

Authority Monitoring Report

1 April 2024 - 31 March 2025

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Executive Summary

Theme

Population



Housing



Headline

In 2024 the mid-year population estimate for South Derbyshire stood at 117,493¹. Since the start of the Plan period in 2011 there has been an **increase** in the District's population of **22,578** people.

The District Council's 2016 Local Plan Housing Target is 742 homes to be built per annum between 2011-2028.

In the 2024/25 monitoring period there were **870 (gross)** completions. However, once losses in the period are taken into account, a total of **865** homes (net) were built.

Since 2011, **11,264** homes have been built against a requirement of **10388**.

Affordable housing completions for the period 2024/25 were 292. This is an increase from the number recorded in the 2023/24 period when **219** affordable homes were completed. **33.6% of homes completed in the period were classed as affordable.**

In 2024 **median house prices were 6.63 times median (gross) annual workplace earnings.** This represents a decrease from the 2022, indicating that homes have become more affordable in the monitoring period².

A total of 17 individuals were added to the District Council's self-build register during the ninth base period (31 October 2023 to 30 October 2024). 5 individuals were added to the register during the eighth base period.

¹ [Estimates of the population for England and Wales - Office for National Statistics](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian)

² House price to workplace based earnings ratios can be found on the following webpage:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>



Employment



The total industrial and business land need outside the Derby Urban Area within South Derbyshire between 2011 - 2028 is **47.27ha**. On 31 March 2025, **the amount of new land developed since 1 April 2011 was 73.1ha, with a further 1.8ha under construction** at the time of the survey. **A further 43.13ha had planning consent and 6.71ha did not yet have planning consent but was allocated for industrial and business development** in the Local Plan Part 1.

Net additional floor space delivered in the monitoring period was **43019 sqm**.

Retail



A total of 10 retail, office and leisure units were recorded as vacant in Swadlincote Town Centre during the survey in 2024. **The vacancy rate for the retail, leisure and office uses in the town centre is 5.35% by number of units, or 2.1% if measured as a proportion of floor space.**

No new local centres were completed with the monitoring period. Proposed local centres on strategic sites at New House Farm, Boulton Moor, Wragley Way and Drakelow Park had not been implemented as of 31 March 2025.

Regeneration

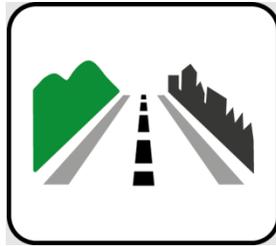


The published Brownfield Land Register for 2024 comprised 19 sites with a total area of 89.5 ha.

48% of housing delivered in the monitoring period was on previously developed land, whilst 26.2% of employment floor space was delivered on previously developed sites.



Infrastructure



Local infrastructure projects delivered in the monitoring period:

No new local infrastructure delivered in the monitoring period.



Plan Preparation

Plans and Policy Documents

The Local Development Scheme sets out the timetable for the preparation of planning policy documents. The latest version was published in 2025 and can be viewed on the Council's website [here](#).

Local Plan Review

South Derbyshire District Council has begun the process of reviewing its Local Plan through evidence gathering. As part of this the Council is undertaking a Strategic Housing and Economic Land Availability Assessment (SHELAA). Assessments of submitted sites are available to view on the Council's website [here](#). An Issues and Options document was published for consultation in October 2022, a draft Local Plan was made available for consultation during autumn 2024 and the Pre Submission Local Plan Part 1 Review was consulted upon between 10th March – 25th April 2025. It is intended that it should be Submitted to the Secretary of State for Examination in Spring 2026. The latest consultation document from the ongoing review is available [here](#).

The Local Plan Part 1 (LP1)

This document, adopted by the Council on 13 June 2016, forms the strategic part of the Council's Local Plan. It contains allocations for strategic housing and employment sites as well as a range of thematic spatial policies in respect of housing, employment, sustainable development, the built and natural environment and infrastructure. The Plan is available to view on the Council's website [here](#).

The Local Plan Part 2 (LP2)

This document was adopted by the Council on 2 November 2017 in accordance with LDS8. It sets out the location of 14 non-strategic housing sites allocated within the District, defines settlement boundaries and sets out a range of thematic policies on topics such as heritage, retail, local green spaces, and development in the countryside. It is available to view on the Council's website [here](#).



