

DERBYSHIRE DALES DISTRICT COUNCIL

Authority Monitoring Report 2017/2018

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1. Introduction & Regulations

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Authority Monitoring Report setting out the extent of which the District Council is meeting the milestones for Local Plan documents as set out in the Local Development Scheme (LDS) and the extent to which the District Council is monitoring the effectiveness of Local Plan Policies.
- 1.2 The Councils Authority Monitoring Report (AMR) is the main mechanism for assessing how effectively the Local Plan is being implemented and for dealing with the risks and future unpredictable events that may affect delivery of the Plan. The results of the AMR seeks to identify which policies and proposals are being effective in taking forward development and those which may need some form of review. This Authority Monitoring Report covers the period 1st April 2017 to 31st March 2018.
- 1.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce an Authority's Monitoring Report (AMR) and to make it available to the public.
- 1.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 state that an AMR must contain the following information:
 - The Local Authorities progress against Local Development Scheme and timetable of key documents being produced.
 - Reflection on annual targets, and report on key findings on particular areas such as housing development and the five year housing land supply and employment land, retail changes, tourism growth and protecting the character of the area
Review of planning policy implementation.
 - An analysis of key indicators
 - An update with respect to regulation 62 of Community Infrastructure Levy.
 - An update of the Brownfield Land Register
 - An update of any 'made' neighbourhood development plans or orders, if any.
 - Details of co-operation with another local planning authority, county council or a body or person prescribed under the regulations.

2. Local Plan Progress

- 2.1 Section 111 of the Localism Act requires Local Planning Authorities to prepare a Local Development Scheme (LDS), which sets out the Council's programme for the review and preparation of Planning Policy Documents including the Local Plan.
- 2.2 The Local Development Scheme (LDS) sets out the timetable for the production of the Local Plan and associated documents. The Council's most recent LDS covers the period 2018 to 2021. The LDS was revised in September 2018 to take account of changes to legislation and to reflect that the Derbyshire Dales Local Plan was adopted on 7th December 2017.

Derbyshire Dales Local Plan

Key stages of Local Plan

Derbyshire Dales Local Plan – Examination in Public (May 2017)

- 2.3 The Inspector conducted a series of public hearings as part of the examination process which took place over a period of 8 days (Tuesday 9th May 2017 – Monday 23rd May, 2017). Following the conclusion of the hearing sessions, the Council was requested by the Inspector to produce a Schedule of Main Modifications (MMs) to the Local Plan, the nature and extent of which has arisen as a consequence of the evidence considered by the Inspector to date. The schedule of main modifications, additional modifications and proposal maps modification were produced by the District Council in liaison with the Local Plan Inspector and he confirmed that they were necessary to rectify issues of unsoundness that have been identified during the examination process. Following consideration by the Council on 28th June 2017, the Main Modifications schedule and the updated Sustainability Appraisal were subject to consultation for 6 weeks which ran from 3rd July until 14th August 2017.

Derbyshire Dales Adopted Local Plan (December 2017)

- 2.4 The representations received from the Main Modifications consultation were sent to the Inspector for his consideration and informed the writing of his final report. The District Council received the Inspector's report on 31st October 2017 to check the contents of the report were factually correct. The Inspector's final report was received on 13th November 2017 and the Derbyshire Dales Local Plan was formally adopted by the District Council at Special Council meeting on 7th December 2017.
- 2.5 Given that the Derbyshire Dales Local Plan has recently been adopted there is little evidence to suggest that an early review of the Plan will be required over the three year period of the revised Local Development Scheme.

Therefore the LDS sets out that in the event that evidence demonstrates that a review of the Derbyshire Dales Local Plan is required during the period 2018-2021, the District Council will prepare a further revised Local Development Scheme.

Supplementary Planning Documents (SPDs)

2.6 Supplementary Planning Documents provide supplementary advice and guidance and are material considerations in the determination of planning applications. SPD's are not subject to independent examination but are subject to public consultation in accordance with the Town & Country (Local Planning) (England) Regulations 2012 and the District Council's Statement of Community Involvement. The District Council has a number of SPD's that are currently being reviewed and updated to provide further guidance to both applicants and Planning Officers to fully take account of all aspects of policies within the Adopted Local Plan and subsequently to assist through the determination of planning applications. Changes are also being made to the SPDs to reflect updated regulations and changes the NPPF published in July 2018. The SPD's that require updating include:

- Affordable Housing
- Farm building conversion design guidance
- Landscape character and design
- Shop front and commercial properties design guidance

3 Planning Policy Implementation

- 3.1 The Derbyshire Dales Local Plan was adopted on 7th December 2017 at a Special Council meeting. From this date the District Council started to formally monitor the effectiveness of Local Plan policies, in accordance with the indicators and targets set out in Chapter 9 of the Adopted Local Plan. The following chapters are set out by key themes and chapters of the Local Plan. Some of the indicators reported upon are also important to achieving the Council's corporate policies. The evidence presented in the following chapters will be used to support the determination planning applications and highlight particular policies that are not being implemented effectively and what action is required by the District Council.

4 Spatial Strategy

4.1 Table 1 below sets the monitoring indicators and targets for each policy directly related to the distribution and location of development of the Spatial Strategy Chapter 1 of the Derbyshire Dales Local Plan. A summary and commentary is provided to show how well the District Council has performed against the target.

Policy	Monitoring Indicator	Target	Commentary
Policy S1: Sustainable Development Principles	Progress under this policy is best considered in terms of progress on all policies taken as a whole	Not applicable	All development granted is considered sustainable in accordance with the NPPF.
Policy S2: Settlement Hierarchy	The number of planning applications outside higher tier settlements (Tier 1, 2 and 3)	To annually reduce the number of approvals for residential development in tiers 4 and 5.	The District Council has granted permission for 7 dwellings within Tiers 4 & 5 between 7/12/2017 to 31/3/2018. Given that this is the first year of monitoring this policy. The District Council's performance will be assessed fully in next year's AMR.
Policy S3: Development within Defined settlement Boundaries	Percentage of residential development taking place within defined settlements	At least 90% of new residential development should be within defined boundaries	This District Council has fallen slight under the target, 87% of residential development was granted permission within the Settlement Development Boundaries over the monitoring period.
Policy S4: Development in the countryside	Percentage of appeals allowed where non-compliance with Policy S4 is a reason for refusal	Zero	0%. The target has been achieved. There were no appeals allowed.

Table 1: Spatial Strategy policies monitoring Indicators, targets and results

5. Housing

Housing Implementation Strategy

- 5.1 The National Planning Policy Framework requires local planning authorities to set out a Housing Implementation Strategy (HIS) within the Local Plan which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.
- 5.2 In this regard, the District Council will continually monitor housing supply and delivery against an annual average of 284 dwellings per annum and apply the relevant buffer at the time. Where the circumstances are such that a five year housing land supply does not exist, the District Council will set out in this report actions that are being undertaken to meet the requirements.
- 5.3 Reasonable judgement will be required in determining what appropriate action should be taken, including identifying the reasons for any under-delivery and whether it is due to factors beyond the control of the District Council. The NPPF sets out that the supply of specific deliverable sites should include a buffer of:
- 5% to ensure choice & competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving planned supply.
 - The NPPF sets out that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local authorities housing requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 5.4 The following housing indicators and targets are to be monitored annually as part of the AMR:

Policy	Monitoring Indicator	Target	Commentary/ Summary
Policy S5: Strategic Housing Development	Net annual additions to housing stock	284 dwellings a year	Total of 308 dwellings 295 dwellings completed DDDC 13 dwellings completed within the PDNP
Policy S7: Matlock/ Wirksworth/ Darley Dale Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	167 dwellings completed

Policy	Monitoring Indicator	Target	Commentary/ Summary
Policy S8: Ashbourne Development Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	87 dwellings completed
Policy S9: Rural Parishes Development Strategy	Net annual additions to housing stock	To meet requirements identified in the local plan	41 dwellings completed
Policy HC2: Housing Land Allocations	Permissions granted for residential development on allocated sites. Start of development on allocated sites. Commencement of development on allocated sites.	Overall progress in line with the housing trajectory	At 1 st April 2018 1330 dwellings on allocated sites were granted and recorded as commitments. 3 allocated sites have commenced 49 dwellings have started on allocated sites

Table 2: Housing policies monitoring indicators, targets and results

Five Year Housing Land Supply Position

- 5.5 The NPPF sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The District Council has prepared a housing supply position statement that sets out all the evidence and data of the District Council position and is set out in **Appendix 1** of this report. This section provides a summary of the District Council's five year housing supply position as at 1st April 2018.
- 5.6 The Derbyshire Dales Local Plan was adopted by the District Council on 7th December 2017. This sets out the policies and proposals for the period 2013-2033. It identifies that the housing requirement for whole of the Derbyshire Dales, including that part of the Peak District National Park that is situated within Derbyshire Dales for the period 2013-2033 is 5,680 dwellings at a rate of 284 dwellings per annum.
- 5.7 This level of housing provision will be achieved from the following sources:
- Dwelling completions in the Derbyshire Dales (including within the Peak District National Park)
 - Anticipated development in the Peak District National Park of 20 dwellings per annum
 - A net windfall site allowance outside the Peak District National Park of 15 dwellings per annum
 - Sites with a resolution to grant planning permission either not yet commenced or under construction

- Sites allocated in Policy HC2 of the Derbyshire Dales Local Plan

5.8 The Inspector in his report on the Derbyshire Dales Local Plan published on 13th November 2017 concluded that the District Council could demonstrate a five year supply of land for housing as at 1st April 2017, using the Sedgefield methodology and applying a 20% buffer for under delivery.

5.9 The District Council has undertaken an assessment of its five year supply of land for housing as at 1st April 2018. Taking account of the advice in the NPPF 2018 the District Council has applied a 10% buffer as it wishes to demonstrate a five year supply of deliverable sites to account for fluctuations in the market. This is considered to be an appropriate buffer because, from the calculation it has undertaken, the District Council is of the opinion that it is able to satisfy the Government's Housing Delivery Test. Furthermore, in accordance with requirements of Paragraph 74 (a) of the NPPF, the data has been collated with the co-operation of the land owners and developers responsible for the delivery of sites identified herein.

5.10 Table 3 below summarises the District Council's Housing Land Supply position at 1st April 2018. It demonstrates that the District Council has significantly in excess of a five year supply of land for housing.

	Objectively Assessed Housing Need 2013-2033	5680
	Annual Housing Requirement	284
A	Total Objectively Assessed Need 2018 to 2023 : OAHN dwellings per annum x 5 years	1420
	Shortfall in Housing Provision between 1st April 2017 and 31st March 2018	
B	Dwellings required between 1st April 2013 and 31st March 2018 = (A) divided by 5 multiplied by 5 years	1420
C	New dwellings completed between 1st April 2013 - 31st March 2018	878
D	PDNP New dwellings completed between 1st April 2013 - 31st March 2018	132
E	Shortfall between requirement (B) and total completions (C)+(D)	410
F	Revised housing requirement for period 2018 - 2023 (A plus E)	1830
G	Plus 10% Buffer (HDT Advice)	183
H	Five Year Requirement 2018 - 2023	2013

I	Revised Annual Requirement 1st April 2018 - 31st March 2023	403
	Housing Supply 2018	
J	Commitments at 31 st March 2018 (Net) (2018-2023)	1906
K	Peak District National Park Contributions	100
L	Windfall Contribution (5 x 15 p.a.)	75
M	Local Plan Allocations Potential 2018-2023 (0-5 Years)	914
N	Total Supply 2018 - 2023 (J+K+L+M)	2995
O	Five Year Supply 2018-2023 (N divided by H)	7.44

Table 3 - Five Year Supply of Land for Housing at 1st April 2018

5.11 The housing land supply position has been calculated taking into account the District Council's housing commitments, and deliverable sites. The schedule of committed site is contained with the Annual Housing Position Statement in **Appendix 1**.

