



**North East Derbyshire District Council**

# **Authority Monitoring Report - 2024**

**1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024**

**September 2024**

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## 1. Introduction

- 1.1 The Localism Act (2011) includes the requirement for a local authority to prepare an Authority Monitoring Report (AMR). This report covers the period of **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024** 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 2023-2027, sets out the following vision:

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

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

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

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

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

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

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

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

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



### 3. Key Findings

3.1 The key findings of the AMR for this period (1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024) are summarised as follows:

- No allocated employment land was developed over the monitoring period and no employment land was lost.
- Throughout the District, there was a net gain of 176m<sup>2</sup> of retail and social infrastructure floorspace. Eckington has seen a decrease in floorspace overall (-217m<sup>2</sup>) through the conversion of a public house (Sui Generis use) into residential use. Dronfield has seen a decrease in 94m<sup>2</sup> of floor space through the change of use of a dental practice into residential use. Clay Cross and Killamarsh have had no gains or losses.
- Throughout the District planning permissions for the conversion of 2 former public houses have been granted. A start has been made on both of these sites. During the 2023/24 monitoring year five former public houses were converted from SG use to residential use.
- Net completions of new dwellings for the period 2023/24 was 543.
- The Council can demonstrate a 5.55 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 2024 [LINK].
- 98 affordable homes (net) have been delivered through the planning system during 2023/24.
- A further 489 affordable homes have planning permission, 246 of which are expected to come forward in the next five years.
- At 31<sup>st</sup> March 2024, there were 35 outstanding commitments for either age-designated housing or housing with care schemes.
- At 31<sup>st</sup> March 2024 there were 2 outstanding commitments for care homes for 91 bedrooms in total.
- At 31<sup>st</sup> March 2024, there were 147 outstanding commitments for accessible and adaptable homes (M4(2)<sup>1</sup>), and 10 outstanding dwelling commitments for wheelchair users (M4(3)<sup>2</sup>).
- 17 self and custom build dwellings were granted planning permission during the base period 31 October 2022 - 30 October 2023. On 30 October 2023, there were 146 entries on the Self and Custom Build Register. Overall, there is a shortage of 17 self and custom build plots to meet the demand on the Register.
- 7 new pitches on 2 traveller sites (Danesmoor, Clay Cross and Park Lane, Shirland), were completed in 2023/24. 1 new planning application for 5 pitches at Padley Wood Lane, Pilsley, was submitted to the Council.
- 33% of new housing built in 2023/24 was built upon previously developed (brownfield) land, (186 dwellings of the total 553 built).
- During the monitoring period the Brampton Parish Neighbourhood Plan was subject to referendum and the Plan was 'Made' in November 2023, making a total of 7 'Made' Neighbourhood Plans in the District. Progress was also made on the Shirland and Higham Neighbourhood Plan, which is scheduled for Referendum in September 2024.

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

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

## **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 new Statement of Community Involvement was adopted in June 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 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 on allocated employment sites 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 2023/24 period, no employment land has been taken-up, and no employment land has been lost on allocated employment sites. Elsewhere, employment development has taken 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 1.11ha/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
2023/24	0.00	None
<b>Total (2014-2024)</b>	<b>11.05</b>	
<b>Average Build Rate</b>	<b>1.11</b>	

Figure 1: Employment Land Developed 2014-2024

- 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 2014-24 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 0.30ha 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)

Year	Area (ha)	Employment Land lost to other Uses 2014 – 2023
2022/23	0	None
2023/24	0	None
<b>Total</b>	<b>2.99</b>	
<b>Average annual loss</b>	<b>0.30</b>	

Figure 2: Employment Land Losses 2014-2024

- 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 31<sup>st</sup> March 2024, there was 41.17ha of land available for employment use as detailed in Figure 3.

Site	Area Available at 31 March 2024 (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
<b>Total</b>	<b>41.17</b>

Figure 3: Table of Employment Land Availability - 31<sup>st</sup> March 2024

- 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 31/03/2024 would be expected to be 10ha. However, since the start of the Plan period only 2.99ha has been lost. This would suggest that another 7.01ha (10 – 2.99) of employment land is still included within the supply, rather than lost as predicted. The overall employment land supply at 31/03/2024 is therefore 41.17 + 11.05 + 7.01 = 59.23ha, 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 the necessary 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 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. However, a recently approved outline application (22/01090/OL) has raised some questions over whether the proposed 5ha on Biwaters will fully come forward. The application approved in June 2024, proposes several changes to the original permission. Including the change of 3.15ha of employment land to residential, and the change of some residential and employment provision (1ha in total) to open space and an extended attenuation pond. If this application is implemented, then it will lead to the overall loss of 3.64ha of available employment land from the Biwaters site.

## **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 2023/24 period, there was a net gain of 176m<sup>2</sup> floorspace of retail and social infrastructure within the District. Although since 2018 there has been an overall net gain of 2,223m<sup>2</sup> of retail and social infrastructure, an average gain of 371m<sup>2</sup>/yr (Figure 4).

Years	Retail and Social Infrastructure Completions and Losses (m <sup>2</sup> ) (Net)
2014/15	-
2015/16	-
2016/17	-
2017/18	-
2018/19	2,122
2019/20	-1,021
2020/21	-804
2021/22	1,844
2022/23	-12
2023/24	176
<b>TOTAL</b>	<b>2,223</b>

Figure 4: Retail and Social Infrastructure Completions and Losses 2014-2024<sup>3</sup>

6.3 Figure 5 shows the completions and losses position for settlements across the District for the 2023/24 monitoring period, revealing an overall net gain of approximately 176m<sup>2</sup> floorspace. Eckington has seen a decrease in floorspace overall (-217m<sup>2</sup>) through the conversion of a public house that was situated within the Eckington town centre boundaries into residential use. Dronfield saw an overall decrease of 94m<sup>2</sup> through the change of use of a dental practice that was located outside of the Dronfield town centre boundaries into residential use. Clay Cross and Killamarsh have had no gains or losses. Elsewhere in the district there was also a 632m<sup>2</sup> increase in commercial floorspace in Ashover Parish, following the demolition of an agricultural building and the construction of a non-food retail building in its place. However, there was also an overall loss of 139m<sup>2</sup> commercial floorspace in Shirland following the change of use of a public house to residential use. Appendix 1 includes a list of all retail and social infrastructure completions and losses.

