>	<b>850,795.67</b>

### S106 Monies Spent During 2024/25

- 3.8 In terms of expenditure, the amount of s106 funds spent by the council on infrastructure, including monies transferred to other organisations was £750,869.18.
- 3.9 It is worth noting that Derbyshire County Council are obliged under the Regulations<sup>6</sup> to produce their own annual IFS. This will set out how any monies transferred to them by the district council and that are treated as spent in the council's annual IFS, or that are sent to them directly from the developer, have been spent.
- 3.10 In terms of s106 monies spent by the council during 2024/25, this included contributions transferred to Chesterfield Royal Hospital NHS Foundation Trust and NHS Derby and Derbyshire Integrated Care Board. In addition, funds have been spent the installation of a new cycle track at Lansbury Playing Fields, Eckington, and pitch establishment works in connection with a proposed new football pitch at Pilsley Sports Ground. Several recreation grounds and children's play areas have also benefitted from developer contributions spent on their on-going maintenance during 2024/25.
- 3.11 A full list of the projects on which monies have been spent during 2024/25, including details of monies transferred by the council to other organisations, is set out in Table 3.3 below.

**Table 3.3 – S106 Monies Spent During 2024/25**

<b>Infrastructure Type</b>	<b>Development Site</b>	<b>Project Delivered</b>	<b>S106 Monies spent (£)</b>
<b>Open Space</b>	Land Between Main Road and Burnside Avenue and Rear of Properties on the North Side of Hallfieldgate Lane, Shirland - planning ref: 12/00273/OL, 17/00340/OL & 16/01137/RM	Contribution to enhancing the play area - Shirland Village Hall	4,355.73
	Land South of Sports Ground at the Corner of Rupert Street and Hallgate Lane, Pilsley - planning ref: 15/00153/OL & 20/00352/RM	Pitch establishment works for a new football pitch - Pilsley Sports Ground	22,165.00
	Land to the South of Allotments at Ducksett Lane, Accessed from Staveley Lane, Eckington - planning ref: 14/00562/OL, 17/00064/RM & 18/00512/OL	Installation of a new bike track – Lansbury Playing Fields, Eckington	66,870.00
		<b>Sub-total</b>	<b>93,390.73</b>

<sup>6</sup> Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

<b>Open Space Maintenance</b>	Biwater Industries Limited, Market Street, Clay Cross - planning ref: 08/01085/OL, 17/00666/OL & 19/00846/FL	On-going maintenance - Egstow Recreation Ground, Coney Green Road and Dewley Road, Clay Cross	37,899.83
	Land to the East of Hardwick Drive and to the Rear of 45 to 57 Penrose Crescent, Arkwright Town - planning ref: 13/00704/FL	On-going maintenance - School Lane Play Area, Arkwright	323.18
	Site of Former HB Walker and Son Ltd, Netherthorpe Lane, Killamarsh - planning ref: 13/00804/FL	On-going maintenance - Quarry Road Play Area, Killamarsh	194.00
	Land at Former Biwater Works, Furnace Hill and Derby Road, Clay Cross - planning ref: 08/01085/OL	On-going maintenance - Dewley Way Play Area, Clay Cross	1,020.00
	Land to the South of Allotments at Ducksett Lane, Accessed from Staveley Lane, Eckington - planning ref: 14/00562/OL, 17/00064/RM & 18/00512/OL	On-going maintenance - Bike track, Lansbury Fields, Eckington	16,980.00
		<b>Sub-total</b>	<b>56,417.01</b>
<b>Highways</b>	Land to the South of Pioneer House and to the Rear of 1-59 Adlington Avenue, Mill Lane, Wingerworth - planning ref: 12/00072/OL & 14/01289/RM	Design fees for the proposed junction improvements for the A61/Mill Lane/Nottingham Drive junction.	47,248.01
	Hanging Banks, Derby Road, Wingerworth - planning ref: 14/00763/OL & 16/00656/OL	Transferred to Derbyshire County Council	421,800.00
		<b>Sub-total</b>	<b>469,048.01</b>
<b>Health</b>	Land Opposite The Avenue Visitor Centre on the South Side of Mill Lane, Wingerworth - planning ref: 17/00227/OL	Transferred to NHS Derby and Derbyshire Integrated Care Board	3,200.00
	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	Transferred to Chesterfield Royal Hospital NHS Foundation Trust	128,397.63
		<b>Sub-total</b>	<b>131,597.63</b>
<b>Biodiversity</b>	Land Opposite 24-44 Clay Lane, Clay Cross - planning ref: 20/00221/FL	Off-site biodiversity contribution to be used for tree planting	415.80
		<b>Sub-total</b>	<b>415.80</b>
		<b>Total</b>	<b>750,869.18</b>

3.12 In addition, table 3.4 show the monies that were returned to developers during 2024/25 due to not being spent by Derbyshire County Council within the time frame.