Housing Trajectory and Schedule of Allocated Sites

5.12 The NPPG advises that once the sites have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This sets out how much housing development can be provided and at what point in the future.

5.13 In preparation for the Derbyshire Dales Local Plan Examination in Public in April 2017 the District Council agreed Statements of Common Ground with the landowners/developer and their agents for each of the sites allocated in the Derbyshire Dales Local Plan Pre Submission Draft. In March 2018 the District Council sought to update the information contained within the Statements of Common Ground and wrote to all relevant landowners/developers and their agents. The updated information was returned to the District Council as pro-formas. The information contained within the pro-formas were used to update the assumptions made on the phasing of allocated housing sites within the Plan. Further information of phasing of allocated sites on a site by site basis across the plan period is set out in **Appendix 1** of the Housing Position Statement.

5.14 Following the information received from landowners and developers, the District Council has updated the Housing Trajectory chart in **Appendix 2**, which sets out how much housing, is anticipated to come forward over the Plan period. The Housing Trajectory indicates that a total of 6617 dwellings will come forward over the plan period and that 2899 dwellings could be delivered over the next five years; 1667 dwellings delivered years 6-10, 1040 dwellings in years 11-15. An additional 490 dwellings will be delivered beyond the Plan period, including of which 425 dwellings are on allocated sites including, 300

Ashbourne Airfield; 20 at Perminite works, Cawdor Quarry and 105 dwellings at Middlepeak Quarry in Wirksworth.

Housing Delivery Test

- 5.15 In order to deliver a sufficient supply of homes the revised NPPF published in 2018 introduced the concept of the Housing Delivery Test (HDT) (paragraph 75). The HDT is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.
- 5.16 The Ministry for Housing Communities and Local Government (MHCLG) have indicated that the HDT results will be published annually in November. To date the District Council has yet to receive the HDT result from MHCLG, however on the basis of the criteria set out within the HDT Measurement Rule Book it is anticipated that the District Council will Pass the HDT in November 2018 with a score of 114% and continue to pass in subsequent years. However, it should be noted that until such time as MHCLG publish their assessment this cannot be assured and it is considered imperative that the District continues to monitor housing delivery and prepare an Action Plan, which sets out how to maintain and boost housing supply.

Self and Custom Build Housing

Policy	Monitoring Indicator	Target	Commentary/Summary
Policy HC3: Self Build Housing Provision	Number of Self Build Plots available or under construction within Plan area. Entries on the Self Build Register.	To ensure that self-build opportunities are incorporated into development schemes and master planning where appropriate.	0 Self Build Plots made available 1 entry on the register

Table 4: Self & Custom Build Housing policies monitoring Indicators, targets and results

- 5.17 The Self-Build and Custom Housebuilding Act 2015 requires each relevant authority keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's planning area in order to build houses for those individuals to occupy as homes. The District Council has provided a facility on the District Council's website for people to register their interest.
- 5.18 On 1st April 2018 the District Council introduced a number of changes to the register including a charging schedule, local eligibility criteria and a financial resources test. The purpose of these changes were to proactively plan for a

true reflection of demand for self and custom build plots within the District, ensure that applicants can financially afford to purchase a plot and undertake a self-build project and to adequately provide appropriate staff resources to undertake any assessment work generated from the registration process.

5.19 There is currently one individual who is registered on Part 1 of the Derbyshire Dales self-build register. The Self-Build and Custom Housebuilding Act 2015 (as amended) sets out that local authorities must grant sufficient suitable development permissions on serviced plots of land to meet the demand for self-build and custom housebuilding in their area as evidenced by the number of people on the Register over a three year rolling period commencing on 31st October 2016. Table 5 below, sets out the updated timeframes and the level of demand for plots on the Register.

Base period for the Custom and Self Build register	Deadline for granting suitable planning permissions for self-build plots for the base period	Current no. of entries
Base period 1 (1/4/2016 to 31/10/2016)	31/10/2019	0
Base period 2 (01/11/2016 to 31/10/2017)	31/10/2020	0
Base period 3 (01/11/2017 to 31/10/2018)	31/10/2021	1

Table 5 - Number of Entries on Derbyshire Dales Self Build and Custom Build Register

5.20 Now that the District Council has established the true level of demand from the register, it is able to effectively use Policy HC3 within the Local Plan which sets out a process of delivery and implementation of the District Council’s duty to provide serviced self-build plots.

5.21 Secondly the District Council proposes to pro-actively work with local communities and agencies to promote self-build to secure and provide serviced plots in a similar manner to which it has undertaken its approach to the securing land for affordable housing. This could involve, where available making use of any underutilised land in the District Council’s ownership (or other public sector partner’s ownership) or by working with the community to identify and bring forward sites to satisfy the demand.

5.22 Whilst the District Council has not secured a plot for self-build within the District over the monitoring period, the District Council’s planning officers are still striving to secure a plot through ongoing discussions and negotiations as part of the determination of planning applications for sites allocated within the Local Plan.

Affordable Housing

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC4: Affordable Housing	Gross affordable housing completions	30%	103 Gross affordable housing completions 88 Net affordable dwellings completed over the monitoring period. 31 dwellings secured for affordable housing through S106 agreements on site. £1,003,302.26 secured through S106 agreements for affordable housing contributions off site.

Table 6: Affordable Housing policies monitoring Indicators, targets and results

5.23 Table 7 below provides a summary of all affordable housing completions on a site by site basis over the monitoring period.

Affordable Housing Completions

Planning Application Number	Address	Number of affordable dwellings completed	Total Number of affordable on site	Total dwellings	% Affordable dwellings on site	Off-site Affordable S106 Contribution
Major developments - Sites of 11 dwellings or more						
14/00722 /FUL	Hillside Farm, Wyaston Road, Ashbourne	8	16	114	14%	Yes
15/00861 /FUL	Land South of Bentley Bridge, Chesterfield Road	20	20	86	23%	Yes
14/00847 /FUL	Land at the end of Moor Croft, Matlock	6	6	21	29%	No
16/00420 /FUL	Stafford House, Derby Road, Wirksworth DE4 4BG	33	33	33	100%	No

Planning Application Number	Address	Number of affordable dwellings completed	Total Number of affordable on site	Total dwellings	% Affordable dwellings on site	Off-site Affordable S106 Contribution
15/00664 /FUL	Land at Cromford Road, Wirksworth	7	7	31	23%	Yes
Minor Developments – Small sites 10 or less						
15/00574 /FUL	Garages On The West Side Off, Brookside, Ashbourne	2	2	2	100%	N/A
15/00579 /FUL	Garages On The East Side Of, Off Okeover Avenue, Brookside, Ashbourne	2	2	2	100%	N/A
15/00579 /FUL	Park Avenue Garages, On The South Side Of, Off Park Avenue,, Brookside, Ashbourne	3	3	3	100%	N/A
14/00078 /REM	Highfield House Main Road Hulland Ward	1	5	5	20%	N/A
15/00566 /FUL	Garages, Hazel Grove, Matlock	2	2	2	100%	N/A
15/00567 /FUL	Dales Housing Store, Hazel Grove,	4	4	4	100%	N/A

Planning Application Number	Address	Number of affordable dwellings completed	Total Number of affordable on site	Total dwellings	% Affordable dwellings on site	Off-site Affordable S106 Contribution
	Matlock					
TOTAL		88	100	300		

Table 7: Affordable Housing Completions 2017/18

5.24 Table 7 above indicates that for sites of 11 or more the policy requirement of 30% on site affordable housing has not in all cases been met. However the policy does allow for an element of flexibility if there are other material considerations that warrant a reduced amount to be delivered on site and can be justified through way of a financial appraisal. In exceptional cases the District Council may allow provision off site by way of a financial contribution. Development at Hillside Farm, Ashbourne was granted planning permission prior to adoption of the Derbyshire Dales Local Plan, therefore little weight was applied to Policy HC4 through determination and a higher offsite S106 contribution towards affordable housing was accepted. .

5.25 Table 8 sets out the outstanding affordable commitments at 1st April 2018 and the percentage of affordable dwellings secured on each site through the granting of planning permission as follows:

Planning Application Number	Address	Number of affordable dwellings	Total Number of dwellings	% Affordable	Date Granted
17/00337/FUL	Land South Of, Old Derby Road, Ashbourne	37	151	24.5%	19/12/2017
16/00450/REM	Land South Of, Old Derby Road, Ashbourne	11	62	18%	25/01/2017
17/00250/REM	Leys Farm, Wyaston Road, Ashbourne, Ashbourne	28	113	25%	14/07/2017
17/01030/FUL	12, The Green Road, Ashbourne, Ashbourne	2	2	N/A	17/01/2018
15/00313/OUT	Land Adjacent To, Biggin View, Hulland Ward	8	33	24%	10/08/2017
16/00096/FUL	Chestnut Farm, Uppertown Lane, Bonsall	5	5	N/A	25/05/2016

Planning Application Number	Address	Number of affordable dwellings	Total Number of dwellings	% Affordable	Date Granted
15/00580/FUL	Garages, The Plain, Brailsford	4	4	N/A	04/11/2015
16/00436/OUT	Land at Luke Lane, Brailsford	9	47	19%	18/08/2017
16/00437/FUL	Land North of Broomy Drive, Brailsford	11	29	38%	15/12/2016
16/00567/OUT	Land off Main Road, Brailsford	26	75	35%	08/09/2017
15/00573/FUL	Town End Farm, Chapel Lane, Clifton	2	5	N/A	13/07/2016
	Total	143	526		

Table 8: Affordable Housing Commitments 2017/18

5.26 Table 8 shows that there were 143 dwellings outstanding commitments for affordable housing over the monitoring period. Of those that were granted for 11 or more only two permissions exceeded the affordable housing amount required.

Financial Contributions Secured for the Delivery of Affordable Housing

5.27 Over the 2017/18 monitoring period the District Council secured £1,003,302.26 through the completion of S106 obligations and has received payment of £750,316.32 from extant permissions. Table 9 below reveals the amount of contributions secured over 2017/18 by application and date S106 was secured and Table 10 reveals the amount of payments received over the monitoring period on a site by site basis.