6.4 As outlined in Figure 6 Clay Cross had the highest level of retail and social infrastructure commitments on 31<sup>st</sup> March 2024, Dronfield has some minor losses, and Eckington and Killamarsh have none. There were a number of outstanding commitments for retail and social infrastructure District-wide, amounting to an increase of approximately 11,387m<sup>2</sup>. These commitments mainly consist of E(a)/A1 (retail) uses on the Biwaters Strategic Site, D1/F1/E(f) (non-residential institutions, such as schools) use on the Avenue Strategic site, and significant mixed-use schemes in Clay Cross and Lower Pilsley. Retail development (A1) at Coalite is also part of a wider mixed-use scheme. However, the impacts of HS2

<sup>3</sup> Information not available before 2018

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 2 includes a list of all outstanding retail and social infrastructure commitments.

Settlement	E(a)/ A1	E(b)/ A3	E(c)/ A2	E(d)/ D2(e)	E(e)/ D1(a)	E(f)/ D1(b)	SG/A4+ A5+D2+ D2(a-d)	F1/D1 (c-i)	F2/A1+ D1(g)+ D2(e)	TOTAL
Clay Cross	0	0	0	0	0	0	0	0	0	0
Dronfield	0	0	0	0	-94	0	0	0	0	-94
Eckington	0	0	0	0	0	0	-217	0	0	-217
Killamarsh	0	0	0	0	0	0	0	0	0	0
Ashover	632	0	0	0	0	0	0	0	0	632
Grassmoor	-70	0	0	0	0	0	0	0	0	-70
Holmesfield	0	0	0	0	0	0	64	0	0	64
Shirland	0	0	0	0	0	0	-139	0	0	-139
Unstone	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>562</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-94</b>	<b>0</b>	<b>-292</b>	<b>0</b>	<b>0</b>	<b>176</b>

Figure 5: Retail and Social Infrastructure completions & losses 2023/24 (floorspace in m<sup>2</sup>)

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)	Mix of Uses	TOTAL
Clay Cross	1,232	0	0	0	0	0	0	1,093	0	2,486	4,811
Dronfield	0	-75	0	0	0	0	0	0	0	0	-75
Eckington	0	0	0	0	0	0	0	0	0	0	0
Killamarsh	0	0	0	0	0	0	0	0	0	0	0
Coalite	1,110	0	0	0	0	0	0	0	0	0	1,110
Holmewood	0	690	0	0	0	0	0	0	0	0	690
New Tupton	276	0	0	0	0	0	0	0	0	0	276
N. Wingfield	0	0	-239	124	0	0	48	0	0	0	-67
L. Pilsley	0	0	0	0	0	0	0	0	0	2,500	2,500
Renishaw	-25	0	0	0	0	0	0	0	0	0	-25
Shirland	0	0	0	0	0	0	0	0	-85	0	-85
Wingerworth	0	0	0	0	0	0	0	0	2,252	0	2,252
<b>TOTAL</b>	<b>2,593</b>	<b>615</b>	<b>-239</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>1,093</b>	<b>2,167</b>	<b>4,986</b>	<b>11,387</b>

Figure 6: Retail and Social Infrastructure commitments at 31<sup>st</sup> March 2024 (floorspace in m<sup>2</sup>)

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 and the Crown Inn at Higham. The redevelopments of the Shoulder of Mutton in Shirland, Duke of York in Eckington, The Gate Inn in Cutthorpe and the Telmere Lodge in Hasland into residential accommodation were completed during the monitoring period. The redevelopment of the Gardeners Rest in Clay Cross into a restaurant was also completed.

Permission Ref	Name	Address	Settlement	Committed loss	Conversion to	Status
20/00980/FL	Shoulder of Mutton	Belper Road,	Shirland	-139	Residential	Completed
21/01283/FL	Gardeners Inn	12 Market Street	Clay Cross	-311	Restaurant	Completed
21/00016/FL	Duke of York	37 Market Street	Eckington	-217	Residential	Completed
20/00143/FL	The Gate Inn	Overgreen	Cutthorpe	-340	Residential	Completed
19/00649/FL	Crown Inn	Main Road	Higham	-382	Residential	Started
19/00113/FL	Fleur De Lys	Main Road	Unstone	-196	Residential	Completed
19/00940/FL	The Hallows	135 Cemetery Rd	Dronfield	-377	Restaurant	Lapsed
21/00885/FL	Pilsley Miners Welfare	Rupert Street	Lower Pilsley	-461	Residential	Started
21/00473/FL	The Telmere Lodge	Mansfield Road	Hasland	-530	Residential	Completed
<b>TOTAL</b>				<b>-2,423</b>		

Figure 7: Committed losses of drinking establishments (pubs) - 31<sup>st</sup> March 2024 (floorspace in m<sup>2</sup>)

- 6.6 In summary, the above monitoring data indicates that policy WC4 of the Local Plan has been mostly effective in both providing new retail floorspace and social infrastructure and retaining existing retail floorspace and social infrastructure. Figure 7 does reveal that there has been a significant loss of local public houses over the last 5 years some of which are located within town and local centres (for example the Duke of York in Eckington which was lost to residential use in the 2023/24 monitoring year). However, these losses are reflective of nationwide trends and so are unlikely due to the effectiveness of policy WC4. Since monitoring of floorspace and social infrastructure began in 2018 there has been an overall net gain of 2,223m<sup>2</sup> of retail and social infrastructure, an average gain of 371m<sup>2</sup>/yr since 2018.
- 6.7 This increase in new floorspace has been further bolstered by a higher-than-expected retention rate of existing retail floorspace and social infrastructure, and a number of outstanding commitments for retail and social infrastructure District-wide, which amount to a potential increase of approximately 11,387m<sup>2</sup>.



