



North East Derbyshire
District Council

North East Derbyshire District Council

Authority Monitoring Report - 2023

1st April 2022 – 31st March 2023

November 2023

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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 **1st April 2022 to 31st March 2023** 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 – March 2023](#) 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 2019-2023, sets out the following vision:

North East Derbyshire is:

- *Clean and attractive*
- *A place where people are proud to live and work*
- *A place where people will prosper*
- *A place where people will feel safe, happy and healthy*

- 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: Enhancing our residents' quality of life

- The Priorities:**
- Providing a range of leisure facilities for our communities
 - Engage better with our communities
 - Improving our housing
 - Protecting the most vulnerable within our communities
 - Help communities address local issues and concerns

Key Aim 2: Protecting and promoting the character of our District

- The Priorities:**
- Protect the character of our District
 - Tackle climate change
 - Ensure a clean, green environment
 - Enhance the natural environment

Key Aim 3: Delivering high quality cost effective services by engaging with residents, our partners and our staff

- The Priorities:**
- Transforming how our Council works
 - Creating a safe District in which to live and work
 - Being a listening Council
 - Providing high quality street scene
 - Providing an effective Planning Service

Key Aim 4: Creating a business friendly District that develops skills and jobs

- The Priorities:**
- Supporting businesses to maximise their potential
 - Attract and retain skilled jobs and university and higher education links
 - Develop and promote a visitor economy across the District
 - Implementing a revised District Growth Strategy
 - Town centre regeneration

3. Key Findings

3.1 The key findings of the AMR for this period (1st April 2022 – 31st March 2023) are summarised as follows:

- A new Local Development Scheme was approved in March 2023.
- A revised Statement of Community Involvement was drafted and was subject to public consultation in February/March 2023.
- 0.75 ha of allocated employment land was developed over the monitoring period and zero employment land was lost.
- Throughout the District, there was a loss of 12m² of retail and social infrastructure floorspace. 28m² retail floorspace was gained in Dronfield. Clay Cross, Eckington and Killamarsh had no gains or losses.
- Throughout the District planning permissions for the conversion of 7 former public houses was granted. A start has been made on 3 of these sites. The conversion of one former public house (the Fleur De Lys in Unstone) to residential was completed in March 2023.
- Net completions of new dwellings for the period 2022/23 was 776.
- The Council can demonstrate a 5.76 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 2023.
- 138 affordable homes (net) have been delivered through the planning system during 2022/23.
- A further 496 affordable homes have planning permission, 264 of which are expected to come forward in the next five years.
- At 31st March 2023, there were no outstanding commitments for either age-designated housing or housing with care schemes.
- At 31st March 2023 there were 2 outstanding commitments for care homes for 37 bedrooms in total.
- At 31st March 2023, there were 145 outstanding commitments for accessible and adaptable homes (M4(2)¹), and 10 outstanding dwelling commitments for wheelchair users (M4(3)²).
- 15 self and custom build dwellings were granted planning permission during the base period 31 October 2021 - 30 October 2022. On 30 October 2022, there were 124 entries on the Self and Custom Build Register. Overall, there is a shortage of eight self and custom build plots to meet the demand on the Register.
- 1 new Traveller site for 2 pitches at Staveley Road, Long Duckmanton, was granted planning permission in 2022/23. 1 new planning application for 2 pitches at Park Lane, Shirland, was submitted to the Council.
- 44% of new housing built in 2022/23 was built upon previously developed (brownfield) land, (351 dwellings of the total 806 built).

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

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

4. Local Plan Progress

- 4.1 The North East Derbyshire Local Plan 2014-2034, was adopted in November 2021. There are no current timescales for a review of the Local Plan over and above the statutory requirement to consider the need for a review within 5 years of the Plan's adoption. This will involve a review of the evidence base underpinning the adopted Local Plan and ongoing monitoring of the effectiveness of policy implementation and changes to legislation and national guidance.
- 4.2 A new Local Development Scheme was approved by Cabinet on 2 March 2023 and came into effect on 6 March 2023. This does not include timescales for a review of the Local Plan, but does set out the timetable for work on the following other planning policy documents:
- A review of the Council's Statement of Community Involvement,
 - A review of existing Supplementary Planning Documents, and
 - The preparation of Neighbourhood Plans (where timescales are known).
- 4.3 A review of the Statement of Community Involvement started during the monitoring period. A formal public consultation exercise took place between 15 February and 29 March 2023, in line with the adopted Local Development Scheme.

The Local Plan Monitoring Framework

The Economy

5. Employment Land Targets and Supply

- 5.1 Policy SS2 of the adopted 2014-2034 North East Derbyshire 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 on available employment land, as well as losses of employment land over the period since April 2014. Take up is defined as land on which employment development has commenced (i.e. there is an implemented permission). Losses are shown where land supply has reduced owing to development for other (non-B-class) uses.
- 5.3 During the 2022/23 period, there was land take-up in the Dronfield Regeneration Area for the construction of 10 small business units, new offices, and a workshop (Navigation Way, Land West of Callywhite Lane, Dronfield). Elsewhere, employment development took place on sites which are not designated for employment land in the Local Plan.

- 5.4 The total employment land take-up on allocated employment sites since 2014 is 11.05ha, an average build rate of 1.58ha/yr (Figure 1). This continues the trend of relatively low employment development on allocated sites in the District.

Year	Area (ha)	Sites delivered 2014 – 2022
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)
2022/23	0.75	Dronfield Regeneration Area
Total (2014-2022)	11.05	
Average Build Rate	1.58	

Figure 1: Employment Land Developed 2014-2023

- 5.5 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 2 shows the losses sustained for the period 2014-23 which occurred on sites allocated for employment land. In total, 2.99ha of employment land was lost to other uses which equates to an average loss of 0.33ha per annum, which is currently a third of 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 – 2023
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, Stubble Lane)
2022/23	0	None
Total	2.99	

Year	Area (ha)	Employment Land lost to other Uses 2014 – 2023
Average annual loss	0.33	

Figure 2: Employment Land Losses 2014-2023

5.6 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

5.7 At 31st March 2023, there was 41.17ha of land available for employment use as detailed in Figure 3.

Site	Area still Available - 31 March 2023 (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	5.00
Land Adjacent to Norwood Industrial Estate, Killamarsh	5.40
The Avenue – Mixed Use Development, Wingerworth	4.00
Coalite Priority Regeneration Area	15.00
Total	41.17

Figure 3: Table of Employment Land Availability - 31st March 2023

5.8 41.17ha of employment land is still available until the end of the Plan Period and 11.05ha has already been taken up since the start of the Plan Period. Furthermore, the Local Plan's 43ha requirement allowed for predicted losses of existing employment land (20ha) during the Plan period. This is approximately 1ha per year, and therefore the predicted loss allocation at 31/03/2023 would be expected to be 9ha. However, since the start of the Plan period only 2.99ha has been lost. This would suggest that another 6.01ha (9 – 2.99) of employment land is still included within the supply, rather than lost as predicted. The overall employment land supply at 31/03/2023 is therefore 41.17 + 11.05 + 6.01 = 58.23ha, against the requirement of 43ha.

- 5.9 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 both The Avenue (4ha) and Biwaters (5ha), none of this land has been delivered to date. 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 recent 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.
- 5.10 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 significant investment in infrastructure.
- 5.11 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 and Biwaters sites is now 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 2022/23 period, there was a net loss of 12m² floorspace of retail and social infrastructure within the District. Although since 2018 there has been an overall net gain of 2,129m² of retail and social infrastructure, an average gain of 426m²/yr (Figure 4).

Years	Retail and Social Infrastructure Completions and Losses (m ²) (Net)
2014/15	-
2015/16	-
2016/17	-
2017/18	-
2018/19	2,122
2019/20	-1,021
2020/21	-804

Years	Retail and Social Infrastructure Completions and Losses (m ²) (Net)
2021/22	1,844
2022/23	-12
TOTAL	2,129

Figure 4: Retail and Social Infrastructure Completions and Losses 2014-2023³

6.3 Figure 5 shows the completions and losses position for settlements across the District for the 2022/23 monitoring period, revealing an overall net loss of approximately 12m² floorspace. Dronfield has seen an increase in floorspace overall (28m²) through the conversion of a dog groomers (Sui Generis use) into a mixed use development of café with a beauty salon above. Clay Cross, Eckington and Killamarsh have had no gains or losses above. Appendix 2 includes a list of all retail and social infrastructure completions and losses.

6.4 As outlined in Figure 6 Wingerworth had the highest level of retail and social infrastructure commitments on 31st March 2023, Dronfield, Clay Cross and Eckington have some gains and losses, and Killamarsh none. There were a number of outstanding commitments for retail and social infrastructure District-wide, amounting to an increase of approximately 5,413m². These commitments mainly consist of E(a)/A1 (retail) uses on the Biwaters Strategic Site and D1/F1 (non-residential institutions, such as schools) use on the Avenue Strategic site, both as part of a wider mixed-use schemes. Retail development (A1) at Coalite is also part of a wider mixed-use scheme. However, the impacts of HS2 have created significant uncertainty for a residential-led scheme on the Coalite site and Reserved Matters permission has been granted for an employment-led scheme, which may affect the delivery of the A1 use. Appendix 1 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/D1 (c-i)	F2/A1 + D1(g)+ D2(e)	TOTAL
Clay Cross	0	0	0	0	0	0	0	0	0	0
Dronfield	0	28	0	0	0	0	0	0	0	28
Eckington	0	0	0	0	0	0	0	0	0	0
Killamarsh	0	0	0	0	0	0	0	0	0	0
Ashover	-344	0	0	0	0	0	0	0	0	-344
L. Pilsley	0	0	0	0	0	0	39	0	0	39
Wingerworth	0	0	0	0	0	0	0	265	0	265
TOTAL	-344	28	0	0	0	0	39	265	0	-12

Figure 5: Retail and Social Infrastructure completions & losses 2022/23 (floorspace in m²)

³ Information not available before 2018

Settlement	E(a)/A 1	E(b)/A 3	E(c)/A 2	E(d)/ D2(e)	E(e)/ D1(a)	E(f)/ D1(b)	SG/A4+ A5+D2+ D2(a-d)	F1/D1(c-i)	F2/A1+ D1(g)+ D2(e)	TOTAL
Clay Cross	1,158	311	0	0	0	0	-311	0	0	1,158
Dronfield	0	-75	0	0	0	0	0	0	0	-75
Eckington	0	0	0	0	0	0	-217	0	0	-217
Killamarsh	0	0	0	0	0	0	0	0	0	0
Ashover	298	0	0	0	0	0	0	0	0	298
Calow	130	0	0	0	0	0	0	0	0	130
Coalite	1,110	0	0	0	0	0	0	0	0	1,110
Grassmoor	-70	0	0	0	0	0	0	0	0	-70
Holmesfield	0	0	0	0	0	0	0	0	16	16
Holmewood	0	690	0	0	0	0	0	0	0	690
N. Wingfield	-159	0	0	0	0	0	73	0	0	-86
Pilsley	0	0	0	0	0	0	144	0	0	144
Tupton	276	0	0	0	0	0	0	0	0	276
Unstone	0	0	0	0	0	0	-213	0	0	-213
Wingerworth	0	0	0	0	0	0	0	0	2,252	2,252
TOTAL	2,743	926	0	0	0	0	-524	0	2,268	5,413

Figure 6: Retail and Social Infrastructure commitments at 31st March 2023 (floorspace in m²)

6.5 Throughout the district there are nine former public houses/ drinking establishments which have received planning permission for conversion or redevelopment to either residential or restaurant/ hot food takeaway uses (see Figure 7). A start has already been made to convert the Pilsley Miners Welfare at Lower Pilsley, the Gate Inn at Cutthorpe, The Telmere Lodge at Hasland, and the Crown Inn at Higham. The redevelopment of the Fleur de Lys at Unstone into residential was completed this year.

Permission Ref	Name	Address	Settlement	Committed loss	Conversion to	Status
20/00980/FL	Shoulder of Mutton	Belper Road,	Shirland	-139	Residential	Granted
21/01283/FL	Gardeners Inn	12 Market Street	Clay Cross	-311	Restaurant	Granted
21/00016/FL	Duke of York	37 Market Street	Eckington	-217	Residential	Granted
20/00143/FL	The Gate Inn	Overgreen	Cutthorpe	-340	Residential	Started
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	Granted
21/00885/FL	Pilsley Miners Welfare	Rupert Street	Lower Pilsley	-461	Residential	Started

Permission Ref	Name	Address	Settlement	Committed loss	Conversion to	Status
21/00473/FL	The Telmere Lodge	Mansfield Road	Hasland	-530	Residential	Started
TOTAL				-2,423		

Figure 7: Committed losses of drinking establishments (pubs) - 31st March 2023 (floorspace in m²)

- 6.6 In summary, the above monitoring data indicates that policy WC4 of the Local Plan has been effective in both providing new retail floorspace and social infrastructure and retaining existing retail floorspace and social infrastructure. Since monitoring of floorspace and social infrastructure began in 2018 there has been an overall net gain of 2,129m² of retail and social infrastructure, an average gain of 426m²/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 5,413m².

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 is affected by the proposed eastern leg of HS2 and uncertainties over the timescales for delivery. 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 (13/00386/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 for 252 dwellings in September 2017. The site is currently under construction and 136 dwellings had been completed by April 2023, leaving 116. The Council anticipates that the site will deliver approximately 30 dwellings per year, although Tilia Homes is aiming for a higher completion rate.
- 7.6 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. The developers agreed to an extension of time on the application in June 2022.
- 7.7 **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.
- 7.8 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.
- 7.9 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.
- 7.10 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, 37 dwellings had been completed by April 2023, leaving 110 dwellings still to be constructed.

- 7.11 For the third phase Reserved Matters permission was granted for 97 dwellings. Avant Homes has started on site and by April 2023 87 dwellings had been completed, leaving 10 left to be completed. For the fourth phase several Reserved Matters permissions were granted resulting in a total of 223 dwellings. 115 dwellings had been completed by April 2023, leaving 108 dwellings still to be constructed. Following the end of the 2022/23 monitoring period, a fifth residential phase has been granted Reserved Matters permission for 36 dwellings.
- 7.12 Based on the developer's information, 457 dwellings could be developed within the next five years, by four outlets. However, the Council takes a more cautious approach of 50 completions each 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.
- 7.13 **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.
- 7.14 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.
- 7.15 **Coalite Priority Regeneration Area.** This is a 61ha site which is located on the former Coalite Chemical Works site. This 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, 70,000m² employment land, a transport hub, energy centre, visitor centre/museum, local centre and land for a new primary phase school.
- 7.16 Since planning permission was secured on the site the Government confirmed proposals for the realignment of the proposed 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. The impact of this created significant uncertainty for the approved scheme within North East Derbyshire. Since this time the landowner has prepared a revised scheme and in November 2022 secured approval 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. 46,000m² employment land. The Council is expecting the development of employment uses to commence on the site in the next year.
- 7.17 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 has commenced and new dwellings are being delivered at a steady rate annually as anticipated. An application for the second phase of housing on the Avenue site has been submitted to the Council and is currently pending a decision. 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..

- 7.18 The delivery of employment land on the Avenue and Biwaters sites has not commenced yet and is now 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.
- 7.19 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. The council is expecting the development of employment uses to commence on the Coalite site in the next year.

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 2022/23 was carried out during March/ April 2023. The results show that 806 new dwellings were completed, and 30 dwellings had been demolished or converted. This results in a **net completion figure of 776 dwellings** for the monitoring period. Appendix 3 provides a schedule of housing completions for the period.
- 8.3 Figure 8 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 822 dwellings for the past nine years. Therefore, there is no shortfall. The average completion rate since 2014 is 421 dwellings per year, delivering 27% 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
TOTAL	3792	2970	+ 822

Figure 8: Dwelling Completions 2014 - 2023

- 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 January 2022 for the period 2018-21, see Figure 9 for North East Derbyshire’s results. This shows that although the annual completions fell short in 2018/19, cumulative figures over the three-year period exceed the Local Housing Need Figure by 429 dwellings.

	Completions	HDT housing need figure	Under/Oversupply
2018/19	189	266	- 77
2019/20	436	227	+209
2020/21	465	168	+297
TOTAL	1,090	661	+429

Figure 9: Annual Net Completions measured under Housing Delivery Test 2021

- 8.6 The 2022 and 2023 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 [2023 Five Year Housing Land Supply Statement](#) was published in July 2023 and shows a housing land supply of 5.76 years.
- 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 years⁴.
- 9.3 The monitoring period this AMR covers is the first full year after adoption of the Local Plan, and three years since the data that informed the housing trajectory in Appendix C of the Local Plan. Within these three years, 1,796 dwellings have been completed, exceeding the 1,261 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

⁴ Confirmed by the Local Plan Inspector’s Report, paragraph 214.

five years. Figure 10 sets out the anticipated five-year supply position at 2023 (5.76 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. The figure shows that based on current evidence and assuming no new sites come forward, the future supply will fall below 5 years at 01/04/2025.

Date	Under-supply	Requirement (330 x 5yrs) + undersupply + 5%	Supply years	Supply	Years (Supply÷ Requirement)5
Yr 1: 01/04/2023	0	1733	2023/24 – 2027/28	1997	5.76
Yr 2: 01/04/2024	0	1733	2024/25 – 2028/29	1781	5.14
Yr 3: 01/04/2025	0	1733	2025/26 – 2029/30	1698	4.90
Yr 4: 01/04/2026	0	1733	2026/27 – 2030/31	1604	4.63
Yr 5: 01/04/2027	0	1733	2027/28 – 2031/32	1405	4.05
Yr 6: 01/04/2028	0	1733	2028/29 - 2032/33	1303	3.76
Yr 7: 01/04/2029 ⁵	0	1733	2029/30 – 2033/34	1180	3.40

Figure 10: Rolling five-year supply table, April 2023

- 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 as part of a review of the Local Plan, either in whole or in part.

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.

⁵ 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 2029/30 to 2033/34; at year 8 it would be from 2030/31 to 2034/35). Comprehensive delivery information from beyond the Plan Period is not currently available.

Years	Affordable Housing Completions (net)	% of total Completions
2014/15	129	49%
2015/16	165	38%
2016/17	0	0%
2017/18	96	24%
2018/19	-17	-9%
2019/20	91	21%
2020/21	58	12%
2021/22 ⁶	111	20%
2022/23	138	18%
TOTAL	771	20%

Figure 11: Affordable Housing Completions 2014 - 2023

10.3 Figure 11 shows an overall net gain of 771 affordable homes which equates to 20% of the total number of dwellings (3,787 net) delivered between 2014 and 2023. During the 2022/23 monitoring period there was a net completion of 138 affordable dwellings. Figure 12 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 is slightly lower than the required 20%/30% due to a larger number of completions on minor sites (127 completions), where affordable housing is not required. The exception is the 100% affordable housing sites, such as Pine View at Clay Cross and Rectory Close at Long Duckmanton.

Settlement	Permission Ref.	Address	Total residential units	Total net comps 2022/23	Total net affordable comps 2022/23
Clay Cross	20/01026/FL	Pine View, Clay Cross	9	9	9
Clay Cross	19/00962/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 2 – St Modwen Homes)	147	33	7
Clay Cross	19/00705/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 3 – Avant Homes)	97	52	10
Clay Cross	19/00903/RM	Biwater Industries Limited,	223	92	23

⁶ The 2021/22 net affordable housing completions and percentage of total completions have been amended in this AMR, to take account of 10 additional shared ownership properties at the Avenue site, Wingerworth, and 2 additional shared ownership properties at Cottage Hill Farm and Land between Avenue Access Road and Mill Lane, Derby Road, Wingerworth, which were all counted as market housing in the 2021/22 AMR.

Settlement	Permission Ref.	Address	Total residential units	Total net comps 2022/23	Total net affordable comps 2022/23
		Market Street, Clay Cross (phase 4 – Countryside Properties)			
Clay Cross	20/00860/FL	Land North Of Pilsley Road And West Of, Coney Green Road, Clay Cross	78	22	4
Clay Cross	20/00221/FL	Land Opposite 24 To 44, Clay Lane, Clay Cross	34	28	1
Hasland	17/00806/FL	Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland	160	64	6
Holmewood	20/00739/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 2 - Harron Homes)	128	27	8
Holmewood	19/01135/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 3 - Lovell Homes)	156	86	28
Holmewood	19/01135/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 4 - Avant Homes)	141	34	10
Long Duckmanton	20/00298/FL	Land East Of Rectory Close Accessed From, Stocks Lane, Long Duckmanton	26	26	26
North Wingfield	22/00057/FL	Whiteleas Avenue, North Wingfield, S42 5QJ	70	-16	-16
Pilsley	20/00352/RM	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	98	22	11
Wingerworth	16/00526/RM	The Former Avenue Site, Derby Road, Wingerworth	252	22	5
Wingerworth	19/00389/RM	Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth	80	50	6
TOTAL					138

Figure 12: Affordable Housing Completions 2022/23

10.4 At the 31st March 2023, there were a number of outstanding commitments for new affordable housing. Appendix 5 shows that planning permission is in place for 496 affordable homes, 264 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 two permitted sites of 10 or more dwellings within a high value area, both located in Ashover⁷, which are required to include 30% affordable housing. Together they include 28% affordable dwellings.
- 10.6 Overall the affordable housing policies in the Plan are being effective. Although the latest rate (18%) is lower than the expected 20%/30%, this is explained above. Variations in delivery from year to year are to be expected, it is the overall trend that is important. In this case the average annual delivery for the period since 2014 is 85 affordable homes i.e. 20%.

