



**South  
Derbyshire  
District Council**

Planning and Strategic  
Housing

**AMR**

# Authority Monitoring Report

1st April 2019 to 31st March 2020



# 19-20







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# Executive Summary

Theme		Headline
Population		<p><b>In 2019 the mid-year population for South Derbyshire stood at 107,260.</b> This is an increase of <b>2,760</b> people compared to the 2018 mid-year estimate. Since the start of the Plan period in 2011 there has been an <b>increase</b> in the District’s population of <b>12,360</b> people.</p>
Housing		<p><b>The District Council’s Housing Target is 742 homes to be built per annum between 2011-2028.</b></p> <p>In the 2019/20 monitoring period there were <b>1,292 (gross)</b> completions. However, once losses in the period are taken into account, a total of <b>1,285</b> homes (net) were built.</p> <p>Since 2011, <b>6,270</b> homes have been built against a requirement of <b>6,678</b>.</p> <p><b>Affordable housing completions for the period 2019/20 were 291.</b> This is an increase on the number recorded in the 2018/19 period when <b>225</b> affordable homes were completed. <b>22.52% of homes completed in the period were classed as affordable.</b></p> <p>In 2019 <b>median house prices were 7.18 times median (gross) annual workplace earnings.</b> An increase from 7.13 times earnings in 2018 indicating that homes have become less affordable in the monitoring period<sup>1</sup>.</p> <p><b>A total of 19 individuals were added to the District Council’s self-build register during the fourth base period (31 October 2018 to 30 October 2019).</b> 10 individuals were added to the register during the third base period.</p>

<sup>1</sup> House price to workplace based earnings ratios can be found on the following webpage:  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

<b>Employment</b>		<p>The total industrial and business land need outside the Derby Urban Area within South Derbyshire between 2011 - 2028 is <b>47.27ha</b>. On 31 March 2020, <b>the amount of new land developed since 1 April 2011 was 36.77ha, with a further 0.93ha under construction</b> at the time of the survey. <b>A further 72.95ha had planning consent and 18.71ha did not yet have planning consent but was allocated for industrial and business development</b> in the Local Plan Part 1.</p> <p><b>Net additional floor space delivered in the monitoring period was 2,885 sqm.</b></p>
<b>Retail</b>		<p>12 retail, office and leisure units were recorded as vacant in Swadlincote Town Centre during the survey in June 2020. <b>The vacancy rate for the retail, leisure and office uses in the town centre is 6.45% by number of units, or 4.32% if measured as a proportion of floor space.</b></p> <p>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 2020.</p>
<b>Regeneration</b>		<p>The Brownfield Land Register submission for 2019 comprised 20 sites with a total area of 72.2 ha.</p> <p><b>13% of housing delivered in the monitoring period was on previously developed land, whilst 52 % of employment floor space was delivered on previously developed sites.</b></p>
<b>Infrastructure</b>		<p><b>Local infrastructure projects delivered in the monitoring period:</b></p> <p>Chellaston Fields Spencer Academy and The Mease Spencer Academy Primary Schools were both opened in September 2019.</p> <p>The re-building of Repton Village Hall was completed in September 2019.</p> <p>Stenson Fields Community Centre was completed in this monitoring period.</p>

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## 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 May 2018 (LDS 9) and can be viewed on the Council's website [here](#).

### The Part 1 Local Plan (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 Part 2 Local Plan (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](#).

### 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.

The Local Development Scheme (LDS9, May 2018) indicates that the Council will produce:

- A Local Green Spaces Development Plan Document (DPD): Options Consultations took place in October to November 2018 and was submitted to the Secretary of State on 24<sup>th</sup> May 2019, with the Examination in Public took place on 12<sup>th</sup> September 2019. The modifications consultation ran from 4<sup>th</sup> February 2020 until 17<sup>th</sup> March 2020. Since the monitoring period to which this AMR relates, the Local Green Spaces Plan was adopted by the Council on 24<sup>th</sup> September 2020.
- A Gypsy and Traveller Site Allocations DPD: Between 28<sup>th</sup> August and 2<sup>nd</sup> October 2019 the District Council consulted upon the Sustainability Appraisal Scoping Report for the Gypsy and Traveller Site Allocations DPD. An up-to-date assessment of need is to be

undertaken prior to the commencement of the Gypsy and Traveller Site Allocations DPD and whilst the Gypsy and Traveller Accommodation Assessment (GTAA) has been commissioned and the site surveys have commenced, Covid-19 has delayed the site surveys and a significant delay to the completion of the GTAA is expected.