## The Community

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

- 7.1 There are four strategic sites in the district, the Avenue site, Former Biwaters site, Markham Vale site and Coalite site. However, the Coalite Site is identified as a 'Priority Regeneration Site' within the current Local Plan. This is because the site 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 (16/00526/RM) 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 anticipated that the site would deliver approximately 30 dwellings per year, while Tilia Homes aimed for a higher completion rate. As of April 2024, this anticipated completion rate has been exceeded, with a further 47 dwellings completed in the 2023-24 period, now leaving 69 remaining.
- 7.6 For the second phase, Strata Homes and Homes England submitted a reserved matters application (23/00946/RM) for 217 homes in November 2023. Following the end of the 2023/24 monitoring period, this has now been approved.
- 7.7 The site area owned by Taylor Wimpey has full permission for 111 dwellings for their first phase (15/00867/FL Cottage Hill Farm). The first phase has been

completed, and all 111 dwellings have been built out. A planning application for the second phase was submitted to the Council in September 2019 for 131 dwellings and a small retail unit (19/00961/FL). This application is still pending consideration. The developers agreed to an extension of time on the application in June 2022.

- 7.8 **Former Biwaters Site, Clay Cross.** This 27.4ha mixed use development was first allocated in the 2005 Local Plan and this has been carried forward in the current Local Plan. Outline planning permission was first secured for the site in August 2010 and included site remediation, public open space, residential and employment development.
- 7.9 A revised outline scheme (17/00666/OL) was approved in August 2018 for the following development:
- 825 new homes
  - Approximately 8 ha of employment generating uses incorporating:
    - B1 (now E(g)), B2 & B8 (up to 5ha),
    - A local centre, A1, A2, A3, A4 and/or A5 (up to 2ha)
    - Hotel/Care Home, C1 and C2 (up to 0.8ha)
  - Open Space, and
  - Associated highway works including a link road between the A61 and A6175.
- 7.10 The scheme is well underway, with the completion of a roundabout on the A61, a road into the site; a new public house, a drive-through restaurant, and a drive-through coffee shop at the A61 site entrance; and a retail unit. As of 2024, construction of a 66 bed care home has also begun.
- 7.11 In terms of the residential elements, Reserved Matters permission has been granted for all four phases (1, 2, 3 and 4). All 171 dwellings on the first phase had been completed by St Modwen Homes in April 2023. For the second phase Reserved Matters permission was granted for 147 dwellings to St Modwen Homes, 70 dwellings had been completed by April 2024, leaving 77 dwellings still to be constructed.
- 7.12 For the third phase Reserved Matters permission was granted for 97 dwellings. By April 2024, Avant Homes had completed all dwellings. For the fourth phase several Reserved Matters permissions were granted resulting in a total of 223 dwellings. 130 dwellings had been completed by April 2024, leaving 93 dwellings still to be constructed.
- 7.13 For the Fifth Phase, Reserved Matters permission was granted in April 2023 for 36 dwellings. As of April 2024, none of the 36 dwellings have been completed.
- 7.14 Based on the developer's information, 357 dwellings could be developed within the next five years, by four outlets. However, the Council takes a more cautious approach of 50 completions in the first four years, and 6 completions in the fifth year, taking in to account any uncertainties over multiple outlets on site and current market conditions. As the residential phases in the permitted Masterplan now mostly have detailed permission and are being built out, it is likely that some of the 825 dwellings permitted at outline may not be developable. At the end of

the 2023/24 monitoring year, approximately 5ha of employment land was still available on the site and yet to be delivered as a part of the overall outline scheme.

- 7.15 **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.
- 7.16 Two B2/B8 units have previously been built at Markham Vale, and another B2/B8 unit with ancillary B1(a) offices was completed during the 2019/2020 monitoring period. There is 1.87ha of available employment remaining on the part of the Markham Vale site that falls within North East Derbyshire District.
- 7.17 **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, 70,000m<sup>2</sup> employment land, a transport hub, energy centre, visitor centre/museum, local centre and land for a new primary phase school.
- 7.18 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. 46,000m<sup>2</sup> employment land. The Council is expecting the development of employment uses to commence on the site in the next year.
- 7.19 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.
- 7.20 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.

7.21 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 2023/24 was carried out during March/ April 2024. Appendix 3 includes a list of all the residential completions by settlement during the 2023/24 monitoring period. The results show that 553 new dwellings were completed, and 10 dwellings had been demolished or converted. This results in a **net completion figure of 543 dwellings** for the monitoring period. Appendix 6 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 2019/20 onwards. This gives a combined oversupply of 1035 dwellings for the past ten years. The average completion rate since 2014 is 433 dwellings per year, delivering 31% more than the requirement of 330 dwellings.

	Completions	Target	Under/Oversupply
2014/15	262	330	- 68
2015/16	431	330	+101
2016/17	282	330	- 48
2017/18	396	330	+66
2018/19	189	330	- 141
2019/20	436	330	+106
2020/21	465	330	+135
2021/22	555	330	+ 225
2022/23	776	330	+ 446
2023/24	543	330	+ 213
<b>TOTAL</b>	<b>4335</b>	<b>3300</b>	<b>+ 1035</b>

Figure 8: Dwelling Completions 2014 - 2024

8.4 The Government's Housing Delivery Test is an annual measurement of housing delivery in the area of plan-making authorities. The Housing Delivery Test is a percentage measurement of the net number of homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three-year period. The Housing Delivery Test Measurement Rule Book 2018 states that the requirement should be the lower of either the latest adopted housing requirement or the minimum annual local housing need figure (using the Government's standard

method of calculation). For North East Derbyshire, the lower is the minimum annual local housing need figure.