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:

	Market Housing	Affordable Home Ownership	Affordable Rented Housing
1 bedroom	0-5%	10-15%	25-30%
2 bedrooms	30%	40-45%	45%
3 bedrooms	50%	35-40%	20%
4 bedrooms	15-20%	5-10%	5-10%

Figure 13: Size Mix for New Housing

- 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.
- 11.3 For the monitoring year 2022/23, 806 dwellings (gross) were completed. Of these completions, 5% were 1-bed, 17% were 2-bed, 47% were 3-bed and 31% were 4-bed or more (see Figure 14).
- 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 under-performed against the recommended target for the smaller 2-bed dwellings.

⁷ 17/00841/RM Land At The Junction Of Narrowleys Lane And, Moor Road, Ashover; and 19/00868/RM Land South West Of Grange Farm, Milken Lane, Ashover

Tenure	Market Housing	Affordable Rented	Rent to Buy	Shared Ownership	First Homes	Total Housing ⁸
1 Bedroom	26 (4%)	12 (10%)	0	0	0	38 (5%)
2 Bedroom	36 (5%)	83 (73%)	0	11 (39%)	5 (45%)	135 (17%)
3 Bedroom	338 (52%)	19 (17%)	1 (100%)	17 (61%)	6 (55%)	381 (47%)
4 Bedroom	252 (39%)	0	0	0	0	252 (31%)
+						
Total	652	114	1	28	11	806

Figure 14: Size Mix for New Housing 2022/23 (gross)

Reference	Site	Tenure
20/01026/FL	Pine View, Clay Cross	9 Affordable Rent
19/00962/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 2 – St Modwen Homes)	10 Affordable Rent
19/00705/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 3 – Avant Homes)	13 Affordable Rent 10 Shared Ownership
19/00903/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 4 – Countryside Properties)	4 Affordable Rent 3 Shared Ownership
20/00860/FL	Land North Of Pilsley Road And West Of, Coney Green Road, Clay Cross	4 Affordable Rent
20/00221/FL	Land Opposite 24 To 44, Clay Lane, Clay Cross	1 Affordable Rent to Buy
17/00806/FL	Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland	6 Affordable Rent
20/00739/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 2 - Harron Homes)	7 Affordable Rent 1 Shared Ownership
19/01135/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 3 - Lovell Homes)	22 Affordable Rent 6 First Homes
19/01135/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 4 - Avant Homes)	10 Affordable Rent
20/00298/FL	Land East Of Rectory Close Accessed From, Stocks Lane, Long Duckmanton	16 Affordable Rent 10 Shared Ownership

⁸ Percentages do not add to 100% due to rounding.

Reference	Site	Tenure
22/00057/FL	Whiteleas Avenue, North Wingfield, S42 5QJ	-16 Social Rent
20/00352/RM	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	7 Affordable Rent 4 Shared Ownership
16/00526/RM	The Former Avenue Site, Derby Road, Wingerworth	5 First Homes
19/00389/RM	Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth	6 Affordable Rent
TOTAL		114 Affordable Rent 28 Shared Ownership 11 First Homes 1 Affordable Rent to Buy -16 Social Rent

Figure 15: Affordable Housing Completions by tenure NEDDC 2022/23

- 11.5 In relation to affordable housing, 154 new build affordable houses were completed, of which 114 were affordable rented housing, 28 shared ownership, 11 First Homes, and 1 Affordable Rent to Buy. 16 socially rented properties were demolished at North Wingfield due to a wider redevelopment of the site.
- 11.6 For affordable home ownership, of the 28 shared ownership properties provided in 2022/23, 39% were 2-bed and 61% were 3-bed; and of the First Homes properties, 45% were 2-bed and 55% were 3-bed. Against the SHMA recommendations, there is an overprovision of 3-bed houses, and insufficient 1-bed and 4-bed affordable home ownership properties.
- 11.7 Of the 114 affordable rented housing completions, 10% were 1-bed houses, 73% were 2-bed, and 17% were 3-bed houses. This is an over provision of 2-bed houses in comparison to the SHMA recommendations and an under-provision of 1-bed and 4-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 10% affordable home ownership was introduced to the NPPF in 2018 (Local Plan policies are based upon the 2012 version of the NPPF) which has had an impact on tenure overall. For example during the 2022/23 monitoring year, approximately 70% of the affordable homes provided were affordable 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 1bed and 2bed 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. This suggests that it would be necessary to strengthen future housing policies to encourage delivery of smaller market housing, and secure increased provision of 1bed 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 Update (2017) 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 No nursing and residential care homes have been completed in 2022/23. There are two outstanding commitments for nursing and care schemes at 31st March 2023, as shown in Figure 16. Together these permissions would provide 37 bed spaces. Two permissions for 22 bed spaces in total lapsed on 2022/23. There have been no completions, or outstanding commitments for either age-designated housing or housing with care schemes.

Site and planning reference	Bedrooms	Type of care
Ashgate House Nursing Home, Ashgate Road, Ashgate 17/00748/FL	25	Nursing and Residential Care Older People
Land On The West Side of, Chesterfield Road, Holmewood 20/01310/FL	12	Care Home People with brain injuries 18-65 yrs
TOTAL	37	

Figure 16: Nursing and residential care homes: Commitments at 31st March 2023 (number of bedrooms)

12.6 During the 2022/23 monitoring period, two wheelchair user standard units M4(3)⁹ were completed as part of a wider scheme at Pine View, Clay Cross (20/01026/FL). No accessible and adaptable M4(2)¹⁰ dwellings were completed in 2022/23.

12.7 At 31st March 2023, there are six outstanding commitments for a total of at least 145 M(4)2 homes at Oaks Farm Lane Calow, Market Street Clay Cross, Windy Ridge Holmewood, Primrose Lane Killamarsh, Pilsley Miners Welfare, Lower Pilsley and St Leonards Place Shirland. One Reserved Matters planning permission was secured for the construction of 10 bungalows to wheelchair user standard M4(3) in Ashover (19/00868/RM).

12.8 Since the adoption of the North East Derbyshire Local Plan 2014 – 2034, eight residential schemes of 10 or more dwellings have been approved as a full or reserved matters permission. Five of these include provision of accessible and adaptable homes, as described above¹¹. However, three permissions do not include accessible and adaptable homes contrary to the requirements of policy LC4. There is no clear reasoning for this omission and no problems have been identified concerning implementation of the policy. To address this improvement measures such as training and awareness raising with relevant officers have been put in place.

12.9 Overall, since 2014, there have been 90 housing with care completions, 39 new nursing and residential care bed-spaces for older people, 22 new nursing and residential care bed-spaces for younger people or people with learning disabilities, 20 accessible and adaptable home completions and 6 wheelchair adaptable home completions, as indicated by figures 17 to 19.

⁹ M4(3) homes are wheelchair user dwellings; Building Regulations 2010 (updated in 2015)

¹⁰ M4(2) homes are accessible and adaptable dwellings; Building Regulations 2010 (updated in 2015)

¹¹ The sixth commitment is for fewer than 10 dwellings.

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
TOTAL	0	90

Figure 17: Age-designated housing and housing with care : Completions 2014 – 2023

Years	Nursing and residential care - older people	Nursing and residential care - younger people or people with learning disabilities
2014/15	0	0
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
TOTAL	39	22

Figure 18: Nursing and residential care home: Completions 2014 – 2023 (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

Years	Accessible and Adaptable homes M4(2)	Wheelchair adaptable homes M4(3)
2021/22	0	0
+2022/23	0	2
TOTAL	20	6

Figure 19: Accessible and Adaptable Homes M4(2) and Wheelchair adaptable homes M4(3): Completions 2014 – 2023

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 2022/23 monitoring year only 2 M4(3) adaptable 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 the 16 months since adoption of the Local Plan planning permission has been granted for eight residential schemes of 10 or more dwellings, five of which included accessible and adaptable homes. These are expected to deliver 145 M4(2) homes and will come forward in the next few years. 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 2021 – 30 October 2022 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 2022, there were a total of 124 entries onto the register (120 individuals and 4 groups). Within the October monitoring year 2021/22, 14 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 within Dronfield and Eckington Parishes. There is also interest in Wingerworth 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 15 permissions have been granted for self or custom build housing between 31 October 2021 and 30 October 2022. Figure 20 provides an overview of the demand and supply situation. It shows that there was a slight shortfall of self and custom build permissions to meet the demand on the register at 30 October 2022. This is likely 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 would be an issue to address in any future review of the 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 ¹²	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					77	-34
31 Oct. 2023 - 30 Oct. 2024					110	-67
31 Oct 2024 - 30 Oct 2025					124	-81

Figure 20: Self and Custom Housebuilding overview

14. Gypsy and Traveller Provision

14.1 There are currently 22 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)¹³, estimates a need for 15 additional pitches in district for the period 2014-34, 6 of which are required from 2014 to 2019. Currently, Derbyshire County Council together with the Council and other local authorities and partners are undertaking an update of the GTAA 2015; a final report is expected early 2024.

14.4 The following two sites have been allocated as Traveller sites in the 2014-2034 North East Derbyshire Local Plan:

- The Old Potato Store, Dark Lane, Calow (2 pitches)
- Dark Lane, North Wingfield (3 pitches).

¹² Cumulative totals 3 years following each base period.

¹³ The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015

- 14.5 During the 2022/23 monitoring period, one planning application was submitted to the Council for the provision of 2 pitches at Park Lane, Shirland. There are currently extant permissions for 5 pitches at Danesmoor Clay Cross and 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, although it is still early in the Plan Period 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.

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. However, there is no national target for development on previously developed land.
- 15.2 45% of new housing developed in 2022/23 was built upon previously developed (brownfield) land, accounting for 351 of the total 806 dwellings (gross) built during the 2022/23 monitoring period. 330 of the 351 dwellings were new build of which, 181 were completed on the Biwaters Strategic Site, 22 on the Avenue Strategic Site and 127 on smaller sites throughout the district. The remaining 21 dwellings were completed through conversions or changes of use.
- 15.3 Compared to the previous AMR, completions on previously developed land have increased both in relative terms (36% in 2021/22) and in absolute terms (203 dwellings in 2021/22).

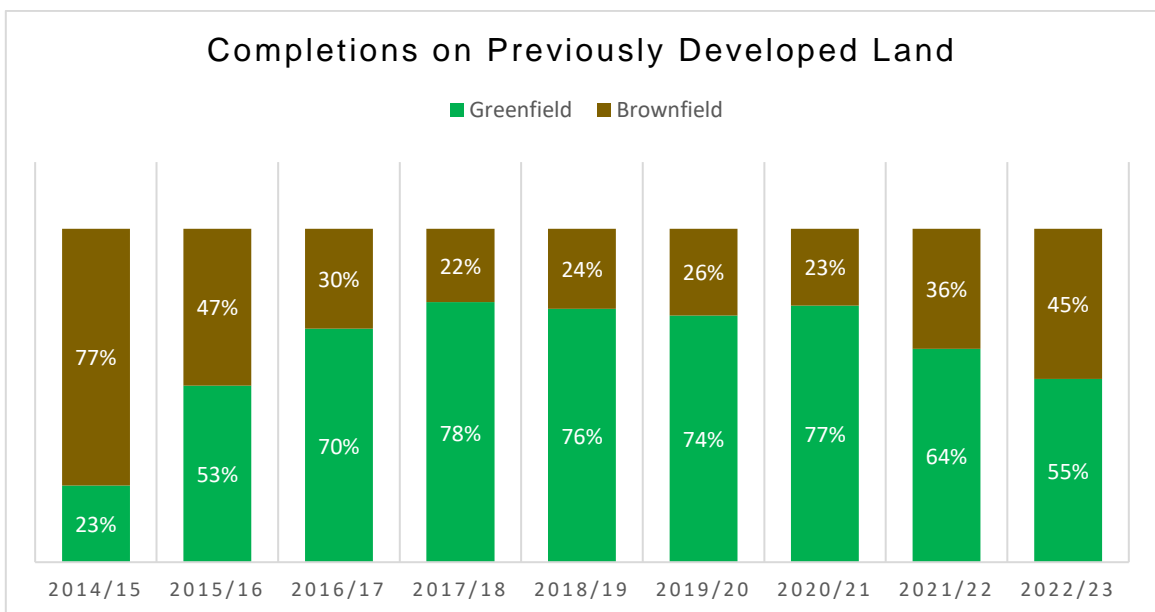


Figure 21: Dwelling completions on previously developed land

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 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. These projects include improvements to existing play areas and recreation grounds at Clay Cross, Killamarsh, North Wingfield, Stonebroom, Shirland and Wingerworth during the 2022/23 monitoring period.
- 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 2022/23 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 £685K towards affordable housing, open space and its long term maintenance, education, traffic management measures, libraries, and healthcare 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 approved planning appeals between November 2021 and March 2023 has found there have been no new developments contrary to Policy SS9 allowed in the countryside since the Local Plan was adopted in November 2021. This indicates that Policy SS9 is being effective.

Years	Developments in the Countryside allowed at appeal contrary to Policy SS9
2021/22	0
2022/23	0

Figure 22: 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 November 2021 and March 2023 has found there has been 2 new developments contrary to Policy SS10 approved in the Green Belt since the Local Plan was adopted in November 2021. See Figure 23 below.
- 18.5 One of these developments was the erection of a single storey outbuilding to provide 2 no. stables and a tack room/store. The Council found that it did not preserve the openness of the Green Belt. However, on appeal an Independent Inspector allowed the scheme concluding the development would not unduly affect the visual or spatial openness of the Green Belt, and therefore would not conflict with the purposes for including land within it. The Inspector's decision was based upon a matter of planning judgement rather than the ineffectiveness of Policy SS10 which is broadly in line with the NPPF.
- 18.6 The other development was for the construction of a new agricultural building for storage of agricultural equipment and livestock. The Council found that there was no evidence of an existing agricultural operation functioning on the site. Nor was it considered that sufficient justification had been provided to present a case that the building was reasonably necessary for the purposes of agriculture within the application site. Furthermore, the Council raised issues with the effect of the siting, design and external appearance of the proposed development would have on the character and appearance of the area, having regard to its conservation area location, and on the setting of a nearby listed building. At appeal, the Inspector disagreed with the Council's concerns, and allowed the development subject to conditions. As above, the Inspector's decision was based upon a matter of planning judgement, rather than ineffectiveness of Local Plan policies.

Years	Developments in the Green Belt allowed at appeal contrary to Policy SS10
2021/22	0
2022/23	2

Figure 23: Development in the North East Derbyshire Green allowed at appeal contrary to Policy SS10

- 18.7 In summary, there have been two developments in the Green Belt in the monitoring year 2022/23 that were allowed at appeal contrary to Policy SS10. In both of these cases the appeal decisions were based upon a matter of planning judgement rather than ineffectiveness of Policy SS10, which remains broadly in line with the NPPF.

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 2023 has found there have been no new developments contrary to Policy SS11 allowed 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 a Local Settlement Gap allowed at appeal contrary to Policy SS11
2021/22	0
2022/23	0

Figure 24: 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. It is expected that further traffic modelling will be carried out as part of a future Local Plan Review.

- 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. It is expected that the requirement will become mandatory for large sites in January 2024, and for small sites in April 2024. The next AMR for 2023/24 will report on the implementation of Biodiversity Net Gain.

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 6 'Made' Neighbourhood Plans in the District (see Figure 25), these were 'Made' between 2017 and 2019. During the monitoring period Modifications were submitted to the Council on the Made Ashover Neighbourhood Plan 2018. These modifications were subject to consultation and examination before being 'Made' in April 2023. Progress was also made on the Brampton Neighbourhood Plan, which is scheduled for Referendum in November 2023. Progress was additionally made on the Shirland Neighbourhood Plan, with consultation taking place on a Draft Neighbourhood Plan in June 2023. In March 2023 the Council designated Killamarsh Parish as a neighbourhood area, Killamarsh Parish Council are now currently preparing their Draft Neighbourhood Plan.

Neighbourhood Area	Formal Stage	Status
Ashover	Modifications to the Plan Made, 13 April 2023	Modified Plan Made and & part of Development Plan
Brackenfield	Plan Made, 8 October 2019	Plan Made & part of Development Plan
Brampton	Referendum scheduled for 21 November 2023	Referendum
Dronfield	Plan Made, 5 November 2019	Plan Made & part of Development Plan

Neighbourhood Area	Formal Stage	Status
Holymoorside and Walton	Plan Made, 28 November 2017	Plan Made & part of Development Plan
Shirland and Higham	Reg.14 Consultation on the pre-submission version of the Plan, 30 June, 2023	Area designated by NEDDC. Currently working on a Submission version of the Neighbourhood Plan.
Wessington	Plan Made, 8 October 2019	Plan Made & part of Development Plan
Wingerworth	Plan Made, 9 July 2018	Plan Made & part of Development Plan
Killamarsh	Area Designated, 22 March 2023	Area designated by NEDDC. Currently working on a Draft Neighbourhood Plan.

Figure 25: Progress on Neighbourhood Plans

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. The Council continues to co-operate with its neighbours and partners on an ongoing basis. During the 2022/23 monitoring period the Council signed statements of common ground with regard to strategic planning matters arising from the Bassetlaw Local Plan, including the Appleyhead Junction Strategic Employment site allocation. Officers’ also held update meetings with Derbyshire Dales District Council and Sheffield City Council regarding strategic planning matters and cross boundary issues in relation to the preparation of their emerging Local Plans
- 22.4 As part of Vision Derbyshire the Council has worked jointly with Derbyshire County Council and other local planning authorities across Derbyshire to produce the Climate Change Planning Guidance, and Spatial Energy Study. In addition, early engagement has taken place with the County Council on the preparation of the Local Nature Recovery Strategy for Derbyshire.