Site Location	Application No.	S106 Agreement Issued	Financial Contribution Secured
Old Hall Farm, Marston Montgomery	16/00182/OUT & 17/00498/REM	25/05/2017	£39,193.00
Land at Cavendish Cottage, off Derby Road, Doveridge	15/00570/OUT	13/07/2017	£323,215.00
Land at Brook House, Old Hackney Lane, Matlock	16/00789/FUL & 17/00887/VCOND	20/07/2017	£75,586.50
Land adjacent to Biggin View, Hulland Ward	15/00313/OUT & 18/00222/REM	08/08/2017	£174,352.86
Land at Luke Lane Brailford	16/00436/OUT	17/08/2017	£258,368.40
Mushroom Farm, Rodsley Lane,	16/00587/FUL, 16/00587/DCOND	25/08/2017	£75,586.50

Site Location	Application No.	S106 Agreement Issued	Financial Contribution Secured
Yeavely			
Land at Former Harveydale Quarry, Matlock	17/00934/OUT	26/01/2018	£57,000.00
		TOTAL	£1,003,302.26

Table 9: Section 106 Contributions Secured for Affordable Housing Over 2017/2018 Source: DDDC 2018

Site Location	Application No.	Financial Contribution Received 2017/18
Land at Hillside Farm, Ashbourne	14/00722/FUL	£531,878.15
Land at Moorcroft, Matlock	14/00847/FUL	£129,999.67
Land at Cromford Road, Matlock	15/00664/FUL	£88,438.50
	TOTAL	£750,316.32

Table 10: Section 106 Contributions Received from Affordable Housing Over 2017/18 Source: DDDC 2018

5.28 The amount of monies received over the monitoring period shows that the District Council's policies have been effective in securing monies through S106 agreements for affordable housing from the private sector of larger scale developments. The District Council will seek to invest these contributions on the provision for affordable housing as and when evidence shows a need in a particular location and when sites become available in sustainable locations.

Rural Affordable Exception Sites

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC5: Affordable Housing	Number of approvals/refusals under Policy HC5 Affordable Housing completions on exception sites	All housing built on exception sites meets an identified need for affordable housing	There were no planning applications granted or refused for rural exception sites over the monitoring period.

Table 11: Rural Affordable Housing policies monitoring Indicators, targets and results

5.29 There were no planning applications granted or refused for rural exception sites in the District over the monitoring period. However the District Council's Rural Housing Enabler Officer continues to work in partnership with Social Registered Landlords and Parish Council's to meet affordable housing needs in rural locations and seeks to identify sites as and when a specific need is identified through updated Housing Need Surveys.

Policy HC6: Gypsy and Traveller Provision

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC6: Gypsy and Traveller Provision	Identified need for pitch provision. Net additional pitches	To meet the need identified in the Gypsy and Traveller Accommodation Assessment (GTAA)	Due to unforeseen circumstances the need is not currently being met, however the District Council is taking proactive action to find further gypsy and traveller sites and meet this need.

Table 12: Gypsy & Traveller policy monitoring Indicator, target and results

5.30 Policy HC6 of the Derbyshire Dales Local Plan sets out that there is a minimum provision of 9 gypsy & traveller pitches for the period 2013-2033. The policy also sets out that:

“The District Council will safeguard 0.3ha of land at Watery Lane, Ashbourne as identified on the Local Plan Policies Map for at least 6 Gypsy & Traveller pitches. Provision of a further 3 pitches will be met on unallocated sites in accordance with the provisions of this policy”

5.31 The District Council have accepted their duties to provide for this need and at a Council meeting on 26th January 2017, Council resolved that a sum of £10,000 was made available to draw up a design specification for the Gypsy and Traveller site, and that a specification be used to invite tenders for the development of the site, that all opportunities for external funding to assist with the development to be explored.

5.32 However, subsequently on 26th April 2018 a Cabinet Report was endorsed by Derbyshire County Council that the site at Watery Lane, Ashbourne was no longer available at the present time due to the fact that the County Council have indicated that the acquisition or disposal of property in their ownership which may be impacted by a future A515 by-pass for Ashbourne should be suspended.

5.33 This decision has directly impacted upon the District Council’s ability to provide a Gypsy and Traveller site to meet current needs. In response to this and to enable the District Council to meet the needs within the District, Officers are currently undertaking a comprehensive site identification and evaluation exercise to consider the potential for an alternative Gypsy & Traveller site within the Derbyshire Dales and consultation with the Derbyshire Gypsy Liaison Group.. In the short term the District Council has identified a temporary tolerated site at Middleton Road, Wirksworth (land owned by DDDC) until more suitable and permanent pitches can be identified.

Monitoring of Housing Policies HC7 to HC10

5.34 Table 13 below provides a summary of how effectively the District Council has applied policies HC7 to HC10 in the determination of planning applications.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC7: Replacement Dwellings	Percentage of appeals allowed where non-compliance with Policy HC7 is a reason for refusal.	Zero	0 The target has been achieved over the monitoring period. The District Council continues to successfully refuse planning applications for replacement dwellings in unsustainable locations.
Policy HC8: Conversion & Re-use of Buildings for Residential Accommodation	Percentage of appeals allowed where non-compliance with Policy HC8 is a reason for refusal.	Zero	0 The target has been achieved over the monitoring period. The District Council has successfully refused planning applications that does not comply with the requirements of Policy HC8.
Policy HC9: Residential Sub-division of Dwellings	Percentage of appeals allowed where non-compliance with Policy HC9 is a reason for refusal	Zero	0 The target has been achieved over the monitoring period. The District Council has successfully refused planning applications that does not comply with the requirements of Policy HC9.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC10: Extensions to Dwellings	Percentage of appeals allowed where non-compliance with Policy HC10 is a reason for refusal	Zero	3% of permissions for residential extensions were allowed on appeal where non-compliance with HC10 was a reason for refusal by the District Council. Policy HC10 was used in the determination of 73 planning applications between 07/12/2018 to 31/03/2018. Five applications used HC10 as a reason for refusal of permissions. Of those refused only two applications were subsequently allowed at appeal. Both applications were refused by the District Council due to adverse impact upon the character and setting of the area.

Table 13: Housing Policies HC7 to HC10 Monitoring Indicators, targets and results

Policy HC11: Housing Mix & Type

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC11: Housing Mix & Type	Breakdown of both market and affordable housing completions into size (1 bed, 2 bed, 3 bed, 4 and over).	The mix of housing as set out in table within HC11	The target has not been achieved fully in accordance with the requirement of housing mix and bedroom numbers as set out in Policy HC11. An analysis of sites is set out below. The District Council is working more closely with developers through the planning application process to achieve a mix on site that is closer to meeting the requirements of the policy.
	Dwellings built to comply with Part M Category of the Building Regulations – accessible	90% of dwellings in developments of 10 dwellings or more	The District Council will not report upon this indicator as it does not form part of policy HC11. The indicator was introduced in previous draft versions of the Plan when standards were included. The

Policy	Monitoring Indicator	Target	Commentary/summary
	and adaptable dwellings.		inclusion of this indicator is an error that was missed through the final modifications to the Local Plan, and subsequently should have been removed.
	Dwellings built to comply with Part M Category 3 of the Building Regulations – wheelchair users.	10% of dwellings within developments of 10 dwellings or more	The District Council will not report upon this indicator as it does not form part of policy HC11. The indicator was introduced in previous draft versions of the Plan when standards were included. The inclusion of this indicator is an error that was missed through the final modifications to the Local Plan, and subsequently should have been removed.

Table 14: Policy HC11: Housing Mix & Type monitoring indicators, targets and results

5.35 Policy HC11: Housing Mix and Type sets out that in order to provide sustainable and balanced communities which meet local and District housing needs in terms of housing mix, size and tenure, the District Council will seek to secure an appropriate mix of dwelling type and size on developments of 11 or more dwellings as follows:

	1-bed	2-bed	3-bed	4+bed
Market	5%	40%	50%	5%
Affordable	40%	35%	20%	5%
All dwellings	15%	40%	40%	5%

Table 15: Policy HC11 Housing Mix & Type

5.36 The adopted policy recognises that the final mix achieved on site will be subject to other material considerations and that where proposals do not accord with the housing mix specified the applicant will be required to demonstrate how the development contributes to meeting the long term housing needs of the district, particularly in regard to the housing need of young people, families and the elderly. Table 16 below presents all developments of 11 or more dwellings that were granted over the monitoring period and the extent to which the prescribed mix was met.

Application No.	Location	% of Prescribed Housing Mix & Type				Off-site Affordable Housing Contribution	Granted Date
		1B	2B	3B	4B+		
17/00337/FUL	Ashbourne	3	18	41	38	Yes	19/12/17
17/00250/REM	Ashbourne	0	18	45	37	Yes	14/07/17
17/00498/REM	Marston Montgomery	0	23	22	55	Yes	08/09/17
16/00772/FUL	Matlock	0	38	62	0	No	20/06/17
17/00003/FUL	Matlock	17	67	16	0	No	09/08/17
17/00852/FUL	Matlock	0	0	100	0	No	13/11/17
17/00934/OUT	Matlock	0	12	24	64	Yes	26/01/18
16/00567/OUT	Brailsford	0	0	0	0	No details regarding mix on site provided Yes – off site	08/09/17
16/00436/OUT	Brailsford	2	20	48	30	Yes	18/08/17
15/00570/OUT	Doveridge	0	0	0	0	No details Outline	18/10/17
17/00092/REM	Doveridge	0	28	27	45	Yes	11/08/17
15/00313/OUT	Hulland Ward	0	0	0	0	Yes	10/08/17
17/00294/FUL	Matlock	11	68	12	9	No	01/03/18
14/00541/OUT	Matlock	0	0	55	45	No	31/03/17
	Total All Dwellings Average	2%	21%	32%	23%		

Table 16: Summary of Implementation of Policy HC11 Housing Mix & Type for planning permission of 11 or more 2017/18.

5.37 There were 14 applications granted planning permission for 11 or more dwellings over the monitoring period, of these 11 were full or reserved matters applications and 3 were outline. The data above summarises overall housing prescribed mix of major developments and the percentage of each bedroom type. It is clear that the housing mix required by policy HC11 is not being fully met, with the provision of housing tending to include a higher proportion (55%) of larger properties (3 and 4 + bed).

5.38 Where proposals do not provide the required housing mix, the District Council has taken into account the need to deliver affordable housing and the impact upon the viability of the development. The prescribed housing mix as set out in HC11 for affordable housing is not always being met. However this is often due to compelling more up to date evidence of housing need in particular locations within the District from housing needs registers indicating that a deviation from the policy mix is required. A deviation from the prescribed affordable housing mix set out in policy HC11

for affordable housing can also be justified by the amount of planned development coming forward in a particular location over shorter timescales, sometimes leading to an oversupply of specific number of bedroom properties. The District Council can grant permissions for development, but cannot always control when that development commences, therefore the level of affordable housing need to be occupied by specific families and individuals is a constant changing need and is not always a set prescribed need.

5.39 In earlier stages of the Local Plan process when policy HC11 was still being developed and tested, the District Council received a number of planning applications for residential development, where, because very little weight could be applied to the policies in the emerging Derbyshire Dales Local Plan it was not possible to require new development meet the standards set out in Policy HC11. However since the adoption of the Derbyshire Dales Local Plan the Policy has been given appropriate weight.

5.40 In many cases there were other material considerations that were taken into account as part of the determination of applications that resulted in the prescribed mix set out in Policy HC11 not being met. In more recently granted permissions a specific condition has been applied to the outline application to ensure that the appropriate mix is addressed as part of a reserved matters application. The Development Management Team have reviewed and amended the template reports to be used as part of reporting which will assist monitoring of Policy HC11 in future AMRs. The new template also provides a clear planning history record when determining reserved matters applications.