Local Green Spaces Plan

This document was adopted by the Council on 24 September 2020 in accordance with LDS9. The Local Green Spaces Plan designates areas of land that are of particular value to the local community, for protection from most forms of development. The Plan is used to guide development, together with the rest of the development plan, through the determination of planning applications in the District.

Local Green Spaces can also be designated through Neighbourhood Development Plans and the relevant local green space policies in the development plan also apply to spaces designated in this way.

Supplementary Planning Documents and Development Plan Documents

- Design Guide and Affordable Housing Supplementary Planning Documents (SPDs) were adopted in November 2017. The Design Guide SPD incorporates car parking and open space and facilities' standards, previously proposed as separate documents.
- A Gypsy and Traveller Site Allocations DPD: Between 28 August and 2 October 2019 the District Council consulted upon the Sustainability Appraisal Scoping Report for the Gypsy and Traveller Site Allocations DPD. The updated Gypsy and Traveller Accommodation Assessment was published in October 2024.
- A Cycle Network SPD: Consultation on a draft document was carried out in Spring/Summer 2024 and the SPD was adopted in September 2024.
- A Planning Obligations SPD: Consultation on a draft document was carried out in Spring/Summer 2022 and the SPD was adopted in November 2024.



Neighbourhood Development Plans

Neighbourhood Development Plans (NDPs) currently in production or made are as follows:

- **Repton NDP:** Following the submission of the Plan to the Council in January 2019 and the receipt of the Examiner's report in July 2019, The Parish of Repton Neighbourhood Development Plan 2016 – 2028 went to referendum on 14 November 2019. The referendum posed the question: *'Do you want South Derbyshire District Council to use the Parish of Repton Neighbourhood Development Plan to help it decide planning applications in the Repton Neighbourhood Area?'*. The outcome of the referendum was a 'yes' vote, with 565 out of 586 persons that voted, voting in favour of the Plan'. The Parish of Repton Neighbourhood Plan was formally made on 6 January 2020. Repton Neighbourhood Development Plan is available on the [Councils website](#).
- **Melbourne NDP:** Public consultation in accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 was undertaken on the Draft Melbourne Neighbourhood Development Plan for six weeks between 8 October 2021 and 19 November 2021. Since this AMR monitoring period, the Plan has progressed through the examination and referendum stage and was formally made on 7 July 2022. More information on the Melbourne Neighbourhood Plan is available on the [Council's website](#) and at <https://www.melbourneparishcouncil.gov.uk/>
- **Hilton NDP:** An area comprising the Parishes of Hilton, Marston on Dove and Hoon has been designated as a Neighbourhood Plan Area. Hilton Parish Council undertook the Regulation 14 consultation from 28 October 2019 to 9 December 2019. The Plan was submitted to the Council in May 2020 and the Regulation 16 consultation undertaken, which closed on 19 October 2020. The examination commenced within the monitoring period and the Examiner's Report received outside of it, on 26 May 2021. The Plan was formally made on 4 November 2021 and is available on the [Council's website](#).
- **Willington NDP:** An area comprising the Parish of Willington has been designated as a Neighbourhood Plan Area. Willington Parish Council undertook the Regulation 14 consultation from 27th July to 21st September 2024. More information on Willington Neighbourhood Development Plan is available on the [Councils website](#) and at <https://www.willingtonparishcouncil.gov.uk/neighbourhood-development-plan>
- **Etwall NDP:** An area comprising the Parish of Etwall has been designated as a Neighbourhood Plan Area. More information on Etwall Neighbourhood Development Plan is available at <https://etwall.org.uk/etwall-neighbourhood-plan/>



- **Burnaston NDP:** An area comprising the Parish of Burnaston has been designated as a Neighbourhood Area.
- **Hatton NDP:** An area comprising the Parish of Hatton has been designated as a Neighbourhood Area.
- **Findern NDP:** An area comprising the Parish of Findern has been designated as a Neighbourhood Plan Area. Findern Parish Council undertook the Regulation 14 Consultation between 20th March and 25th April 2025. More information on Findern Neighbourhood Development Plan is available at <https://findernparishcouncil.org/neighbourhood-plan>

Population

Census data indicates that the District’s population increased by 12589 people between 2011 and 2021, as shown in Table 1, with continued growth indicated by the 2022, 2023 and 2024 mid-year population estimates, as shown below:

Table 1: Population data

Year	Total Resident Population
2011 Census	94,611
2021 Census	107,200
2022 mid-year population estimate*	111,133
2023 mid-year population estimate*	114050
2024 mid year population estimate	117493

* Source: Office for National Statistics

Available population forecasts from the Office of National Statistics (ONS) for the District indicate that the population will continue to grow. The following table shows 2025 sub-national population projections for South Derbyshire.