- An SPD on Greenways: No firm dates have been set for consultation or adoption. The District Council continues to liaise with Derbyshire County Council with a view to progressing the document.

## 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. More information is available on the Repton Neighbourhood Plan website at [http://www.reptonvillage.org.uk/n\\_p/np\\_home.html](http://www.reptonvillage.org.uk/n_p/np_home.html).
- **Melbourne NDP:** Public consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 was undertaken on the Draft Melbourne Neighbourhood Development Plan for six weeks between 20 May 2019 and 2 July 2019. More information is available on the Melbourne Neighbourhood Plan at: <https://www.melbourneparishcouncil.org.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. Since the monitoring period to which this AMR relates, the NDP was submitted to the Council in May 2020 and the Regulation 16 consultation undertaken, which closed on 19 October 2020. The examination of the NDP is forthcoming. Information on the Plan is held on the Parish Council's website: <https://www.hiltonparishcouncil.org.uk/neighbourhood-plan.html>
- **Willington NDP:** An area comprising the Parish of Willington has been designated as a Neighbourhood Plan Area.

## Population

On average the District's population has been increasing by around 1,500 people annually since the start of the Plan period, as indicated in Table 1, below:

Table 1: Mid-year population estimates for South Derbyshire 2011-2019<sup>2</sup>

Year	Population Estimate
2011	94,900
2012	95,900
2013	97,100
2014	98,400
2015	99,300
2016	100,400
2017	102,400
2018	104,500
2019	107,260

Available population forecasts from the Office of National Statistics (ONS) for the District indicate that the population will continue to grow rapidly, but at a steadily falling rate as time progresses, from an annual increase of 1,769 between 2020 and 2021 to an increase of 1,299 between 2027 and 2028. The following table indicates 2018 sub-national population projections for South Derbyshire.

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<sup>2</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1946157140/report.aspx?town=south%20derbyshire#tabrespop>



**Table 2: Mid-year population Forecasts for South Derbyshire 2020-2028 and illustration of potential population reflecting plan growth targets**

Year	Population Forecasts <sup>1</sup>
2020	108,164
2021	109,933
2022	111,632
2023	113,257
2024	114,819
2025	116,281
2026	117,697
2027	119,043
2028	120,342

<sup>1</sup>Population forecasts based on ONS 2018-based Subnational population projections for South Derbyshire  
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

## 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 2019 until 31 March 2020.

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.

Table 3: 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
<b>Number</b>	378	274	385	420	569	820	921	1218	1285
<b>On previously developed land (%)</b>	38	32	26	33	12	14	11	12	13

The delivery figures since the start of the Plan period show an initial reduction in the number of homes delivered in the period 2011-12. This is likely to be as a result of a lack of supply from the then committed sites and economic conditions following the global financial crisis. Housing delivery reached its lowest point in the 2012/13 monitoring period. Numbers have risen every year since, though the 2016/17 monitoring period saw a significant step change in delivery. The reason for this increased number of completions is that the Local Plan Parts 1 and 2 had been adopted, meaning that new housing allocations have been made and ‘opened up’ for development.

As identified in Table 3 the completions from the previous seven years demonstrate the housing target of 742 has been met four times since the beginning of the plan period. In total 6,270 homes have been completed within the Plan period up to the 31 March 2020. This indicates a shortfall of 408 homes over the Plan period to date. In order to address this shortfall 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 B.

### Completions on Previously Developed (Brownfield) Land

Of the 1,285 dwellings (net completions) that were completed within the District in 2019/20, 13% were on previously developed land. As can be seen from Table 3, completions on previously developed land have generally decreased since the start of the Plan period. 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 the lack of previously developed land currently available for development. 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 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, have remaining capacity for a total of 8,557 dwellings.
- **Windfall estimates:** An allowance has been included within the Local Plan Part 1 of 23 dwellings per year.
- **Small Sites:** There are 344 dwellings with planning permission on small sites.
- **Losses:** An allowance for 14 dwelling losses per annum has been included in the trajectory. This figure is based on previous rates of losses.