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.
- 23.2 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 1: Retail and Social Infrastructure Commitments at 31/03/2023

Permission Ref.	Address	Description	Granted	Started	SG	E
Borough/District Nar North East Derbyshire						
- Settlement Clay Cross						
NED/21/01283/FL	12, Market Street, Clay Cross, S45 9JE	Application for change of use from Sui Generis (Public House) to class E use, with installation of an extraction system	19/07/2022		0	311
Clay Cross Totals:					0	311
- Settlement Eckington						
NED/21/00016/FL	37, Market Street, Eckington	Application for the conversion of existing public house and manager's residence to 5 no. two bed apartments (Conservation Area)(affecting the setting of a Listed Building)	28/07/2021		-217	0
Eckington Totals:					-217	0
- Settlement Hasland						
NED/21/00473/FL	The Telmere Lodge, Mansfield Road, Hasland	Demolition of public house and construction of three detached 4 bed houses and 2 four bed bungalows with associated garages and landscaping (Amended Plans)	25/10/2021	30/03/2022	0	0
Hasland Totals:					0	0
- Settlement Holmewood						
NED/20/00741/FL	Unit 4, Hardwick View Road, Holmewood	Demolition of existing storage unit and construction of new industrial unit. E(g)(iii)	26/11/2020		0	115
NED/22/00802/FL	Land On The West Side Of, Chesterfield Road, Holmewood	Application to construct 2 commercial units including parking and service areas (Amended Plan)	17/03/2023		0	690
Holmewood Totals:					0	805
- Settlement Lower Pilsley						
NED/21/00885/FL	Pilsley Miners Welfare, Rupert Street, Lower Pilsley	Demolition of the existing social club building and the erection of 3 sustainable, detached, self-build homes, including associated alterations to the existing access	17/12/2021	22/03/2023	0	0
Lower Pilsley Totals:					0	0
- Settlement North Wingfield						
NED/20/00668/FL	2, New Street, Hephthorne Lane, North Wingfield	Change of use from A1 retail unit classification to Sui Generis Hot food Takeaway. A E(a) to A5 SG	11/12/2020		73	-73

Permission Ref.	Address	Description	Granted	Started	SG	E
NED/20/00998/FL	74, Station Road, Hepthorne Lane, North Wingfield	Change of use First floor level to two flats (Amended Plan)	04/02/2021		0	-86
North Wingfield Totals:					73	-159
- Settlement Pilsley						
NED/20/00278/FL	6, Green Lane, Pilsley	Demolition of outbuilding and construction of new cattery with new access track (Revised scheme of 19/00179/FL)	03/12/2020		144	0
Pilsley Totals:					144	0
- Settlement Unstone						
NED/22/00636/FL	Unstone Car Sales, Main Road, Unstone, S18 4AB	Erection of a building to replace existing now demolished to be used for storage and distribution class B and commercial business & service	10/02/2023		0	0
Unstone Totals:					0	0
North East Derbyshire Totals:					0	957
Report Total:					0	957

Permission Ref.	Address	Description	Granted	Started	A1	A2	A3	A4	A5	D1	D2	SG
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Borough/District Nar North East Derbyshire

- Settlement Ashover

NED/15/01015/FL	Marsh Green Farm Shop Ltd, Matlock Road, Kelstedge, Ashover, Chesterfield, S45 0DX	Full application for demolition of existing agricultural building (allowed for a non food retail (A1) building under prior approval notification 15/00680/CUPDM), and replacement with new non food retail (A1) building, replacement and relocation of existing cattle shed buildings and alterations - the range of goods sold to be related directly to agricultural equestrian and forestry uses and to be restricted to non food (apart from all animal feeds) (Amended Title)	09/05/2016	17/03/2020	632	0	0	0	0	0	0	0
Ashover Totals:					632	0	0	0	0	0	0	0

- Settlement Calow

NED/18/00777/OL	56, TOP ROAD, Calow, CHESTERFIELD, S44 5SY	Outline application (means of access submitted) for the demolition of 56 Top Road and demolition of vehicle repair workshop (retail unit retained) and the erection of up to 20 dwellings, including 3 affordable units, and a new access off Top Road (Major Development/ Departure from development plan)(Amended Title/Amended Plans)	03/07/2019		130	0	0	0	0	0	0	0
Calow Totals:					130	0	0	0	0	0	0	0

- Settlement Clay Cross

NED/17/00601/FL	48, High Street, Clay Cross	Conversion of existing NatWest Bank building into 3 No. residential apartments including removal of existing pitch roof and cosmetic amendments to existing window arrangements on the rear elevation and the retention of area at ground floor for A2 use (Conservation Area) (Amended Title/Amended Plans)	31/08/2017	31/03/2019	0	-290	0	0	0	0	0	0
NED/17/00666/OL	Former Biwater Site, Brassington Street, Clay Cross, CHESTERFIELD	Outline application for a mixed-use development, comprising: residential use (C3), employment-generating uses with employment (B1, B2, B8), local centre (A1, A2, A3, A4 and/or A5), hotel (C1) and/or care home (C2); and public open space, landscaping, highway works and associated infrastructure. Detailed approval is sought for principal access arrangements from A6175 Market Street, with all other matters to be reserved. (Major development/ Environmental statement/Affecting setting of a listed building/Departure from development plan). Permission stays live due to several RM applications.	10/08/2018		1158	0	0	0	0	0	0	0
Clay Cross Totals:					1158	-290	0	0	0	0	0	0

- Settlement Coalite

NED/14/00145/OL	Former Coalite Site On The North West And South East, Buttermilk Lane, Coalite	Outline planning application to North East Derbyshire District Council for a 660 dwelling scheme with associated ancillary uses	31/10/2016		1110	0	0	0	0	0	0	0
Coalite Totals:					1110	0	0	0	0	0	0	0

Permission Ref.	Address	Description	Granted	Started	A1	A2	A3	A4	A5	D1	D2	SG
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- Settlement Cutthorpe

NED/20/00143/FL	The Gate Inn, Overgreen, Cutthorpe	Change of use to residential dwelling including raising of roof height over side elevation and alterations to openings	23/04/2020	31/03/2021	0	0	0	0	0	0	0	0
Cutthorpe Totals:					0	0	0	0	0	0	0	0

- Settlement Dronfield

NED/19/00940/FL	135, Cemetery Road, Dronfield	Application for change of use from A4 to A3 with part single storey/part two storey rear extensions, single storey front extension with roof terrace above and internal and external alterations.	21/01/2020		0	0	0	0	0	0	0	0
NED/19/01067/FL	37, Chesterfield Road, Dronfield	Application for single storey rear extension for use as chiropractic clinic (Conservation Area)(Affecting the setting of a listed building)(Revised scheme of 18/01048/FL)	05/02/2020		0	0	0	0	0	0	0	0
NED/21/01154/FL	12, Dronfield Civic Centre, Dronfield, S18 1PD	Change of use from Cafe (Class E) to Pub/Wine Bar (Sui Generis) (Affecting the setting of a Listed Building)	19/04/2022		0	0	-75	0	0	0	0	0
Dronfield Totals:					0	0	-75	0	0	0	0	0

- Settlement Eckington

NED/21/00016/FL	37, Market Street, Eckington	Application for the conversion of existing public house and manager's residence to 5 no. two bed apartments (Conservation Area)(affecting the setting of a Listed Building)	28/07/2021		0	0	0	0	0	0	0	-217
Eckington Totals:					0	0	0	0	0	0	0	-217

- Settlement Grassmoor

NED/21/00149/FL	232, North Wingfield Road, Grassmoor	Application for change of use from shop to dwelling	25/03/2021		-70	0	0	0	0	0	0	0
Grassmoor Totals:					-70	0	0	0	0	0	0	0

- Settlement Hasland

NED/21/00473/FL	The Telmere Lodge, Mansfield Road, Hasland	Demolition of public house and construction of three detached 4 bed houses and 2 four bed bungalows with associated garages and landscaping (Amended Plans)	25/10/2021	30/03/2022	0	0	0	0	0	0	0	0
Hasland Totals:					0	0	0	0	0	0	0	0

- Settlement Higham

NED/19/00649/FL	Crown Inn, Main Road, Higham, DE55 6EH	Proposed change of use of public house to 3 dwellings including demolition of extensions to rear (Listed Building/Conservation Area)	08/09/2019	29/03/2023	0	0	0	-382	0	0	0	0
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Permission Ref.	Address	Description	Granted	Started	A1	A2	A3	A4	A5	D1	D2	SG
Higham Totals:					0	0	0	-382	0	0	0	0

- Settlement Holmesfield

NED/18/01152/FL	20, Main Road, Holmesfield	Change of use of the former Travellers Rest Public House to a residential dwelling with demolition of existing extensions and construction of first floor extension and single storey side and rear extensions and construction of one additional detached dwelling with double garage (Conservation Area) (Amended plans)	21/02/2019	31/03/2021	0	0	0	0	0	0	0	0
Holmesfield Totals:					0	0	0	0	0	0	0	0

- Settlement Lower Pilsley

NED/21/00885/FL	Pilsley Miners Welfare, Rupert Street, Lower Pilsley	Demolition of the existing social club building and the erection of 3 sustainable, detached, self-build homes, including associated alterations to the existing access	17/12/2021	22/03/2023	0	0	0	0	0	0	0	0
Lower Pilsley Totals:					0	0	0	0	0	0	0	0

- Settlement Mickley

NED/07/01253/FL	2 - 5, BRONTE STREET, Mickley, ALFRETON	Resiting of 7 dwellings in previously approved layout for 17 dwellings (NED/06/00071/FL) and RETAIL SHOP. *NED/19/01080/FL- Application for 2no dwellings on previously numbered building plots 16 and 17 (previously approve on 07/01253/FL*)	25/04/2006	31/03/2009	0	0	0	0	0	0	0	0
Mickley Totals:					0	0	0	0	0	0	0	0

- Settlement New Tupton

NED/19/01225/FL	Autocars Of Tupton, Derby Road, New Tupton	Retrospective permission for change of use from car showroom to kitchen and bathroom showroom and also for a new palisade fence around the property, with a new extension to the side of the building to expand the business (revised scheme of 19/00320/FL)	19/06/2020		276	0	0	0	0	0	0	0
New Tupton Totals:					276	0	0	0	0	0	0	0

- Settlement North Wingfield

NED/19/00272/FL	The Gate Inn, 49 St Lawrence Road, North Wingfield	Single storey extension to rear and change of use of first floor flat to B&B accommodation with new openings and external staircase and creation of new car park entrance from Little Morton Road (Revised scheme of 18/00933/FL)(Conservation Area)(Affecting Setting of a Listed Building)	03/05/2019	10/03/2020	0	0	0	48	0	0	0	0
NED/20/00668/FL	2, New Street, Hephthorne Lane, North Wingfield	Change of use from A1 retail unit classification to Sui Generis Hot food Takeaway. A E(a) to A5 SG	11/12/2020		0	0	0	0	0	0	0	73
North Wingfield Totals:					0	0	0	48	0	0	0	73

Permission Ref.	Address	Description	Granted	Started	A1	A2	A3	A4	A5	D1	D2	SG
- Settlement Pilsley												
NED/20/00278/FL	6, Green Lane, Pilsley	Demolition of outbuilding and construction of new cattery with new access track (Revised scheme of 19/00179/FL)	03/12/2020		0	0	0	0	0	0	0	144
Pilsley Totals:					0	0	0	0	0	0	0	144
- Settlement Renishaw												
NED/11/00388/FL	32, MAIN ROAD, Renishaw, ECKINGTON, S21 3UT	Alterations to existing dwelling/outbuildings/workshops and shop unit to create 3 dwellings with associated parking areas and alterations to access (Re-submission of previously approved scheme 07/00448/FL)	22/09/2011	31/03/2015	-25	0	0	0	0	0	0	0
Renishaw Totals:					-25	0	0	0	0	0	0	0
- Settlement Shirland												
NED/17/00262/FL	Shirland Church Hall, Main Road, Shirland	Application to convert old schoolhouse into a 4 bedroom detached dwelling	25/08/2017	31/03/2018	0	0	0	0	0	0	-85	0
NED/20/00980/FL	Shoulder Of Mutton, Belper Road, Shirland	Application to change the use of an existing public house with ancillary residential accommodation to form a single dwelling (Conservation Area/Affecting the setting of a Listed Building)	23/12/2020		0	0	0	-139	0	0	0	0
Shirland Totals:					0	0	0	-139	0	0	-85	0
- Settlement Spinkhill												
NED/21/00289/FL	Immaculate Conception Catholic Primary School, College Road, Spinkhill	Conversion of the former Immaculate Conception Primary School into a single family dwelling	03/09/2021	15/03/2022	0	0	0	0	0	0	0	0
Spinkhill Totals:					0	0	0	0	0	0	0	0
- Settlement Wingerworth												
NED/16/00525/OL	THE FORMER AVENUE SITE, DERBY ROAD, Wingerworth, CHESTERFIELD, S42 6NB	Application for variation of conditions 3, 21, 22, 31, 41 and 45 imposed by outline permission 13/00386/OL (Major Development/EIA Development) (Departure from the Development Plan)	28/04/2017		0	0	0	0	0	2290	0	0
NED/20/01104/FL	Wingerworth Surgery, New Road, Wingerworth	Demolition of existing surgery and construction of detached 3 bed two storey dwelling	11/02/2021		0	0	0	0	0	-38	0	0
Wingerworth Totals:					0	0	0	0	0	2252	0	0

Permission Ref.	Address	Description	Granted	Started	A1	A2	A3	A4	A5	D1	D2	SG
- Settlement												
NED/21/01195/FL	Holmesfield Cricket Club, Cordwell Lane, Holmesfield, S18 7WH	Application for the installation of single storey timber clubhouse (Private Drainage System)	01/04/2022	31/03/2023	0	0	0	0	0	0	16	0
Totals:					0	0	0	0	0	0	16	0
North East Derbyshire Totals:					3211	-290	-75	-473	0	2252	-69	0
Report Total:					3211	-290	-75	-473	0	2252	-69	0

Appendix 2: Retail and Social Infrastructure Completions 2022/23

Permission Ref.	Address	Description	Granted	Started	Completed	A1	A2	A3	A4	A5	D1	D2	SG
Borough/District Nar North East Derbyshire													
- Settlement Ashover													
NED/15/01015/FL	Marsh Green Farm Shop Ltd, Matlock Road, Kelstedge, Ashover, Chesterfield, S45 0DX	Full application for demolition of existing agricultural building (allowed for a non food retail (A1) building under prior approval notification 15/00680/CUPDM), and replacement with new non food retail (A1) building, replacement and relocation of existing cattle shed buildings and alterations - the range of goods sold to be related directly to agricultural equestrian and forestry uses and to be restricted to non food (apart from all animal feeds) (Amended Title)	09/05/2016	17/03/2020		-334	0	0	0	0	0	0	0
Ashover Totals:						-334	0	0	0	0	0	0	0
- Settlement Dronfield													
NED/21/00620/FL	31, Chesterfield Road, Dronfield	Change of use from dog grooming parlour to a mixed use of Class E use at ground floor and beauty salon at first floor and alterations to the shop front (Conservation Area) (Further Amended Title)	21/12/2021	01/04/2022	31/03/2023	0	0	0	0	0	0	0	0
Dronfield Totals:						0	0	0	0	0	0	0	0
- Settlement Lower Pilsley													
NED/21/00211/FL	1, Antcliff Gardens, Lower Pilsley	Application for a change of use of domestic garage to business use as beauty salon.	10/05/2021	01/04/2022	22/03/2023	0	0	0	0	0	0	0	39
Lower Pilsley Totals:						0	0	0	0	0	0	0	39
North East Derbyshire Totals:						-334	0	0	0	0	0	0	39
Report Total:						-334	0	0	0	0	0	0	39

Permission Ref.	Address	Description	Granted	Started	Completed	SG	E
Borough/District Nar North East Derbyshire							
- Settlement Dronfield							
NED/21/00620/FL	31, Chesterfield Road, Dronfield	Change of use from dog grooming parlour to a mixed use of Class E use at ground floor and beauty salon at first floor and alterations to the shop front (Conservation Area) (Further Amended Title)	21/12/2021	01/04/2022	31/03/2023	0	28
Dronfield Totals:						0	28
- Settlement Lower Pilsley							
NED/21/00211/FL	1, Antcliff Gardens, Lower Pilsley	Application for a change of use of domestic garage to business use as beauty salon.	10/05/2021	01/04/2022	22/03/2023	39	0
Lower Pilsley Totals:						39	0
North East Derbyshire Totals:						39	28
Report Total:						39	28

Permission Ref.	Address	Description	Granted	Started	Completed	F1	F2
Borough/District Nar North East Derbyshire							
- Settlement Wingerworth							
NED/22/00585/CM	Hunloke Park Primary School, Lodge Drive, Wingerworth, S42 6PT	County Matters application CD4/0422/2 for Modular classroom accommodation consisting of 3 individual classrooms, relocation of existing play equipment, landscaped outdoor play area with ramp and paths	23/06/2022	31/03/2023	31/03/2023	265	0
Wingerworth Totals:						265	0
North East Derbyshire Totals:						265	0
Report Total:						265	0

Appendix 3: Residential Completions by Settlement 2022/2023

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
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Locality Apperknowle

N3865	NED/19/01223/FL	The Farm, Back Lane, Apperknowle	Conversion of barn to form 2 bed dwelling (Affecting Setting of a Listed Building) (Amended Plans)	1	0	0	1	0	1	0
N3873	NED/20/00635/FL	Summerley Farm, Summerley Lower Road, Apperknowle	Conversion of barn into 1 dwelling with single storey side extension, new access and parking (Conservation Area/Affecting Setting of a Listed Building) (Affecting of Public Right of Way) (Private Drainage System) (Amended Plans) (Amended Title)	1	0	0	1	0	1	0
Apperknowle Totals:				2	0	0	2	0	2	0

Locality Apperknowle Countryside

N1748	NED/22/00927/FL	Top Farm, Ash Lane, Apperknowle Countryside, S18 4BA	Retention of conversion of agricultural buildings to 2 dwellings	2	0	0	2	0	2	0
Apperknowle Countryside Totals:				2	0	0	2	0	2	0

Locality Ashover Countryside

N1202	NED/17/00385/FL	Greenhouse Farm, Coach Road, Overton, Ashover Countryside, Chesterfield, S45 0JN	Application for conversion of 3 barns into dwellings (Amended Plans) (Further Amended Plans)	3	0	1	1	0	1	1
N3897	NED/20/00979/FL	The Barn, Matlock Road, Ashover Countryside, S45 0LL	Change of use of stable block/tractor store and construction of glazed link with associated alterations to form one dwelling and double garage	1	0	0	1	0	1	0
Ashover Countryside Totals:				4	0	1	2	0	2	1

Locality Brackenfield Countryside

N0095	NED/18/00586/FL	WALNUT FARM, QUARRY LANE, WOOLLEY MOOR, Brackenfield Countryside, ALFRETON, DE55 6FN	The reconstruction of a barn as a dwelling with associated extension, car parking and landscaping	1	0	0	1	0	1	0
N1265	NED/16/00848/FL	Yew Tree Farm, Quarry Lane, Woolley Moor, Brackenfield Countryside, Alfreton, DE55 6FN	Erection of one new family dwelling in an integrated landscape -Meadow House -on paddock adjacent.	1	0	0	1	0	1	0
Brackenfield Countryside Totals:				2	0	0	2	0	2	0

Locality Calow

N2712	NED/19/00191/FL	Land To The Rear Of 77, Top Road, Calow	Proposed dwelling with detached garage (Resubmission of planning approval 18/00061/FL) (Amended Plans)	1	0	0	1	0	1	0
Calow Totals:				1	0	0	1	0	1	0

Locality Clay Cross

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
N0875	NED/19/00269/FL	50, High Street, Clay Cross	Conversion of Elm Tree Inn into 6 apartments and single storey extension to form laundry room	6	0	0	6	0	6	0
N0890	NED/17/01164/FL	North Of 17, Mill Lane, Clay Cross	Application for a dwelling (Amended plans)(Further amended plans)	1	0	0	1	0	1	0
N1283	NED/21/00199/CUPDMB	Bacons Springs Farm, Mill Lane, Clay Cross, Countryside	Application for prior approval for the change of use of an existing agricultural barn to two dwellings	2	0	0	2	0	2	0
N1510	NED/17/00132/FL	5C, Market Street, Clay Cross, S45 9JE	Subdivision of 2 two bed apartments into 1 studio and 3 one bed apartments (revised scheme of 16/00404/FL)(Conservation area)	4	0	0	4	2	2	0
N1540	NED/19/00025/RM	Biwater Industries Limited, Market Street, Clay Cross	Approval of Reserved Matters (access, layout, scale, appearance and landscaping) for 63 (now 65 due to 19/01104/FL) dwellings pursuant to outline planning permission 17/00666/OL (partial amendment to layout approved under 17/00247/RM) (Major Development/Departure from Development Plan/Affecting Setting of a Listed Building)	171	0	0	4	0	4	0
N1540	NED/19/00705/RM	Former Biwater Site, Brassington Street, Clay Cross	Approval of Reserved Matters (access, layout, scale, appearance and landscaping) for 97 dwellings pursuant to outline planning permission 17/00666/OL (Major Development/Affecting setting of a listed building) (Amended Plans/Amended Title)	97	0	10	52	0	52	10
N1540	NED/19/00903/RM	Former Biwater Site, Brassington Street, Clay Cross	Approval of reserved matters (Appearance, Landscaping, Layout and Scale) for 165 dwellings (phase 4) and associated works pursuant to outline permission 17/00666/OL (Major Development/Affecting setting of Listed Building) (Amended Plans). Subsequent permission ref 20/00619/RM granted for 124 dwellings of which 79 dwellings are a re-plan of 19/00903/RM, resulting in total of 210 dwellings on phase 4. Subsequent permission ref 22/01118/RM granted for 35 dwellings, to provide an additional 13 dwellings to the existing 210, resulting in a total of 223 dwellings on Phase 4.	223	13	95	92	0	92	108
N1540	NED/19/00962/RM	Former Biwater Site, Brassington Street, Clay Cross	Approval for Reserved Matters (access, appearance, landscaping, layout, and scale) for 147 dwellings pursuant to outline planning permission 20/00532/OL (Major Development / Affecting setting of a listed building / Affecting public right of way / Amended Title / Amended Plans) (Further Amended Plans)	147	89	21	33	0	33	110
N1644	NED/18/00831/FL	Land Opposite 21-29, Egstow Street, Clay Cross	Proposed erection of 2 new dwellings (Amended Plans)	2	0	0	2	0	2	0
N2717	NED/19/01002/FL	Wendway, Stretton Road, Clay Cross	Application for detached dwelling with associated garage and parking	1	0	0	1	0	1	0
N3747	NED/20/01026/FL	Pine View, Clay Cross	Construction of 9no 2 bedroom bungalows with site wide improvements to parking, landscaping and property boundaries (Amended Plan) (Further Amended Plans)	9	0	0	9	0	9	0
N3759	NED/22/01080/FL	40, Flaxpiece Road, Danesmoor, Clay Cross, S45 9HD	Full planning application for the sub-division of the property to provide two separate semi detached dwellings	2	0	0	2	1	1	0
N3793	NED/18/01130/FL	Land North Of The Orchard, Stretton Road, Clay Cross	Proposed residential development of 1no 5 bed detached dwelling with quadruple garage, balconies to the front and side and associated access, driveways, drainage and gardens (Further Amended Plans) (amended title/ amended plans)	1	0	0	1	0	1	0
N3830	NED/20/00860/FL	Land North Of Pilsley Road And West Of, Coney Green Road, Clay Cross	Construction of 78 dwellings and proposed infrastructure (Major Development/Departure from Development Plan) (Amended Plans)	78	13	43	22	0	22	56
N3901	NED/20/00221/FL	Land Opposite 24 To 44, Clay Lane, Clay Cross	Residential Development of 34 dwellings with associated infrastructure (Major Development/Departure from Development Plan) (Amended Title/Amended Plans)	34	0	6	28	0	28	6
N3923	NED/21/00501/FL	40, Flaxpiece Road, Clay Cross	New detached dwelling	1	0	0	1	0	1	0
Clay Cross Totals:				779	115	175	260	3	257	290