Table 2: Population forecasts for South Derbyshire 2025-2028

Year	Population Forecasts ³
2025	118,604
2026	120,841
2027	122,969
2028	125,025

Housing

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, councils are required to report on the housing delivery that has taken place during the past monitoring year, which in this case is the period from 1 April 2024 until 31 March 2025.

Residential land supply is monitored annually in South Derbyshire with full site surveys around 1 April each year, in accordance with a County-wide protocol. The use of a database linked to GIS enables planning permissions and progress on sites to be tracked on a consistent basis across Derbyshire. Information is also collected on the development of affordable housing by tenure as well as data on house sizes and development densities on wholly completed sites.

Housing Requirement

The agreed and examined housing target from South Derbyshire's Local Plan Examination is a Housing Market Area (HMA) requirement from 2011 to 2028 of 33,388 dwellings of which 12,618 dwellings is the housing requirement for South Derbyshire. This figure consists of the housing need for South Derbyshire which is 9,605 dwellings together with a share of the housing need that Derby is unable to accommodate, 3,013 dwellings. **Based on a requirement of 12,618 the annualised housing requirement for the District is 742 dwellings.**

Housing Supply

The net number of completed dwellings from the start of the Plan period in 2011 can be seen in the Table 3 below.

³ Population forecasts based on ONS 2018-based Subnational population projections for South Derbyshire [Population projections for local authorities: Table 2 - Office for National Statistics](#)



Table 3: Net Housing delivery since the start of the Plan period

Monitoring Period	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Number	378	274	385	420	569	820	921	1218	1285	1029	919	1118	1063	865
On previously developed land (%)	38	32	26	33	12	14	11	12	13	13	15	27	28	48

As identified in Table 3 the completions from the previous ten years demonstrate the housing target of 742 has been met nine times since the beginning of the plan period. Delivery increased following the adoption of the Local Plan Parts 1 and 2. In total 11,264 homes have been completed within the plan period up to the 31 March 2025. This indicates a surplus of 876 homes over the Plan period to date. The Council expects to continue to deliver high levels of growth over the next five years. Details regarding the Council’s five-year land supply are set out in the Housing Position Paper included at Appendix 2.

Completions on Previously Developed (Brownfield) Land

Of the 865 dwellings (new completions) that were completed within the District in 2024/25, 48% were on previously developed land. As can be seen from Table 3, completions on previously developed land have generally been lower since the early part of the plan period but have risen significantly in the past three years partly owing to increased delivery from the former Drakelow Power Station site. The National Planning Policy Framework encourages the use of brownfield sites but does not set a national target. The high level of greenfield development in South Derbyshire is a result of the high level of housing growth required and lack of availability of previously developed land. Further information on previously developed land is provided in the section on the Brownfield Land Register.



Local Plan Allocations

The Adopted Part 1 and Part 2 Local Plans include 32 allocations ranging in size from 10 dwellings to 2,239 dwellings. The Local Plan Part 1 includes 18 strategic allocations which will deliver around 12,700 homes (although a number of sites will not be fully built out by the end of the plan period); the Local Plan Part 2 includes 14 non-strategic allocations which cumulatively will deliver at least 600 dwellings. Many of these allocations have been completed or benefit from planning consent and are currently under construction.

Remaining Supply

- **Sites with Planning Permission:** Large sites with full or outline planning permission (including those with a Council resolution to approve pending the completion of legal agreements), had remaining capacity for a total of 4456 dwellings.
- **Small Sites:** There were 384 dwellings with planning permission on small sites.
- **Losses:** Five losses were recorded in 2024/25.

At 31st March 2025 548 dwellings were under construction.

The five year housing land supply for the period 2026/27-2030/31 will be set out in a Housing Position Paper to be published after 31 March 2026, taking account of all new permissions granted up to that date. As the Local Plan is more than five years old the supply will be calculated using the current Standard Method.



Affordable Housing Completions

The number of affordable housing completions is monitored alongside general market housing completions. Since the Local Plan base date, April 2011, 682 social rented homes, 475 intermediate homes, 995 affordable rented homes and 26 discount low cost homes have been completed. The total number of affordable homes completed in the 2024/25 monitoring period was 292, as set out in Table 4 below.