- 8.5 The results were published by the Government in December 2023 for the period 2019-22. Figure 9 shows North East Derbyshire’s results. This shows that cumulative figures over the three-year period exceed the Local Housing Need Figure by 738 dwellings.

	Completions	HDT housing need figure	Under/Oversupply
2019/20	436	227	+209
2020/21	465	168	+297
2021/22	555	246	+309
<b>TOTAL</b>	<b>1,645</b>	<b>641</b>	<b>+738</b>

Figure 9: Annual Net Completions measured under Housing Delivery Test 2022

- 8.6 The 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 National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, unless their adopted plan is less than five years old and that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.
- 9.2 It is considered that the Council is not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing, as its Local Plan was adopted less than 5 years ago (November 2021) and identified at least a five year supply of specific, deliverable sites. The Council is however, still monitoring progress in building out sites which have been allocated or have planning permission.
- 9.3 Appendix C to the North East Derbyshire Local Plan 2014 – 2034 includes a housing trajectory, which shows how the housing allocations and commitments are expected to be delivered during the plan period, based on the data available at April 2020. Based on this trajectory, it was expected that a five-year supply could be maintained until 2025/26 when the supply is projected to fall below five years.
- 9.4 The monitoring period this AMR covers is the second full year after adoption of the Local Plan, and four years since the data that informed the housing trajectory in Appendix C of the Local Plan. Within these four years, 2,339 dwellings have been completed, exceeding the 1,736 dwellings that were projected.

9.5 An updated housing trajectory for the remaining plan period is included at Appendix 6 to this AMR and identifies when the supply is projected to fall below five years. Figure 10 sets out the anticipated five-year supply position at 2024 (5.55 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: 01/04/2024	0	1733	2024/25 – 2028/29	1922	5.55
Yr 2: 01/04/2025	0	1733	2025/26 – 2029/30	1667	4.81
Yr 3: 01/04/2026	0	1733	2026/27 – 2030/31	1501	4.33
Yr 4: 01/04/2027	0	1733	2027/28 – 2031/32	1496	4.32
Yr 5: 01/04/2028	0	1733	2028/29 - 2032/33	1412	4.07
Yr 6: 01/04/2029 <sup>4</sup>	0	1733	2029/30 – 2033/34	1232	3.55

Figure 10: Rolling five-year supply, April 2024

9.6 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. Appendix 4 includes a snapshot of all the residential commitments by settlement at 31<sup>st</sup> March 2024.

## 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.

<sup>4</sup> The worked table cannot show the supply position beyond year 7, because the future five years from year 8 onwards would need anticipated delivery information from beyond the Plan Period (ie the future supply at year 7 is from 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	111	20%
2022/23	138	18%
2023/24	98	18%
<b>TOTAL</b>	<b>869</b>	<b>20%</b>

Figure 11: Affordable Housing Completions 2014 - 2024

10.3 Figure 11 shows an overall net gain of 869 affordable homes which equates to 20% of the total number of dwellings (4,335 net) delivered between 2014 and 2024. During the 2023/24 monitoring period there was a net completion of 98 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 18%, slightly lower than the required 20% although this figure is achieved overall when considering average delivery since 2014.

Settlement	Permission Ref.	Address	Total residential units	Total net comps 2023/24	Total net affordable comps 2023/24
Clay Cross	19/00962/RM	Biwater Industries Limited, Market Street, Clay Cross (phase 2 – St Modwen Homes)	147	33	5
Clay Cross	20/00860/FL	Land North Of Pilsley Road And West Of, Coney Green Road, Clay Cross	78	49	3
Clay Cross	20/00221/FL	Land Opposite 24 To 44, Clay Lane, Clay Cross	34	6	6
Clay Cross	22/00004/FL	Land Adjacent To 166 Market Street, Market Street, Clay Cross, S45 9LY	11	11	11

Settlement	Permission Ref.	Address	Total residential units	Total net comps 2023/24	Total net affordable comps 2023/24
Higham	20/01117/RM	Land North of 92, Chesterfield Road, Higham	24	15	5
Holmewood	19/01135/RM	Land On The West Side Of, Chesterfield Road, Holmewood (phase 3 - Lovell Homes)	156	23	4
Killamarsh	23/00491/DEM	54, Chandos Crescent, Killamarsh, Sheffield, S21 1AP	-2	-2	-2
Mickley	21/01034/DEM	36 Priestley Avenue, Mickley	-2	-2	-2
Morton	21/00525/RM	Land North West of 66 Stretton Road, Morton	100	35	2
Pilsley	20/00352/RM	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	98	59	24
Shirland	22/00418/FL	Land Between 1 St Leonards Place And Shirland Primary School, Park Lane, Shirland, DE55 6BH	44	24	4
Stretton	18/00812/RM	Land To The East Of, Prospect House, Highstairs Lane, Stretton	28	5	3
Wingerworth	16/00526/RM	The Former Avenue Site, Derby Road, Wingerworth	252	47	33
Wingerworth	18/00379/RM	Hanging Banks, Derby Road, Wingerworth	222	42	2
<b>TOTAL</b>					<b>98</b>

Figure 12: Affordable Housing Completions 2023/24

- 10.4 At 31<sup>st</sup> March 2024, there were a number of outstanding commitments for new affordable housing. Appendix 5 shows that planning permission is in place for 489 affordable homes, 246 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 Ashover<sup>5</sup>, which are required to include 30% affordable housing. Together they include 28% affordable dwellings.

<sup>5</sup> 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



- 10.6 Overall, the affordable housing policies in the Plan are operating slightly below targets. More work is required to understand the reasons for this and this will be undertaken for next year's AMR.

## 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 <sup>6</sup>	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: Recommended 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 2023/24, 553 dwellings (gross) were completed. Of these completions, 2% were 1-bed, 16% were 2-bed, 45% were 3-bed and 37% 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 3-bed and 2-bed dwellings.

