



North East Derbyshire District Council

Authority Monitoring Report - 2025

1st April 2024 – 31st March 2025

October 2025

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1. Introduction

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

2. The Council Plan

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

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

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

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

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

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

Key Aim 8: Increase biodiversity across the district

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

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

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

3. Key Findings

- 3.1 The key findings of the AMR for this period (1st April 2024 – 31st March 2025) are summarised as follows:
- 2.56ha of allocated employment land and a further 3.65ha of unallocated employment land was developed over the monitoring period. Only 0.04ha of allocated employment land was lost.
 - Throughout the District, there was a net gain of 1,380 m² of retail and social infrastructure floorspace. Only Lower Pilsley has seen a minor decrease in floorspace overall (-108 m²) through the conversion of a training facility back into residential use. Dronfield has seen an increase in floorspace (200 m²) through the change of use of an existing unit to allow fitness training/therapy, while Eckington and Killamarsh have had no gains or losses.
 - Planning permissions for the conversion of 3 former public houses have been granted. One application to convert a former public house from SG use to residential use was also completed.
 - Net completions of new dwellings for the period 2024/25 was 555.
 - The Council can demonstrate a 5.32 year's supply of land for housing. This supply is set against the adopted Local Plan requirement of 330 dwellings and is further explained in the [Council's Five Year Housing Land Supply Statement 2025](#)
 - 110 affordable homes (net) have been delivered through the planning system during 2024/25.
 - A further 375 affordable homes have planning permission, 303 of which are expected to come forward in the next five years.
 - At 31st March 2025, there were commitments for for 17 age-designated dwellings.
 - At 31st March 2025 there were 6 outstanding commitments for nursing and residential care homes for 106 bedrooms in total.
 - At 31st March 2025, there were 315 outstanding commitments for 315 accessible and adaptable homes (M4(2)¹), and 11 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.
 - No new traveller sites were completed in 2024/25. However 5 pitches at Padley Wood Lane, Pilsley, are now under construction.
 - 36% of new housing built in 2024/25 was built upon previously developed (brownfield) land, (186 dwellings of the total 553 built).
 - During the monitoring period the Shirland and Higham Neighbourhood Plan was subject to referendum and the Plan was 'Made' in September 2024, making a total of 8 'Made' Neighbourhood Plans in the District.

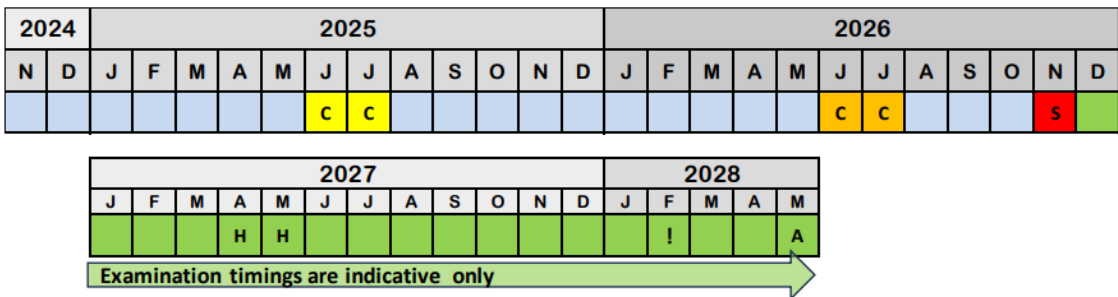
¹ The Building Regulations 2010, as amended, M4(2): Accessible and adaptable dwellings

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

4. Local Plan Progress

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

North East Derbyshire Local Plan (2024 - 2034)



KEY:

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

Figure 1 NEDDC Local Plan 2024-2034 Development Scheme Programme

The Local Plan Monitoring Framework

The Economy

5. Employment Land Targets and Supply

- 5.1 Policy SS2 of the adopted Local Plan sets out the spatial strategy and distribution of development and states that the Local Plan will make provision for 43ha of employment land within the plan period. The Plan sets out how new employment development will be focused on the Principal Employment Areas and on Strategic Sites.
- 5.2 To monitor whether the district is meeting its targets, the AMR considers the supply and take up of B1/E(g), B2 & B8 uses over the monitoring thresholds³ (0.025ha or 250sqm) on available employment land, as well as losses of employment land on allocated employment sites over the period since April 2014. Take up is defined as land on which employment development has been completed (i.e. there is an implemented permission). Losses are recorded where land supply has reduced owing to development for other (non-B-class) uses.
- 5.3 In total, during the 2024/25 period, 6.87ha of employment land has been taken up, and 0.04ha of employment land has been lost.
- 5.4 The total employment land take-up on allocated employment sites since 2014 is 13.61ha, an average build rate of 1.24ha/yr (Figure 2). This continues the trend of relatively low employment development on allocated sites in the District.