Table 4: Gross Affordable Housing Completions 2024/25

Social Rented Homes	Shared Ownership	Affordable Rented Homes	Affordable Homes Total
36	71	185	292

Dwelling Type Monitoring

Completions are recorded on a site basis. Table 5 below shows the numbers and percentages of completions in 2024/25 categorised by type of dwelling and number of bedrooms.

There was a decrease in the number of four bed houses (195 completions) in comparison with the previous year (308 completions). There was an increase in the number of bungalows (26 completions) in comparison with the previous year (13 completions) and an increase in the number of flats (79 completions) compared to last year (28 completions).



Table 5: Gross Completions by Dwelling Type and Size

Dwelling Type	1 Bed	% 1 Bed	2 Bed	% 2 Bed	3 Bed	% 3 Bed	4 Bed	5+ Bed	Total	Dwelling Type %
Bungalow	1	3.8	21	80.8	4	15.4	0	0	26	3.0
Flat or Apartment or Maisonette	55	69.6	20	25.3	4	5.1	0	0	79	9.1
House	0	0.0	197	25.8	352	46	195	21	765	87.9
Total (gross)	56	6.4	238	27.4	360	41.4	195	21	870	

Gypsy and Travellers

A Gypsy and Traveller Accommodation Assessment (GTAA) covering Derbyshire, the Peak District National Park and East Staffordshire was jointly commissioned and subsequently published in October 2024. This study identified a need for South Derbyshire of 59 new pitches over the period 1 April 2020 – 31 March 2040, of which 20 pitches were to be delivered in the first five years. Beyond March 2025 the identified need for new pitches for each five-year period is twelve, thirteen and fourteen respectively.

During the 2024/25 monitoring year zero permanent traveller pitches were granted planning consent.

Self-Build

The Self-build and Custom Housebuilding Act 2015 places a duty on local authorities to keep and publish a register of individuals and community groups (associations of individuals) locally who want to acquire land for self-build homes and to have regard to these registers in carrying out the following functions; planning, housing, the disposal of any land by the authority and regeneration.

Local authorities must give permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period.

The first base period began on the day on which the register (which meets the requirement of the 2015 Act) was established and ended on 30 October 2016. Each subsequent base period comprises the 12 months beginning immediately after the end of the previous base period. Subsequent base periods therefore run from 31 October to 30 October each year. At the end of each base period, relevant authorities have



three years in which to permission as many plots of land suitable for self-build and custom housebuilding as there are register entries for that base period.

At the close of the ninth base period ending 30 October 2024, there were 116 individuals recorded on the Council's self-build register of which 17 were added during the 12-month period (ending 30 October 2024). Between the end of the eighth base period, ending 30 October 2023, and the end of the ninth base period, ending 30 October 2024, planning permission was granted for 0 self and custom build plots.

Employment

The total industrial and business land need outside the Derby Urban Area within South Derbyshire between April 2011 and March 2028 is 47.27ha. As at 31 March 2025, 73.1ha had been completed, a further 43.13ha had planning consent (with a further 14.62ha with resolution to approve subject to completion of S106 agreement), 1.8ha was under construction and 6.71ha did not yet have planning consent but was allocated for industrial and business development in the Local Plan Part 1 (see Table 8). Gross employment land provision within the District, therefore, measured 124.74ha. Since April 2011, 29.04ha of established industrial and business land had been lost to other uses.

Table 6: Total Land and Floor Space Gained and Lost and Proportion of Gains on Previously Developed Land by Use Class 1 April 2024– 31 March 2025

Description		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Mixed	Total
Employment land developed or lost in 2024/25 by type.	Gains (ha)	0.01	0	0.02	1.2	3.67	6.81	11.71
	Losses (ha)	0.2	0	0	0	4	0	4.2
Employment floor space developed or lost in 2024/25 by type	Gains (sqm)	129	0	270	0	16135	26485	43019
	Losses (sqm)	500	0	0	0	0	0	500
Floor space developed for employment in 2024/25 on previously developed land.	Gains (sqm)	14	0	0	0	0	11263	11277
	% of gains on PDL	10.8	0	0	0	0	42.52	26.21