Tenure	Market Housing	Affordable/ Social Rented	Rent to Buy	Shared Ownership	First Homes	Total Housing <sup>7</sup>
1 Bedroom	3 (1%)	4 (6%)	2 (100%)	0	0	9 (2%)

<sup>6</sup> Affordable Home ownership products include Rent to Buy, Shared Ownership and First Home products.

<sup>7</sup> Percentages do not add to 100% due to rounding.

2 Bedroom	36 (7%)	43 (67%)	0	10 (56%)	0	89 (16%)
3 Bedroom	210 (47%)	17 (27%)	0	8 (44%)	14 (78%)	249 (45%)
4 Bedroom	202 (45%)	0	0	0	4 (22%)	206 (37%)
+						
<b>Total</b>	<b>451</b>	<b>64</b>	<b>2</b>	<b>18</b>	<b>18</b>	<b>553</b>

Figure 14: Size Mix for New Housing 2023/24 (gross)

Reference	Site	Tenure
<b>19/00962/RM</b>	Biwater Industries Limited, Market Street, Clay Cross (phase 2 – St Modwen Homes)	<b>3 Affordable Rent 2 Shared Ownership</b>
<b>20/00860/FL</b>	Land North Of Pilsley Road And West Of, Coney Green Road, Clay Cross	<b>3 Affordable Rent</b>
<b>20/00221/FL</b>	Land Opposite 24 To 44, Clay Lane, Clay Cross	<b>6 Social Rent</b>
<b>22/00004/FL</b>	Land Adjacent To 166 Market Street, Market Street, Clay Cross, S45 9LY	<b>11 Affordable Rent</b>
<b>20/01117/RM</b>	Land North of 92, Chesterfield Road, Higham	<b>5 Affordable Rent</b>
<b>19/01135/RM</b>	Land On The West Side Of, Chesterfield Road, Holmewood (phase 3 - Lovell Homes)	<b>4 First Homes</b>
<b>23/00491/DEM</b>	54, Chandos Crescent, Killamarsh, Sheffield, S21 1AP	<b>-2 Social Rent</b>
<b>21/01034/DEM</b>	36 Priestley Avenue, Mickley	<b>-2 Social Rent</b>
<b>21/00525/RM</b>	Land North West of 66 Stretton Road, Morton	<b>2 Affordable Rent to Buy</b>
<b>20/00352/RM</b>	South Of Sports Ground At The Corner Of Rupert Street, Hallgate Lane, Pilsley	<b>18 Affordable Rent 6 Shared Ownership</b>
<b>22/00418/FL</b>	Land Between 1 St Leonards Place And Shirland Primary School, Park Lane, Shirland, DE55 6BH	<b>4 Affordable Rent</b>
<b>18/00812/RM</b>	Land To The East Of, Prospect House, Highstairs Lane, Stretton	<b>3 Social Rent</b>
<b>16/00526/RM</b>	The Former Avenue Site, Derby Road, Wingerworth	<b>9 Affordable Rent 10 Shared Ownership 14 First Homes</b>
<b>18/00379/RM</b>	Hanging Banks, Derby Road, Wingerworth	<b>2 Affordable Rent</b>

Reference	Site	Tenure
<b>TOTAL</b>		<b>55 Affordable Rent</b> <b>18 Shared Ownership</b> <b>18 First Homes</b> <b>2 Affordable Rent to Buy</b> <b>5 Social Rent</b>

*Figure 15: Affordable Housing Completions by tenure NEDDC 2023/24*

- 11.5 In relation to affordable housing, 102 new build affordable houses were completed, of which 55 were affordable rented housing, 18 shared ownership, 18 First Homes, 2 Affordable Rent to Buy and 9 social rented housing. In total, 4 socially rented properties were demolished, 2 at Mickley, Stretton due to being structurally unviable for tenancy; and 2 at Killamarsh in response to the community's wishes following previous events taking place at 54 Chandos Crescent.
- 11.6 For affordable home ownership, of the 18 shared ownership properties provided in 2023/24, 56% were 2-bed and 44% were 3-bed; and of the First Homes properties, 78% were 3-bed and 22% were 4-bed. Against the SHMA recommendations, there is a substantial overprovision of 2-bed and 3-bed houses and insufficient 1-bed affordable home ownership properties. Of the first homes specifically, there was an oversupply of 4-bed homes and an undersupply of 2-bed homes.
- 11.7 Of the 64 (gross) affordable and social rented housing completions, 6% were 1-bed houses, 67% were 2-bed, and 27% were 3-bed houses. This is an over provision of 2-bed and 3-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 2023/24 monitoring year, approximately 63% of the affordable homes provided were for affordable and social rent, whilst during 2020/21 almost 100% of affordable schemes were for shared ownership.
- 11.9 In terms of appropriate dwelling sizes, monitoring shows that the recommended size mix in the Local Plan is not being met. Delivery over the last few years has included an undersupply of 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. The only exception to this being first homes, of which there was an oversupply. 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 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 One nursing and residential care home was completed in 2023/24. This was on Land on The West Side of Chesterfield Road, Holmewood, providing 12 bedrooms for people with brain injuries 18-65yrs. There are two outstanding commitments for nursing and care schemes at 31<sup>st</sup> March 2024, as shown in Figure 16. Together these permissions would provide 91 bed spaces.

Site and planning reference	Bedrooms	Type of care
Ashgate House Nursing Home, Ashgate Road, Ashgate <b>17/00748/FL</b>	25	Nursing and Residential Care Older People
Former Biwaters Site, Brassington Street, Clay Cross <b>23/00585/RM</b>	66	Residential Care Older People
<b>TOTAL</b>	<b>91</b>	

Figure 16: Nursing and residential care homes: Commitments at 31<sup>st</sup> March 2024 (number of bedrooms)

- 12.6 There have been no completions for either age-designated housing or housing with care schemes. However, there are two outstanding commitments. One is set to provide 19 homes with care at the former site of Ellen House, Holmewood while the other will provide 26 age-designated homes for over 55s at Nethermoor Road, Wingerworth.