**Table 3.4 – S106 Monies Returned to Developers During 2024/25**

<b>Infrastructure Type</b>	<b>Development Site</b>	<b>S106 Monies returned (£)</b>
<b>Education</b>	Broomhall Farm, 125-127 High Street, Eckington - planning ref: 08/00679/FL	33,982.96
	Land to the Rear of 10 to 52 Ashover, Old Tupton - planning ref: 15/00551/FL	35,803.07
	<b>Total</b>	<b>69,786.03</b>

### Summary Position on S106 Monies at 31 March 2025

- 3.13 Table 3.5 below provides a summary of the council's position on developer contributions held at the end of the reporting year i.e. 31 March 2025.

**Table 3.5 – S106 Monies Held at 31 March 2025**

S106 developer contributions held at 31 March 2024	£2,921,992.46 <sup>7</sup>
S106 developer contributions received 2024/25	£850,795.67 <sup>8</sup>
<b>Sub-total</b>	<b>£3,772,788.13</b>
S106 developer contributions spent 2024/25	£750,869.18 <sup>9</sup>
S106 monies returned to developers 2024/25	£69,786.03
<b>S106 developer contributions held at 31 March 2025</b>	<b>£2,952,132.92<sup>10</sup></b>

- 3.14 In summary, as at 31 March 2025 there is a total of just over £2.95M in s106 contributions available to spend on affordable housing, and a range of infrastructure including public open space, health, community facilities, highways, waste, public realm works and off site biodiversity improvements in the district. Of this, just over £170K is retained for the purposes of long-term maintenance of open spaces across the district.

<sup>7</sup> Includes the sum of £189,471.84 secured for the purposes of long-term maintenance of open space as at 31/03/2024

<sup>8</sup> Includes the sum of £37,078.70 secured for the purposes of long-term maintenance of open space during 24/25

<sup>9</sup> Includes the sum of £56,417.01 spent on long-term maintenance of open space during 24/25

<sup>10</sup> Includes the sum of £170,133.53 retained for the purposes of long-term maintenance of open space as at 31/03/2025



## Review of Infrastructure Delivery 2024/25

- 4.1 The following case studies provide examples of the infrastructure projects delivered through the use of s106 developer contributions during 2024/25.

### Case Study 1

Project: Bike Track Installation at Lansbury Playing Fields	
Summary	Contributions secured from Strata Homes for the installation of a new bike/scooter track at Lansbury Playing Fields, Eckington.
Application references	14/00562/OL, 17/00064/RM & 18/00512/OL
Permission dates/s106s signed	18 <sup>th</sup> August 2014
Developers/development started	4 <sup>th</sup> May 2018
Amount spent	£66,870
Monies received	19 <sup>th</sup> March 2020
Project delivered	2024/25
	

## Case Study 2

### Project: Tree Planting – Community Orchard Clay Lane Play Area

<b>Summary</b>	Contributions secured from Woodall Homes for the creation of a community orchard at Clay Lane Play Area, as part of the Biodiversity Net Gain work. This involved planting a mix of apple, pear and damson trees with stakes and strapping along the south and south east boundaries of the site.
<b>Application references</b>	20/00221/FL
<b>Permission dates/s106s signed</b>	24 <sup>th</sup> March 2021
<b>Developers/development started</b>	2021/22
<b>Amount spent</b>	£415.80
<b>Monies received</b>	23 <sup>rd</sup> February 2024
<b>Project delivered</b>	2024/25



## Future Spending Priorities on Infrastructure

- 5.1 This section gives a brief summary of future spending priorities on infrastructure for the district, including details of the potential developer contributions to be provided for infrastructure in future years from s106 planning obligations entered into during the reporting year<sup>11</sup>.