It is expected that 5,596 dwellings on large sites (with planning permission) and 304 dwellings on small site sites (with planning permission) will contribute to the housing land supply to 2028. At 1<sup>st</sup> April 2020, 757 dwellings were under construction.

For further information on large sites with planning permission please view the Housing Position Paper at Appendix B.

## Affordable Housing Completions

The number of affordable housing completions is monitored alongside general market housing completions. The number of affordable homes completed during the first three years of the Plan period was relatively low with 33 affordable housing completions in 2011/12 and 2012/13 and 23 affordable housing completions in 2013/14. However, in 2014/15 affordable housing completions rose substantially to 97 and continued to do so with 107 completions in 2015/16, 185 completions in 2016/17, 180 completions in 2017/18 and 225 completions in 2018/19. 291 affordable homes were completed during the 2019/20 monitoring period and the breakdown of tenure of these homes is set out in Table 4 below.

Table 4: Gross Affordable Housing Completions 2019-20

Social Rented Homes	Shared Ownership	Affordable Rented Homes	Affordable Homes Total
112	75	104	291

## Dwelling Type Monitoring

Completions are recorded on a site basis. Table 5 below shows the numbers and percentages of completions in 2019/20 categorised by type of dwelling and number of bedrooms.

There was an increase in the number of 3 and 4 bed houses (527 and 429 completions) in comparison with the previous year (429 and 425 completions). There was a decrease in the number of flats (29 completions) compared to last year (48 completions) and an increase in the number of bungalows completed (25 in 2019/20 compared to 8 in 2018/19).

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	4.0	19	76.0	5	20.0	0	0	25	1.9
Flat or Apartment or Maisonette	6	20.7	23	79.3	0	0.0	0	0	29	2.2
House	15	1.2	224	18.1	522	42.2	429	48	1238	95.8
<b>Total (gross)</b>	<b>22</b>	<b>1.7</b>	<b>266</b>	<b>20.6</b>	<b>527</b>	<b>40.8</b>	<b>429</b>	<b>48</b>	<b>1292</b>	

## 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 June 2015. This study identified a need for South Derbyshire of 38 new pitches over the period 1 April 2014 – 31 March 2034, of which 14 pitches were to be delivered in the first five years. Beyond March 2019 the identified need for new pitches for each five-year period is seven, eight and nine respectively.

During the 2019/20 monitoring year a total of six 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 suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to 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 is the period of 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 an equivalent number of plots of land which are suitable for self-build and custom housebuilding, as there are entries for that base period.

At the close of the fourth base period ending 30 October 2019, there were 52 individuals recorded on the Council's self-build register of which 19 were added during the most recent 12-month period (ending 30 October 2019). Between the end of the third base period, ending 30 October 2018, and the end of the fourth base period, ending 30 October 2019, planning permission was granted for 46 single residential units, including 13 provided through the conversion of existing buildings.

## 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. Between that date and 31 March 2020, 36.77ha had been completed (see Table 7). As at 31 March 2020, there was a further 72.95ha with planning consent, 0.93ha was under construction and 18.71ha 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 129.36ha. Since April 2011, 24.68ha 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 2019 – 31 March 2020

Description		B1a	B1b	B1c	B2	B8	Mixed	Total
Employment land developed or lost in 2019/20 by type.	Gains (ha)	0	0	0	0.37	0.00	0.37	0.74
	Losses (ha)	0.01	0	0	0	4.00	0.00	4.01
Employment floor space developed or lost in 2019/20 by type	Gains (sqm)	290	0	0	1276	920	989	3475
	Losses (sqm)	590	0	0	0	0	0	590
Floor space developed for employment in 2019/20 on previously developed land.	Gains (sqm)	290	0	0	586	920	0	1796
	% of gains on PDL	100	0	0	45.92	100	0	51.68

Table 7: Completed Employment Sites April 2011 – 31 March 2020

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	2.32
Keystone Lintels, Swadlincote	2.00
ATL Foston	1.34
Tetron Point, Swadlincote	2.65
Small sites (less than 1ha)	12.58
<b>Total</b>	<b>36.77</b>

Table 8: Employment Land Under Construction; with Planning Permission or Allocated in the Local Plan but Without Planning Permission; and Losses at 31st March 2020