Monitoring of Policies HC12 to HC21

5.41 Table 17 below summarises the monitoring targets and results of policies HC12 to HC21.

Policy	Monitoring Indicator	Target	Commentary/summary
HC12: Elderly Needs Accommodation	Number of permissions given for creation of self-contained extensions or annexes for an elderly or disabled dependant	To increase the amount of accommodation available for older people to help sustain their independence	Over the monitoring period there was two applications granted for elderly/ dependant persons accommodation located in Church Town Darley Dale (17/01009/FUL) and Ashbourne (17/00973/FUL).
Policy HC13: Agricultural &	Percentage of Appeals	Zero	0 The target has been achieved over the

Policy	Monitoring Indicator	Target	Commentary/summary
Rural Workers Dwelling	allowed where non-compliance with Policy HC13 is a reason for refusal		monitoring period. The District Council has successfully refused planning applications that does not comply with the requirements of Policy HC13. There were no appeals allowed over the monitoring period, where by non-compliance with Policy HC13 is a reason for refusal.
Policy HC14: Open Space & Outdoor Recreation Facilities	Type & area of new open space provided for in section 106 obligations attached to residential permissions	Provision in accordance with the open space standards set out within the Local Plan	Over the monitoring period £6,000 received from S106 contributions for parks and open spaces from planning permission 15/00664/FUL - land at Cromford Road, Wirksworth. The S106 monies received are currently being held in reserve and awaiting capital expenditure when a suitable scheme is allocated.
HC15: Community Facilities & Services	Developments Permitted which result in loss of community facilities without compliance with criteria set out in Policy HC15	Zero	0 The target has been achieve over the monitoring period. The District Council has not granted permission for any development that would result in the loss of a community facility.
Policy HC16 : Notified Sites	Developments permitted which would prejudice the development of notified sites for specific purposes.	Zero	0 The target has been achieved over the monitoring period and the District Council has not granted any development that would prejudice the development of notified sites.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy HC17: Promoting Sport, Leisure & Recreation	Net change in overall provision of sport, leisure and recreational facilities.	To ensure that there is no net reduction in the provision of sports, cultural, leisure and recreational facilities during the plan period.	Target achieved. There has been no net reduction over the monitoring period.
Policy HC18: Provision of Public Transport Facilities	Number of new bus shelters in new development	To increase the number of residential developments that are served by public transport services during the plan period.	The information has been requested from Derbyshire County Council. However this is not currently monitored on a site by site basis. The District Council will monitor this indicator in future AMRs by recording conditions attached to planning applications whereby this requirement has been sought.
Policy HC19: Accessibility & Transport	Percentage of major new residential development within 800 metres of a bus stop or rail station with at least an hourly service between 8am and 6pm	100%	100%. The target has been achieved. The District Council has granted planning permission for major developments within 800m of a bus stop or railway station. The information has been collected using the District Council's GIS data.
Policy HC21: Car Parking Standards	No. of approvals that comply with or exceed the parking standards recommended by the Highways Authority.	100%	Target achieved. All granted permissions comply with the car parking standards.

Table 17: Policies HC12 to HC21 monitoring indicators, targets and results

6. Employment

Employment Land Delivery

6.1 The District Council has effectively applied the policies regarding employment through the determination of planning applications over the plan period. Tables 18, 19 & 20 below set out the monitoring indicators and targets for each employment policy in the Plan and provide commentary on the results of each indicator. A summary is also provided on updates to key strategic employment sites and progress that has taken place over the monitoring period to bring those sites forward for delivery.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC1: New & Existing Employment Development	Net change in employment land each year	0.75 hectares a year	The District Council has achieved the target and delivered 0.92 ha's of employment land over the monitoring period. The new employment floorspace completed over the monitoring period was B1 offices in Ashbourne and B8 storage and distribution units located in Brailsford and Darley Dale.

Table 18: Policy EC1 monitoring indicators, targets and results

6.2 The table below sets out further details of the employment completions by site.

Planning Application	Parish	Address	Description	Floorspace (M2)
15/00270/FUL	Ashbourne	Horse And Jockey Yard, St John Street, Ashbourne	Two storey building to provide retail units, spa, salon and office space including alterations to existing building	94
16/00526/FUL	Brailsford	Birch House Farm, Derby Lane, Ednaston, DE6 3AD	Change of use of agricultural buildings to Class B8 storage and distribution	8248

Planning Application	Parish	Address	Description	Floorspace (M2)
			and external alterations	
		Milners Off Road Limited, Old Road, Darley Dale, Darley Dale	Warehouse building (B8)	827
			Total	9169

Table 19: Employment Land Completions 2017/18

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC2: Employment Land Allocations	Completion of development on allocated sites.	1 hectare per year (20 hectares between 2013-2033)	The District Council has not achieved the target. There have been no completions on allocated employment sites over the monitoring period. However the District Council has worked very closely with landowners/developers and agencies to secure planning permission (and where available support external funding bids) for employment and mixed uses on key strategic sites over the last year and key infrastructure permissions to support these developments. Further detailed information regarding individual site progress is set out below.

Table 20: Policy EC2 monitoring indicators, targets and results

Strategic and Allocated Sites for Employment

- 6.3 The Adopted Derbyshire Dales Local Plan (2017) sets out that the Council will make provision for at least 24 hectares over the Plan period on new allocated sites in the Local Plan. The Local Plan identifies a number of strategic sites which will deliver mixed use developments and a proportion of the employment land. Sites include Land at; Ashbourne Airfield, Middleton Road, Wirksworth, and Cawdor Quarry, Halldale Quarry, Matlock; Cromford Hill, and Former Pisani Site, Cromford.
- 6.4 The table below provides a summary of the position of Employment sites at the 1st April 2018.

Site	Location	Area	Uses	Planning Status	Details	Timeline
EC2(a)	Land at Ashbourne Airfield, Ashbourne (Phase 1)	8ha	B1a, B1b, B1c, B2, B8	Planning permission 14/00074/OUT granted 30/03/2017 16/00168/FUL 17/01142/FUL 18/00767/VCOND	Residential development (367 dwellings), 8ha employment site, commercial and community facilities, link road, access, drainage facility and landscaping	Start on site 2019/20
EC2(b)	Land at Ashbourne Airfield, Ashbourne (Phase 2)	6-8ha	B1a, B1b, B1c, B2, B8	Allocated	58.58 ha for mixed use development comprising 1100 dwellings and 6-8 ha employment land	TBD
EC2(c)	Land at "Pisani Works" Derby Road, Cromford	3ha	B1a, B1b, B1c, B2	Allocated	Employment land – for B1 and B2	Unknown
EC2(d)	Land at Cawdor Quarry, Matlock	1ha	B1a, B1b, B1c, B2	Allocated 16/00923/OUT pending decision (granted 28/06/2018)	235 sq m retail (Class A1) 2800sqm commercial floorspace (Class B1), shop and cafe	Unknown
EC2(e)	Land at Halldale Quarry, Matlock	2ha	B1a, B1b, B1c	Planning permission 14/00541/OUT – granted 31/03/2017 14/00541/DCOND Granted 20/02/2018	400sqm A3 floorspace, restaurant and café and 6400sqm of B1 floorspace	Employment element due to start once the 50 th dwelling is completed.
EC2(f)	Land off Middleton Road / Cromford Road, Wirksworth	2ha	B1a, B1b, B1c, B2	Allocated Informal pre-application discussions	9.46 ha's allocated for mixed use development comprising approximately 150 dwellings and 2 hectares of employment land	Subject to planning permission Anticipated start on site 2020/21
EC2(g)	Land at Porter Lane / Cromford Road, Wirksworth	1ha	B1c	Allocated 17/00381/OUT – Refused 07/02/2018	Commercial units for B1 (a), B1 (c) and B8 use	Unknown
EC2(h)	Land at Porter Lane, Wirksworth	0.9ha	B1a, B1b, B1c, B2	Allocated	Commercial units for B1 and B2 uses	Unknown

Table 21: Employment Land Allocation site status and progress at 1st April 2018

Existing Employment Land

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC3: Existing Employment Land and Premises	Development approved on sites identified in Policy EC4 without satisfying criteria in Policy EC3	Zero	The District Council has achieved the target. No applications were granted on sites allocated as EC4.
Policy EC4: Retention of Key Employment Sites			

Table 22: Policy EC3 & EC4 monitoring indicators, targets and results

Re-development of Former Industrial Legacy Sites

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC5: Regeneration of Industrial Legacy Sites	Vacant redundant employment sites redeveloped	To enable the redevelopment of all industrial legacy sites during the plan period	Industrial legacy sites allocated in the local plan have not yet been redeveloped; however the District Council is making progress working closely with landowners and developers to accelerate the development of key sites. Further updates regarding site delivery are set out in the summary below.

Table 23: Policy EC5 monitoring indicators, targets and results

Summary of Progress of Strategic Employment Site Delivery between 01/04/2017 to 31/03/2018

6.5 The District Council has been working very closely with the landowners, developers, Derbyshire County Council and other key partners to accelerate the delivery of development of these sites. The District Council contacted the landowners/developers of the sites to provide an updated position by returning a proforma which set out a form of communication to provide the District Council with updates concerning timescales for delivery and highlight any particular areas for further investigation in which the District Council could assist to accelerate the delivery of the site. A summary is provided below of the actions taken to progress delivery of sites under Policy EC5 and Strategic Sites as of 1st April 2018.

Policy EC2 (a) & Policy DS1 Land at Ashbourne Airfield, 8 ha employment land

- Further development of business case and masterplan for the site

- Derbyshire County Council proposed roundabout to serve site as a whole (both phases 1 and 2) in place of signalised junction (Dec 2017). New access road designed and costed.
- Stage 1 business case approved June 2016 which resulted in £1m D2N2 LGF allocation funding. Requires landowner agreement and loan funding to complete the funding package. Planning application 16/00168/FUL granted 25th May 2016
- Derbyshire Dales District Council allocated funding within Capital Programme to meet costs of remediation work to Blenheim Road and necessary works to infrastructure below ground to help facilitate future development and secure adoption of the highway.
- Further modelling to support drainage adoption was undertaken.
- Revised planning application for modifications to link road layout and enlarged drainage basin agreed at 16th January 2018 Planning Committee.
- Highways consultants commissioned by the landowners to prepare preliminary design for new roundabout access. Initial drawings were supplied for Highway Authority comment.

Policy EC2 (d) & Policy DS9 Land at Cawdor Quarry, Matlock, 1 ha of employment land

- Two planning applications were submitted for determination November 2017 including 1ha employment land / light industry. Revised outline scheme was submitted on 09/01/2017 for 482 dwellings, 2,800sqm B1 and ancillary uses.
- A further revised planning application submitted (04/04/2017) for phase 1 for the site 75 dwellings (17/00294/FUL) and deferred until April 2018 and granted 01/03/2018.

Policy EC2 (e) Halldale, Matlock, 2ha of employment land

- S106 signed and permission granted 31/03/2017
- Developer reported master planning was being undertaken for the site
- Further discussions were undertaken with Natural England regarding ecological mitigation.
- Revised site layout awaited.

Policy EC2 (f) Land at Middleton Road, Wirksworth, 2ha of employment land

- Further proposals were submitted to the District Council in October 2017 indicating further revisions to site layout (incl. employment land) and indicative master planning of the site has taken place.
- Public consultation was undertaken by the developer regarding potential sites for new primary school provision and was subsequently considered at the end of November 2017.
- Derbyshire County Council informed the developer and District Council on 23rd May 2018 that it had been resolved at Members meeting that the new primary school would be located on Middlepeak Site allocated under Policy DS7.