<sup>11</sup> The figures in Table 4.1 do not include any s106 monies to be provided from previous years



- 5.2 The council's approach, which is underpinned by the policies of the Local Plan and the evidence base to support it, includes the following critical infrastructure projects/themes:

### **A61 Growth Corridor including The Avenue Southern Access**

- 5.3 The Local Plan strategy and previous planning permissions granted, earmark significant housing and job growth on strategic sites at Clay Cross, and Wingerworth and other non-strategic sites at settlements in close proximity to the A61. Traffic on the A61 is anticipated to increase and the Local Plan expects implementation of a mitigation strategy including a range of highway improvements.
- 5.4 Examples of interventions for the A61 corridor as a whole have already included bus detection, real-time bus information, upgraded traffic controls, and new high-standard walking and cycling routes created as part of the development of the Avenue Strategic Site at Wingerworth, providing links into Chesterfield and beyond. A northern access into the Avenue site from a new roundabout on the A61 has also been delivered. However, capacity improvements will be necessary to the junction of the A61/Mill Lane/Nottingham Road to allow the full development of the Avenue strategic site and adjacent sites.
- 5.5 Detailed studies to assess what improvements could be made to Mill Lane/Nottingham Drive junctions to help access and egress from the A61 for all road users have been undertaken. As part of this work, different junction types and speeds limits on the A61 through Wingerworth have been considered. Public consultation is set to present the plan for the junction improvements and proposed speed limit in June 2025.

### **Callywhite Lane Regeneration Area, Dronfield – New Access and Railway Bridge Improvement**

- 5.6 As part of the expansion of Dronfield's main industrial estate, land is safeguarded as a Regeneration Area at Callywhite Lane in the Local Plan – policy WC1. In order to realise its full development potential a new second point of access is required off Chesterfield Road that necessitates crossing the Midland Main Railway Line and the River Drone.
- 5.7 Issues over the delivery and funding of this new access into the site are tied up with the electrification of the Midland Mainline and any necessary improvement of the railway bridge. At this stage the costs of the project are unknown, but it is anticipated that s106 developer contributions towards the necessary highway works would be sought from the development of this key regeneration site.

### **Other Highway Improvements and Sustainable Transport Measures**

- 5.8 Other likely s106 developer contributions to be received by the council towards transport related projects are associated with a number of allocated housing sites in the Local Plan. Subject to detailed analysis of transport impacts through transport assessments these are likely to include



improvements to key road junctions at congestion hotspots throughout the district.

- 5.9 As justified through a transport assessment or statement, the council may seek s106 developer contributions towards any necessary improvements at key road junctions in Dronfield including the the B6057 Chesterfield Road, B6158 Green Lane, Callywhite Lane and the A61 Bowshaw Roundabout in line with Local Plan Policy ID2.
- 5.10 In addition, the following sustainable transport projects, as identified in the place specific policies in the Local Plan, have the potential to attract s106 funding subject to the statutory planning obligation tests.
- Implementation and maintenance of the route of the Clay Cross esplanade – Local Plan Policy SP1;
  - Improvements to the existing network of footpaths and cycleways serving Dronfield including links into the north-south alignment along the B6057 between Dronfield and Unstone, and the east-west alignment from Callywhite Lane to Sindelfingen Park – Local Plan Policy SP2;
  - Improvements to the accessibility of Eckington town centre for pedestrians and cyclists – Local Plan Policy SP3;
  - Improvements to pavements, pedestrian crossings, footpaths and cycleways to encourage walking and cycling in and around Killamarsh town centre, along the canal and to Rother Valley Country Park including a major new greenway around the western edge of Killamarsh – Local Plan Policy SP4.

## **Education**

- 5.11 A key element of the strategy of the Local Plan is the development of The Avenue Strategic Site at Wingerworth for up to 1,100 homes, employment land, open space, and community facilities including a shop and a new primary school – Local Plan Policy SS3.
- 5.12 As part of the site masterplan, the delivery of a new primary school on the site was integrated into the proposals to cater for the additional demand for school places and to create an attractive sustainable community with good access to education facilities within the development on the east side of the A61.
- 5.13 Through the outline planning permission land is reserved for education, and financial contributions have been secured towards the construction of the new primary school.
- 5.14 Elsewhere in the district new housing development will generate an additional demand for school places. It is expected that s106 developer contributions will be sought towards the expansion of schools within the district in line with Derbyshire County Council's developer contributions protocol.