Site and planning reference	Dwellings	Type of care
Ellen House, Heath Road, Holmewood 21/00853/FL	19	Housing with care
Land At Rear Of 263, Nethermoor Road, Wingerworth 21/01085/OL	26	Age Designated Housing Over 55s
<b>TOTAL</b>	<b>35</b>	

Figure 17: Housing with care and Age Designated Housing: Commitments at 31<sup>st</sup> March 2024.

- 12.7 During the 2023/24 monitoring period, one wheelchair user standard unit M4(3)<sup>8</sup> was completed as part of a wider scheme at Market Street, Clay Cross (22/00004/FL). Ten accessible and adaptable M4(2)<sup>9</sup> dwellings were also completed in 2023/24, as shown in figure 18.

Site and planning reference	Number of Dwellings
Land Adjacent To 166 Market Street, Market Street, Clay Cross <b>22/00004/FL</b>	1
Windy Ridge, Tibshelf Road, Holmewood, <b>21/01486/RM</b>	5
Land Between 1 St Leonards Place And Shirland Primary School, Park Lane, Shirland, <b>22/00418/FL</b>	4
<b>TOTAL</b>	<b>10</b>

<sup>8</sup> M4(3) homes are wheelchair user dwellings; Building Regulations 2010 (updated in 2015)

<sup>9</sup> M4(2) homes are accessible and adaptable dwellings; Building Regulations 2010 (updated in 2015)

Figure 18: Accessible and adaptable M4(2) dwellings: Completions at 31<sup>st</sup> March 2024.

12.8 At 31<sup>st</sup> March 2024, there are nine outstanding commitments for at least 232 M(4)2 homes, as shown in figure 19. One Reserved Matters planning permission, secured in the previous monitoring year, for the construction of 10 bungalows to wheelchair user standard M4(3) in Ashover, remains under construction as of 31<sup>st</sup> March 2024 (19/00868/RM).

Site and planning reference	Number of Dwellings
Lane To The West Of Oaks Farm Lane, Oaks Farm Lane, Calow <b>22/00384/RM</b>	15
Land To The North And North West Of The Homestead, Dark Lane, Calow <b>27/00987/OL</b>	7
Former Biwater Site, Brassington Street, Clay Cross <b>22/00990/RM</b>	8
Windy Ridge, Tibshelf Road, Holmewood, <b>21/01486/RM</b>	96
Land Between Old Canal And North Side Of Primrose Lane, Primrose Lane, Killamarsh <b>21/00976/FL</b>	10
Land south west of Upperthorpe Road, Killamarsh <b>18/01003/OL</b>	80
Pilsley Miners Welfare, Rupert Street, Lower Pilsley <b>21/00885/FL</b>	3
Land Between 1 St Leonards Place And Shirland Primary School, Park Lane, Shirland <b>22/00418/FL</b>	8
Land At Rear Of 263, Nethermoor Road, Wingerworth <b>21/01085/OL</b>	5
<b>TOTAL</b>	<b>232</b>

Figure 19: Accessible and adaptable M4(2) dwellings: Commitments at 31<sup>st</sup> March 2024.

12.9 Since the adoption of the North East Derbyshire Local Plan 2014 – 2034, ten residential schemes of 10 or more dwellings have been granted full or reserved matters planning permission. Six of these include provision for accessible and adaptable homes, as described above. Last year’s AMR highlighted that some permissions had not included accessible and adaptable homes contrary to the requirements of policy LC4. In response to this a programme of training and awareness raising with officers was put in place. This appears to have been effective as all four outline permissions for over 10 dwellings that have been approved since March 2023 have all included a portion of M4(2) compliant dwellings.

12.10 Overall, since 2014, there have been 90 housing with care completions, 39 new nursing and residential care bed-spaces for older people, 34 new nursing and residential care bed-spaces for younger people or people with learning disabilities, 30 accessible and adaptable home completions and 7 wheelchair adaptable home completions, as indicated by figures 20 to 22.

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

Figure 20: Age-designated housing and housing with care : Completions 2014 – 2024

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
2023/24	0	12
<b>TOTAL</b>	<b>39</b>	<b>34</b>

Figure 21: Nursing and residential care home: Completions 2014 – 2024 (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

Years	Accessible and Adaptable homes M4(2)	Wheelchair adaptable homes M4(3)
2019/20	0	0
2020/21	0	0
2021/22	0	0
2022/23	0	2
2023/24	10	1
<b>TOTAL</b>	<b>30</b>	<b>7</b>

Figure 22: Accessible and Adaptable Homes M4(2) and Wheelchair adaptable homes M4(3): Completions 2014 – 2024

12.11 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 2023/24 monitoring year, only 1 M4(3) adaptable home was 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 28 months since adoption of the Local Plan, full or reserved planning permission has been granted for ten residential schemes of 10 or more dwellings, six of which included accessible and adaptable homes. These are expected to deliver 147 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 2022 – 30 October 2023 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 2023, there were a total of 146 entries onto the register (142 individuals and 4 groups). Within the October monitoring year 2022/23, 22 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 17 permissions have been granted for self or custom build housing between 31 October 2022 and 30 October 2023. Figure 20 provides an overview of the demand and supply situation. It shows that there was a shortfall of 17 self and custom build permissions to meet the demand on the register at 30 October 2023. 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 <sup>10</sup>	Supply
1 April 2016 - 30 Oct. 2016	1	0	1	0	0	0
31 Oct. 2016 - 30 Oct. 2017	6	0	6	0	0	0
31 Oct. 2017 - 30 Oct. 2018	12	0	12	0	0	0
31 Oct. 2018 - 30 Oct. 2019	31	1	32	0	1	-1
31 Oct. 2019 - 30 Oct. 2020	25	1	26	2	7	-5
31 Oct. 2020 - 30 Oct. 2021	32	1	33	26	19	9
31 Oct. 2021 - 30 Oct. 2022	13	1	14	15	51	-8
31 Oct. 2022 - 30 Oct. 2023	22	0	22	17	77	-17
31 Oct. 2023 - 30 Oct. 2024					110	-50
31 Oct 2024 - 30 Oct 2025					124	-64
31 Oct 2025 - 30 Oct 2026					146	-86