7. Retail Development in Town & Local Centres

7.1 The town, local centres and village shops in the plan area provide a focus for a range of shopping facilities and services. The availability of shops and services within the area is important to the sustainability of communities and the quality of life overall. The retail sector makes an important contribution to the local economy in terms of local business and investment opportunities. It is important that there are a range and choice of shops and services to meet all needs of the local community and visitors alike. The table below sets out the monitoring indicators targets and provides results and commentary regarding how effectively the policies have been used through the determination of planning applications.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC6: Town and Local Centres	Total amount of floorspace for town centre uses. Retail vacancy rates in all centres	No net loss in floorspace by town centre uses To maintain lower vacancy levels than prevailing national average.	The District Council has carried out full retail surveys for the town centres, district & local retail centres. However given that this a new monitoring indicator the District Council cannot report upon net losses this year as it has not been recorded in the previous year. The District Council will report any losses in the next AMR. The District Council has achieved the vacancy rate target. The prevailing national average retail level in the UK at end of 2017 was 13.2% in shopping centres (<i>Retail sector in the UK Briefing paper, House of Commons October 2018</i>). Details of vacancy rate recorded for each Town and Local centre in Derbyshire Dales is set out below.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy S7: Matlock/Wirksworth/Darley Dale Strategy	Total amount of floorspace for town centre uses in Matlock & Wirksworth	No net loss in floorspace for town centre uses.	Matlock Town Centre Total Floorspace area: 16955m2 Wirksworth Town Centre Total Floorspace area:3369m2
Policy S7: Matlock/Wirksworth/ Darley Dale Strategy	Retail unit vacancy rates in Matlock and Wirksworth town centres and Darley Dale local centre.	To maintain lower vacancy levels than prevailing national average.	Matlock Town Centre Retail Vacancy Rate: 5.9% Wirksworth Town Centre Retail Vacancy Rate:18.4% Matlock Bath Local Centre Retail Vacancy rate: 6.7% Darley Dale Local Centre Retail Vacancy Rate: 0
Policy S8: Ashbourne Development Strategy	Total amount of floorspace for town centre uses in Ashbourne.	No net loss in floorspace for town centre uses.	Ashbourne Town Centre Total Floorspace area: 19681m2
Policy S8: Ashbourne Development Strategy	Retail Vacancy rates in Ashbourne Town Centre	To maintain lower vacancy levels than prevailing national average.	Ashbourne Town Centre Retail Vacancy Rate: 8%
Policy EC7: Primary Shopping Frontages	Retention of A1 retail uses within the core areas of the Ashbourne, Matlock and Wirksworth town centres.	Designation of frontages within Local Plan. Determination of planning applications.	The District Council has retained over 50% or more of A1 uses in primary shopping frontages in each of the town centres as follows : Ashbourne: 62% Matlock: 85% Wirksworth:56%

Table 24: Town, District & Local Centres monitoring indicators, targets and results

7.2 The monitoring results in Table 24 above indicate that the District Council is successfully retaining appropriate uses within some of the town, district and local centres. The vacancy rates in Ashbourne and Matlock town centres are below 10% of total retail floorspace and as a proportion of all units. However the survey results for vacancy rates in Wirksworth are considerably high, both in terms of net internal retail floorspace and the total proportion of vacant units (18%). On observation when carrying out the survey in Wirksworth, there were a number of reasons for units being vacant, including changes of use and conversion of existing retail premises to other uses such as residential or currently being refurbished (6%); some properties clearly were being marketed (6%) and a small proportion (5%) were vacant with no agent or signs of activity.

7.3 Vacancy rates remain low in the district and local centres, all retail units within Darley Dale and Two Dales were occupied and active. Matlock Bath also has a relatively high vacancy rate at 12% as a proportion of total premises within the town. Most of these properties are currently being actively marketed and will be bought back into use. Matlock Bank has 11% of retail units vacant at the time of survey, comprising two vacant units, of which one was currently being refurbished and one was being marketed. The data bellows provides a summary of the proportions of floorspace within each use class categories within the town centres of the Local Planning Authority Area.

Use Class	Matlock	Ashbourne	Wirksworth	Matlock Bath
A1: Shops and retail outlets	58.4%	57%	31.2%	17.1%
A2: Professional services	6.6%	10%	8.6%	0
A3: Food & Drink	9.4%	7%	7.2%	28%
A4: Drinking establishments	5.7%	5%	22.3%	15.1%
A5: hot food takeaway	1.5%	1%	0.7%	0.2%
B1a: Offices	0.4%	1%	0	0%
B2: Industrial	0	0	0	0
Sui Generis: other Clubs, petrol station, laundrettes, casinos, amusements, pay day loan	6.8%	0	0	14.1%
C1: Hotels and hostels	0	1%	9.7%	4.9%
C2: Residential	0	0	0	0

Use Class	Matlock	Ashbourne	Wirksworth	Matlock Bath
institutions				
C3: Residential	0.2%	4%	0.7%	0
D1: Non-residential institutions	3.7%	5%	8.5%	14%
D2: Assembly and Leisure	1.3%	0	0	0
Vacant	5.9%	8%	18.4%	6.7%

Table 25: Town Centre Retail Results - Use Class summary (by net internal retail floorspace) 2017/18

- 7.4 The results show healthy town centres with a good range of uses, approximately 80% in Matlock and Ashbourne, 70% in Wirksworth, 60% in Matlock Bath fall within the 'A' use categories.
- 7.5 There is notably only 17% of A1 shops and retail units within Matlock Bath Town Centre and a high proportion of food and drink uses (43%), and higher proportion of hotels, hostel and non-residential institutions (28%) which reflect the demand from tourists within this small town centre rather than being a 'traditional' town centre with shops and services.
- 7.6 Whilst there is very little office space available and residential development within the town centres of Matlock, Wirksworth, Ashbourne and Matlock Bath, this shows that Policy EC6: Town Centres is being effectively implemented through the retention of retail units and providing choice for consumers within the key town centres.
- 7.7 There are clearly some units vacant within the town centres. A proportion of these are currently being refurbished or have obtained planning permission for a change of use and are therefore will not remain empty in the longer term.

Use Class	Cromford	Darley Dale & Two Dales	Matlock Green	Matlock Bank
A1: Shops and retail outlets	50%	77%	30%	44%
A2: Professional services	0	0	5%	0
A3: Food & Drink	9%	0	5%	0
A4: Drinking establishments	9%	0	5%	11%
A5: hot food takeaway	9%	15%	5%	0
B1a: Offices	0	0	5%	0
Sui Generis: other Clubs, petrol station, laundrettes, casinos, amusements, pay	9%	0	10%	11%

Use Class	Cromford	Darley Dale & Two Dales	Matlock Green	Matlock Bank
day loan				
C1: Hotels and hostels	0	0	0	0
C3: Residential	0	8%	25%	22%
D1: Non-residential institutions	5%	0	5%	0
D2: Assembly and Leisure	0	0	0	0
Vacant	9%	0	5%	11%

Table 26: District & Local Centres Retail Results - Use Class summary (by percentage of use classes) 2017/18

- 7.8 There remains good provision of shops and services within the Local centres, over 50% occupying 'A' class uses within these centres. In Darley Dale and Two Dales over 90% are occupied by 'A' class uses. Over 20% of the local centres for Matlock Green and Matlock Bank consist of residential properties, of which would have previously existed or have been created through changes of use over time, reflected through changes of business needs.

8. Tourism and Holiday Accommodation

8.1 Part of the Peak District destination, Dales villages, market towns, cultural attractions and stunning landscapes draw large numbers from the surrounding cities. Receiving about 5m visits a year, this generates an estimated £315m in visitor spend and provides employment, offers business opportunities and helps sustain local services. Many local businesses and communities within Derbyshire Dales rely heavily upon the visitor and tourist economy and therefore the Derbyshire Dales Local Plan has a significant role to play in ensuring growth of the visitor economy. The indicators set out in Table 27 below summarises the data monitored for the tourism and accommodation policies within the Plan.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy EC8: Promoting Peak District Tourism and Culture	Net change in number of bed spaces in serviced accommodation.	Increase in total number of bed spaces.	This data is not currently recorded by the District Council. However the District Council is working with partners to improve an existing database called Scarborough Tourism Economic Activity Model (STEAM) to monitor the data in future AMRs.
Policy EC9: Holiday Chalets, Caravan and Campsite Developments	Percentage of appeals allowed where non-compliance with Policy EC9 is a reason for refusal.	Zero	The District Council has achieved the target. There have been no appeals allowed where non-compliance with Policy EC9 is a reason for refusal.
Policy EC10: Farm Enterprises and Diversification	Number of applications approved involving Farm Diversification.	To increase the number of farm diversification schemes approved during the plan period.	The target has been achieved, there was one application granted over the monitoring period to change part of a farm unit into a children's nursery in Rowsley.
Policy EC11: Protecting and Enhancing our Cycle Network	Net change in off and on road cycle routes	Annual increase on total extent of cycle network.	<u>White Peak Loop East: Matlock to Rowsley –</u> Work on the rail crossing is complete. It is now open and is already being heavily used. The legal order work to formally divert the existing footpath onto its new line is underway and will follow due process. The agreement with Peak Rail to

Policy	Monitoring Indicator	Target	Commentary/summary
			<p>allow cyclists to also use the rail crossing on a permissive basis is in place.</p> <p>The existing shared use path along the A6 has also been extended to reach the entrance into the start of the trail opposite the Arc.</p> <p><u>White Peak Loop East: Rowsley to Bakewell</u></p> <p>Negotiations are ongoing with the Haddon Estate as funds are in place to progress the designs for this section of the trail.</p>

Table 27: Tourism & holiday accommodation monitoring indicators, targets and results

9. Protecting Derbyshire Dales Character

9.1 The landscape of the plan area is some of the most highly sensitive and attractive outside of the Peak District National Park. Given the high quality environment of the plan area, and its relationship with the Peak District National Park it is appropriate to set out a strategy that addresses those elements that make up its character and monitor the use of policies to continue to protect its character. Table 28 below sets out the monitoring indicators and how effective they have been applied through the determination of Local Plan policies.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy PD1: Design and Place Making	Percentage of appeals allowed where non-compliance with Policy PD1 is a reason for refusal.	Zero	The District Council has not achieved the target. There were a total of five appeals allowed between 7 th December 2017 to 31 st March 2018. 40% (two) of applications that were allowed at appeal where non-compliance with Policy PD1 was a reason for refusal. Both applications were refused based upon the developments would have detrimental impact upon the character and appearance of the area/ existing dwelling house. In both instances the Planning Inspector at appeal disagreed with these reasons and the applications were subsequently allowed.
Policy PD2: Protecting the Historic Environment	Number of buildings on the Buildings at Risk Register.	Annual reduction in the number of properties in the Plan Area on the Register.	There are 33 buildings on the District Council's at Risk Register in 2018. There has not been a reduction in properties on the register since 2017 (33 recorded).
Policy PD3: Biodiversity and the Natural Environment	Changes in areas of biodiversity importance.	No net loss of quantity or quality of areas of biodiversity importance.	There has been recorded a 3ha increase in Lowland Meadow habitat over the monitoring period 2017/18. There has been no recorded change to boundaries of grasslands. There is a recording of 5.42ha increase in open mosaic habitats on previously developed land. -0.1 ha of land designated as Local Wildlife Site was lost in the

Policy	Monitoring Indicator	Target	Commentary/summary
			Derbyshire Dales, of which was subsequently removed from the Local Wildlife Register. The loss was a pond whereby the former habitat no longer existed, the open water had disappeared and the pond became overgrown. Therefore it was removed from the wildlife register. There were no losses from development over the monitoring period.
Policy PD4: Green Infrastructure	Net change in green infrastructure network.	Annual increase in identified green infrastructure network and/or improvement in quality.	This indicator is monitored by the Derbyshire Wildlife Trust. No annual net increases have been reported over the monitoring period 2017/18. The changes and increases to ecological networks, corridors and other aspects of the green infrastructure network are monitored and changes are reported over longer timeframes. The District Council and Derbyshire Wildlife Trust will continue to work in partnership to record changes through new developments on an annual basis.
Policy PD5: Landscape Character	Percentage of appeals allowed where non-compliance with Policy PD5 is a reason for refusal.	Zero	The District Council has achieved the target. There were no appeals allowed where non-compliance to PD5 was a reason for refusal.
Policy PD6: Trees, Hedgerows and Woodlands	Number of tree removals. Number of tree replacements. Areas of woodland felling. Areas of woodland Planting.	Net gain in number of trees. Net gain in area of woodland.	The District Council does not currently monitor all new trees planted as a result of new development. However the District Council will monitor the use of PD6 in the determination of planning applications and monitor conditions attached to planning permissions whereby the request for planting schemes including trees will be recorded in future AMRs.