Locality Cutthorpe

N3836	NED/19/00914/FL	48, Cutthorpe Road, Cutthorpe	Demolition of existing bungalow and construction of a detached 4 bed dormer bungalow with integral garage	1	0	0	1	0	1	0
Cutthorpe Totals:				1	0	0	1	0	1	0

Locality Dronfield

N1097	NED/21/00843/FL	Rear of 14 to 22 Green Lane &, 4 to 16, Park Avenue, Dronfield	Erection of nine residential dwellings	9	5	3	1	0	1	8
N1192	NED/18/01149/FL	125, Eckington Road, Coal Aston,	Proposed erection of four dwellings (Conservation Area)(Amended Plan)	4	0	1	2	0	2	1

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
		Dronfield, S18 3AX								
N1221	NED/08/01129/FL	NETHER BIRCHITT FARM, SHEFFIELD ROAD, Dronfield, DRONFIELD, S18 2GD	CONVERSION OF AN AGRICULTURAL BARN TO FORM 1 RESIDENTIAL DWELLING WITH PARTIAL DEMOLITION & NEW BUILD ON EXISTING FOOTPRINT (REVISED SCHEME TO NED/07/01467/FL)	1	0	0	1	0	1	0
N1222	NED/20/00357/FL	59, Stuble Lane, Dronfield	Demolition of existing JMC Aquatics Ltd commercial buildings and erection of six new dwellings (plots 1-6) with associated roadway, garaging and gardens, and demolition of the side and rear extensions at number 59 and alterations to the existing house including moving the eastern gable, to refurbish it as a family home (plot 7)(Amended Plans)	6	0	0	6	0	6	0
N3752	NED/19/01216/FL	4, Stonelow Road, Dronfield	Construction of three 3-bed townhouses with rooms in roof space (Amended Plan)	3	0	0	3	0	3	0
N3871	NED/20/00369/FL	22-24, Lea Road, Dronfield	Application for change of use and conversion of existing commercial building to six apartments (Conservation Area/Affecting setting of a Listed Building)	6	0	0	6	0	6	0
N3881	NED/20/00594/FL	46, Fanshaw Road, Dronfield	application for construction of a pair of 3 bedroom semi detached properties (Amended Plan)	2	0	0	2	0	2	0
N3886	NED/19/00988/FL	17, Green Lea, Dronfield	Construction of detached 2 bed bungalow (revised scheme of 18/00685/FL)(Amended Plans)	1	0	0	1	0	1	0
N3954	NED/22/00238/FL	12, Park Avenue, Dronfield, S18 2LQ	Demolition of dwelling and creation of new 5 bed dwelling (revised scheme of 20/00776/FLH)	1	0	1	0	1	-1	1
Dronfield Totals:				33	5	5	22	1	21	10

Locality Dronfield countryside

N3858	NED/19/01212/FL	Oaks Farm, Sicklebrook Lane, Dronfield countryside	Change of use from commercial to residential, one new detached dwelling with conversion of existing plant store to stables, garage and store (Conservation Area)	1	0	0	1	0	1	0
Dronfield countryside Totals:				1	0	0	1	0	1	0

Locality Eckington

N0955	NED/16/01066/FL	North East Derbyshire Site Compound, Ash Crescent, Eckington	Application for 4 dwellings (Amended Plan) (Further Amended Plans)	4	0	0	4	0	4	0
N3968	NED/21/01008/FL	29, Stead Street, Eckington, S21 4FY	Demolition of pair of semis detached houses and replacement with 2no. detached 3 bed houses	2	0	2	0	2	-2	2
Eckington Totals:				6	0	2	4	2	2	2

Locality Fallgate

N1570	NED/18/00308/RM	Woodview, Hockley Lane, Fallgate	Reserved matters application for the Layout, scale, appearance and landscaping for the two dwellings approved under 17/00539/OL	2	0	1	1	0	1	1
N2733	NED/19/00910/RM	Land North West Of Overton Lodge, Jetting Street, Fallgate	Reserved Matters Application pursuant of 18/00384/OL for 1no 2 storey dwelling with integral garage	1	0	0	1	0	1	0
N3778	NED/18/01212/FL	West Of 1 And 2 Overton Lodge, Jetting Street, Fallgate	Conversion, with alterations and extension, of existing stone store to create one, one bedroom dwelling with associated garden and parking areas (amended plans)	1	0	0	1	0	1	0
Fallgate Totals:				4	0	1	3	0	3	1

Locality Hasland

N1076	NED/21/00715/FL	143, Mansfield Road, Hasland, S41 0JG	Demolition of 2No houses and construction of 5No houses (Revised Plans)	5	0	1	4	0	4	1
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Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
N1634	NED/21/00473/FL	The Telmere Lodge, Mansfield Road, Hasland	Demolition of public house and construction of three detached 4 bed houses and 2 four bed bungalows with associated garages and landscaping (Amended Plans)	5	0	1	4	0	4	1
N3769	NED/17/00806/FL	Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland	Proposed residential development of 160 dwellings.	160	0	10	64	0	64	10
N3973	NED/21/01309/FL	Herne House, Mansfield Road, Hasland, S41 0JN	Proposed conversion of Former Coach House to Residential Unit	1	0	0	1	0	1	0
Hasland Totals:				171	0	12	73	0	73	12

Locality Higham

N3847	NED/20/01117/RM	Land North Of 92, Chesterfield Road, Higham	Reserved matters application pursuant of 19/00056/OL for Site Layout; Scale; Appearance; and Landscaping (Major Development)(Departure from Development Plan)(Affecting the setting of a Listed Building/Conservation Area) (Amended Plans)	24	0	18	6	0	6	18
Higham Totals:				24	0	18	6	0	6	18

Locality Highmoor

N1015	NED/17/00509/FL	S And A Parsons Building Contractors Ltd, Mansfield Road, Highmoor	Proposed demolition of warehousing and erection of 22 dwellings with associated amenity space, roads and parking and a pump station on land (Major Development/Departure from Development Plan)(Amended Plans)(Further Amended Plans)	22	0	3	15	0	15	3
Highmoor Totals:				22	0	3	15	0	15	3

Locality Holmesfield

N1269	NED/19/00139/RM	2, Main Road, Holmesfield, Dronfield, S18 7WT	Reserved matters application pursuant of 16/00588/OL to address matters relating to design and appearance. Detached House. Altered by planning ref. 22/00217/FL.	1	0	0	1	0	1	0
N3794	NED/19/00479/FL	Stable Mallett, Main Road, Holmesfield	Application of conversion of stable building to 1 dwelling (Revised scheme of 18/00683/FL)	1	0	0	1	0	1	0
N3822	NED/18/00373/FL	34, Main Road, Holmesfield, S18 7WT	Application for demolition of ancillary agricultural building and construction of new 5 bedroom family dwelling and replacement barn(Conservation area) (Amended Plans) (Amended Title/Further Amended Plans)	1	0	0	1	0	1	0
N3872	NED/20/00356/FL	Dale View, Castle Hill, Holmesfield	Demolition of existing bungalow and construction of a new four bedroom dwelling (Amended Plans)	1	0	0	1	0	1	0
N3913	NED/20/01202/FL	Woodthorpe Hall Cottage, Fanshaw Gate Lane, Holmesfield	Application for demolition of existing dwelling and detached garage within the curtilage of a listed building and erection of a new dwelling and detached garage (Affecting the setting of a Listed Building/Conservation Area) (Amended Plans)	1	1	0	0	1	-1	1
Holmesfield Totals:				5	1	0	4	1	3	1

Locality Holmesfield Countryside

N3744	NED/18/00374/FL	Horsleygate, Horsleygate Lane, Holmesfield Countryside	Extensions, alterations and change of use of existing barn to create one two bedroom dwelling at barn opposite (Conservation Area/ Affecting setting of a listed building) (Amended Plans) (Amended Title)	1	0	0	1	0	1	0
Holmesfield Countryside Totals:				1	0	0	1	0	1	0

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
Locality		Holmewood								
N1381	NED/19/01135/RM	Land On The West Side Of, Chesterfield Road, Holmewood	Reserved matters application (Access, Appearance, Landscaping, Layout and Scale) for the construction of 156 dwellings on land designated plot 3 of application 17/00269/FL including access, drainage and landscaping (Amended Title/Amended Plans)	156	16	16	86	0	86	32
N1381	NED/20/00739/RM	Land On The West Side Of, Chesterfield Road, Holmewood	Reserved matters application seeking approval of details in respect of residential development (Phase 2) further to outline approval (Revised scheme of 19/01151/RM)(Major Development) (Amended Plans)	128	73	11	27	0	27	84
N1381	NED/20/01214/RM	Land On The West Side Of, Chesterfield Road, Holmewood	Reserved matters application (access, appearance, landscaping, layout and scale) for the construction of 143 dwellings on land designated Phase 4 pursuant to outline application 17/00269/FL (Major Application) (Amended Plans/Amended Title/Additional Information)	141	80	27	34	0	34	107
N1554	NED/18/00303/FL	Land Between 205 And 235, Chesterfield Road, Holmewood	Application for the Erection of 14 dwellings (amended site area to the previously approved 15/00502/OL) with single point of access from Chesterfield Road and the creation of an ecological enhancement area (major development/Departure from development plan) (Amended Title/Amended Plans)	14	0	5	7	0	7	5
N3867	NED/21/01486/RM	Windy Ridge, Tibshelf Road, Holmewood, S42 5TA	Reserved Matters application pursuant to Outline Planning Permission 18/01170/OL for erection of 247 no. dwellings (including 20% affordable) including details of appearance, layout, scale, landscaping and access	247	247	0	0	1	-1	247
Holmewood Totals:				686	416	59	154	1	153	475

Locality		Holymoorside Countryside								
N0610	NED/12/00104/FL	THE POPLARS, MATLOCK ROAD, WALTON, Holymoorside Countryside, CHESTERFIELD, S42 7LH	Erection of two storey extension to existing house with conversion of existing barn to form a seperate dwelling (re submission of 11/00875/FL)	1	0	0	1	0	1	0
Holymoorside Countryside Totals:				1	0	0	1	0	1	0

Locality		Killamarsh								
N3894	NED/21/00552/FL	30, Ashley Lane, Killamarsh	Residential Development comprising 13 dwellings with associated access, garaging, landscaping and car parking (Resubmission of approved application reference 20/00497/FL) (Major Development)	13	8	4	1	0	1	12
N3945	NED/22/00150/FL	227, Sheffield Road, Killamarsh, S21 1DX	Change of use from a tattoo studio to a residential property	1	0	0	1	0	1	0
Killamarsh Totals:				14	8	4	2	0	2	12

Locality		Long Duckmanton								
N1272	NED/16/00569/FL	The Rectory, Rectory Road, Long Duckmanton	Application to remove Condition 10 (Affordable Housing) of planning approval 12/00509/FL for construction of 8 dwellings	8	0	5	3	0	3	5
N2729	NED/19/00894/FL	Church Hall, Rectory Road, Long Duckmanton	Development of site to include 5 new-build detached houses, 2 detached double garages and 1 detached single garage. Associated works to include widening of existing access to suit proposal (Amended Plans)	5	0	0	5	0	5	0
N3875	NED/20/00298/FL	Land East Of Rectory Close Accessed From, Stocks Lane, Long Duckmanton	Redevelopment of site to construct 26, two storey affordable dwellings (Major Development) (Amended Plans) (Amended Title/Further Amended Plans)	26	0	0	26	0	26	0
Long Duckmanton Totals:				39	0	5	34	0	34	5

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
Locality Lower Pilsley										
N0345	NED/18/00107/RM	FOX HALL, GREEN LANE, PILSLEY, Lower Pilsley, CHESTERFIELD	Application for approval of the reserved matters for access, appearance, landscaping, layout and scale for the erection of 32 dwellings (pursuant to outline permission 11/00602/OL)(Major Development) (Amended Scheme)	32	0	0	5	0	5	0
N2681	NED/16/00665/FL	Land To The Rear Of, 1 To 41 The Acres And, South Of Locko Road, Lower Pilsley	Proposed residential development of 13 houses.	13	3	1	1	0	1	4
Lower Pilsley Totals:				45	3	1	6	0	6	4
Locality Lower Pilsley Countryside										
N3903	NED/20/00094/FL	Park House Farm, Pilsley Road, Lower Pilsley Countryside	Proposed residential development of 5 dwellings including the demolition of existing barns and associated buildings (Affecting Public Right of Way) (Amended Plans)(Amended Title)with associated driveways, parking and curtilage areas	5	0	2	3	0	3	2
Lower Pilsley Countryside Totals:				5	0	2	3	0	3	2
Locality Mickley (Dronfield)										
N3814	NED/19/00679/FL	85, Northern Common, Dronfield Woodhouse, Mickley (Dronfield), S18 8XJ	Demolition of the existing two storey house and erection of four new dwellings with associated garaging, parking and shared driveway	4	0	0	3	0	3	0
Mickley (Dronfield) Totals:				4	0	0	3	0	3	0
Locality Morton										
N2721	NED/21/00525/RM	Land North West Of 66, Stretton Road, Morton	Reserved Matters application pursuant to outline planning permission 20/01303/OL for the layout, scale, appearance and landscaping of 100 dwellings and associated works (Major Development) (Amended Plans) PP 20/01303/OL changed affordable from 40% to 20%.	100	15	63	22	0	22	78
N3852	NED/21/00139/FL	Church Farm, Stretton Road, Morton	Demolition of existing single storey outbuilding and erection of a detached dwelling with associated garden and parking (Conservation Area)	1	0	0	1	0	1	0
N3902	NED/19/00673/FL	94B, Main Road, Morton, Alfreton, DE55 6HH	Development of 7 dwellings with associated access and landscaping (amended title/amended plans)	7	0	0	2	0	2	0
Morton Totals:				108	15	63	25	0	25	78
Locality North Wingfield										
N3798	NED/19/00308/FL	105, Williamthorpe Road, North Wingfield	Demolition of former frozen food shop and derelict bungalow and proposed development of six detached bungalows and garages with associated roadway	6	0	0	2	0	2	0
N3833	NED/19/01243/FL	19, The Green, North Wingfield	Application for a single dwelling to the side of existing property	1	0	0	1	0	1	0
N3990	NED/22/00057/FL	Whiteleas Avenue, North Wingfield, S42 5QJ	Demolition of 16 dwellings and erection of 70 new residential dwellings (Major Development) (Amended Plans)	70	70	0	0	16	-16	70
North Wingfield Totals:				77	70	0	3	16	-13	70

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
Locality Old Brampton										
N3855	NED/20/00274/FL	St Piran, Hemming Green, Old Brampton	Demolition of existing bungalow and construction of two storey detached dwelling (Amended Plans/Amended Title)	1	0	0	1	0	1	0
Old Brampton Totals:				1	0	0	1	0	1	0
Locality Pilsley										
N1085	NED/21/00748/FL	Longlieve Gardens, Hallgate Lane, Pilsley	Application for 4 Detached 4-bed Houses.	4	0	2	2	0	2	2
N1561	NED/20/00352/RM	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	Approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) for residential development (98 dwellings) pursuant to outline planning approval 15/00153/OL Amended Affordable housing no's due to Permission 21/00043/OL- Application to vary condition 3 of 15/00153/OL to reduce ration of affordable housing from 40% to 30%(Major Development/Departure from Development Plan) (Amended Plans) 21/01163/DISCON - Application to discharge condition 3 Affordable Housing of planning permission 21/00677/OL	98	12	64	22	0	22	76
N3831	NED/19/01012/FL	24, Slacks Lane, Pilsley	Erection of 1 bungalow with parking and landscaping works (Revised scheme of 18/00518/FL)	1	0	0	1	0	1	0
N3974	NED/21/01040/FL	61, Station Road, Pilsley, S45 8BD	Construction of 2no. two and half storey detached dwellings	2	2	0	0	1	-1	2
Pilsley Totals:				105	14	66	25	1	24	80
Locality Ridgeway										
N1208	NED/19/00065/FL	Ford Farm, The Ford, Ridgeway	Conversion and extension of barn building to form a single dwelling (Conservation Area (Affecting the Setting of a Listed Building) (Revised Scheme of 17/01191/FL)	1	0	0	1	0	1	0
N3864	NED/20/00299/FLH	70, Main Road, Ridgeway	Application to combine nos 68 and 70 into one dwelling with demolition of rear porch and construction of a single-storey rear extension, side porch, detached garage and the installation of roof lights to the front (Conservation Area, Affecting the setting of a Listed Building)	1	0	0	1	2	-1	0
Ridgeway Totals:				2	0	0	2	2	0	0
Locality Shirland										
N0200	NED/16/01137/RM	LAND BETWEEN MAIN ROAD and, BURNSIDE AVENUE, & R/O PROPERTIES ON THE NORTH SIDE OF HALLFIELDGATE LANE, SHIRLAND, Shirland, ALFRETON	Application for approval of reserved matters for the erection of 92 dwellings (Major Development)	92	0	0	12	0	12	0
N3918	NED/21/00456/FL	15, Birkinstyle Lane, Shirland	Application for the construction of 1no detached dwelling including provision of new access and amenity space (Amended Plans)	1	0	0	1	0	1	0
N3929	NED/21/00708/FL	Shirland House Farm, Main Road, Shirland	Change of use of agricultural to landscape maintenance contractors, including conversion of existing farmhouse to offices, demolition of disused milking sheds, erection of a new office and welfare building, alterations to existing barn, use of barns for storage and associated parking (Amended Plans)	0	0	0	0	1	-1	0
Shirland Totals:				93	0	0	13	1	12	0

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
Locality Sutton Scarsdale										
N3791	NED/19/00116/FL	Barn Opposite Park Corner, Palterton Lane, Sutton Scarsdale	Conversion of disused farm building to dwelling, with necessary alterations, new access and parking. (Conservation Area)	1	0	0	1	0	1	0
N3874	NED/20/00355/FL	Rockside, Rock Lane, Sutton Scarsdale	Conversion of existing barn to form one, three-bedroom dwelling, with associated alterations, parking area and garden (Private Drainage System/Conservation Area)	1	0	0	1	0	1	0
Sutton Scarsdale Totals:				2	0	0	2	0	2	0
Locality Temple Normanton										
N3928	NED/21/00700/FL	91, Sutton Spring Wood, Temple Normanton	Demolition of existing bungalow and outbuildings and erection of one replacement dwelling and detached garage	1	0	0	1	1	0	0
Temple Normanton Totals:				1	0	0	1	1	0	0
Locality Troway										
N3870	NED/20/00648/FL	Hill Top Stables, Quarry Hill, Troway	Conversion of an existing stable building to a single dwelling (Revised Scheme of 19/00219/FL) (Conservation Area)	1	0	0	1	0	1	0
Troway Totals:				1	0	0	1	0	1	0
Locality Tupton										
N1250	NED/16/00336/CUPDMB	Coldwell Farm, Ashover Road, Tupton, Chesterfield, S42 6AQ	Prior approval of proposed change of use of agricultural building to 3 no dwellings.	3	0	0	3	0	3	0
N1564	NED/19/00527/FL	Land To The South Of Ankerbold House, Ankerbold Road, Tupton	Residential development (Major Development) for 10 units	10	0	8	2	0	2	8
N3866	NED/20/01211/FL	160, Ashover Road, Tupton	Demolition of existing dwelling and construction of new replacement dwelling and alterations to access resubmission of 20/00612/FL	1	0	0	1	0	1	0
Tupton Totals:				14	0	8	6	0	6	8
Locality Unstone										
N0705	NED/19/00113/FL	Fleur De Lys Hotel, Main Road, Unstone, Dronfield, S18 4AB	Retention of the existing building with change of use, alterations and extensions, including raising the roof and a balcony, to form 8no flats with car parking and associated landscaping (amended plans)	8	0	0	8	0	8	0
Unstone Totals:				8	0	0	8	0	8	0
Locality Unstone Countryside										
N1151	NED/15/00693/FL	Manor Farm, Main Road, Unstone, Unstone Countryside	Conversion of existing agricultural-domestic workshop and storage building to a dwelling (Resubmission of 14/00606/FL)	1	0	0	1	0	1	0

