

North East Derbyshire District Council

Cabinet

23 October 2025

Planning Policy Annual Monitoring Reports

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

Classification: This report is public

Report By: Planning Policy & Environment Manager

Contact Officer: Helen Fairfax

PURPOSE / SUMMARY

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

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

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

IMPLICATIONS

Finance and Risk: Yes ☐ No ☒

Details:

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

On Behalf of the Section 151 Officer

Legal (including Data Protection):

Yes ☒

No ☐

Details:

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

On Behalf of the Solicitor to the Council

Staffing:

Yes ☐

No ☒

Details:

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

On behalf of the Head of Paid Service

DECISION INFORMATION

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

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

REPORT DETAILS

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

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

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

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

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

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

2. Details of Proposal or Information

Authority Monitoring Report

- 2.1 The AMR 2025 is attached at **Appendix 1** and covers the period 1 April 2024 – 31 March 2025. It includes data on a range of information in compliance with the statutory requirements along with additional information explaining what the Council has achieved through planning during the monitoring period.
- 2.2 The key findings of the AMR for this period are summarised as follows:
- 2.56ha of allocated employment land and a further 3.65ha of unallocated employment land was developed over the monitoring period. Only 0.04ha of allocated employment land was lost.
 - District wide net gain of 1,380m² of retail and social infrastructure floorspace, comprising gains in Clay Cross, Dronfield, Grassmoor and Hollmewood; and a loss in Lower Pilsley through conversion to residential use.
 - Planning permissions granted for the conversion of 3 former public houses, One application to convert a former public house from SG use to residential use was also completed.
 - Net completion of 555 new dwellings for the period 2024/25.
 - The Council can demonstrate a 5.32 year's supply of land for housing. This supply is set against the adopted Local Plan requirement of 330 dwellings and is further explained in the [Council's Five Year Housing Land Supply Statement 2025](#)
 - 110 affordable homes (net) have been delivered through the planning system during 2024/25.
 - A further 375 affordable homes have planning permission, 303 of which are expected to come forward in the next five years.
 - At 31st March 2025, there were outstanding commitments for:
 - 17 age-designated housing or housing with care schemes.
 - 6 care homes for 106 bedrooms in total.
 - 315 accessible and adaptable homes (M4(2)¹), and
 - 11 dwellings for wheelchair users (M4(3)²).
 - 5 self and custom build dwellings were granted planning permission during the base period 31 October 2023 - 30 October 2024. On 30 October 2024, there were 146 entries on the Self and Custom Build Register. Overall, there is a shortage of 45 self and custom build plots to meet the demand on the Register.

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

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

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

Brownfield Land Register

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

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

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

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

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

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

Infrastructure Funding Statement (IFS)

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

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

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

3 Reasons for Recommendation

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

4 **Alternative Options and Reasons for Rejection**

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

DOCUMENT INFORMATION

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