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

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

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

Figure 2: Allocated Employment Land Developed 2014-2025

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

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

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

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

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

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

Figure 4: Employment Land Losses 2014-2025

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

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

Figure 5: Table of Employment Land Availability - 31st March 2025

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

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

Figure 6: Table of Employment Land Commitments as of 31st March 2025

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

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

6. Retail Floorspace and Social Infrastructure

- 6.1 The Council encourages the regeneration and enhancement of the District's town centres, as well as maintaining and enhancing the level of service provision in the District's villages. The provision of new, and loss of existing retail floorspace and social infrastructure will be monitored and reported annually through the AMR. For the purpose of this monitoring, planning permissions and completions for Use Classes A, D and Sui Generis have been interrogated up to 31 August 2020 and for the new Use Classes E, F1 and F2 (and amended Sui Generis) from 1 September 2020.
- 6.2 During the 2024/25 period, there was a net gain of 1,380m² floorspace of retail and social infrastructure within the District. Since 2018 there has been an overall net gain of 3,685m² of retail and social infrastructure, an average gain of 526m²/yr (Figure 7).

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

Figure 7: Retail and Social Infrastructure Completions and Losses 2014-2025⁴

- 6.3 Figure 8 shows the completions and losses position for settlements across the District for the 2024/25 monitoring period, revealing an overall net gain of approximately 1,380m² floorspace. Lower Pilsley has seen a decrease in floorspace overall (-108m²) through the conversion of a training facility back to a dwelling. Elsewhere in the district there was a 690m² increase in commercial floorspace in Holmewood, following the construction of two commercial units, now containing a range of commercial uses. Appendix 1 includes a list of all retail and social infrastructure completions and losses.
- 6.4 As outlined in Figure 8 Clay Cross had the highest level of retail and social infrastructure commitments on 31st March 2025, and Eckington and Killamarsh have none. There are a number of outstanding commitments for retail and social infrastructure District-wide, amounting to an increase of approximately 9,092m². These commitments mainly consist of E(a)/A1 (retail) uses on the Biwaters Strategic Site, D1/F1/E(f) (non-residential institutions, such as schools) use on the Avenue Strategic site, and a series of E(b) schemes in Dronfield. Appendix 2 includes a list of all outstanding retail and social infrastructure commitments.

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

⁴ Information not available before 2018

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

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

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

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

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

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

Permission Ref	Name	Address	Settlement	Committed loss	Conversion to	Status
TOTAL						

Figure 10: Committed losses of drinking establishments (pubs) - 31st March 2025 (floorspace in m²)

- 6.6 In summary, the above monitoring data indicates that policy WC4 of the Local Plan has been mostly effective in both providing new retail floorspace and social infrastructure and retaining existing retail floorspace and social infrastructure. While figure 10 does reveal that there has been a significant loss of local public houses over the last 5 years, these losses are likely reflective of similar nationwide trends and so are unlikely due to the effectiveness of policy WC4. Since monitoring of floorspace and social infrastructure began in 2018 there has been an overall net gain of **3,685m²** of retail and social infrastructure, an average gain of 526m²/yr since 2018.
- 6.7 This increase in new floorspace has been further bolstered by a higher-than-expected retention rate of existing retail floorspace and social infrastructure, and a number of outstanding commitments for retail and social infrastructure District-wide, which amount to a potential increase of approximately 9,092m².

The Community

7. The Strategic Sites and Priority Regeneration Area

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

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

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

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

- 7.18 **Coalite Priority Regeneration Area.** This 61ha site is located on the former Coalite Chemical Works site. It is an important cross-boundary site with Bolsover District and lies adjacent to the boundary with Chesterfield Borough. The site has a history of contamination due to its associated uses of coal mining and coal oil chemical processing. Bolsover Land had previously secured outline permission (14/00145/OL) for the North East Derbyshire section including the remediation of the site, the provision of approx. 660 homes, 70,000m² employment land, a transport hub, energy centre, visitor centre/museum, local centre and land for a new primary phase school.
- 7.19 Implementation of the approved scheme was subsequently affected by the Government's safeguarding direction for the proposed realignment of the route for HS2, such that it would run through the eastern end of the Coalite site affecting two proposed housing plots and a key roundabout access off Chesterfield Road. Since this time, the landowner secured a revised scheme for B1c, B2 and B8 uses, focussed on the western part of the site, an area unaffected by HS2 (22/00818/RM). The scheme includes two large buildings for industrial uses, which will provide approx. 46,000m² employment land. As of March 2025, the construction of both buildings was well underway. The Government has since confirmed that the northern leg of HS2 that passes through the district will not go ahead and the safeguarding direction was recently lifted.
- 7.20 In summary, the above monitoring data indicates that policies SS3 – SS4 of the Local Plan have been effective in delivering desired housing targets on the strategic sites thus far. Construction of housing on both the Avenue and the Former Biwaters Site is being delivered at a steady rate annually as anticipated. On the Biwaters site it is likely that the overall housing target may not be achievable in the long term, due to lower density development than anticipated.
- 7.21 The delivery of employment land on the Avenue site has not commenced yet and is now a priority to ensure both an appropriate mix of uses on the site, and to provide high quality land and premises suited to the market.
- 7.22 Both policies SS5 and SS6 of the Local Plan have been effective in achieving desired employment targets thus far; and this has been further bolstered by lower than predicted losses.