Site Ref.	Application Ref.	Address	Description	Total units on site	Not started	Under construction	Gross completions in FY	Losses in FY	Net completions in FY	Remaining commitment
Unstone Countryside Totals:				1	0	0	1	0	1	0
Locality Walton										
N3826	NED/19/00881/FL	The Coach House, Matlock Road, Walton, S42 7LD	Application for change of use of the coach house to dwellinghouse including parking for private vehicles.	1	0	0	1	0	1	0
Walton Totals:				1	0	0	1	0	1	0
Locality Wingerworth										
N1058	NED/16/00526/RM	THE FORMER AVENUE SITE, DERBY ROAD, Wingerworth, CHESTERFIELD, S42 6NB	Submission of reserved matters for Appearance, Access, Landscaping, Layout and scale in relation to outline approval NED/13/00386/OL for 261 dwellings (Major development)	252	47	69	22	0	22	116
N1068	NED/18/00379/RM	Hanging Banks, Derby Road, Wingerworth	Reserved matters application (approval sought for landscaping, appearance, layout and scale) for residential development (222 houses) with associated access, drainage and open space (Outline 16/00656/OL)(Major Development)(Amendment of 17/01114/RM)	222	8	44	33	0	33	52
N1257	NED/19/00967/FL	Land To The Rear Of 34 To 36, Nethermoor Road, Wingerworth	Construction of two storey detached dwelling (revised scheme of previously approved 18/01233/FL)	1	0	0	1	0	1	0
N3750	NED/19/00389/RM	Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth	Submission of reserved matters (Appearance, Landscaping, Layout and Scale) relating to 17/00227/OL for the construction of 80 dwellings (Major development/Affecting a Footpath/Departure from the Development Plan)(Amended Plans)	80	0	6	50	0	50	6
N3789	NED/21/01028/FL	Hockley House, Hockley Lane, Wingerworth	Demolition of existing building and erection of new home.	1	0	0	1	1	0	0
N3797	NED/20/00186/FL	16, Nethermoor Road, Wingerworth	Demolition of existing dwelling and erection of new single storey dwelling with rooms in the roof space	1	0	0	1	0	1	0
N3829	NED/21/00754/FL	Nethermoor Farm, Nethermoor Road, Wingerworth	Application for the construction of 5 new dwellings and associated works.	5	0	0	5	0	5	0
N3879	NED/19/00483/FL	1, Central Drive, Wingerworth	Demolition of existing dwelling and attached garage and construction of two new detached dwellings with creation of one new vehicular access point off Central Drive (Amended Plans/Amended Title) (Further Amended Plans)	2	0	0	2	0	2	0
Wingerworth Totals:				564	55	119	115	1	114	174
Report Total:				2830	702	544	806	30	776	1246

Appendix 4: Residential Commitments by Settlement at 31/03/2023

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
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Borough/District Name North East Derbyshire

- Settlement Apperknowle

N3910	NED/21/00281/CUPDMB	Prior Approval (Class Q)	21/05/2021	21/05/2024	Ramshaw Farm, Windmill Lane, Apperknowle	Application to determine if prior approval is required for a proposed change of agricultural buildings to a dwellinghouse. (Permitted Development)	1	1	0	0	0	1	1
N3982	NED/22/00349/FL	Full	25/11/2022	25/11/2025	Garage Block To The Rear Of 39, High Street, Apperknowle	Change of Use of Brownfield Site to Housing Land and Construction of 5-Bedroom dwelling with attached garage (Amended Plans)	1	1	0	0	0	1	1
Apperknowle Totals:							2	2	0	0	0	2	2

- Settlement Ashover

N1407	NED/18/00051/RM	Reserved Matters	12/04/2018	01/05/2021	Land Between Priory Cottage And The South East Side Of Amber, Moor Road, Ashover	Reserved matters application for Access, Appearance, Landscaping, Layout and Scale relating to outline approval 16/00071/OL for 9 Dwellings and new road access (Departure from Development Plan)(Amended Plans)	9	2	7	0	0	9	9
N1505	NED/19/00868/RM	Reserved Matters	14/01/2020	14/01/2022	Land South West Of Grange Farm, Milken Lane, Ashover	Application for approval of reserved matters for access, appearance, landscaping, layout and scale pursuant to outline approval 17/00200/OL for construction of 10 bungalows to wheelchair user standard M4 (3) (Major Development/ Departure from Development Plan/ Affecting setting of Listed Building)(Amended Plans)	10	9	1	0	0	10	10
N1523	NED/17/00841/RM	Reserved Matters	01/03/2018	01/03/2020	Land At The Junction Of Narrowleys Lane And, Moor Road, Ashover	Erection of 26 dwellings and garages, with access onto Moor Road (incorporating areas of public open space/play areas and provision of paths/landscaping) (reserved matters further to outline approval NED/14/00766/OL) (Major Development) (Amended Plans) (Further Amended Plans)	26	25	1	0	0	26	26
N2727	NED/18/00257/FL	Full	09/06/2018	09/06/2021	Ash Mount Cottage, Hockley Lane, Ashover	Change of use of existing domestic garage to separate residential dwelling with extension and alterations (Conservation Area)	1	0	1	0	0	1	1
N3846	NED/20/00044/FL	Full	12/03/2020	12/03/2023	Walnut Barn, Ashover Hay, Ashover	Conversion and extension to rear of agricultural building to 4 bed dwelling with rooms in roof space	1	0	1	0	0	1	1
N3891	NED/21/01494/FL	Full	28/06/2022	28/06/2025	The Old Coach House, Marsh Green Lane, Ashover, S45 0DR	Demolition of garage and workshop and construction of new two storey dwelling	1	1	0	0	0	1	1
N3924	NED/21/00113/FL	Full	15/10/2021	15/10/2024	Beechfield House, Milken Lane, Far Hill, Ashover	Application for the change of use of Barn 1 into a two bedroom dwelling	1	1	0	0	0	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
						with associated landscaping and parking (Private drainage system) and demolition of Barn 2 (Amended Title) (Amended Plans)							
Ashover Totals:							49	38	11	0	0	49	49

- Settlement Ashover Countryside

N1123	NED/19/00955/FL	Full	10/06/2020	10/06/2023	Land To The South East Of, Siberia Cottages, Sydnope Hill, Darley Moor, Ashover Countryside	Erection of single storey 3 bed dwelling (revised scheme of 15/00102/FL)	1	1	0	0	0	1	1
N1156	15/00786/CUPDMB	Prior Approval (Class Q)	22/09/2015	22/09/2018	High Oredish Farm, Berridge Lane, Ashover Countryside	Prior approval for a change of use from barn to dwelling	1	0	1	0	0	1	1
N1156	NED/15/00785/CUPDMB	Prior Approval (Class Q)	22/09/2015	22/09/2018	Nether Highoredish Farm, Berridge Lane, Ashover Countryside	Application for prior approval for the change of use of an existing agricultural barn to two dwellings	2	0	2	0	0	2	2
N1169	NED/14/00930/CUPDMB	Prior Approval (Class Q)	21/10/2014	21/10/2017	Rushley Lodge Farm, Jagers Lane, Darley Moor, Ashover Countryside, Matlock, DE4 5LH	Notification of proposed change of use of agricultural building to dwelling (Use Class C3)	1	0	1	0	0	1	1
N1202	NED/17/00385/FL	Full	30/08/2017	30/08/2020	Greenhouse Farm, Coach Road, Overton, Ashover Countryside, Chesterfield, S45 0JN	Application for conversion of 3 barns into dwellings (Amended Plans) (Further Amended Plans)	3	0	1	2	2	1	1
N3813	NED/18/00858/FL	Full	03/10/2019	03/10/2022	Peglant Cottage, Matlock Road, Ashover Countryside, S45 0DD	Demolition of current dwelling, replacing with a new two storey dwelling with improvements to access (Amended Plans)	1	0	1	0	-1	1	1
N3841	NED/19/01058/CUPDMB	Prior Approval (Class Q)	13/12/2019	13/12/2022	Goss Hall, Coach Road, Ashover Countryside	Prior Notification under class Q for conversion of agricultural building to form dwelling (resubmission of 19/00797/CUPDMB)	1	0	1	0	0	1	1
N3851	NED/21/00902/FL	Full	26/05/2022	26/05/2025	The Barn, Allen Lane, Ashover Countryside, DE4 5FT	Proposed conversion of existing single storey office building to single dwelling	1	1	0	0	0	1	1
N3884	NED/20/00573/CUPDMB	Prior Approval (Class Q)	27/11/2020	27/11/2023	Pecklant Farm, Matlock Road, Ashover Countryside	Prior notification of change of use of agricultural barn to dwelling (Use class C3)	1	1	0	0	0	1	1
N3884	NED/20/00574/CUPDMB	Prior Approval (Class Q)	27/11/2020	27/11/2023	Pecklant Farm, Matlock Road, Ashover Countryside	Prior notification of change of use of agricultural barn to dwelling (Use class C3)	1	1	0	0	0	1	1
N3930	NED/21/01151/FL	Full	22/11/2021	22/11/2024	Spitewinter Farm, Matlock Road, Ashover Countryside	Application for the conversion of agricultural workshop to dwelling and installation of Klargestor Bio Disc sewage treatment plant (Private Drainage System)(Amended Plans)	1	1	0	0	0	1	1
N3938	NED/21/01157/FL	Full	10/02/2022	10/02/2025	Woodside, Gin Lane, Ashover Countryside	Application to remove condition 3 (restriction of use to holiday let) from planning permission 17/00791/FL (Amended Drawings)	1	1	0	0	0	1	1
N3977	NED/21/00713/FL	Full	28/10/2022	28/10/2025	Alice Head Farm, Alicehead Road, Ashover Countryside, S45 0DQ	Conversion of existing barn to form a single residential dwelling to include demolition of lean-to cow shed and addition of a single storey extension (Amended Plans) (Amended Title)	1	1	0	0	0	1	1
Ashover Countryside Totals:							16	7	7	2	1	14	14

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
- Settlement Barlow													
N3880	NED/20/00671/FL	Full	26/11/2020	26/11/2023	Highbrook, Far Lane, Barlow	Demolition of existing barn/stables building (except part of north elevation) and conversion of triple garage together with single storey side extension to form dwelling (Amended Plans) (Amended Title)	1	1	0	0	0	1	1
N3983	NED/22/00776/FL	Full	28/11/2022	28/11/2025	47, Valley Road, Barlow, S18 7SL	Proposed self-build 3 bed dormer style dwelling (Revised scheme of 21/00163/FL)	1	1	0	0	0	1	1
Barlow Totals:							2	2	0	0	0	2	2
- Settlement Barlow Commonsides													
N1266	NED/19/00235/FL	Full	11/06/2019	11/06/2022	2, Springfield Road, Barlow Commonsides, Dronfield, S18 7SR	Erection of 4 bedroomed detached house and garage and construction of new vehicular access to Valley Road (Amended Plans)	1	0	1	0	0	1	1
Barlow Commonsides Totals:							1	0	1	0	0	1	1
- Settlement Brackenfield													
N3991	NED/22/01190/FL	Full	23/02/2023	23/02/2026	Moor Grange, Doehole Lane, Brackenfield, DE55 6DB	Conversion of barn to dwelling	1	1	0	0	0	1	1
Brackenfield Totals:							1	1	0	0	0	1	1
- Settlement Brackenfield Countryside													
N0085	NED/13/01134/FL	Full	13/02/2014	13/02/2017	LOWER GREEN FARM, MILLERS LANE, BRACKENFIELD, Brackenfield Countryside, ALFRETON, DE55 6AR	Conversion of a barn and former cottage to 5 bed dwelling installation of solar panels and construction of a detached garage (revised scheme of 13/00472/FL)(Private Drainage System).	1	0	1	0	0	1	1
N1396	NED/15/01299/FL	Full	31/05/2016	31/05/2019	West Of Yew Tree Farm, Quarry Lane, Brackenfield Countryside	Conversion of barn to dwelling	1	0	1	0	0	1	1
N3837	NED/19/01074/FL	Full	27/02/2020	27/02/2023	White Carr Farm, White Carr Lane, Brackenfield Countryside	Conversion of traditional barns to create 4no. dwellings. (Affecting a public right of way)	4	0	4	0	0	4	4
N3837	NED/20/00330/CUPDMB	Prior Approval (Class Q)	26/06/2020	26/06/2023	White Carr Farm, White Carr Lane, Brackenfield Countryside	Application for prior approval for proposed change of use of agricultural building to a dwelling (resubmission of 19/01182/CUPDMB)	1	0	1	0	0	1	1
N3920	NED/21/01126/FL	Full	04/11/2021	04/11/2024	Land Between 1 And 3, School Lane, Brackenfield Countryside	Construction of a detached dwelling along with the associated access and amenity space. (Revised scheme 21/00429/FL)	1	0	1	0	0	1	1
N3936	NED/21/01254/FL	Full	21/12/2021	21/12/2024	Stables, School Lane, Brackenfield	Application for part conversion of	1	0	1	0	0	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
Brackenfield Countryside Totals:							9	0	9	0	0	9	9
- Settlement Brampton Countryside													
N0480	NED/14/00053/FL	Full	14/03/2014	14/03/2017	RUFFORD HOUSE FARM, BASLOW ROAD, CHANDER HILL, Brampton Countryside, CHESTERFIELD, S42 7BP	Application to vary conditions 3 (to allow the required full specification and schedule of works and working drawings to be submitted in two phases in relation to the conversion of unit 2 as phase 1 and unit 1 as phase 2) of approved planning application 12/00740/FL	5	2	3	0	0	5	5
Brampton Countryside Totals:							5	2	3	0	0	5	5
- Settlement Calow													
N0485	NED/18/00777/OL	Outline	03/07/2019	03/07/3022	56, TOP ROAD, Calow, CHESTERFIELD, S44 5SY	Outline application (means of access submitted) for the demolition of 56 Top Road and demolition of vehicle repair workshop (retail unit retained) and the erection of up to 20 dwellings, including 3 affordable units, and a new access off Top Road (Major Development/ Departure from development plan)(Amended Title/Amended Plans)	20	20	0	0	0	20	19
N3784	NED/21/00773/RM	Reserved Matters	10/05/2022	10/05/2024	Land Adjacent The West Side Of 40, Church Meadows, Calow, S44 5BP	Approval of reserved matters (means of access, appearance, landscaping layout and scale) for 43 dwellings in respect of outline application	43	12	31	0	0	43	43
N3784	NED/21/01073/FL	Full	10/05/2022	10/05/2025	Land Adjacent The West Side Of 40, Church Meadows, Calow, S44 5BP	Erection of 2no. dwellings and associated works	2	0	2	0	0	2	2
N3933	NED/22/00384/RM	Reserved Matters	28/10/2022	28/10/2024	Land From The East Of Dark Lane To The West Of Oaks Farm Lan, Oaks Farm Lane, Calow, S44 5SY	Reserved matters application pursuant to planning permission 20/01005/FL for appearance, landscaping, layout and scale - construction of 75.no residential dwellings and associated works (Major Development/Affecting a Public Right of Way) (Amended Plans) (Further Amended Plans)	75	75	0	0	0	75	75
N3964	NED/22/00579/CUPDMB	Full	15/07/2022	15/07/2025	Lodge Farm, Chesterfield Road, Calow, S44 5UN	Application for prior approval for change of use from agricultural barn to 2no dwellings	2	2	0	0	0	2	2
N3972	NED/22/00245/OL	Outline	02/09/2022	02/09/2025	7, Lawn Villas, Calow, S44 5SZ	Outline application with all matters reserved for the removal of existing garage and construction of a bungalow in the grounds of the existing property	1	1	0	0	0	1	1
N3985	NED/22/00653/FL	Full	04/01/2023	04/01/2026	Land To The West Of Primrose Cottage, Dark Lane, Calow, S44 5UU	Change of use of former agricultural building to form a single residential dwelling	1	1	0	0	0	1	1
N3987	NED/22/00959/FL	Full	31/01/2023	31/01/2026	The Flat, Oaks Farm Lane, Calow, S44 5TA	Demolition of existing building and construction of 3 No. detached two storey 3 bed dwellings	3	3	0	0	0	3	2
Calow Totals:							147	114	33	0	0	147	145

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
- Settlement Clay Cross													
N0845	NED/21/00994/FL	Full	12/11/2021	12/11/2024	Land To The Rear Of 172, Market Street, Clay Cross	Construction of 3 two bed dwellings and 3 three bed dwellings	6	0	6	0	0	6	6
N0860	NED/20/01166/FL	Full	28/05/2021	28/05/2024	Land at Bestwood House, BESTWOOD DRIVE, Bestwood Drive, Clay Cross	Proposed erection of 2 buildings consisting of 2 two storey semi detached and 1 dormer detached dwellings (Amended Plans)	3	3	0	0	0	3	3
N0860	NED/22/00985/FL	Full	13/01/2023	13/01/2026	Land East Of Bestwood House, Bertrand Avenue, Clay Cross	The application seeks full consent for the erection of the three dwellings at Bestwood House, Clay Cross.	3	3	0	0	0	3	3
N0885	NED/18/00783/FL	Full	01/05/2019	01/05/2022	Bridge View, Mill Lane, Clay Cross	Application for a pair of two bedroom semi-detached bungalows (Amended Plans)	2	0	2	0	0	2	2
N1031	NED/20/00268/FL	Full	17/06/2020	17/06/2023	126, Market Street, Clay Cross, Chesterfield, S45 9LY	New dwelling on site of existing dwelling (demolition subject of separate application) (Conservation Area) (Amended Plan)	1	0	1	0	0	1	1
N1540	NED/17/00666/OL	Outline	10/08/2018	10/08/3021	Former Biwater Site, Brassington Street, Clay Cross, CHESTERFIELD	Outline application for a mixed-use development, comprising: residential use (C3), employment-generating uses with employment (B1, B2, B8), local centre (A1, A2, A3, A4 and/or A5), hotel (C1) and/or care home (C2); and public open space, landscaping, highway works and associated infrastructure. Detailed approval is sought for principal access arrangements from A6175 Market Street, with all other matters to be reserved. (Major development/ Environmental statement/Affecting setting of a listed building/Departure from development plan). Permission stays live due to several RM applications.	187	187	0	0	0	187	187
N1540	NED/19/00705/RM	Reserved Matters	11/11/2019	11/11/2022	Former Biwater Site, Brassington Street, Clay Cross	Approval of Reserved Matters (access, layout, scale, appearance and landscaping) for 97 dwellings pursuant to outline planning permission 17/00666/OL (Major Development/Affecting setting of a listed building) (Amended Plans/Amended Title)	97	0	10	87	87	10	10
N1540	NED/19/00903/RM	Reserved Matters	13/02/2020	13/02/2023	Former Biwater Site, Brassington Street, Clay Cross	Approval of reserved matters (Appearance, Landscaping, Layout and Scale) for 165 dwellings (phase 4) and associated works pursuant to outline permission 17/00666/OL (Major Development/Affecting setting of Listed Building) (Amended Plans). Subsequent permission ref 20/00619/RM granted for 124 dwellings of which 79 dwellings are a re-plan of 19/00903/RM, resulting in total of 210 dwellings on phase 4. Subsequent permission ref 22/01118/RM granted for 35 dwellings, to provide an additional 13 dwellings to the existing 210, resulting in a total of 223 dwellings on Phase 4.	223	13	95	115	115	108	108

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N1540	NED/19/00962/RM	Reserved Matters	06/10/2020	06/10/2023	Former Biwater Site, Brassington Street, Clay Cross	Approval for Reserved Matters (access, appearance, landscaping, layout, and scale) for 147 dwellings pursuant to outline planning permission 20/00532/OL (Major Development / Affecting setting of a listed building / Affecting public right of way / Amended Title / Amended Plans) (Further Amended Plans)	147	89	21	37	37	110	110
N1572	NED/17/00601/FL	Full	31/08/2017	31/08/2020	48, High Street, Clay Cross	Conversion of existing NatWest Bank building into 3 No. residential apartments including removal of existing pitch roof and cosmetic amendments to existing window arrangements on the rear elevation and the retention of area at ground floor for A2 use (Conservation Area) (Amended Title/Amended Plans)	3	0	3	0	0	3	3
N3765	NED/18/00982/FL	Full	21/12/2018	21/12/2021	187, High Street, Clay Cross	Application for Demolition of garage and construction of 2 bed two storey dwelling with study (Amended Title)	1	0	1	0	0	1	1
N3830	NED/20/00860/FL	Full	18/11/2021	18/11/2024	Land North Of Pilsley Road And West Of, Coney Green Road, Clay Cross	Construction of 78 dwellings and proposed infrastructure (Major Development/Departure from Development Plan) (Amended Plans)	78	13	43	22	22	56	56
N3887	NED/21/01429/FL	Full	07/02/2022	07/02/2025	Land And Building Adjacent The South And East Side Of 16, Mill Lane, Clay Cross	Change of use of agricultural building to dwelling and construction of new detached plant room (Private drainage system)	1	0	1	0	0	1	1
N3898	NED/21/00284/OL	Outline	16/05/2021	16/05/2024	163a, Holmgate Road, Clay Cross	Outline application with all matters reserved except access for 5no detached houses and associated development including new access drive	5	5	0	0	0	5	5
N3901	NED/20/00221/FL	Full	26/03/2021	26/03/2024	Land Opposite 24 To 44, Clay Lane, Clay Cross	Residential Development of 34 dwellings with associated infrastructure (Major Development/Departure from Development Plan) (Amended Title/Amended Plans)	34	0	6	28	28	6	6
N3922	NED/22/00445/RM	Reserved Matters	29/09/2022	29/09/2024	67, Holmgate Road, Clay Cross, S45 9PG	Reserved matters application pursuant to planning permission 21/00156/OL for detached 3 bed dwelling on land adjacent	1	0	1	0	0	1	1
N3935	NED/21/01035/FL	Full	07/01/2022	07/01/2025	114, Clay Lane, Clay Cross	Erection of detached 3 bed dwelling on land to the rear	1	1	0	0	0	1	1
N3956	NED/22/00246/OL	Outline	18/05/2022	18/05/2025	1, Pilsley Road, Clay Cross, S45 9BJ	Outline Application for Proposed Residential Development	2	2	0	0	0	2	2
N3961	NED/22/00403/FL	Full	27/06/2022	27/06/2025	5a, Market Street, Clay Cross, S45 9JE	Proposed conversion and refurbishment of rear annex into one two bedroom duplex apartments (Class C3) (Conservation Area) (Amended Title)	1	1	0	0	0	1	1
N3975	NED/22/00004/FL	Full	25/10/2022	25/10/2025	Land Adjacent To 166 Market Street, Market Street, Clay Cross, S45 9LY	Erection of 11 dwellings, with new vehicular and pedestrian access (Major Development) (Revised Plans)	11	8	3	0	0	11	11
Clay Cross Totals:							807	325	193	289	289	518	518