Figure 23: Self and Custom Housebuilding overview

## 14. Gypsy and Traveller Provision

14.1 There are currently 29 occupied permanent pitches in North East Derbyshire.

14.2 Central Government guidance is set out in Planning Policy for Traveller Sites, 2012 (as updated in August 2015). This guidance states that local authorities should make their own assessment of need for the purposes of planning to establish the accommodation needs of the traveller community.

14.3 The 2014-2034 North East Derbyshire Local Plan, based on the evidence provided within the GTAA (2015)<sup>11</sup>, estimates a need for 15 additional pitches in district for the period 2014-34, 6 of which are required from 2014 to 2019. Derbyshire County Council together with the Council and other local authorities and partners have undertaken an update of the GTAA 2015; a final report is due for publication later this year.

14.4 The following two sites have been allocated as Traveller sites in the 2014-2034 North East Derbyshire Local Plan but not yet implemented:

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

<sup>10</sup> Cumulative totals 3 years following each base period.

<sup>11</sup> The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015

- 14.5 During the 2023/24 monitoring period 7 pitches were delivered within the District. 5 pitches were completed at Danesmoor, Clay Cross and 2 pitches at Park Lane, Shirland. One planning application was submitted to the Council for the provision of 5 pitches at Padley Wood Lane, Pilsley. There are currently extant permissions for 2 pitches at Staveley Lane, Long Duckmanton meaning that the Council now has a five year supply of gypsy and traveller pitches.
- 14.6 Overall, 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. In accordance with National Policy the Council has a statutory duty to keep an up-to-date Brownfield Land Register. The Town and Country Planning (Brownfield Land Register) Regulations 2017 require each local planning authority to maintain a register of previously developed (brownfield) land that is considered to be appropriate for residential development ([the Council's Brownfield Land Register can be found on the website](#)). However, aside from the Council's statutory duty to maintain an up-to-date Brownfield Land Register there is no national target for development on previously developed land.
- 15.2 33% of new housing developed in 2023/24 was built upon previously developed (brownfield) land, accounting for 186 of the total 553 dwellings (gross) built during the 2023/24 monitoring period. 177 of the 186 dwellings were new build, of which 56 were completed on the Biwaters Strategic Site, 47 on the Avenue Strategic Site and 74 on smaller sites throughout the district. The remaining 9 dwellings were completed through changes of use.
- 15.3 Compared to the previous AMR, completions on previously developed land have decreased both in relative terms (45% in 2022/23) and in absolute terms (351 dwellings in 2022/23).

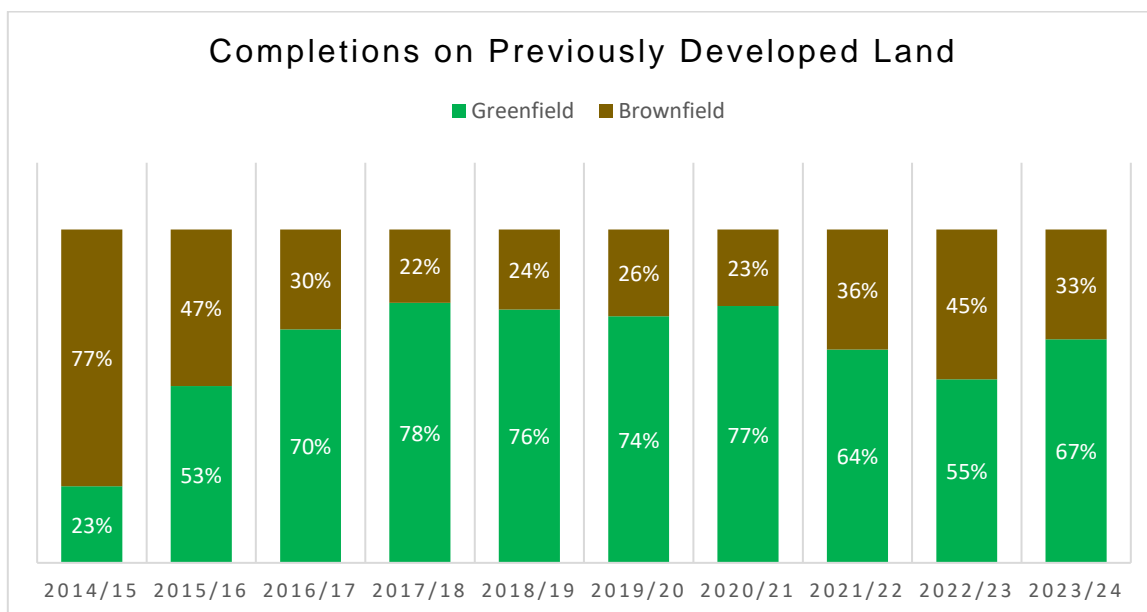


Figure 24: Dwelling completions on previously developed land

## 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 ([available to view on the Council's website](#)) sets out information on the funds the Council has received and spent on infrastructure from Section 106 planning obligations during the monitoring period, including details of any infrastructure projects delivered through the use of developer contributions. These projects include improvements to existing play areas and recreation grounds at Shirland and Pilsley during the 2023/24 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 2023/24 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 £167K towards affordable housing, open space and its long-term maintenance 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 planning appeals between April 2023 and March 2024 has found there has been 1 decision contrary to Policy SS9.
- 17.3 This was for the development of 36 affordable dwellings in the countryside near Calow. The Council found in their initial assessment that the development was contrary to Policy SS9 and LC3 (Exception Sites for Affordable Housing). The Council judged that the development would have an impact on the character of the surrounding area, and the site was poorly associated with the settlement of Calow. An Independent Inspector on appeal however, found that the site had a close relationship to the built form of Calow, and that the proposal would be seen against the backdrop of existing residential development, and so would not be contrary to policy. The Inspector's decision to allow the appeal was based upon a matter of planning judgement and so does not undermine the effectiveness of Policy SS9 which is broadly in line with the NPPF.