8. Housing Delivery Test

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

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

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

Figure 11: Dwelling Completions 2014 - 2025

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

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

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

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

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

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

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

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

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

Figure 13: Rolling five-year supply, April 2025

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

10. Affordable Housing Provision

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

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

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

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

Figure 14: Affordable Housing Completions 2014 - 2025

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

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

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

Figure 15: Affordable Housing Completions 2024/25

- 10.4 At 31st March 2025, there were a number of outstanding commitments for new affordable housing. Appendix 5 shows that planning permission is in place for 375 affordable homes, 303 of which are expected to come forward in the next five years. Additionally, other development schemes include financial contributions towards off-site affordable housing; these are included within the [Council's Infrastructure Funding Statement](#).
- 10.5 There are three permitted sites of 10 or more dwellings within the high value area, two located in Ashover and one in Dronfield⁶, which requires 30% affordable housing. Together the sites would provide 28% affordable dwellings.
- 10.6 Overall, the affordable housing policies in the Plan appear to be operating on target within the lower value (20%) area and close to target within the higher value (30%) area, noting that there are only two schemes falling within this category.

11. Type and Mix for New Housing

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

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

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

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

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

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

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

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

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

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

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

12. Housing for Older People and Disabled People

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

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

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

Figure 18: Nursing and residential care homes: Commitments at 31st March 2025(number of bedrooms)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13. Self and Custom Build Homes

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

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

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

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

⁹ Cumulative totals 3 years following each base period.

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

Figure 25: Self and Custom Housebuilding overview

14. Gypsy and Traveller Provision

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

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

15. Previously Developed Land

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

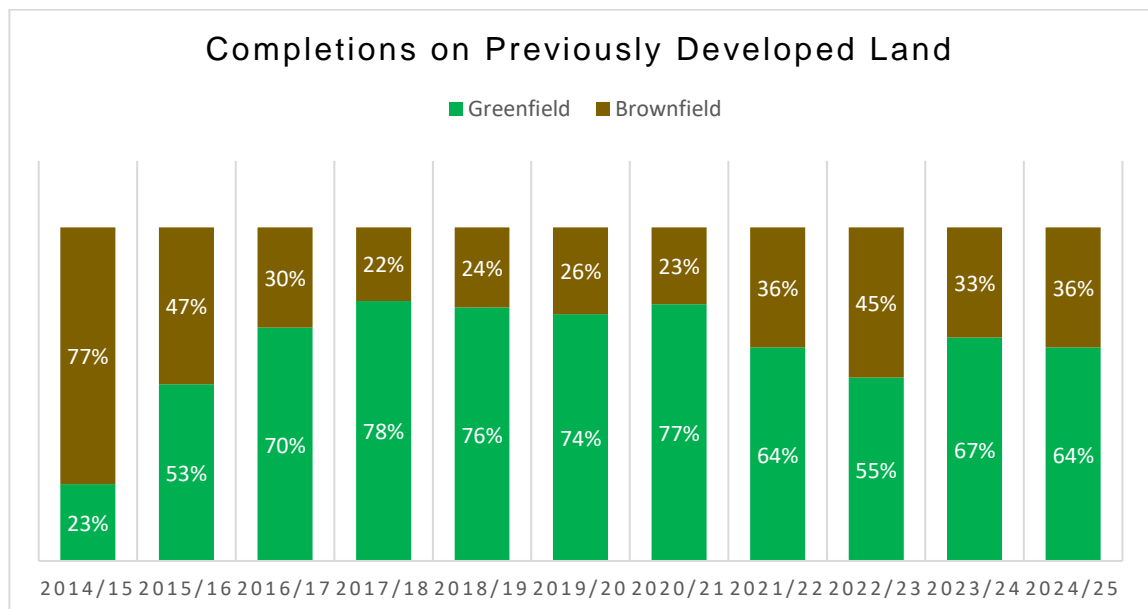


Figure 26: Dwelling completions on previously developed land 2014-2025

16. Infrastructure Delivery

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

The Environment

17. Development in the Countryside

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

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

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

18. Development in the Green Belt

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

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

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

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

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

19. Development in Local Settlement Gaps

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

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

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

20. Biodiversity & Geodiversity

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

General

21. Neighbourhood Plans

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

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

Neighbourhood Area	Formal Stage	Status
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	Plan Made, 16 th September 2024	Plan Made & part of Development Plan
Wessington	Plan Made, 8 October 2019	Plan Made & part of Development Plan
Wingerworth	Plan Made, 9 July 2018	Plan Made & part of Development Plan
Killamarsh	Area Designated, 22 March 2023	Area designated by NEDDC. Draft Neighbourhood Plan has been created and consulted on.

Figure 30: Progress on Neighbourhood Plans, April 2025

22 Duty to Co-operate

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

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

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

23 Future Monitoring

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

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