- Settlement Coalite

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N1384	NED/14/00145/OL	Outline	31/10/2016	31/10/2024	Former Coalite Site On The North West And South East, Buttermilk Lane, Coalite	Outline planning application to North East Derbyshire District Council for a 660 dwelling scheme with associated ancillary uses	660	660	0	0	0	660	660
Coalite Totals:							660	660	0	0	0	660	660

- Settlement Cutthorpe

N3760	NED/18/00815/FL	Full	29/11/2018	29/11/2021	764, Newbold Road, Cutthorpe	Application for 2no Semi-detached dwellings (Amended Plans)	2	0	2	0	0	2	2
N3849	NED/20/00143/FL	Full	23/04/2020	23/04/2023	The Gate Inn, Overgreen, Cutthorpe	Change of use to residential dwelling including raising of roof height over side elevation and alterations to openings	1	0	1	0	0	1	1
N3969	NED/22/00193/FL	Full	31/08/2022	31/08/2025	Bluster Castle Farm, Birley Road, Cutthorpe, S42 7AY	Demolition of existing dwelling and outbuildings and erection of new dwelling and garage	1	1	0	0	0	1	0
Cutthorpe Totals:							4	1	3	0	0	4	3

- Settlement Dronfield

N1097	NED/21/00843/FL	Full	18/11/2021	18/11/2024	Rear of 14 to 22 Green Lane &, 4 to 16, Park Avenue, Dronfield	Erection of nine residential dwellings	9	5	3	1	1	8	8
N1134	NED/17/00772/FL	Full	19/10/2017	19/10/2020	Land South Of 166 And 168, Holmley Lane, Dronfield	Erection of 2no detached attic bungalows	2	0	2	0	0	2	2
N1192	NED/18/01149/FL	Full	06/02/2019	06/02/2022	125, Eckington Road, Coal Aston, Dronfield, S18 3AX	Proposed erection of four dwellings (Conservation Area)(Amended Plan)	4	0	1	3	3	1	1
N1192	NED/21/01456/FL	Full	14/04/2022	14/04/2025	Land Adjacent 125, Eckington Road, Coal Aston, Dronfield, S18 3AX	Erection of 2 storey detached dwelling with single storey detached garage and gym (Conservation Area)	1	0	1	0	0	1	1
N3753	NED/17/00670/CUPDMB	Prior Approval (Class Q)	07/08/2018	07/08/2021	Land To Rear Of 133-143, Holmley Lane, Dronfield	Notification of prior approval for a change of use from agricultural barn to two dwellings	2	0	2	0	0	2	2
N3796	NED/19/00082/FL	Full	24/04/2019	24/04/2022	85, Carr Lane, Dronfield	Demolition of existing dwelling and erection of replacement two-storey dwelling with rooms in the roof space	1	0	1	0	-1	1	1
N3820	NED/19/00600/FL	Full	03/10/2019	03/10/2022	1, Stone Close, Dronfield	Erection of one detached stone dwelling	1	0	1	0	0	1	1
N3868	NED/20/00252/OL	Outline	08/10/2020	08/10/2023	242, Holmley Lane, Dronfield	Outline application with some matters reserved for 1 dwelling (Amended Plans)	1	1	0	0	0	1	1
N3940	NED/21/00960/OL	Outline	22/02/2022	22/02/2025	Land West Of 15, Cunliffe Street, Coal Aston, Dronfield	Outline application for the erection of a dwelling (all matters reserved)	1	1	0	0	0	1	1
N3944	NED/21/00970/FL	Full	14/04/2022	14/04/2025	14, Salisbury Road, Dronfield, S18 1UG	Erection of a two bedroom detached bungalow with detached garage	1	1	0	0	0	1	1
N3954	NED/22/00238/FL	Full	16/05/2022	16/05/2025	12, Park Avenue, Dronfield, S18 2LQ	Demolition of dwelling and creation of new 5 bed dwelling (revised scheme of 20/00776/FLH)	1	0	1	0	-1	1	1
N3955	NED/22/00041/OL	Outline	19/05/2022	19/05/2025	4, Summerfield Road, Dronfield, S18 2GZ	The proposal is seeking outline planning permission with all matters reserved for the construction of 1no. residential dwelling. Indicative layout plans (seen below) have been submitted which indicate how a dwelling, new access, parking and	1	1	0	0	0	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
						amenity areas would fit on site to the south of the host dwelling.							
N3960	NED/22/00295/OL	Outline	08/06/2022	08/06/2025	92, Hallows Lane, Dronfield, S18 1UA	Outline application for proposed 4 bed dormer bungalow in the grounds	1	1	0	0	0	1	1
N3971	NED/22/00591/FL	Full	26/08/2022	26/08/2025	2 - 4, Summerwood Lane, Dronfield, S18 1PB	Conversion of two semi detached properties into 1 dwelling with front, side and rear extensions, alterations to roof to create rooms in roof space. Construction of new 6 bed detached property with associated works, balcony, new access and landscaping	2	2	0	0	0	2	0
N3971	NED/22/01059/FL	Full	09/02/2023	09/02/2026	2 - 4, Summerwood Lane, Dronfield, S18 1PB	Application for construction of 2 storey 5 bed dwelling with associated parking and landscaping.	1	1	0	0	0	1	-1
Dronfield Totals:							29	13	12	4	2	25	21

- Settlement Eckington

N1207	NED/20/00791/FL	Full	05/02/2021	05/02/2024	44, WILLIAM STREET, Eckington, S21 4GD	Application for 2no detached dwellings with garaging and all associated works (Revised scheme of previously approved application 17/01013/FL)(Amended Plans)	2	1	1	0	0	2	2
N1336	NED/18/00358/RM	Reserved Matters	05/12/2019	05/12/2021	Bradley Lomas Electrolok Ltd, Church Street, Eckington, Sheffield, S21 4BH	Submission of reserved matters relating to NED/13/00176/OL for the erection of 20 dwellings and associated road and retention, in part, of employment use (Major Development) (Conservation Area/ Affecting setting of a Listed Building)(Amended Title/Amended Plans) (Further Amended Plans)	20	11	9	0	0	20	20
N1429	NED/21/00649/FL	Full	21/10/2021	21/10/2024	MALT HOUSE FARM, CHURCH STREET, Eckington, ECKINGTON	Application to convert outbuilding into dwelling (Affecting setting of a Listed Building/Conservation Area)(Amended Plans)	1	1	0	0	0	1	1
N3844	NED/20/00290/RM	Reserved Matters	23/02/2022	23/02/2024	Site B, Roman Road Systems, Rotherside Road, Eckington	Reserved Matters application pursuant to outline application 18/00409/OL for a mixed use development for 5 dwellings and 9 commercial units (Major Development) (Amended Plan)	5	3	2	0	0	5	5
N3914	NED/21/00016/FL	Full	28/07/2021	28/07/2024	37, Market Street, Eckington	Application for the conversion of existing public house and manager's residence to 5 no. two bed apartments (Conservation Area)(affecting the setting of a Listed Building)	5	5	0	0	0	5	4
N3968	NED/21/01008/FL	Full	11/08/2022	11/08/2025	29, Stead Street, Eckington, S21 4FY	Demolition of pair of semis detached houses and replacement with 2no. detached 3 bed houses	2	0	2	0	-2	2	2
N3984	NED/22/00715/FL	Full	13/12/2022	13/12/2025	Eckington Methodist Church, Chesterfield Road, Eckington, S21 4FF	Application for a change of use from place of worship (Use Class F1) to a 4 bedroom dwelling	1	0	1	0	0	1	1
Eckington Totals:							36	21	15	0	-2	36	35

- Settlement Fallgate

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N1399	NED/18/00291/RM	Reserved Matters	02/08/2018	02/08/2020	Land South Of, Jetting Cottage And Jetting Forge, Fallgate	Reserved matters Application for the development of 5 dwellings	5	1	0	4	4	1	1
N1570	NED/18/00308/RM	Reserved Matters	07/06/2018	07/06/2020	Woodview, Hockley Lane, Fallgate	Reserved matters application for the Layout, scale, appearance and landscaping for the two dwellings approved under 17/00539/OL	2	0	1	1	1	1	1
N2685	NED/20/00913/RM	Reserved Matters	23/09/2021	23/09/2023	Land 50 Metres West Of 1 And 2 Overton Lodge, Jetting Street, Fallgate	Application for Approval of Reserved Matters (layout, scale and appearance, the means of access and the landscaping of the site) for the erection of one detached dwelling (outline planning permission approved 17/01359/OL) (Amended Plans)	1	0	1	0	0	1	1
Fallgate Totals:							8	1	2	5	5	3	3

- Settlement Grassmoor

N0555	NED/22/00721/FL	Full	14/11/2022	14/11/2025	Sportsman Inn, North Wingfield Road, Grassmoor, S42 5EJ	Application for the construction Of 3no Dwellings (Resubmission of 19/00833/FL)	3	3	0	0	0	3	3
N3899	NED/21/00149/FL	Full	25/03/2021	25/03/2024	232, North Wingfield Road, Grassmoor	Application for change of use from shop to dwelling	1	1	0	0	0	1	1
N3915	NED/21/00360/FL	Full	27/07/2021	27/07/2024	Mill Lane Farm, Mill Lane, Grassmoor	Application for conversion of existing barn to create one new dwelling with associated parking and garden. (Private Drainage System)(Amended Plans)	1	1	0	0	0	1	1
Grassmoor Totals:							5	5	0	0	0	5	5

- Settlement Hasland

N1076	NED/21/00715/FL	Full	29/09/2021	29/09/2024	143, Mansfield Road, Hasland, S41 0JG	Demolition of 2No houses and construction of 5No houses (Revised Plans)	5	0	1	4	2	1	1
N1634	NED/21/00473/FL	Full	25/10/2021	25/10/2024	The Telmere Lodge, Mansfield Road, Hasland	Demolition of public house and construction of three detached 4 bed houses and 2 four bed bungalows with associated garages and landscaping (Amended Plans)	5	0	1	4	4	1	1
N3769	NED/17/00806/FL	Full	27/11/2018	27/11/2021	Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland	Proposed residential development of 160 dwellings.	160	0	10	150	150	10	10
Hasland Totals:							170	0	12	158	156	12	12

- Settlement Heath

N3877	NED/20/00160/FL	Full	27/10/2020	27/10/2023	Land Adjacent The West Side Of 1, Heath Road, Heath	Application for 1no detached house with integral garage	1	1	0	0	0	1	1
N3882	NED/20/00347/FL	Full	30/09/2020	30/09/2023	Springfield, Mansfield Road, Heath	Construction of single storey detached dwelling with rooms in roof space, integral garage and balcony to rear on land adjacent (Private Drainage	1	1	0	0	0	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
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Heath Totals:							2	2	0	0	0	2	2
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- Settlement Higham

N3812	NED/19/00649/FL	Full	08/09/2019	08/09/2022	Crown Inn, Main Road, Higham, DE55 6EH	Proposed change of use of public house to 3 dwellings including demolition of extensions to rear (Listed Building/Conservation Area)	3	0	3	0	0	3	3
N3817	NED/19/00648/FL	Full	10/10/2019	10/10/2022	Crown Inn, Main Road, Higham	Proposed pair of semi-detached dwellings (Conservation Area/Affecting the setting of a Listed Building)(Amended Plans)	2	0	2	0	0	2	2
N3847	NED/20/01117/RM	Reserved Matters	05/05/2021	05/05/2023	Land North Of 92, Chesterfield Road, Higham	Reserved matters application pursuant of 19/00056/OL for Site Layout; Scale; Appearance; and Landscaping (Major Development)(Departure from Development Plan)(Affecting the setting of a Listed Building/Conservation Area) (Amended Plans)	24	0	18	6	6	18	18
Higham Totals:							29	0	23	6	6	23	23

- Settlement Highmoor

N1015	NED/17/00509/FL	Full	17/10/2019	17/10/2022	S And A Parsons Building Contractors Ltd, Mansfield Road, Highmoor	Proposed demolition of warehousing and erection of 22 dwellings with associated amenity space, roads and parking and a pump station on land (Major Development/Departure from Development Plan)(Amended Plans)(Further Amended Plans)	22	0	3	19	19	3	3
Highmoor Totals:							22	0	3	19	19	3	3

- Settlement Holmesfield

N1536	NED/20/00393/FL	Full	15/07/2020	15/07/2023	The Bungalow, Park Farm, Park Avenue, Holmesfield	Redevelopment of Green Belt site to form three dwellinghouses with associated landscaped private amenity space and parking (Adjacent Conservation Area) (Affecting Public Right of Way)	3	3	0	0	0	3	2
N3777	NED/18/01152/FL	Full	21/02/2019	21/02/2022	20, Main Road, Holmesfield	Change of use of the former Travellers Rest Public House to a residential dwelling with demolition of existing extensions and construction of first floor extension and single storey side and rear extensions and construction of one additional detached dwelling with double garage (Conservation Area) (Amended plans)	2	0	1	1	1	1	1
N3913	NED/20/01202/FL	Full	28/07/2021	28/07/2024	Woodthorpe Hall Cottage, Fanshaw	Application for demolition of existing	1	1	0	0	-1	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
					Gate Lane, Holmesfield	dwelling and detached garage within the curtilage of a listed building and erection of a new dwelling and detached garage (Affecting the setting of a Listed Building/Conservation Area) (Amended Plans)							
N3951	NED/21/01056/FL	Full	06/05/2022	06/05/2025	The Gorse, Millthorpe Lane, Holmesfield, S18 7SA	Demolition of bungalow and construction of replacement dwelling with detached garage	1	1	0	0	0	1	0
Holmesfield Totals:							7	5	1	1	0	6	4

- Settlement Holmewood

N1092	NED/20/01024/FL	Full	13/08/2021	13/08/2024	Land To The Rear Of 181, Chesterfield Road, Holmewood	Residential development for 41 dwellings (inc 22 Housing Association homes) (Major Development/Affecting Public Footpath/Departure from Development Plan) (Amended Title) (Amended Plan)	41	41	0	0	0	41	40
N1381	NED/17/00269/FL	Full	06/06/2019	06/06/3022	Land On The West Side Of, Chesterfield Road, Holmewood	Outline application (with all matters reserved except spine road access) for variation of conditions 5 and 7 (Affordable Housing) pursuant to 14/01290/FL and including details for accesses from Chesterfield Road and Williamthorpe Road, the spine road, primary SUDs and foul drainage infrastructure, structural landscaping and paths/cycleway (Phase 1) and phasing plan. Overall 515 dwellings. Stays live due to several RM permissions.	90	90	0	0	0	90	90
N1381	NED/19/01135/RM	Reserved Matters	20/03/2020	20/03/2022	Land On The West Side Of, Chesterfield Road, Holmewood	Reserved matters application (Access, Appearance, Landscaping, Layout and Scale) for the construction of 156 dwellings on land designated plot 3 of application 17/00269/FL including access, drainage and landscaping (Amended Title/Amended Plans)	156	16	16	124	124	32	32
N1381	NED/20/00739/RM	Reserved Matters	09/11/2020	09/11/2022	Land On The West Side Of, Chesterfield Road, Holmewood	Reserved matters application seeking approval of details in respect of residential development (Phase 2) further to outline approval (Revised scheme of 19/01151/RM)(Major Development) (Amended Plans)	128	73	11	44	44	84	84
N1381	NED/20/01214/RM	Reserved Matters	14/12/2021	14/12/2023	Land On The West Side Of, Chesterfield Road, Holmewood	Reserved matters application (access, appearance, landscaping, layout and scale) for the construction of 143 dwellings on land designated Phase 4 pursuant to outline application 17/00269/FL (Major Application) (Amended Plans/Amended Title/Additional Information)	141	80	27	34	34	107	107
N1554	NED/18/00303/FL	Full	04/04/2019	04/04/2022	Land Between 205 And 235, Chesterfield Road, Holmewood	Application for the Erection of 14 dwellings (amended site area to the previously approved 15/00502/OL) with single point of access from Chesterfield Road and the creation of an ecological enhancement area (major development/Departure from	14	0	5	9	9	5	5

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
						development plan) (Amended Title/Amended Plans)							
N3867	NED/21/01486/RM	Reserved Matters	29/11/2022	29/11/2024	Windy Ridge, Tibshelf Road, Holmewood, S42 5TA	Reserved Matters application pursuant to Outline Planning Permission 18/01170/OL for erection of 247 no. dwellings (including 20% affordable) including details of appearance, layout, scale, landscaping and access	247	247	0	0	-1	247	247
N3885	NED/20/01067/OL	Outline	22/12/2020	22/12/2023	Land Between 6 And 8, Gables Close, Holmewood	Outline planning application for a detached dwelling with all matters reserved apart from access	1	1	0	0	0	1	1
N3908	NED/20/01105/FL	Full	22/04/2021	22/04/2024	183, Chesterfield Road, Holmewood	Construction of 2 detached bungalows with rooms in the roofspace	2	2	0	0	0	2	2
N3932	NED/21/00853/FL	Full	19/11/2021	19/11/2024	Ellen House, Heath Road, Holmewood	Demolition of existing redundant building(s) known as Ellen House and construction of new affordable housing development (19no. units) plus associated car parking and landscaping (Major Development) (Amended Plans/Amended Title)	19	18	1	0	0	19	19
Holmewood Totals:							839	568	60	211	210	628	627

- Settlement Holymoorside

N0625	NED/19/01050/RM	Reserved Matters	13/12/2019	13/12/2021	Belmont Park, Holymoorside Road, Holymoorside	Reserved Matters application pursuant to 16/00867/OL for construction of 1 two storey dwelling with Juliet balconies and garage basement and gym	1	0	1	0	0	1	1
N3883	NED/20/00571/FL	Full	14/12/2020	14/12/2023	107, Holymoorside Road, Holymoorside	Demolition of existing two-storey dwelling and construction of a detached four bedroomed dwelling house together with detached garage for two cars (Amended Plans)	1	0	1	0	-1	1	1
N3890	NED/20/00738/OL	Outline	16/02/2021	16/02/2024	107, Loads Road, Holymoorside	Outline application for 2 new dwellings in addition to the retention of the existing dwelling (Appearance, Scale, Layout and Landscaping reserved - Access not reserved for any further approval) (Amended Title) (Further Amended Title)	2	2	0	0	0	2	2
N3931	NED/21/00654/FL	Full	24/11/2021	24/11/2024	Mardon House, Holymoorside Road, Holymoorside	Demolition and Construction of Replacement dwelling (Amended Plans)	1	0	1	0	-1	1	1
Holymoorside Totals:							5	2	3	0	-2	5	5

- Settlement Kelstedge

N1347	NED/19/00119/RM	Reserved Matters	03/05/2019	03/05/2021	Land South West Of, Magnolia Cottage, Amber Lane, Kelstedge, Ashover	Reserved matters application relating to 15/01220/OL for construction of two, 3 bed bungalows with detached garages	2	1	1	0	0	2	2
N1452	NED/17/00966/RM	Reserved Matters	12/02/2018	12/02/2021	Land East Of Moorways, Ashover Road, Kelstedge	Reserved matters application for access, layout, scale, appearance and landscaping relating to outline approval 16/00472/OL for up to 5 dwellings (Affecting a public right of way)	5	0	5	0	0	5	5

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N3848	NED/20/00222/OL	Outline	07/05/2020	07/05/2023	The Grange, Ashover Road, Kelstedge	Outline application (all matters reserved) for the erection of four dwellings on land to the south	4	4	0	0	0	4	4
Kelstedge Totals:							11	5	6	0	0	11	11