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

Figure 25: Developments in the Countryside allowed at appeal contrary to Policy SS9

### 18. Development in the Green Belt

- 18.1 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, providing long term protection and certainty from inappropriate development, which is, by definition, harmful to the Green Belt. Green Belts can also assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 18.2 The North East Derbyshire Green Belt covers a substantial part of the District, located between Sheffield and Chesterfield in the north, Chesterfield and Wingerworth in the south, and also the land west of Chesterfield to the Peak Park boundary.

- 18.3 Inappropriate development will not be approved on land designated as Green Belt except in very special circumstances. Policy SS10: North East Derbyshire Green Belt sets out the kind of developments that are appropriate in the Green Belt including buildings for the purposes of agriculture/ forestry, facilities for outdoor sport/recreation, appropriate extensions/alterations to existing buildings, replacements of building of the same uses and size, limited affordable housing, and limited infill development. All these exceptions should preserve the openness of the Green Belt and should not conflict with its purposes.
- 18.4 The monitoring of approved planning appeals between April 2023 and March 2024 has found there was 1 decision contrary to Policy SS10. See Figure 23 below.
- 18.5 This relates to the erection of a stable block in the Green Belt. The Council found that it was an inappropriate facility within the Green Belt that did not preserve its openness. The Council also judged that the developed would have a negative impact on the character and appearance of the surrounding area. However, on appeal an Independent Inspector allowed the scheme concluding the development would not compromise inappropriate development in the Green Belt, would not unduly affect the visual or spatial openness of the Green Belt, and therefore would not negatively impact the character and appearance of the surrounding area. The Inspector’s decision was based upon a matter of planning judgement rather than the effectiveness of Policy SS10 which is broadly in line with the NPPF.

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

Figure 26: Development in the North East Derbyshire Green allowed at appeal contrary to Policy SS10

## 19. Development in Local Settlement Gaps

- 19.1 The areas designated as Local Settlement Gaps have been identified as playing important roles in maintaining settlement identity. The protection of these Local Settlement Gaps helps deliver a more sustainable form of development across the plan area. Policy SS11: Local Settlement Gaps restricts development within them to that which would not erode the wider functionality of the settlement gap.
- 19.2 The monitoring of approved planning appeals between November 2021 and March 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
2023/24	0

Figure 27: 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. The requirement became mandatory for large sites from February 2024, and for small sites from April 2024.
- 20.3 During the 2023/24 monitoring period, the Council has been working in partnership with Derbyshire County Council to develop the Natural Capital Study for Derbyshire. This document looks at the baseline habitats across Derbyshire and forms a key part of the Local Nature Recovery Strategy for the County.
- 20.4 As part of the council's ongoing work on Biodiversity Net Gain (BNG) the Derbyshire Wildlife Trust is providing expert ecological advice on planning applications received by the District Council. The Trust has also been commissioned to undertake a Plan for Nature for the District to identify priority areas for nature and opportunities for enhancement through BNG offsetting.

## General

### 21. Neighbourhood Plans

- 21.1 Neighbourhood Planning enables town and parish councils or neighbourhood forums to prepare, in partnership with the community they represent, a formal planning document for their area. The key intention of the Neighbourhood Plan is to allow local communities to make their own decisions on how their towns or villages change or develop; but they are required to conform to the policies of the District Council's Local Plan.
- 21.2 There is a total of 7 'Made' Neighbourhood Plans in the District (see Figure 28), these were 'Made' between 2017 and 2023. During the monitoring period a referendum took place on the Brampton Parish Neighbourhood Plan, This referendum delivered a positive result, and the Plan was subsequently 'Made'. Progress was also made on the Shirland and Higham Neighbourhood Plan, which is scheduled for Referendum in September 2024.

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	Plan Made, 21 November 2023	Plan Made & part of Development Plan
Dronfield	Plan Made, 5 November 2019	Plan Made & part of Development Plan
Holymoorside and Walton	Plan Made, 28 November 2017	Plan Made & part of Development Plan
Shirland and Higham	Referendum scheduled for 12 September 2024	Referendum
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 28: 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.
- 22.4 The Council continues to co-operate with its neighbours and partners on an ongoing basis. During the 2023/24 monitoring period the Council signed a Joint Regional Statement of Common Ground with partners in the former Sheffield City Region in May 2023. This statement provides a record of agreement on cross boundary, strategic planning matters to demonstrate how Local Plans are prepared on the basis of an agreed understanding of the issues facing the Region. In February 2024 the Council signed a Duty to Cooperate and Statement of Common Ground in relation to Sheffield City Council's Local Plan. This covered agreement over strategic issues such as broad housing and employment numbers, green belt reviews and a large site allocation at Norton on the boundary with NEDDC.
- 22.5 Officers also held update meetings with Derbyshire Dales District Council and regular meetings with partner authorities in the northern Housing Market Area (Bassetlaw DC, Bolsover DC, Chesterfield BC, Derbyshire CC & Nottinghamshire CC). Through this group the Council and partners have started the process of jointly commissioning new evidence to inform Local Plans. A joint Economic Needs Assessment report has already been commissioned with Bolsover District Council and Chesterfield Borough Council and discussions are ongoing in relation to updated work on Strategic Flood Risk Assessment and a new Playing Pitch Strategy.

## **23 Future Monitoring**

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