Policy	Monitoring Indicator	Target	Commentary/summary
Policy PD7: Climate Change	Percentage of commercial developments over 1,000m ² built to achieve BREEAM very good rating.	100%	There were not any commercial developments completed over the monitoring period above the threshold of 1000m ² .
Policy PD8: Flood Risk Management and Water Quality	Number of planning applications granted permission contrary to advice of Environment Agency on flooding and water quality.	Zero	0 There were initially five applications that the Environment Agency objected to on flood risk grounds. Subsequently four of these objections were satisfied and removed prior to approval. A further application was later withdrawn. Therefore the District Council has achieved the target.
Policy PD10: Matlock to Darley Dale Corridor	Change in strategic gap between Matlock and Darley Dale.	Retention of area identified as strategic gap.	There has been no loss of the area retained under Policy PD10 designation over the monitoring period 2017/18.

Table 28: Protecting Peak District Character monitoring indicators, targets and results

10. Infrastructure Delivery Plan

Infrastructure Delivery Plan Update April 2017-April 2018

10.1 A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. A separate Infrastructure Delivery Plan (IDP) has been published alongside the adopted Local Plan which sets out how this can be achieved. The IDP will be reviewed and updated as necessary to monitor the delivery of infrastructure.

10.2 The Derbyshire Infrastructure Delivery Plan (Update 2016) identified deficits that existed within key areas. It can be seen here: [http://www.derbyshiredales.gov.uk/images/documents/l/Derbyshire Dales 2016 Update Report with Appendix Final.pdf](http://www.derbyshiredales.gov.uk/images/documents/l/Derbyshire_Dales_2016_Update_Report_with_Appendix_Final.pdf) under each infrastructure type below is an updated position in terms of progress made by the District Council and its partners to deliver the appropriate infrastructure required to support existing and new developments:

10.3 Table 29 below sets out the monitoring indicators for infrastructure delivery and how effective they have been applied through the determination of Local Plan policies for the monitoring period.

Policy	Monitoring Indicator	Target	Commentary/Summary
Policy S7: Matlock/Wirksworth/ Darley Dale Strategy	School capacity	No problems reported for reporting year by County Council or anticipated in the next five years.	The following schools are predicted to be over capacity in the next five years: <ul style="list-style-type: none"> • Bonsall CE (Aided) Primary School (Jan18-Jan 20 and Jan 22) • Carsington & Hopton (Voluntary Aided) CE Primary School (Jan 18, Jan 20-23) • Cromford CE Primary School (Jan 23) • Darley Churchtown Church of England Primary School (Jan 19-Jan20) • Middleton Community Primary School (Jan18-Jan23) • Wirksworth CE (Controlled) Infant School (Jan 18-Jan21) • Wirksworth Junior School (Jan 19- Jan

Policy	Monitoring Indicator	Target	Commentary/Summary
			<p>20)</p> <ul style="list-style-type: none"> • Anthony Gell School (Jan21-Jan23) <p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p>
	Capacity in GP's surgeries/ health clinics.	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	<p>This data is recorded and monitored by the NHS. The District Council works in partnership with the Clinical Commissioning Groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p> <p>A new doctor's surgery is currently under construction in Darley Dale to alleviate existing capacity issues.</p>
Policy S8: Ashbourne Development Strategy	School capacity	No problems reported for reporting year by County Council or anticipated in next five years	<p>The following schools are predicted to be over capacity in the next five years:</p> <ul style="list-style-type: none"> • Ashbourne Hilltop Primary and Nursery School (Jan20-Jan23) • St Oswald's CofE Primary School (Jan19-Jan23) • Queen Elizabeth's Grammar School (Jan21)

Policy	Monitoring Indicator	Target	Commentary/Summary
	Capacity in GP's surgeries/ health clinics.	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	<p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p> <p>This data is recorded and monitored by the NHS. The District Council works in partnership with the clinical commissioning groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no reported issues by the NHS over the monitoring period.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p>
Policy S9: Rural Parishes Development Strategy	School capacity	No problems reported for reporting year by County Council or anticipated in next five years	<p>The following schools are predicted to be over capacity in the next five years:</p> <ul style="list-style-type: none"> • Brailsford CE Controlled Primary School (Jan 23) • Kniveton CE (Controlled) Primary School (Jan18 – Jan19) • Longford CE (Controlled) Primary School (Jan 18- Jan20) • Norbury C Of E School (Jan 18- Jan22) • Osmaston CE (Controlled) Primary School

Policy	Monitoring Indicator	Target	Commentary/Summary
			<p>(Jan18-Jan23)</p> <ul style="list-style-type: none"> Sudbury Primary School (Jan 21, Jan 23) <p>The District Council is continually working with Derbyshire County Council to address any capacity issues if/when development comes forward in these locations.</p>
	Capacity in GP's surgeries/ health clinics.	No problems reported for reporting year by Clinical Commissioning Groups or anticipated in next five years	<p>This data is recorded and monitored by the NHS. The District Council works in partnership with the clinical commissioning groups to establish where any issues regarding capacity of GP surgeries may arise in the future alongside planned developments.</p> <p>There were no reported issues by the NHS over the monitoring period.</p> <p>There were no S106 financial contributions secured for health provision over the monitoring period.</p>
Policy S10: Local Infrastructure Provision and Developer Contributions	Percentage of major applications approved contrary to advice of infrastructure provider.	Zero	0 There were no recorded applications approved contrary to the advice of the infrastructure provider over the monitoring period. The District Council has achieved the target set.
	Provision of essential infrastructure to support growth.	Provision in accordance with the Working Schedule in the Infrastructure Delivery Plan.	An update of progress made to existing projects identified in the Derbyshire Dales IDP is provided below.

Table 29: Infrastructure Delivery monitoring indicators, targets and results

Other Key Infrastructure Projects in the Derbyshire Dales Transport

Local Highways

- 10.4 Derbyshire County Council has an annual programme of works designed to achieve highways maintenance which is approved by the County Council's Cabinet on an annual basis. In the 2017-18 Local Transport Plan planned developments include the reshaping of the triangular island, on Buxton Road, Ashbourne town centre to facilitate better HGV access and the safer crossing of pedestrians were identified.
- 10.5 A515 Ashbourne Transport Study Derbyshire County Council started exploratory work following cabinet approval in June 2017 involving detailed investigations, surveys and preparatory work to be undertaken to explore and develop strategic solutions to the range of traffic issues being developed within the unique historic core of Ashbourne. In particular the study considered the north-south movements along the A515. The work included procuring consultants to carry out stage one activity and to initiate a programme of local stakeholder engagement. A report on findings from stage one can be seen here: <https://www.derbyshire.gov.uk/site-elements/documents/pdf/council/meetings-decisions/meetings/cabinet/2018-04-26-a515-ashbourne-transport-study.pdf>

Sustainable Modes – Cycling

- 10.6 White Peak Loop East: Matlock to Rowsley: Work on the rail crossing between Matlock and Darley Dale is complete. It is now open and is already being heavily used. The legal order work to formally divert the existing footpath onto its new line is underway and will follow due process. The agreement with Peak Rail to allow cyclists to also use the rail crossing on a permissive basis is in place. The existing shared use path along the A6 has also been extended to reach the entrance into the start of the trail opposite the Arc Leisure Centre.
- 10.7 White Peak Loop East: Rowsley to Bakewell: Negotiations are ongoing with the Haddon Estate as funds are in place to progress the designs for this section of the trail.
- 10.8 High Peak Trail improvement works and resurfacing from Hopton and Middleton Top. Survey and remedial works to Hopton Tunnel.

Sustainable modes: Canal

- 10.9 Following a series of works the Cromford Canal towpath has been improved from High Peak junction to Cromford. DCC continues to work with partners (Cromford Canal Partnership) the Cromford Canal operates as a recreation waterway from 2016-2021.
- 10.10 Local Biodiversity Action Plan - Between 2004 and 2016, members of the Lowland Derbyshire Biodiversity Partnership funded the post of a project officer to develop and promote its Biodiversity Action Plan. More recently, it also supported the creation and development of the Local Nature Partnership. In 2017 the financial contributions were no longer available and the Biodiversity Partnership currently has no coordinator in place.

10.11 Improvements to parks and open spaces in Wirksworth include the installation of park facilities at Fanny Shaw and the adoption of the public toilets at Barmote Croft by Wirksworth Town Council.

Utilities

Telecoms

Faster broadband connections

10.12 Digital Derbyshire is a £34m partnership led by Derbyshire County Council and BT, and is supported by the Government, D2N2 Local Enterprise Partnership and the European Regional Development Fund. The Digital Derbyshire rollout programme to provide upgraded fibre optic internet cable has been delivered to many rural communities within Derbyshire Dales over the last 12 months with the aim of 98% of homes and businesses with speeds of at least 24Mbps by the end of 2018. Derbyshire County Council has requested that an advisory footnote is provided to developers to consider providing infrastructure necessary to facilitate high speed broadband as part of major housing sites in the District.

Water/Waste Water

Flooding and Drainage

10.13 Severn Trent Water currently has two major projects that between April 2017 - 2018 were in the feasibility /investigation phase:

- A7S/13457- Upgrade at Ashbourne waste water treatment works to ensure there is sufficient capacity for the future whilst maintaining environmental compliance. The project will be delivered in two phases commencing towards the end of 2020 until summer 2021. Investment is expected to be in the region of £15million.
- A7S/13278- Severn Trent – Currently a feasibility only study is underway to assess the local capacity of the sewerage network in Ashbourne, in relation to the forecast growth and development. Severn Trent are upgrading our hydraulic model to allow us to accurately make a detailed assessment, this is expected to conclude in early 2020. Should there be a need to implement capacity improvements following this study, they should be delivered by winter 2021.

Flooding and Drainage

Flood Defence

10.14 Derbyshire County Council are a statutory consultee on major planning applications and provide flood risk management advice at this stage to pre-empt any future flooding and drainage problems. They have been consulted by Development Management on all relevant applications in April 2017to 2018.