- Settlement Killamarsh

N0765	NED/02/00633/FL	Full	26/08/2002	26/08/2007	land adjoining, 5, bunkers hill, Killamarsh	CONSTRUCTION OF TWO DORMER BUNGALOWS	2	1	0	1	1	1	1
N1182	NED/14/01242/FL	Full	15/12/2015	15/12/2018	Manor Farm, Upperthorpe Road, Killamarsh, Sheffield, S21 1EQ	Residential development of 10 No dwellings with associated garages car parking and access road including change of use of highway land to domestic curtilage (Major Development) (Amended Plans) (Amended Title). Lawful Development Certificate Issued that permission was lawfully implemented (21/01333/LDC)	10	0	10	0	0	10	10
N1425	NED/21/00976/FL	Full	24/10/2022	24/10/2025	Land Between Old Canal And North Side Of Primrose Lane, Primrose Lane, Killamarsh	Proposed development of 50 dwellings with associated roads, sewers, gardens, parking and garages (Major Development) (Departure from the Development Plan) (Re-submission of 20/00919/FL) (Amended Plans)	50	50	0	0	0	50	50
N2680	NED/19/00713/FL	Full	08/10/2020	08/10/2023	THE OLD STATION, STATION ROAD, Killamarsh	Non material amendment pursuant of 19/00713/FL to description of development to read: Erection of 13 bungalows, associated highway works, access, car parking, landscaping and outdoor amenity space. (Major Development) 21/01188/AMEND was previously Erection of 8 semi-detached and 5 detached bungalows	13	5	8	0	0	13	13
N3792	NED/21/00108/FL	Full	23/06/2021	23/06/2024	69, Rotherham Road, Killamarsh	Construction of 9 low energy serviced house shells for completion by end user (Amended Plans)	9	9	0	0	0	9	9
N3823	NED/22/00161/RM	Reserved Matters	29/04/2022	29/04/2024	3, Woodall Road, Killamarsh, S21 2EW	Application for approval of reserved matters pursuant to 18/01260/OL for proposed dwelling including appearance, landscaping, layout and scale. The proposed dwelling would comprise an L-shaped bungalow with 3 bedrooms and an integral garage for 3 cars.	1	1	0	0	0	1	1
N3876	NED/20/00406/FL	Full	01/09/2020	01/09/2023	14, Upperthorpe Road, Killamarsh	Demolition of existing double garage and construction of a 5-bedroom detached house and associated parking for the new dwelling and existing property (Revised scheme of 20/00139/FL) (Amended Plans)	1	0	1	0	0	1	1
N3894	NED/21/00552/FL	Full	21/07/2021	21/07/2024	30, Ashley Lane, Killamarsh	Residential Development comprising 13 dwellings with associated access, garaging, landscaping and car parking (Resubmission of approved application reference 20/00497/FL) (Major Development)	13	8	4	1	0	12	12
N3925	NED/20/01107/FL	Full	03/09/2021	03/09/2024	71, High Street, Killamarsh	Change of Use of Church / Gym (D1 and D2) to Dwelling House (C3) including extension and external alterations	1	1	0	0	0	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N3934	NED/22/01105/RM	Reserved Matters	24/01/2023	25/01/2025	48, Sheffield Road, Killamarsh, S21 2EA	Reserved matters application for the approval of the details of the access, appearance, landscaping, layout and scale pursuant of planning permission 21/01176/OL.	1	1	0	0	0	1	1
N3962	NED/21/01355/FL	Full	30/06/2022	30/06/2025	27, Mansfield Road, Killamarsh, S21 2BW	Remodelling and conversion of existing dwelling including the addition of new dormer windows into two dwellings	2	2	0	0	0	2	1
Killamarsh Totals:							103	78	23	2	1	101	100

- Settlement Littlemoor

N1463	NED/20/00079/FL	Full	25/09/2020	25/09/2023	Croftonvale, Alton Lane, Littlemoor	Demolition of existing bungalow and construction of new house (Amended Plans)	1	0	1	0	-1	1	1
Littlemoor Totals:							1	0	1	0	-1	1	1

- Settlement Long Duckmanton

N1272	NED/16/00569/FL	Full	14/10/2016	14/10/2019	The Rectory, Rectory Road, Long Duckmanton	Application to remove Condition 10 (Affordable Housing) of planning approval 12/00509/FL for construction of 8 dwellings	8	0	5	3	3	5	5
Long Duckmanton Totals:							8	0	5	3	3	5	5

- Settlement Lower Pilsley

N1413	NED/21/00885/FL	Full	17/12/2021	17/12/2024	Pilsley Miners Welfare, Rupert Street, Lower Pilsley	Demolition of the existing social club building and the erection of 3 sustainable, detached, self-build homes, including associated alterations to the existing access	3	2	1	0	0	3	3
N2681	NED/16/00665/FL	Full	12/06/2017	12/06/2020	Land To The Rear Of, 1 To 41 The Acres And, South Of Locko Road, Lower Pilsley	Proposed residential development of 13 houses.	13	3	1	9	9	4	4
Lower Pilsley Totals:							16	5	2	9	9	7	7

- Settlement Lower Pilsley Countryside

N3903	NED/20/00094/FL	Full	11/02/2021	11/02/2024	Park House Farm, Pilsley Road, Lower Pilsley Countryside	Proposed residential development of 5 dwellings including the demolition of existing barns and associated buildings (Affecting Public Right of Way) (Amended Plans)(Amended Title)with associated driveways, parking and curtilage areas	5	0	2	3	3	2	2
Lower Pilsley Countryside Totals:							5	0	2	3	3	2	2

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
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- Settlement Marsh Lane

N0925	NED/07/00821/FL	Full	16/10/2007	16/10/2010	LAND ADJACENT TO, 20, LIGHTWOOD ROAD, Marsh Lane, ECKINGTON, S21 5RG	CONSTRUCTION OF A DETACHED DWELLING	1	0	1	0	0	1	1
N1210	NED/13/00010/FL	Full	11/12/2013	11/12/2016	56, WOODNOOK GROVE, Marsh Lane, ECKINGTON, S21 5SA	Construction of a detached dormer bungalow	1	0	1	0	0	1	1
N3869	NED/20/00243/FL	Full	20/08/2020	20/08/2023	41, Snowdon Lane, Marsh Lane	Conversion of existing stone wash house and stores into single storey one bedroom dwelling (Conservation Area)	1	1	0	0	0	1	1
N3927	NED/21/00248/FL	Full	20/05/2021	20/05/2024	69, Main Road, Marsh Lane	Construction of 1No three bed dwelling	1	1	0	0	0	1	1
N3976	NED/22/00806/FL	Full	21/10/2022	21/10/2025	Butchers Arms, Main Road, Marsh Lane, S21 5RH	Change of use of former Public house (Sui Generis) to single dwellinghouse (C3)	1	0	1	0	0	1	1
	NED/22/01045/FL	Full	24/11/2014	14/03/2026	Ravencar Farm, Main Road, Marsh Lane, S21 5RH	Application to The Proposal is to renew a previous permission for a 1 storey conversion of a barn to a residential dwelling (resubmission of 21/01296/FL) (Conservation Area)	1	1	0	0	0	1	1
Marsh Lane Totals:							6	3	3	0	0	6	6

- Settlement Mickley

N0150	NED/07/01253/FL	Full	25/04/2006	25/04/2009	2 - 5, BRONTE STREET, Mickley, ALFRETON	Resiting of 7 dwellings in previously approved layout for 17 dwellings (NED/06/00071/FL) and RETAIL SHOP. *NED/19/01080/FL- Application for 2no dwellings on previously numbered building plots 16 and 17 (previously approve on 07/01253/FL*	17	0	2	15	15	2	2
N3878	NED/19/00478/LDC	Full	02/08/2019	02/08/2022	Ainmoor Grange Caravan And Camping Park, Mickley Lane, Mickley	Application for certificate of lawful use of land for static caravans	53	42	0	11	11	42	42
N3921	NED/21/01034/DEM	Demolition	04/10/2021	04/10/2024	36, Priestley Avenue, Mickley	Application for prior notification of proposed demolition	0	0	0	0	0	0	-2
Mickley Totals:							70	42	2	26	26	44	42

- Settlement Mickley (Dronfield)

N3815	NED/19/00348/FL	Full	27/09/2019	27/09/2022	Land North West Of Mickley Cottage, Mickley Lane, Mickley (Dronfield), Dronfield Woodhouse	Application for conversion of agricultural building to a dwellinghouse, including change of use of land	1	0	1	0	0	1	1
Mickley (Dronfield) Totals:							1	0	1	0	0	1	1

- Settlement Morton

N1201	NED/21/00153/FL	Full	04/06/2021	04/06/2024	Hawthorne Way, Back Lane, Morton	Application for construction of 1no detached dwelling	1	1	0	0	0	1	1
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Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N2721	NED/21/00525/RM	Reserved Matters	27/08/2021	27/08/2023	Land North West Of 66, Stretton Road, Morton	Reserved Matters application pursuant to outline planning permission 20/01303/OL for the layout, scale, appearance and landscaping of 100 dwellings and associated works (Major Development) (Amended Plans) PP 20/01303/OL changed affordable from 40% to 20%.	100	15	63	22	22	78	78
N3835	NED/19/01092/FL	Full	28/02/2020	28/02/2023	5, Stretton Road, Morton	Demolition of existing bungalow and erection of house and garage (Conservation Area) (Affecting Setting of Listed Building) (Updated	1	0	1	0	-1	1	1
N3926	NED/21/00689/FL	Full	20/10/2021	20/10/2024	Yew Tree Farm, Church Lane, Morton	Barn conversion to one dwelling (conservation area)	1	0	1	0	0	1	1
Morton Totals:							103	16	65	22	21	81	81

- Settlement North Wingfield

N1086	NED/21/00716/FL	Full	10/09/2021	10/09/2024	Land To The Rear Of Hamhill Close And 14 To 19 John Street A, Station Road, Hepthorne Lane, North Wingfield	Construction of 4 dwellings (Revised scheme of 19/01202/FL) (Departure from the Development Plan) (Affecting Public Right of Way)	4	3	1	0	0	4	4
N1103	NED/17/00737/FL	Full	21/08/2017	21/08/2020	Land between 75 Station Road & Car Park, New Street, Hepthorne Lane, North Wingfield	Application to vary condition 2 of planning approval 14/01005/FL to submit new revised drawings to comply with current building regulations and good building practice	1	0	1	0	0	1	1
N1111	NED/20/00955/FL	Full	17/12/2020	17/12/2023	Land To The South Of Vallesa, Draycott Road, North Wingfield	Erection of one new build dwelling (alternative design to previous approval 14/01106/FL) (Conservation Area/Affecting the Setting of a Listed Building)	1	1	0	0	0	1	1
N2728	NED/21/00585/RM	Reserved Matters	13/08/2021	13/08/2023	14, Williamthorpe Close, North Wingfield	Application for approval of reserved matters pursuant of 18/00393/OL for proposed dwelling including appearance, materials, scale, layout , landscaping and access.	1	1	0	0	0	1	1
N3804	NED/19/00159/FL	Full	26/07/2019	26/07/2022	Land Between 75 Station Road And Car Park, New Street, Hepthorne Lane, North Wingfield	Application for 2no dwellings (Amended Plans)	2	0	2	0	0	2	2
N3845	NED/22/01050/FL	Full	04/01/2023	04/01/2026	Rear Of 91 And 91A, Chesterfield Road, North Wingfield, S42 5LF	Application for the erection of one dwelling and replacement double garage (Re-submission of 19/00430/FL)	1	1	0	0	0	1	1
N3895	NED/20/00998/FL	Full	04/02/2021	04/02/2024	74, Station Road, Hepthorne Lane, North Wingfield	Change of use First floor level to two flats (Amended Plan)	2	2	0	0	0	2	2
N3912	NED/21/00312/FL	Full	12/07/2021	12/07/2024	Astell Court, Alma Street, Hepthorne Lane, North Wingfield	Application for change of use of existing workshop/storage building to a single residence with two parking spaces (Amended Plans) (Amended Title)	1	1	0	0	0	1	1
N3942	NED/21/01475/OL	Outline	01/04/2022	01/04/2025	Land Between 34 And 38, Elvaston Road, North Wingfield, S42 5HH	Outline application with all matters reserved for a 3 / 4 bedroomed dwelling	1	1	0	0	0	1	1
N3990	NED/22/00057/FL	Full	19/12/2022	19/12/2025	Whiteleas Avenue, North Wingfield, S42 5QJ	Demolition of 16 dwellings and erection of 70 new residential dwellings (Major Development) (Amended Plans)	70	70	0	0	-16	70	70
North Wingfield Totals:							84	80	4	0	-16	84	84

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
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- Settlement Old Brampton

N3986	NED/22/01070/FL	Full	12/01/2023	12/01/2026	The Grove, Hemming Green, Old Brampton, S42 7JQ	Application for the demolition of existing dwelling and associated outbuildings, and erection of replacement dwelling with revised landscaping, parking and access arrangements.	1	1	0	0	0	1	0
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Old Brampton Totals:

1	1	0	0	0	1	0
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- Settlement Pilsley

N1085	NED/21/00748/FL	Full	13/08/2021	13/08/2024	Longlieve Gardens, Hallgate Lane, Pilsley	Application for 4 Detached 4-bed Houses.	4	0	2	2	2	2	2
N1185	NED/18/01050/FL	Full	08/03/2019	08/03/2022	Manor Cottage, Station Road, Pilsley, Chesterfield, S45 8BA	Demolition of an existing dwelling and construction of 3no detached dwellings with garages and associated gardens (Revised scheme of planning approval 15/00781/FL) (Amended plans)	3	2	1	0	0	3	2
N1185	NED/21/00924/FL	Full	16/03/2022	16/03/2025	Land To South West Of Manor House, Station Road, Pilsley	Demolition of garage block and erection of 2No dormer bungalows, 2No detached two storey houses, 1No 2.5 storey house with garages, parking and associated gardens and drainage	5	4	1	0	0	5	5
N1561	NED/20/00352/RM	Reserved Matters	06/11/2020	06/11/2022	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	Approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) for residential development (98 dwellings) pursuant to outline planning approval 15/00153/OL Amended Affordable housing no's due to Permission 21/00043/OL-Application to vary condition 3 of 15/00153/OL to reduce ration of affordable housing from 40% to 30%(Major Development/Departure from Development Plan) (Amended Plans) 21/01163/DISCON - Application to discharge condition 3 Affordable Housing of planning permission 21/00677/OL	98	12	64	22	22	76	76
N1607	NED/17/00774/FL	Full	13/09/2017	01/05/2021	Land South Of Garden House, Station Road, Pilsley	Erection of 1 No detached two storey dwelling (Amended Plans)	1	0	1	0	0	1	1
N1641	NED/22/00543/OL	Outline	22/07/2022	22/07/2025	The Bungalow, Station Road, Pilsley, S45 8BG	Outline application (all matters reserved) for one dwelling on land adjacent	1	1	0	0	0	1	1
N1680	NED/17/00965/FL	Full	08/12/2017	08/12/2020	30, Bridge Street, Pilsley	Application for demolition of existing dwelling and construction of two new dwellings (Amended Plan)	2	0	2	0	-1	2	2
N3736	NED/22/00111/FL	Full	01/04/2022	01/04/2025	21, Rouse Street, Pilsley, S45 8BE	Proposed New build 4 bedroom detached dwelling	1	1	0	0	0	1	1
N3974	NED/21/01040/FL	Full	11/10/2022	11/10/2025	61, Station Road, Pilsley, S45 8BD	Construction of 2no. two and half storey detached dwellings	2	2	0	0	-1	2	2

Pilsley Totals:

117	22	71	24	22	93	92
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Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
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- Settlement Renishaw

N0960	NED/11/00388/FL	Full	22/09/2011	22/09/2014	32, MAIN ROAD, Renishaw, ECKINGTON, S21 3UT	Alterations to existing dwelling/outbuildings/workshops and shop unit to create 3 dwellings with associated parking areas and alterations to access (Re-submission of previously approved scheme 07/00448/FL)	3	0	3	0	0	3	2
N3893	NED/22/00400/FL	Full	10/03/2023	10/03/2026	Adjacent 105, Hague Lane, Renishaw, S21 3UR	Demolition of existing offices and creation of 4no 4 bed dormer bungalows with garaging (Amended Plan)	4	4	0	0	0	4	4
Renishaw Totals:							7	4	3	0	0	7	6

- Settlement Ridgeway

N1208	NED/20/00442/FL	Full	06/11/2020	06/11/2023	Ford Farm, The Ford, Ridgeway	Conversion and Change of Use from agricultural use of building to a single dwelling (Conservation Area/Listed Building) (Amended Plans)	1	0	1	0	0	1	1
N3802	NED/22/00482/FL	Full	10/02/2023	10/02/2026	Ridgeway Methodist Church, Ridgeway Moor, Ridgeway, S12 3XW	Application for conversion of church to dwelling.	1	1	0	0	0	1	1
N3900	NED/21/00075/FL	Full	17/03/2021	17/03/2024	Land To The Rear Of The Fieldings Greenway Northridge And Fo, High Lane, Ridgeway	Demolition of former garden centre buildings with B8 usage and the erection of a single dwellinghouse (Conservation Area) (Revised scheme of 20/00625/FL)	1	1	0	0	0	1	1
Ridgeway Totals:							3	2	1	0	0	3	3

- Settlement Shirland

N0180	NED/11/00524/FL	Full	25/01/2012	25/01/2015	64, HALLFIELDGATE LANE, Shirland, ALFRETON, DE55 6AA	Construction of a 4 bed detached house with associated parking and turning facilities at land adjacent (Revised Scheme of 08/00403/FL) (Amended Plan) (Additional Amended Plans)	1	0	1	0	0	1	1
N1608	NED/17/00262/FL	Full	25/08/2017	25/08/2020	Shirland Church Hall, Main Road, Shirland	Application to convert old schoolhouse into a 4 bedroom detached dwelling	1	0	1	0	0	1	1
N3749	NED/22/00418/FL	Full	27/10/2022	27/10/2025	Land Between 1 St Leonards Place And Shirland Primary School, Park Lane, Shirland, DE55 6BH	Erection of 44 dwellings including formation of access road, provision of open space, landscaping, drainage and associated works (Amended	44	43	1	0	0	44	44
N3771	NED/21/01428/FL	Full	08/04/2022	08/04/2025	17, Main Road, Shirland, DE55 6BB	Erection of single storey 3 bed dwelling with rooms in roofspace, detached garage and creation of new access (Private Drainage System)	1	1	0	0	0	1	1
N3888	NED/20/00980/FL	Full	23/12/2020	23/12/2023	Shoulder Of Mutton, Belper Road, Shirland	Application to change the use of an existing public house with ancillary residential accommodation to form a single dwelling (Conservation Area/Affecting the setting of a Listed	1	1	0	0	0	1	0

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
						Building)							
N3889	NED/19/00335/OL	Outline	22/01/2021	22/01/2024	Land to the south of, Hallfieldgate Lane, Shirland	Outline planning application for up to 90 dwellings and site access with all other matters reserved (apart from access) (Major development/Departure from Development Plan/Affecting Setting of Conservation Area) (amended title)	90	90	0	0	0	90	90
N3929	NED/21/00708/FL	Full	30/09/2021	30/09/2024	Shirland House Farm, Main Road, Shirland	Change of use of agricultural to landscape maintenance contractors, including conversion of existing farmhouse to offices, demolition of disused milking sheds, erection of a new office and welfare building, alterations to existing barn, use of barns for storage and associated parking (Amended Plans)	0	0	0	0	-1	0	0
N3950	NED/21/00846/FL	Full	22/12/2021	22/12/2024	Sebastopol Farm, Park Lane, Shirland, DE55 6AX	Conversion of barns incorporating a glazed link to form a single dwelling	1	1	0	0	0	1	1
N3986	NED/22/00541/FL	Full	13/01/2023	13/01/2026	Land To Rear Of 2 To 12, Bevan Street, Shirland	The proposal is for the erection of one two bedroomed detached bungalow	1	1	0	0	0	1	1
Shirland Totals:							140	137	3	0	-1	140	139

- Settlement Shirland Countryside

N3840	NED/20/00528/FL	Full	09/06/2021	09/06/2024	Upper Croft Barn, Chesterfield Road, Shirland Countryside	Change of use on an agricultural building to a dwelling with associated building operations (Revised Title)	1	1	0	0	0	1	1
Shirland Countryside Totals:							1	1	0	0	0	1	1

- Settlement Spinkhill

N3850	NED/21/00289/FL	Full	03/09/2021	03/09/2024	Immaculate Conception Catholic Primary School, College Road, Spinkhill	Conversion of the former Immaculate Conception Primary School into a single family dwelling	1	0	1	0	0	1	1
Spinkhill Totals:							1	0	1	0	0	1	1

- Settlement Stonebroom

N3755	NED/21/01304/OL	Outline	13/10/2022	13/10/2025	Land East Of 3 And 4, Carlyle Road, Stonebroom	Outline application with all matters other than access reserved for residential development of 9 dwellings. RM pending.	9	9	0	0	0	9	9
N3770	NED/21/01406/OL	Outline	10/01/2022	10/01/2025	Land To The North West of, 101, Birkinstyle Lane, Stonebroom	Outline application (all matters reserved) for 10 dwellings. RM pending.	10	10	0	0	0	10	10
Stonebroom Totals:							19	19	0	0	0	19	19