Table 7: Completed Employment Sites 1 April 2011 – 31 March 2025

A. Sites Completed since 2011	Area (ha.)
Former Bretby Hotel and Conference Centre	1.35
Nestle, Marston Lane, Hatton	12.91
Park Road, Newhall	1.62
Dove Valley Park, Foston	26.12
Keystone Lintels, Swadlincote	2.00
ATL Foston	3.66
Tetron Point, Swadlincote	3.82
Woodyard Lane , Foston	3.22
Ryder Close	1.2
Small sites (less than 1ha)	17.2
Total	73.1



Table 7: Employment Land Under Construction; with Planning Permission or Allocated in the Local Plan but Without Planning Permission; and Losses at 31st March 2025

B. Sites Under Construction	Area (ha.)
Small sites combined (all less than 1ha)*	1.68
Tetron Point (Part of larger allocation)	0.12
Total	1.8
C. Sites with Planning Permission	
Tetron Point, Swadlincote	2
Dove Valley Business Park	19.72
Hilton Business Park	2.57
ATL, Foston	4.9
Drakelow Park	2.5
Sinfin Lane, Barrow	2.22
Land North of Occupation Lane, Woodville	4.60
Land North of Derby Road, Hilton	1.4
Small sites combined (all less than 1ha.)	3.22
Total	43.13
D. Local Plan Allocations without Planning Permission	
Hilton	3.71
Cadley Hill	3
Total	6.71
Total (A+B+C+D)	124.74
Loss of Employment Land	
Total Losses since 1st April 2011	29.04



Retail and Town Centre

The Council currently monitors vacancy rates in Swadlincote Town Centre annually as part of the Council's town centre benchmarking scheme. The latest available data for the 2024/25 monitoring year is from October 2024.

At that point 187 retail, leisure, and office ground floor units were recorded for monitoring purposes in Swadlincote town centre of which 71 were Use Class E(a) retail units.

In total, 10 ground floor retail, office and leisure units were recorded as being vacant with a combined floor area of 1032 sqm, representing 5.35% of all such units and 2.1% of all such floorspace. The location of vacant units is shown in the below map.



Regeneration Brownfield Land Register

Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local planning authorities in England to prepare, maintain and publish registers of previously developed (brownfield) land by 31 December. The registers are intended to provide information on sites that local authorities consider to be appropriate for residential development. Brownfield sites that meet the relevant criteria must be entered in Part 1 of brownfield land registers. Sites entered in Part 2 of the brownfield land registers are granted permission in principle. Regulation 17 requires local planning authorities to review their registers at least once a year. The published register for 2024 comprises 19 current sites, all contained within Part 1 of the register, with a total combined land area of 89.5ha. It may be viewed on the District Council website [here](#).

Infrastructure

On 1 September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 came into force, requiring that all authorities in receipt of contributions received through planning obligations (also known as Section 106 contributions) must produce an annual Infrastructure Funding Statement (IFS). The fifth of these IFSs is to be published in March 2026 relating to the previous financial year, i.e. the monitoring year to which this AMR relates. The IFS provides various breakdowns of the Section 106 monies, as is required by the Regulations and the IFS is available [here](#).



Appendix 1: Policy Monitoring (based on Monitoring and Implementation Tables for LPP1 and LPP2)

Indicator	Policy Number	Policy Name	Plan	Performance										
Spatial Strategy Policies														
Number of planning applications which go to appeal and are subsequently granted planning permission	S2	Presumption in Favour of Sustainable Development	LPP1	Eight applications were allowed at appeal.										
Net number of additional dwellings each year	S4	Housing Strategy	LPP1	865 (net) additions. See main text for further information										
Five Year Housing Land Supply	S4	Housing Strategy	LPP1	See Housing Position Paper to be published after 31 March 2026										
Annual net additional employment floor space and net employment land	S5	Employment Land Need	LPP1	Floor space and land, net of losses, delivered in the monitoring period were +42519 sqm and 7.51ha respectively.										
Amount of vacant ground floor retail, office and leisure floorspace in Swadlincote Town Centre	S7	Retail	LPP1	10 by number of units (5.35% of all ground floor retail, leisure and office use) or 2.1% by floor area. See main text for further information										
Amount of new development granted within the Green Belt, including conversion, reuse of buildings and new buildings (excluding householder extensions)	S8	Green Belt	LPP1	Three applications for new development were granted in the Green Belt, one change of use (COU) from agricultural building to dwelling, one COU from agricultural land to a dog park and reserved matters permission for one dwelling.										
Settlement Development Policies														
Number of applications (full or outline on major sites) for market housing granted consent outside of the settlement boundaries	SDT1	Settlement Boundaries and Development	LPP2	There were none consented major sites outside of settlement boundaries (and contrary to the development plan) in the monitoring period.										
Housing Policies														
Net additional dwellings by category of the settlement hierarchy	H1		LPP1	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Derby UA</td> <td style="text-align: right;">117 dwellings</td> </tr> <tr> <td>Burton UA</td> <td style="text-align: right;">387 dwellings</td> </tr> <tr> <td>Swadlincote</td> <td style="text-align: right;">250 dwellings</td> </tr> <tr> <td>Key Service Villages</td> <td style="text-align: right;">82 dwellings</td> </tr> <tr> <td>Local Service Villages</td> <td style="text-align: right;">3 dwellings</td> </tr> </table>	Derby UA	117 dwellings	Burton UA	387 dwellings	Swadlincote	250 dwellings	Key Service Villages	82 dwellings	Local Service Villages	3 dwellings
Derby UA	117 dwellings													
Burton UA	387 dwellings													
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Local Service Villages	3 dwellings													