Social Infrastructure

Education

10.15 Schools capacity is monitored by Derbyshire County Council, a breakdown of schools with predicted capacity issues are noted under Policies S6, S7, and S8.

Adult Care

Community and Culture

10.16 Derbyshire County Council have undertaken a review of the Libraries service which included consideration of transferring 20 libraries to community management, reported to DCC Cabinet 5th April 2018. There were no specific

plans for the replacement of Matlock Library as identified in the Infrastructure Delivery Plan.

Health

10.17 A new medical centre is currently under construction in Darley Dale.

Heritage

10.18 Great Place Scheme started Oct 2017-Dec 2020 funded by Heritage Lottery Fund and the Arts Council and is a national pilot to further engage communities with the World Heritage Site. It will run creative activities to enable people to connect and communicate with the culture and heritage of the Derwent Valley Mills.

Sports

10.19 The District Council adopted the Derbyshire Dales Built Sports Facilities, Playing Pitch, and Open Spaces Strategy on 11th January 2018. This identified the current provision of sports and recreation facilities and any deficits within the District and will be used to guide future sports developments in the District.

11. Community Infrastructure Levy (CIL)

- 11.1 The Community Infrastructure Levy is a planning charge introduced by the Planning and Compulsory Purchase Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development needs of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010, which have been updated on several occasions since this date.
- 11.2 For the purposes of the legislation, the District Council is a charging authority and as such, is able to set a rate for the CIL which does not threaten the ability to viably develop and deliver the sites and overall scale of development envisaged in the Local Plan.
- 11.3 At a meeting of Council on 25th January 2018 the District Council resolved to take forward the preparation of a Derbyshire Dales Community Infrastructure Levy as one means of delivering the future infrastructure needs of the District. The draft Preliminary Charging Schedule was consulted upon for six weeks between 23rd February to 6th April 2018.
- 11.4 At Committee on 7th June 2018, members were informed of the comments received during the public consultation period on the Preliminary Charging Schedule a revised schedule of the charging schedule was approved for a further round of public consultation for six weeks, between 6th July to 17th August 2018.
- 11.5 It was resolved that the Draft Community Infrastructure Levy Charging Schedule be subject to a period of six weeks public consultation, and that in the event of any substantive representations that a further report be presented to Committee. In order to ensure compliance with the relevant public consultation Regulations the Draft Community Infrastructure Levy Charging Schedule was subject to an extended ten weeks period public consultation from 6th July 2018 until 7th September 2018.
- 11.6 Following the consultation a further report was presented at Council on 27th September 2018 to report the outcomes of the public consultation and to revise the timetable for CIL to include examination of CIL in October 2018 and formally adopt CIL April 2019.
- 11.7 Following the results of the consultation the District Council's consultants, Cushman & Wakefield advised that given the nature of the representations that it would be appropriate at this time to review the potential impact that changes to the approach to education contributions might have upon the draft charging schedule, and the extent to which any Derbyshire Dales Community Infrastructure Levy is likely to meet the statutory requirement of striking an appropriate balance between additional investment to support development and the potential effect on the viability of developments. At the time this was considered an appropriate course of action to minimise any risk of not being successful at future examination.

11.8 Following further assessment work undertaken by Cushman and Wakefield, Council were advised on 5th December 2018 that the introduction of a Derbyshire Dales Community Infrastructure Levy is now likely to have an adverse impact upon the viability of development across the local planning authority area. Members resolved that all work on CIL was suspended. The District Council also resolved that in order to guide the basis for collecting financial contributions that it would prepare during the course of 2018-19 a draft Developers Contributions Supplementary Planning Document further details of which will be included in the next AMR.

12. Brownfield Land Register

12.1 The Town and County Planning (Brownfield Land Registers) Regulations 2017 came into force in April 2017, with detailed guidance published on 28 July 2017. The Regulations require each local planning authority to prepare and publish a Register of Previously Developed Land (Brownfield Land) by 31st December 2017, and maintain it annually thereafter. The intention of the Register is to provide up to date, publicly available information on previously developed (brownfield) land that is “suitable”, “available” and “achievable” for housing, irrespective of the planning status. The Government considers that, by adopting this approach, it will signpost suitable land for residential development and help housebuilders to unlock land for new homes.

12.2 In November 2017 The District Council’s Community and Environment Committee resolved to publish Part One of the Register using the following criteria for the inclusion of sites:

- Sites are allocated for residential development in the Derbyshire Dales Local Plan (Adopted 2017) and the delivery of the site is identified within the District Council’s Housing Trajectory within the next five years and/or
- A site with capacity of more than five units but less than ten units and was identified as a site with potential for residential development through the SHLAA (Strategic Housing Land Availability Assessment) process but not allocated for residential development in the Derbyshire Dales Local Plan Pre Submission Draft and/or;
- A site has the benefit of planning permission for residential development and/or;
- A site has a resolution to grant permission for residential development.

12.3 The 2017 Brownfield Land Register: Part one is in **Appendix 3** there were 28 sites with potential for 3147 dwellings. Eleven are allocated in the Local Plan, fourteen sites had planning permission and five sites have a planning permission pending.

13. Neighbourhood Development Plans and Orders

13.1 Section 34 (4) of the Town and Country Planning Regulations 2012 requires local planning Authorities Monitoring Report to contain details of a ‘made’ neighbourhood plans or orders. There are currently two ‘made’ neighbourhood plans for Wirksworth and Doveridge.

13.2 The District Council has received and approved eight applications under Section 61G of the Town and Country Planning Act 1990 (As amended by the Localism Act 2011) for the designation of Neighbourhood Areas. These are Ashbourne, Brailsford, Darley Dale, Doveridge, Kirk Ireton, Middleton by Wirksworth, and Shirley which designates the whole of the Parish of each settlement as a Neighbourhood Areas.

13.3 Table 30 below provides a summary of the status of Neighbourhood Plans and progress made to date.

Neighbourhood Plans	Neighbourhood Area Boundary Designation	Regulation 14 Pre-Submission Consultation (Date of completion)	Regulation 15 Submission (Date of completion)	Regulation 16 Publicity stage (Date of completion)	Examination (Proposed date)	Made Plan Date
Doveridge Neighbourhood Plans	08/10/2015	12/12/2016	11/10/2017	11/12/2017	March 2018	August 2018
Ashbourne Neighbourhood Plan	20/03/2013	18/12/2017				
Brailsford Neighbourhood Plan	07/04/2015	10/04/2017	26/06/2018			
Darley Dale Neighbourhood Plan	18/08/2014	07/06/2018	30/11/2018			
Kirk Ireton Neighbourhood Plan	05/09/2014	19/11/2018 (start) ongoing				
Middleton By Wirksworth Neighbourhood Plan	12/06/2014					
Shirley Neighbourhood Plan	06/06/2014					

Table 30: Progress of Neighbourhood Plans in Derbyshire Dales

14. Duty to Co-operate

- 14.1 Section 110 of the Localism Act 2011 introduced for local planning authorities a *duty to co-operate in relation to planning of sustainable development “so far as relating to a strategic matter.”*
- 14.2 Paragraph 24 of the NPPF sets out that ‘Local Planning Authorities and county councils are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
- 14.3 Paragraphs 25 and 26 of the NPPF, in the NPPF provides advice about the diverse forms that co-operation might take and where joint working might be appropriate. It is worth noting that the duty to cooperate is not a duty to reach consensus, although in the majority of cases that is the intention.
- 14.4 Paragraph 27 of the NPPF sets out that in order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.
- 14.5 The District Council produced a [Duty to Co-operate Statement](#) as part of the Local Plan evidence base. The purpose of this Statement was to provide an overview of how the Council met its obligations under the duty to cooperate with regard to the preparation of the Derbyshire Dales Local Plan. The ‘duty to cooperate’ is a legal requirement of the plan preparation process and the Statement seeks to evidence the work that has been done in preparing the Local Plan and how this will be taken forward in subsequent monitoring and reviews.
- 14.6 Details of what action Derbyshire Dales District Council has taken, from 1st April 2017– 31st March 2018, to co-operate on planning of sustainable development “so far as relating to a strategic matter” are set out below:

Derbyshire Dales Local Plan

- 14.7 The Derbyshire Dales Local Plan has been prepared by working closely with partner organisations, including the Peak District National Park Authority, other neighbouring Local Authorities; local communities; partners and agencies. Extensive consultation has been undertaken across the plan area. In preparing the Local Plan consideration has also been given to the plans and strategies of neighbouring authorities, along with other plans which will ultimately form part of the Development Plan for the Derbyshire Dales, for instance the emerging Derby and Derbyshire Minerals Plan and Derby and Derbyshire Waste Plan.
- 14.8 Furthermore, in order to comply with the duty, the District Council has engaged with those agencies and authorities it is required to under the legislation. Details of the discussions and meetings that have been held with relevant bodies under the Duty to cooperate can be found within the Duty to Cooperate Statement¹ which accompanies the Local Plan. A wide range of studies have been

¹ [Duty to Cooperate Statement \(weblink\)](#)

commissioned or updated over the past few years to provide the evidence base for the policies and proposals contained within the Adopted Local Plan. Those studies that have been updated over the monitoring period are presented in the table 31 below:

Study	Role of Prescribed Bodies	
	Study Partners	Consultees
Built Sports Facilities, Playing Pitch and Open Spaces Strategy (2016)	Peak District National Park	Derbyshire County Council and Peak District National Park
Strategic Housing and Employment Land Availability Assessment Initial Evidence (April 2016)		Derbyshire County Council Environment Agency Historic England
Strategic Flood Risk Assessment Level 1 (2016)	Derbyshire County Council Environment Agency	Neighbouring Local Authorities
Sustainability Appraisal Scoping Report (April 2016)	Environment Agency Historic England Natural England	Neighbouring Local Authorities
Local Plan Infrastructure Needs, CIL and Whole Plan Viability Assessment: Supplementary Update of the Infrastructure Delivery Plan (June 2016)		Derbyshire County Council Environment Agency Highways England North Derbyshire Clinical Commissioning Group South Derbyshire Clinical Commissioning Group
Transport Evidence Base (July 2016)	Derbyshire County Council	
Derbyshire Dales Retail Impact Thresholds (July 2016)		
Strategic Housing and Employment Land Availability Assessment – (August 2016)		Derbyshire County Council
Sustainability Appraisal of Pre Submission Draft Local Plan (December 2016)	Environment Agency Historic England Natural England	Neighbouring Local Authorities Lowland Derbyshire and Nottinghamshire Local Nature Partnership Peak District Local Nature Partnership
Habitats Regulations Assessment of Pre Submission Draft Local Plan (December 2016)		Natural England
Local Plan Infrastructure		

Study	Role of Prescribed Bodies	
	Study Partners	Consultees
Needs, CIL and Whole Plan Viability Assessment: Supplementary Update of the Infrastructure Delivery Plan (December 2016)		
Transport Evidence Base Update Report (December 2016)	Derbyshire County Council	

Table 31: Evidence Base studies completed working with partners & agencies

Statements of Common Ground for Allocated Sites

14.9 The District Council prepared Statements of Common Ground for all sites allocated within the Local Plan to agree current positions on the phasing and delivery of sites over the Plan period. The Statements were used as evidence as part of the Local Plan Examination statements and hearings. The District Council has maintained regular contact with landowners and developers since then through pre-application discussions and meetings to progress sites and maintaining updated information on delivery through the use of proformas. .