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
- Settlement Stretton													
N0070	NED/18/00660/FL	Full	26/10/2018	26/10/2021	TOP FARM, MAIN ROAD, Stretton, ALFRETON, DE55 6EW	Conversion of agricultural building to single dwelling	1	0	1	0	0	1	1
N1048	NED/18/00812/RM	Reserved Matters	04/04/2019	04/04/2021	Land To The East Of, Prospect House, Highstairs Lane, Stretton	Approval of reserved matters (layout and landscaping) for the erection of 28 dwellings pursuant to outline permission 15/00910/OL (Major Development)(Amended Plans)	28	27	1	0	0	28	28
N3761	NED/18/00801/FL	Full	29/11/2018	29/11/2021	Erzamine, Highstairs Lane, Stretton	Demolition of the existing dwelling and garage and the construction of two new detached dwellings with integral garages, creating one new vehicular access on to Highstairs Lane (Revised scheme of 18/00117/FL)	2	0	1	1	1	1	0
N3963	NED/22/00322/FL	Full	14/07/2022	14/07/2025	Land West Of Stables And Smithy Brook Farm, Smithy Moor, Stretton	Proposed conversion of barn from flower farm workshops to mixed use of dwelling and flower farm workshops (Amended Title)	1	1	0	0	0	1	1
N3981	NED/22/00657/CUPDMA	Full	04/11/2022	04/11/2027	Sidness Farm, Smithy Moor, Stretton, DE55 6FE	Conversion of existing light industrial unit, previous agriculture barn, into 2 dwellings	2	2	0	0	0	2	2
Stretton Totals:							34	30	3	1	1	33	32
- Settlement Stretton Countryside													
N1039	NED/14/00243/FL	Full	08/05/2014	08/05/2017	LAND AT JUNCTION OF, B6014 and, ASHOVER NEW ROAD, Stretton Countryside, ALFRETON	Conversion and extension to stable block to form dwelling (Revised scheme of 13/00208/FL) (Private Drainage System)	1	0	1	0	0	1	1
Stretton Countryside Totals:							1	0	1	0	0	1	1
- Settlement Sutton Scarsdale													
N3843	NED/18/00603/FL	Full	07/08/2018	07/08/2021	Ivydene, Palterton Lane, Sutton Scarsdale, Chesterfield, S44 5UT	Application for 3 bedroom dwelling (Conservation area)	1	0	1	0	0	1	1
Sutton Scarsdale Totals:							1	0	1	0	0	1	1
- Settlement Temple Normanton													
N3980	NED/22/00945/FL	Full	18/11/2022	18/11/2025	270, Chesterfield Road, Temple Normanton, S42 5DF	Conversion of existing outbuilding to form independent dwelling and private curtilage	1	1	0	0	0	1	1
Temple Normanton Totals:							1	1	0	0	0	1	1

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
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- Settlement Troway

N3805	NED/19/00208/FL	Full	06/06/2019	06/06/2022	View House, Snowdon Lane, Troway	Conversion of existing outbuilding to a 3 bedroom, single storey dwelling (Conservation Area)	1	0	1	0	0	1	1
N3906	NED/20/00169/FL	Full	01/04/2021	01/04/2024	The Brook, Snowdon Lane, Troway	Demolition of modern single storey extensions and garage, and renovation, conversion and extension of existing public house into 2no. residential dwellings and erection of two detached dwellings, with associated carparking, package treatment drainage plant, and landscaping areas (Conservation Area) (Amended Title/Amended Plans)(Further Amended Plans)	4	0	4	0	0	4	4
Troway Totals:							5	0	5	0	0	5	5

- Settlement Tupton

N1072	NED/13/01032/RM	Reserved Matters	23/05/2014	23/05/2016	LAND SOUTH OF, SUNNINGDALE PARK and, POPLAR DRIVE & TO WEST OF, 21 ELVIN WAY, Tupton, CHESTERFIELD, S42 6EG	Application for approval of reserved matters (all matters) for 14 dwellings approved under outline planning permission 10/01152/OL (Major Development)(Amended Details)	14	0	2	12	12	2	2
N1075	NED/14/01121/FL	Full	20/01/2015	20/01/3018	Land Between The House and Rykneld, Brassington Lane, Tupton	Application for the erection of one detached four bed dwelling and double garage (Affecting Setting of Listed Building/Departure from Development Plan) (Amended Plan/Additional Information)	1	0	1	0	0	1	1
N1080	NED/18/00298/FL	Full	04/10/2018	04/10/2021	South of Sunningdale Park & Birkin Park, Birkin Avenue, Tupton	Proposed change of use of land to form extension to existing park home site (Amended Plan) (Further Amended Plan).	32	31	1	0	0	32	32
N1080	NED/18/00482/FL	Full	29/08/2018	29/08/2021	Land To The South Of Sunningdale Park And Birkin Park, Birkin Avenue, Tupton	Application for 2no detached dwellings (Amended Plans)	2	1	1	0	0	2	2
N1252	NED/16/00403/FL	Full	20/06/2016	20/06/2019	29, Harewood Crescent, Old Tupton, Tupton, Chesterfield, S42 6HX	Application for replacement dwelling.	1	0	1	0	-1	1	1
N1564	NED/19/00527/FL	Full	09/01/2020	09/01/2023	Land To The South Of Ankerbold House, Ankerbold Road, Tupton	Residential development (Major Development) for 10 units	10	0	8	2	2	8	8
N3788	NED/18/00056/FL	Full	07/03/2019	07/03/2022	Land To The North And West Of The Poplars, Ankerbold Road, Tupton	Erection of 193 dwellings and associated infrastructure	193	154	39	0	0	193	193
N3816	NED/19/00241/FL	Full	12/07/2019	12/07/2022	Kalinber, Coupe Lane, Tupton, S42 6HB	Application for conversion of existing barn to dwelling (Amended Plan)	1	0	1	0	0	1	1
Tupton Totals:							254	186	54	14	13	240	240

- Settlement Unstone

N3911	NED/21/00235/FL	Full	15/07/2021	15/07/2024	258, Sheffield Road, Unstone	Application for a single storey dwelling at land to east	1	1	0	0	0	1	1
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Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
Unstone Totals:							1	1	0	0	0	1	1

- Settlement Wadshelf

N0470	NED/10/00048/FL	Full	16/04/2010	16/04/2013	SUNCROFT FARM, MAIN ROAD, Wadshelf, CHESTERFIELD	Barn conversion and extension to provide 2 dwellings with proposed pair of semi detached houses including demolition of 2 outbuildings (Conservation Area) (Amended Plans)	4	2	0	2	2	2	2
Wadshelf Totals:							4	2	0	2	2	2	2

- Settlement Walton

N3957	NED/21/01426/FL	Full	27/05/2022	27/05/2025	Green Acre Farm, Walton Back Lane, Walton, S42 7LW	Demolition of existing building and construction of a new dwelling	1	1	0	0	0	1	1
Walton Totals:							1	1	0	0	0	1	1

- Settlement Wessington

N1082	NED/19/00918/RM	Reserved Matters	05/12/2019	05/12/2021	Land Opposite Wistanes Green, Matlock Road, Wessington, Alfreton, DE55 6DS	Reserved matters application (pursuant to 16/00749/OL) for the residential development of 8no dwellings	8	7	1	0	0	8	8
Wessington Totals:							8	7	1	0	0	8	8

- Settlement Wingerworth

N1058	NED/16/00525/OL	Outline	28/04/2017	07/02/2024	THE FORMER AVENUE SITE, DERBY ROAD, Wingerworth, CHESTERFIELD, S42 6NB	Application for variation of conditions 3, 21, 22, 31, 41 and 45 imposed by outline permission 13/00386/OL (Major Development/EIA Development) (Departure from the Development Plan)	237	237	0	0	0	237	237
N1058	NED/16/00526/RM	Reserved Matters	19/09/2017	19/09/2019	THE FORMER AVENUE SITE, DERBY ROAD, Wingerworth, CHESTERFIELD, S42 6NB	Submission of reserved matters for Appearance, Access, Landscaping, Layout and scale in relation to outline approval NED/13/00386/OL for 261 dwellings (Major development)	252	47	69	136	136	116	116
N1061	NED/21/01258/OL	Outline	25/02/2022	25/02/2025	Belfit Hill Farm, Birkin Lane, Wingerworth, Chesterfield, S42 6LL	Outline application with all matters reserved except access for up to 5no Eco homes (Package treatment plant)	5	5	0	0	0	5	5
N1068	NED/18/00379/RM	Reserved Matters	13/07/2018	13/07/2020	Hanging Banks, Derby Road, Wingerworth	Reserved matters application (approval sought for landscaping, appearance, layout and scale) for residential development (222 houses) with associated access, drainage and open space (Outline 16/00656/OL)(Major Development)(Amendment of 17/01114/RM)	222	8	44	170	170	52	52

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
N2720	NED/19/00843/FL	Full	15/10/2019	15/10/2022	74, New Street, Wingerworth, S42 6UJ	Application for 1 no dwelling	1	0	1	0	0	1	1
N3750	NED/19/00389/RM	Reserved Matters	01/08/2019	01/08/2021	Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth	Submission of reserved matters (Appearance, Landscaping, Layout and Scale) relating to 17/00227/OL for the construction of 80 dwellings (Major development/Affecting a Footpath/Departure from the Development Plan)(Amended Plans)	80	0	6	74	74	6	6
N3763	NED/21/00380/RM	Reserved Matters	05/10/2021	05/10/2023	Cedar End, Wingerworth Hall Estate, Wingerworth	Reserved Matters application for a single storey dwelling pursuant of application 18/00703/OL (Affecting the setting of a listed building)(Amended Plans)(Amended Title)	1	1	0	0	0	1	1
N3800	NED/20/01221/FL	Full	18/02/2021	18/02/2024	Land North East Of Cherry Tree Cottage, Hockley Lane, Wingerworth	Application for construction of 2 dwellings including access (Revised scheme of 19/00069/FL) (Private Drainage) (Affecting Public Right of Way)	2	1	1	0	0	2	2
N3854	NED/19/00826/FL	Full	27/05/2020	27/05/2023	143, Longedge Lane, Wingerworth	New dwelling and garage to replace existing dwelling and garage (Amended Plan)	1	0	1	0	0	1	0
N3862	NED/21/00828/FL	Full	09/09/2021	09/09/2024	Land East Of 2 Pine Lodge, Birkin Lane, Wingerworth	Proposed 3 Bed Dwelling (Revised scheme of 20/00351/FL) (Revised Plans)	1	1	0	0	0	1	1
N3896	NED/20/01104/FL	Full	11/02/2021	11/02/2024	Wingerworth Surgery, New Road, Wingerworth	Demolition of existing surgery and construction of detached 3 bed two storey dwelling	1	1	0	0	0	1	1
N3905	NED/20/00501/FL	Full	06/08/2020	06/08/2023	9, Central Drive, Wingerworth, Chesterfield, S42 6QJ	Demolition of existing garage and erection of one detached dwelling on land to the side	1	1	0	0	0	1	1
N3909	NED/20/01091/FL	Full	28/06/2021	28/06/2024	1 Pine Lodge, Birkin Street, Wingerworth	Demolition of existing two cabins and erection of a new 4 bedroom dwelling (Amended Plans) (Amended Title)	1	1	0	0	0	1	-1
N3916	NED/20/00848/OL	Outline	16/08/2021	16/08/2024	159, Nethermoor Road, Wingerworth	Outline application (all matters other than access and scale reserved for further approval) for demolition of existing dwelling and erection of 2no new dwellings (Revised Scheme of 19/00473/OL) (Additional Information)	2	2	0	0	0	2	1
N3919	NED/22/01145/RM	Reserved Matters	15/02/2023	15/02/2025	76A, New Road, Wingerworth	Reserved matters approval for the erection of one, two storey family home with balcony, with access off Birkin Lane, driveway and gardens (in connection with outline planning permission 20/01004/OL)	1	1	0	0	0	1	1
N3965	NED/22/00572/FL	Full	22/07/2022	22/07/2025	580, Derby Road, Wingerworth, S42 6LY	Demolition of existing bungalow. Proposed two storey detached house. (Revised scheme of 21/00931/FL)	1	1	0	0	0	1	0
N3967	NED/22/00467/OL	Outline	29/07/2022	29/07/2025	Belfit Hill Farm, Birkin Lane, Wingerworth, S42 6LL	Outline application with all matters reserved for a single dwelling	1	1	0	0	0	1	1
N3970	NED/22/00433/FL	Full	31/08/2022	31/08/2025	Land To The Rear 40 And 42, Nethermoor Road, Wingerworth, S42 6LH	Application for a single dwelling (revised scheme of 19/00048/FL)	1	0	1	0	0	1	1
N3979	NED/22/00739/FL	Full	17/11/2022	17/11/2025	Nethermoor Farm, Nethermoor Road, Wingerworth, S42 6LH	Proposed conversion of redundant agricultural building to live/work unit (self and custom build)	1	1	0	0	0	1	1
Wingerworth Totals:							812	309	123	380	380	432	427

Sites No.	Application ref.	Application type	Granted	Lapses	Address	Description	Total units on site	Not started	Under construction	Gross completions	Net completions	Gross commitment	Net commitment
- Settlement Wingerworth Countryside													
N1067	NED/07/00578/FL	Full	12/07/2007	12/07/2010	STUBBING COURT, STUBBING, Wingerworth Countryside, CHESTERFIELD	CONVERSION OF EXISTING OUTBUILDINGS TO FORM SEVEN RESIDENTIAL UNITS / HOLIDAY COTTAGES TOGETHER WITH ESTATE OFFICE / GAMES FACILITY. Lawful Development Certificate issued to confirm the implementation of a material start (20/01132/LDC)	7	0	6	0	0	6	6
N1067	NED/21/00807/FL	Full	21/12/2021	21/12/2024	STUBBING COURT, STUBBING, Wingerworth Countryside, CHESTERFIELD	Application for building in accordance with permission 07/00578/FL and for the change of use of the building as a single residential unit including new package sewage treatment unit (Private drainage system) (Affecting setting of a Listed Building) (Amended Title) (Amended Plans)	1	1	0	0	0	1	1
N3863	NED/20/00334/FL	Full	14/08/2020	14/08/2023	Ivy Farm, Swathwick Lane, Wingerworth Countryside	Change of use of equestrian stables to dwelling and associated building works	1	0	1	0	0	1	1
Wingerworth Countryside Totals:							9	1	7	0	0	8	8
- Settlement Woolley Moor													
N1160	NED/18/00752/RM	Reserved Matters	02/11/2018	01/05/2021	Woolley Farm, Badger Lane, Woolley Moor, Alfreton, DE55 6FG	Reserved matters application pursuant of 15/00861/OL, concerning Access, Appearance, Plans, layout and Scale (Condition 2) together with affordable housing details (condition 4), scheme for mitigating climate change (Condition 5), Landscaping (Condition 6), Boundary treatments (condition 8), Access details (Condition 11), pedestrian link (Condition 12) on site parking and turning (Conditions 13) and bin storage and dwell areas (Condition 14) (amended plans)	7	6	1	0	0	7	7
Woolley Moor Totals:							7	6	1	0	0	7	7
North East Derbyshire Totals:							4690	2728	780	1181	1147	3508	3484
Report Total:							4690	2728	780	1181	1147	3508	3484

Appendix 5: Planning Commitments for Affordable Housing at 31st March 2023

Permission reference	Address	AH commitment (remaining)	Delivery between 2023 and 2028	Delivery beyond 2028	Undevelopable
17/00841/RM	Land At The Junction Of Narrowleys Lane And, Moor Road, Ashover	10	10		
21/00773/RM	Land Adjacent The West Side Of 40 Church Meadows, Calow	9	9		
18/00777/OL	56, TOP ROAD, Calow, CHESTERFIELD, S44 5SY	3			3
22/00384/RM	Land From The East Of Dark Lane To The West Of, Oaks Farm Lane, Calow	15		15	
19/00962/RM, 19/00705/RM, 19/00903/RM	Biwater Industries (Clay Cross) Limited, Market Street, Clay Cross, Chesterfield	33	11	5	17
20/00860/FL	Land North Of Pilsley Road And West Of Coney Green Road, Clay Cross	6	6		
20/00221/FL	Land opposite 24-44 Clay Lane, Clay Cross	6	6		
22/00004/FL	Land Adjacent to 166 Market Street, Clay Cross	11	11		
20/01117/RM	Land North Of 92 Chesterfield Road, Higham	5	5		
14/01290/OL, 17/00269/FL, 20/00739/RM, 19/01135/RM, 20/01214/RM	Land On The West Side Of, Chesterfield Road, Holmewood	23	5	18	
21/00853/FL	Ellen House, Heath Road, Holmewood	19	19		
21/01486/RM	Windy Ridge, Tibshelf Road, Holmewood	49	33	16	
20/01024/FL	Land To The Rear Of 181, Chesterfield Road, Holmewood	22	22		
21/00976/FL	Land Between Old Canal And North Side Of Primrose Lane, Killamarsh	7	7		
21/00525/RM	Land North West Of 66, Stretton Road, Morton	20	20		
22/00057/FL	Whiteleas Avenue, North Wingfield, S42 5QJ	35	35		

Permission reference	Address	AH commitment (remaining)	Delivery between 2023 and 2028	Delivery beyond 2028	Undevelopable
20/00352/RM	Land South of Sports Ground At The Corner Of Rupert Street And Hallgate Lane Pilsley	28	28		
22/00418/FL	Land Between 1, St Leonards Place And Shirland Primary School, Shirland	4	4		
19/00335/OL	Land To The South Of Hallfieldgate Lane, Shirland	18		18	
18/00812/RM	Land To The East Of Prospect House Highstairs Lane Stretton	3	3		
14/00145/OL	Former Coalite Site On The North West And South East, Buttermilk Lane, Long Duckmanton	46			46
18/00056/FL	Land To The North And West Of The Poplars, Ankerbold Road, Old Tupton	39	16	23	
16/00525/OL, 16/00526/RM	The Former Avenue Site, Derby Road, Wingerworth	90	19	71	
	Total	496	264	166	66

Appendix 6: Housing Trajectory

Permission / Allocation	yield (remaining)	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Beyond 2034	May not be developable
14/01242/FL - Manor Farm, Upperthorpe Road, Killamarsh	10		10											
16/00665/FL - Land To The Rear Of 1 To 41 The Acres And South Of Locko Road, Lower Pilsley	4	1				3								
07/01253/FL - 2-5 Bronte Street, Mickley, Alfreton	2					2								
19/00478/LDC - Ainmoor Grange Caravan And Camping Park, Mickley Lane, Stretton (Mickley)	42							20	22					
17/00826/OL - Land North of Stretton Road, Morton (allocation MO1)	78	40	38											
22/00057/FL - Whiteleas Avenue, North Wingfield	70			20	25	25								
20/00352/RM - Land at Hallgate Lane, Pilsley (Allocation PI1)	76	35	35	6										
22/00418/FL - Land Between 1, St Leonards Place And Shirland Primary School, Shirland (allocation SH2)	44	30	14											
19/00335/OL - Land To The South Of Hallfieldgate Lane, Shirland	90						35	35	20					

Permission / Allocation	yield (remaining)	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Beyond 2034	May not be developable
ST1. Land to rear of 14A to 54 High Street, Stonebroom	35						20	10						5
18/00053/OL - Land To The North West of, 101, Birkinstyle Lane, Shirland/Stonebroom	10				5	5								
19/00527/FL - Land To The South Of Ankerbold House, Ankerbold Road, Old Tupton (allocation TU1)	28	14	14											
18/00056/FL - Land To The North And West Of The Poplars, Ankerbold Road, Old Tupton (allocation TU1)	8	8												
13/01032/RM - Land South of Sunningdale Park and Poplar drive and to West of 21 Elvin Way, New Tupton, Chesterfield (allocation TU3)	193				40	40	40	40	33					
18/00298/FL - Land South of Sunningdale Park & Birkin Park, Birkin Avenue, New Tupton (allocation TU3)	2	2												
16/00525/OL and 16/00526/RM The Avenue Strategic Site (allocation SS3)	353	25	25	25	30	35	35	35	35	35	35	38		

Permission / Allocation	yield (remaining)	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Beyond 2034	May not be developable
SS3 – remaining land at the Avenue Strategic Site (within plan period)	131								26	35	35	35		
18/00379/RM - Hanging Banks, Wingerworth (allocation WW1)	52	39	13											
19/00389/RM - Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth (allocation WW2)	6	6												
Sub-totals	3447	459	366	302	341	238	301	341	266	200	195	178	30	230
Minor Sites with permission at 31/03/2023 minus 7% expiry rate	291	58	58	58	58	59								
TOTAL	3738	517	424	360	399	297	301	341	266	200	195	178	30	230