## **Health**

- 5.15 New housing development will place additional pressure on existing healthcare facilities within the district. The evidence base for the Local Plan identifies that expansion of existing provision rather than new single GP development will be the preferred solution to address any identified capacity issues in primary care services across the district. Where new housing development necessitates improvements to facilities a developer contribution will be sought towards enhancing capacity within existing local GP practices.

## **Public Open Space**

- 5.16 New housing development will create additional demand for open space facilities, and therefore appropriate provision for formal and informal open space will be required, together with its on-going maintenance. In some instances, the most effective means of achieving this will be through providing on-site provision. In other instances, a financial contribution will be sought towards off-site provision.

## **Greenways & Cycle Routes**

- 5.17 As part of the network of green infrastructure the district contains a number of traffic-free pathways connecting towns and villages with the countryside known as greenways. In North East Derbyshire the existing greenways include parts of the Five Pits Trail and the Trans-Pennine Trail. In addition, the Local Plan identifies a number of proposed greenways including a strategic route linking Dronfield, Eckington and Killamarsh in the north of the district.
- 5.18 The Local Plan expects new development to safeguard existing routes as well as promote new ones as shown on the Policies Map. Where opportunities arise within new developments, the council will expect developments to provide new or upgraded sections of greenway or provide links from development to the existing network. Any required improvements to greenways may be delivered directly by developers to a required standard or by Derbyshire County Council following agreement of s106 contributions in line with its developer contributions protocol.
- 5.19 In addition, Derbyshire County Council has identified a Key Cycle Network and plans to integrate these strategic routes with a lower tier Local Cycle Network to provide connections to key local destinations such as workplaces, schools, shops and other local community facilities. As with greenways, where opportunities arise the council will expect developers to provide new or improved cycle routes that link into wider networks.

## **S106 Agreements entered into during 2024/25**

- 5.20 During 2024/25 the council entered into s106 agreements associated with new developments with the following planning obligations. With a potential total value of £807,197.81 these contributions will be paid by developers either, once development commences, or a specified number of homes are delivered on site.

**Table 4.1: S106 contributions to be provided<sup>12</sup>**

<b>Infrastructure Type</b>	<b>Development Site</b>	<b>S106 Contribution (£)</b>
<b>Open Space</b>	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	30,059.74
	Commercial Inn, Bridge Street, Pilsley – planning ref: 23/00986/FL	8,608.60
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	38,124.50
	<b>Sub-total</b>	<b>76,792.84</b>
<b>Open Space Maintenance</b>	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	11,766.16
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	13,393.82
	<b>Sub-total</b>	<b>25,159.98</b>
<b>Highways</b>	Land From the East of Dark Lane to the West of Oaks Farm Lane, Calow – planning ref: 20/01005/FL, 22/00384/RM & 24/00669/FL	8,750.00
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	4,000.00
	Junction 30 Storage Ltd, Smithy Brook Road, Renishaw, Sheffield, S21 3JS – planning ref: 22/00951/FL	11,377.00
	Yellow Machinery, Station Road, Renishaw, Sheffield – planning ref: 22/00051/FL	24,060.00
	<b>Sub-total</b>	<b>48,187.00</b>
<b>Health</b>	Land From the East of Dark Lane to the West of Oaks Farm Lane, Calow – planning ref: 20/01005/FL, 22/00384/RM & 24/00669/FL	38,400.00
	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	58,894.00
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	66,000.00
	<b>Sub-total</b>	<b>163,294.00</b>
<b>Library</b>	Land From the East of Dark Lane to the West of Oaks Farm Lane, Calow – planning ref: 20/01005/FL, 22/00384/RM & 24/00669/FL	70.25
	<b>Sub-total</b>	<b>70.25</b>
<b>Education</b>	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	213,099.53
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	278,760.21
	<b>Sub-total</b>	<b>491,859.74</b>
<b>S106 Monitoring</b>	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	539.00
	Commercial Inn, Bridge Street, Pilsley – planning ref: 23/00986/FL	140.00

<sup>12</sup> This table includes some contributions payable to other organisations relating to matters such as education, highways, health, waste and libraries where monies may be paid directly to them.