Derbyshire Planning Policy Officers Group

14.10 This group consists of Planning Policy Managers from each of the Derbyshire local planning authorities and the Peak District National Park. The Group facilitates the coordination of planning policy matters across Derbyshire. Meetings are held on a quarterly basis and matters discussed include progress on local plans and evidence base documents. This arrangement provides regular opportunities for strategic planning matters to be discussed across Derbyshire.

Derbyshire Planning Information and Monitoring Group

14.11 This group consists of Planning Policy and Monitoring Officers from each of the Derbyshire local planning authorities and the Peak District National Park Authority. The Group co-ordinates monitoring on planning matters such as housing, employment and retailing across Derbyshire. A web-based database is used to collate and analyse data consistently across Derbyshire.

Conservation Officers in Derbyshire

14.12 This group consists of Conservation Officers from each of the Derbyshire local planning authorities and the Peak District National Park. The Group operates in a similar manner to the Derbyshire Planning Policy Officers Group in that it seeks to co-ordinate conservation matters across Derbyshire.

Neighbourhood Plan Groups

14.13 The District Council have been working very closely and providing advice to Neighbourhood plan groups over the monitoring period, including Darley Dale, Ashbourne, Doveridge, Brailsford and Kirk Ireton.

Local Enterprise Partnerships (LEPs)

14.14 LEP is voluntary partnerships between local authorities and businesses set up to help determine local economic priorities and lead economic growth and job creation within local areas. Derbyshire Dales sits within two LEP areas:

- D2N2 - Derby and Derbyshire, Nottingham and Nottinghamshire;
- Sheffield City Region.

14.15 Each LEP has produced a Strategic Economic Plan. The District Council has both inputted to and had regard to both plans in preparing the Local Plan. The LEPs have been consulted at all stages of local plan preparation.

Peak District Partnership

14.16 The Peak District Partnership was formerly known as the Derbyshire Dales and High Peak Local Strategic Partnership (established in 2003). It draws together organisations working in the Derbyshire Dales and High Peak from the statutory, voluntary and business sectors. The Partnership aims to focus the collective resources of partners on priorities that have been agreed by partners and add value to existing activity.

14.17 In December 2014 partners agreed a new Statement of Priorities 2015-2019. The Statement provides the framework for Partnership activity over the next five years and replaces the Derbyshire Dales and High Peak Local Strategic Partnership's Sustainable Community Strategy 2009-2014.

Business Peak District

14.18 Business Peak District is a partnership between a wide range of representatives from the business community working with senior officers from the District Council, High Peak Borough Council, Staffordshire Moorlands District Council and the Peak District National Park Authority. Business Peak District has been set up to promote the Peak District as a place to do business and influence the activity of the LEPs covering the area.

14.19 A concordat signed by members and resulting Enterprise Peak District package identifies priorities for the partnership which include the development of sites to support business growth. Research undertaken also shows that there are strong economic linkages between the wider Peak District and surrounding cities which are important to driving business growth within the area. The Derbyshire Dales Local Plan seeks to address both issues through the identification of employment land and support for transport infrastructure.

Marketing Peak District and Derbyshire

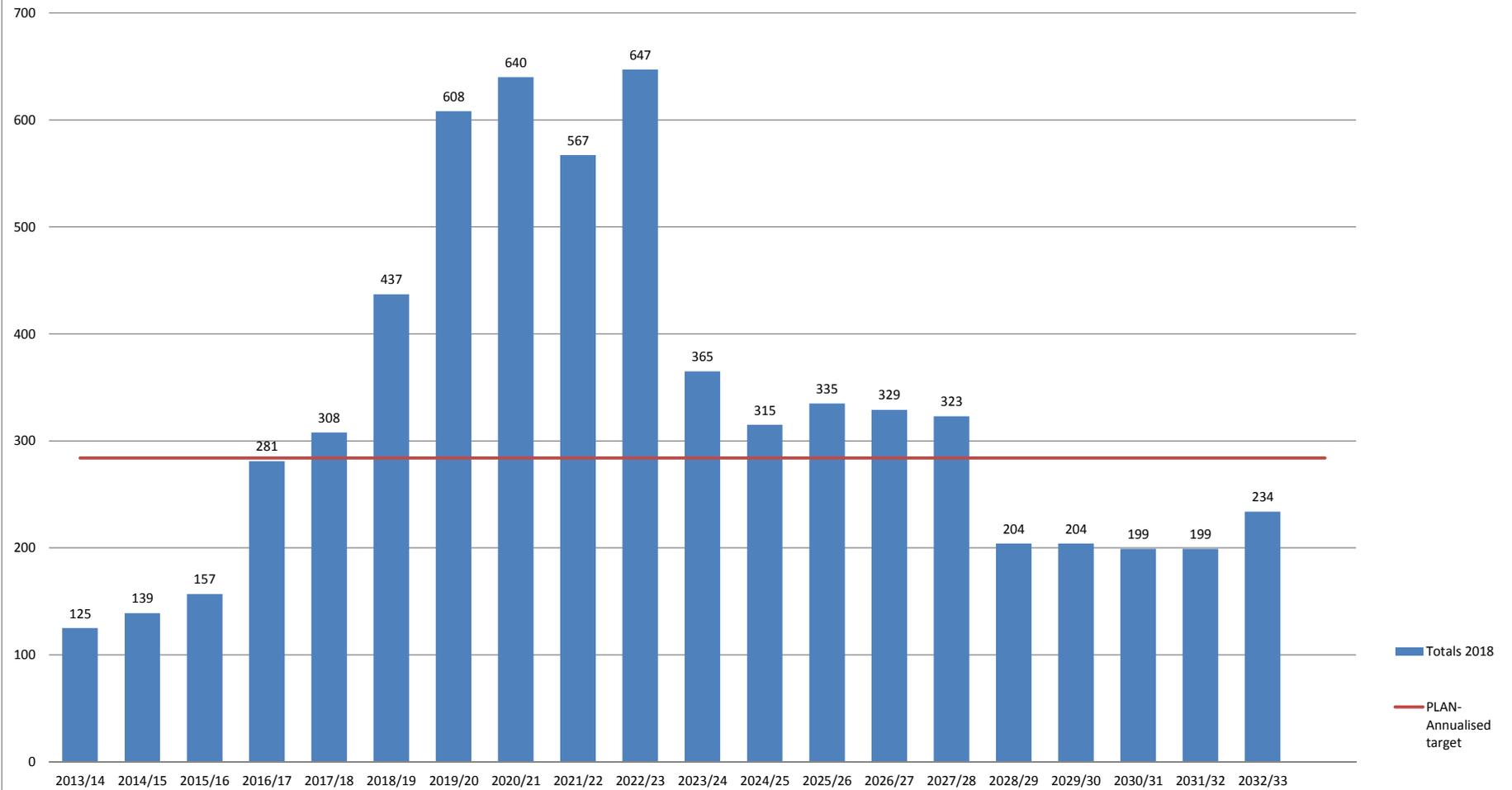
- 14.20 Marketing Peak District and Derbyshire is the tourist board for the Peak District and Derbyshire. Marketing Peak District and Derbyshire is a public/private sector partnership, supported by a number of local authorities in the area to market the area to visitors and is committed to the successful and sustainable development of tourism and the visitor economy.
- 14.21 Whilst the Peak District Partnership, Business Peak District and Marketing Peak District and Derbyshire include representation from some of the prescribed bodies with whom the District Council has a duty to cooperate as set out in the legislation, it does not involve all. Furthermore, whilst it has had a significant influence over the strategic vision in both the Derbyshire Dales Local Plan (and High Peak Local Plan) the remit of the Peak District Partnership is wider than influencing of the relevant Local Plans. As such additional arrangements help to ensure that the District Council meets its statutory requirements under the Duty to Cooperate.

APPENDICES

Appendix 1: Housing Supply Annual Position Statement

(Please note this is a separate document on the District Council's webpage)

Appendix 2: Derbyshire Dales Housing Trajectory 2013-2033



Appendix 3: Brown Field Land Register 2017 (Published December 2017)

Site Name	SHLAA Reference	Site Area (hectares)	Capacity	Local Plan Allocation	Planning Application
Trevelyan House	SHLAA141	0.98	11		17/00852/FUL
Harveydale Quarry	SHLAA199	1.16	20		15/00305/OUT
Former Mirage Hotel, Derby Road	SHLAA204	0.41	20	HC2 (b)	
Haarlem Mill	SHLAA217	3.28	30		15/00395/FUL
Land at Ashbourne Airfield, Phase 2	SHLAA266	58.6	1100*	HC2 (d)	
Land at Middleton Road	SHLAA269	9.46	150	HC2 (cc)	
Old Hall Farm, Barway	SHLAA279	0.98	22		16/00182/OUT
St Elphin's Park Dale Road South	SHLAA28	6.31	130		06/00321/FUL
Land at Stancliffe Quarry	SHLAA281	10.16	100***	HC2 (m)	
The Firs Wyaston	SHLAA305	2.1	10		16/00340/OUT
Land at RBS, Matlock	SHLAA344	0.35	24	HC2 (u)	
Former Permanite Works, West of Cawdor Quarry	SHLAA384	1.75	50	HC2 (y)	
Ladygrove Mill	SHLAA432	0.88	24		11/00545/EXF 09/00209.VCOND
Land at Halldale Quarry	SHLAA435	15.66	220	HC2 (v)	14/00541/OUT
Land at Middlepeak Quarry	SHLAA473	61.51	645**	HC2 (dd)	
Whitelea Nursery	SHLAA478	1.04	27	HC2 (aa)	17/00850/FUL
Land at Cawdor Quarry	SHLAA49	26.6	432	HC2 (t)	16/00923/OUT
Land at Ashbourne Airfield, Phase 1	SHLAA500	17.87	367	HC2 (c)	14/00074/OUT
Riber Castle	SHLAA52	2.9	47		04/07/0609/CI
Highfield House	SHLAA530	0.39	8		15/00776/FUL
Stafford House, Derby Road	SHLAA560	0.65	33		16/00420/FUL
Mushroom Farm, Rodsley Lane	SHLAA572	0.62	9		16/00587/FUL
Dove Service Station, Mayfield Road	SHLAA583	1.09	41		16/00700/OUT
Dairy House, Luke Lane	SHLAA584	0.55	19		17/00015/FUL
The Mount, 4 North Avenue	SHLAA7	0.32	14		09/00496/FUL 10/00015/WREP
Land at Porter Lane	SHLAA70	2.47	47		12/00261/OUT 13/00584/REM
Tansley Wood Mills, Lumsdale Road	SHLAA80	3.52	42		08/00261/FUL
Chequers Farm, Millers Green	SHLAA83	0.27	10		08/00286/FUL
28 sites total		221.72ha	3147****	11 allocated	

*Development at this site will extend beyond 2033, assumed completion of circa 800 dwellings 2017-2033.

**Development at this site will extend beyond 2033, assumed completion of circa 540 dwellings 2017-2033.

***Development at this site is recognised as not "deliverable" as defined by paragraph 5, Schedule 2 of the 2017 Brownfield Land Regulations as "there is no reasonable prospect that residential development will take place on the land within 5 years of the entry date".

**** allows for the deduction of *. **. ***