				Rural villages /areas 26 dwellings
Meet policy requirements, including site specific policy requirements	H2-H19	Strategic Housing Site Policies	LPP2	No strategic housing sites were completed during this monitoring year.
The number of dwelling types built each year	H20	Housing Balance	LPP1	See main body of this report
The number of market, social and intermediate housing constructed annually	H20	Housing Balance	LPP1	See main body of this report
Density of wholly completed sites or phases	H20	Housing Balance	LPP1	Five sites or phases of 10 dwellings or more were completed within monitoring year, comprising a total of 511 dwellings on a gross area of 18.65 ha, giving an average of 27.4 dwellings per hectare
Annual affordable housing completions including the number of social rented and intermediate affordable housing	H21	Affordable Housing	LPP1	See main body of this report
The number of dwellings annually completed on exception sites	H21	Affordable Housing	LPP1	None
Number of additional pitches granted planning permission annually	H22	Sites for Gypsies and Travellers and Travelling Show people	LPP1	During the 2024/25 monitoring year no permanent traveller pitches were granted permission
Meet policy including site specific policy requirements	H23	Non-Strategic Housing Site Policies	LPP2	One part 2 allocations non-strategic housing site (H23G Milton Road, Repton) was completed during this monitoring year.
Number of planning applications for replacement dwellings in rural areas (outside of settlement boundaries)	H24	Replacement dwellings in the countryside	LPP2	Six applications for replacement dwellings outside of settlement boundaries have been recorded in the monitoring period, which were granted consent.
Number of rural worker dwellings consented in the monitoring period	H25	Rural Workers	LPP2	One permission for permanent workers dwellings was granted in the monitoring period.
Number of applications for new residential garden land in the countryside	H26	Residential Gardens in the Countryside	LPP2	Seven application was granted planning permission for residential garden use outside of settlement boundaries in the monitoring period.
Number of householder applications lost on appeal	H27	Residential Extensions and Other Householder Development	LPP2	No applications were granted at appeal.



Applications for change of use to residential Use - class C3 (residential conversions) granted planning consent	H28	Residential Conversions	LPP2	18 applications were permitted, including prior notifications for conversion of agricultural buildings to dwellings, in the monitoring period.
Employment and the Economy Policies				
Annual total E(g)i, ii and iii, B2 and B8 floorspace and new land area completion on strategic employment land allocations.	E1	Strategic Employment Land Allocations	LPP1	New employment development on land comprising 3.37ha and 11147sqm of floorspace was completed on strategic sites in the monitoring period.
Floor space area for completed units measuring under 100m2 and between 100-500m2 on the identified sites. In policy E1	E1	Strategic Employment Land Allocations	LPP1	No floorspace was completed on units measuring under 100sqm and 644sqm floorspace comprising two units, each measuring 322sqm, at Tetron Point.
Annual total E(g)i, ii and iii, B2 and B8 floorspace and new land area completion outside strategic employment land allocations.	E2	Other Industrial and Business Development	LPP1	31872sqm of floorspace and 8.34ha of new employment land was completed outside of strategic employment sites in the monitoring period.
The amount of employment land area/floor space lost each year to other uses.	E3	Existing Employment Areas	LPP1	4.2 ha of employment land and 500 sqm of employment floor space was lost to other uses in the monitoring period.
Protection of land against development that would prejudice development of the site for intended purpose	E4	Strategic Location for Sinfin Moor Employment site Extension	LPP1	Site remains protected for future extension of Sinfin Moor employment site.
Protection of land against development that would prejudice development of the site for intended purpose	E5	Safeguarded Employment Site – Dove Valley Park	LPP1	No new permissions were granted on land allocated under Policy E5 within the monitoring year.
Completion of new industrial and business development	E6	Woodville Regeneration Area	LPP1	There was no industrial and business development in the Woodville Regeneration Area
Number of rural employment development schemes completed	E7	Rural Development	LPP1	Eight rural employment schemes were completed in the monitoring period.
Sustainable Development Policies				
Number of planning applications granted annually contrary to Environment Agency advice on water quality grounds	SD1	Amenity and Environmental Quality	LPP1	One application was subject to an outstanding objection on water quality