	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	616.00
	Junction 30 Storage Ltd, Smithy Brook Road, Renishaw, Sheffield, S21 3JS – planning ref: 22/00951/FL	539.00
	<b>Sub-total</b>	<b>1,834.00</b>
	<b>Total</b>	<b>807,197.81<sup>13</sup></b>

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<sup>13</sup> This figure is an estimate as individual amounts may be subject to index linking

## Appendix A – The Section 106 Report 2024/25

Regulation 121A – Schedule 2 April 2024 to March 2025 (3): Matters to be included in the (£'s / units) s106 report		
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	Open Space	76,792.84
	Open Space Maintenance	25,159.98
	Highways	48,187.00
	Health	163,294.00
	Library	70.25
	Education	491,859.74
	S106 Monitoring	1,834.00
	<b>Total</b>	<b>807,197.81</b>
(b) the total amount of money under any planning obligations which was received during the reported year;	Open Space	132,645.77
	Open Space - Maintenance	37,038.70
	Highways	422,100.00
	Health	163,601.19
	Biodiversity	21,291.48
	Public Realm	4,292.50
	Education	69,786.03
	<b>Total</b>	<b>850,795.67</b>
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	Affordable Housing	1,075,806.95
	Open Space	596,966.12
	Open Space - Maintenance	189,471.84
	Community Facilities	93,522.00
	Public Realm	1,515.00
	Eckington Town Centre	25,646.00
	Highways	431,800.00
	Waste	6,033.23
	Five Pits Trail	1,600.00
	Multi-User Trail	9,120.00
	Biodiversity	229,045.85
	Health	223,063.96
	S106 Monitoring	38,401.51
	<b>Total</b>	<b>2,921,992.46</b>
(d) summary details of any non-monetary contributions to be provided under any planning obligations which were entered into during the reported year, including details of-		
i) in relation to affordable housing, the total number of units which will be provided;	<b>15</b>	
ii) in relation to education facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	<b>Nil</b>	
(e) the total amount of money (received under any planning obligations) which was allocated <sup>14</sup> but not spent during the reported year for funding infrastructure	<b>Nil</b>	

<sup>14</sup> The term allocated means a decision has been made by the local authority to commit funds to a particular item of infrastructure or project (ID: 23b-033-20190901, NPPG)

(f) the total amount of money (received under any planning obligations) which was spent by the authority (*including transferring it to another person to spend);	Open Space	93,390.73
	Open Space - Maintenance	56,417.01
	Highways	469,048.01 <sup>15</sup>
	Health	131,597.63 <sup>16</sup>
	Biodiversity	415.80
	<b>Total</b>	<b>750,869.18</b>
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	<b>Nil</b>	
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of-	<b>Open Space</b>	
i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item	Contribution to enhancing the play area - Shirland Village Hall	4355.73
	Pitch establishment for a new football pitch - Pilsley Sports Ground	22,165.00
	Installation of a new bike track - Lansbury Fields, Eckington	66,870.00
	<b>Total</b>	<b>93,390.73</b>
	<b>Open Space Maintenance</b>	
	On-going maintenance, Egstow Recreation Ground, Coney Green Road, & Dewley Road, Clay Cross	37,899.83
	On-going maintenance, School Lane, Arkwright	323.18
	On-going maintenance, Quarry Road, Killamarsh	194.00
	On-going maintenance, Dewley Way, Clay Cross	1,020.00
	On-going maintenance – Bike track, Lansbury Fields, Eckington	16,980.00
	<b>Total</b>	<b>56,417.01</b>
	<b>Highways</b>	
	Design fees for the proposed junction improvements for the A61/Mill Lane/Nottingham Drive junction.	47,248.01
	Transferred to Derbyshire County Council	421,800.00
	<b>Total</b>	<b>469,048.01</b>

<sup>15</sup> This figure includes £421,800.00 transferred to Derbyshire County Council

<sup>16</sup> This figure includes £3,200 transferred to NHS Derby and Derbyshire Integrated Care Board & £128,397.63 transferred to Chesterfield Royal Hospital NHS Foundation Trust

	<b>Health</b>	
	Transferred to NHS Derby and Derbyshire Integrated Care Board	128,397.63
	Transferred to Chesterfield Royal Hospital NHS Trust	3,200.00
	<b>Total</b>	<b>131,597.63</b>
	<b>Biodiversity</b>	
ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	Off-site biodiversity contribution to be used for tree planting	415.80
	<b>Total</b>	<b>415.80</b>
	<b>Nil</b>	
iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	<b>Nil</b>	
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.	<b>Open Space</b>	170,133.53
	<b>Total</b>	<b>170,133.53</b>

# Agenda Item 9

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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