				grounds from the EA in the monitoring period.
Number of Air Quality Management Areas (AQMAS) within the District	SD1	Amenity and Environmental Quality	LPP1	There are no AQMAS located within the District.
Number of planning applications granted annually contrary to Environment Agency advice on flood risk grounds	SD2	Flood Risk	LPP1	One application was subject to an outstanding objection on flood risk grounds from the EA in the monitoring period.
Proportion of main rivers meeting WFD targets	SD3	Sustainable Water Supply, Drainage and Sewerage Infrastructure	LPP1	Information on WFD monitoring is available to view on the EA website http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/4
Reduce average consumption of water per household Number of properties consented that required developer to deliver optional standard of Part G of the Building Regulations of 110litres of water per person per day. Based on delivery on sites of 10 or more	SD3	Sustainable Water Supply, Drainage and Sewerage Infrastructure	LPP1	1906 homes (on sites of 10 or more) and 66 bed care homes were granted full or reserve matters consent and were required to deliver this standard in the monitoring period.
Number of planning applications granted annually with an outstanding objection regarding Contaminated Land or mining legacy issues	SD4	Contaminated Land and Mining Legacy Issues	LPP1	No planning applications have been identified as consented with an outstanding objection regarding contaminated land or mining legacy issues.
Number of planning applications granted annually with an outstanding objection regarding minerals safeguarding	SD5	Minerals Safeguarding	LPP1	No planning applications in the monitoring period were granted with an outstanding minerals safeguarding objection.
Renewable energy capacity in South Derbyshire (on schemes over 1Mw)	SD6	Sustainable Energy and Power Generation	LPP1	There is 22.94 MW of installed renewable energy capacity in South Derbyshire. Of the seven operational schemes, six scheme are solar PV schemes. One scheme is a 1.6Mw landfill gas scheme located in Newhall .
Built and Natural Environment Policies				
Number of sites granted full or Reserved matters permission within the monitoring period with Building for Life Assessments of: • 16 or more • 14-15	BNE1	Design Excellence	LPP1	Data unavailable for 2024/25



<ul style="list-style-type: none"> • 10-13 • Less than 10 				
Number of heritage assets at risk within the District	BNE2	Heritage Assets	LPP1	There are 16 entries on the Heritage at Risk Register in the District. This includes ten buildings and structures, three places of worship, two archaeological assets and one Historic Park and Garden. On the local at risk register (including buildings/structures from grade I-II) there are 48 entries.
Number of Listed Buildings, Conservation areas, Historic Park and Gardens, Schedule Ancient Monuments within the District	BNE2	Heritage Assets	LPP1	There are 712 listed buildings and structures in the District of which 48 are grade I, 48 are grade II* and 616 are grade II There are 22 Scheduled monuments and 22 Conservation Areas in the District There are five historic parks and gardens in the District of which one is grade I, three are grade II* and one is grade II.
Number of Conservation Areas with up-to-date Conservation Area Appraisals.	BNE2	Heritage Assets	LPP1	All 22 Conservation Areas in the District have up to date conservation area appraisals, although some will shortly require review.
Change on areas and populations of biodiversity importance including: <ul style="list-style-type: none"> • Change in priority habitats and species (by type) and • Change in areas designated for their intrinsic environmental value including sites for international, national, regional and sub regional importance. 	BNE3	Biodiversity	LPP1	A gain of 1318m of hedgerows A gain of 0.0284ha of ponds A gain of 0.086 of traditional orchard. A gain of 0.29ha of land designated as Local Wildlife Site
Number of applications (full or outline on major sites) for market housing granted consent outside of the settlement boundaries	BNE5	Development in the Countryside	LPP2	No full or outline applications for market housing on major sites outside of settlement boundaries (and contrary to the development Plan) were consented in the monitoring period.
Number of agricultural schemes (excluding losses to other use classes) granted and refused in monitoring period	BNE6	Agricultural Development	LPP2	20 applications for agricultural schemes were received, 2 were approved, prior



				approval was not required for 16 and two were refused.
Number of Tree Preservation Orders (TPOs) made in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 9 provisional orders made within the monitoring period.
Number of TPOs lost in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 54 TPOs where the felling of trees was permitted within the monitoring period
Adoption of Local Green Space Development Plan Documents	BNE8	Local Green Space	LPP2	Adopted by Full Council 24 th September 2020. See main text for further information.
Number of advertisement applications granted and refused in monitoring period	BNE9	Advertisements and Visual Pollution	LPP2	17 applications were received for advertisement consent in the monitoring period; of these 15 were approved, one was refused and one disposed of.
Number of Listed Building consents	BNE10	Heritage	LPP2	46 listed building consents were recorded in the monitoring period.
Number of applications granted for shopfronts in Swadlincote Town Centre in monitoring period	BNE11	Shopfronts	LPP2	One application for changes to existing shopfronts in Swadlincote Town Centre was granted in the monitoring period.
Number of applications on the site against the framework documents for Willington and Drakelow Power Station	BNE12	Former Power Station Land	LPP2	No applications recorded - Development Framework Documents for Power Station sites remain to be prepared.
Retail Policies				
Amount of retail floor space within Swadlincote Town Centre (Use Class E(a))	RTL1	Retail Hierarchy	LPP2	30969m ² recorded at October 2024
Amount of completed floor space in new local centres	RTL1	Retail Hierarchy	LPP2	No retail floor space was completed in new local centres within the 2024/25 monitoring period.
Loss of retailing facilities to other uses	RTL1	Retail Hierarchy	LPP2	No retail units were lost to other uses.
Preparation of design briefs for the redevelopment sites	RTL2	Swadlincote Town Centre Potential Redevelopment Locations	LPP2	No design briefs to guide comprehensive development of sites were completed within the monitoring period.
Infrastructure Policies				



Length of journeys to work – proportion of population travelling more than 20km to work	INF2	Sustainable Transport	LPP1	11.6% of the District Population travels in excess of 20km to work (note that this 2021 Census data was derived during the COVID 19 pandemic)
Mode of travel to work	INF2	Sustainable Transport	LPP1	Car/van/motorcycle 63.8%; work from home 27.64%; on foot 4.7%; bus/minibus 1.27%, Bicycle 0.89%, Train, underground, metro, light rail, tram 0.28% (note that this 2021 Census data was derived during the COVID 19 pandemic)
Implementation of transport infrastructure schemes in the Plan Period.	INF4	Transport Infrastructure Improvement Schemes	LPP1	No transport infrastructure schemes identified in INF4 have been implemented in the period.
Number of planning applications approved with outstanding objection by the Civil Aviation Authority (CAA)	INF5	East Midlands Airport	LPP1	No applications approved with outstanding objection from the CAA
Number of applications for new halls or built recreation facilities annually (excludes extensions or alterations to existing facilities)	INF6	Community Facilities	LPP1	Three applications have granted planning permission for new halls/built recreational facilities within the monitoring period. It should also be noted that temporary consent was granted for a sports hall at Mercia Academy.
Change in areas of biodiversity importance	INF7	Green Infrastructure	LPP1	A gain of 0.29ha of land designated as Local Wildlife Site No losses identified as a result of planning applications.
New National Forest Planting within the District annually	INF8	The National Forest	LPP1	0.2 hectare planted between 1st April 2024-31st March 2025.
Number of planning applications approved with outstanding objections from Sport England	INF9	Open Space, Sport and Recreation	LPP1	No applications have been identified as consented with an outstanding objection from Sport England in Monitoring period
Net increase/ decrease in playing pitches within the District	INF9	Open Space, Sport and Recreation	LPP1	Three applications have been granted planning permission for playing pitches within this monitoring period, a non turf cricket pitch at Swarkestone Cricket Club,



				six pitches at Newhouse Farm and 4 pitches at Boulton moor.
Number of new self-catering holiday units and pitches	INF10	Tourism Development	LPP1	One application was consented for a holiday let.
Number of applications granted for telecommunications	INF11	Telecommunications	LPP2	One telecommunication prior notification was received, and prior approval was not required.





**South
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District Council