<b>Sites Under Construction</b>	<b>Area (ha.)</b>
Small sites combined (all less than 1ha)	0.93
<b>Sites with Planning Permission</b>	
Tetron Point, Swadlincote	4.71
Dove Valley Park, Foston	40.51
Former Ministry of Defence Depot, Hilton	3.15
Former Drakelow Power Station	12.0
South of Cadley Hill Industrial Estate	3.00
ATL, Foston	2.2
Woodyard Lane, Foston	3.22
Sinfin Lane, Barrow on Trent	2.22
Park Road, Newhall	1.00
Small sites combined (all less than 1ha.)	0.94
<b>Local Plan Allocations without Planning Permission</b>	
Hilton	3.71
Cadley Hill	3
Woodville Regeneration Area	12
<b>Total</b>	<b>92.59</b>
<b>Loss of Employment Land</b>	
Total Losses since 1st April 2011	24.68

# 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 2019/20 monitoring year is from June 2019.

At that point 186 retail, leisure, and office ground floor units were recorded for monitoring purposes in Swadlincote town centre of which 100 were Use Class A1 units.

In total, 12 ground floor retail, office and leisure units were recorded as being vacant with a combined floor area of 2,262 sqm, representing 6.45% of all such units and 4.32% of all such floorspace. The location of vacant units is shown in Fig. 1.

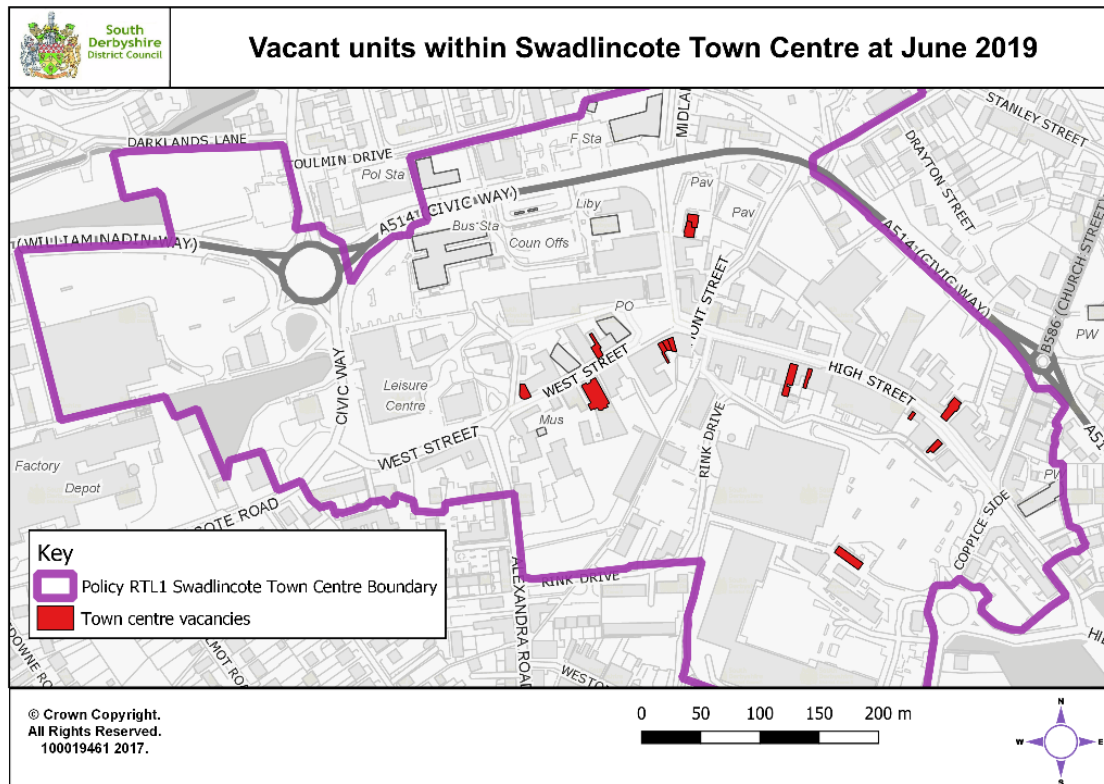


Figure 1: Vacant Units in Swadlincote as recorded in June 2019



## 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 2019 comprises 20 sites, all contained within Part 1 of the register, with a total combined land area of 72.2 ha. It may be viewed on the District Council website [here](#):

## Infrastructure

The new primary schools at Hilton and Chellaston Fields (The Mease Spencer and Chellaston Fields Spencer Academy respectively) were completed within the monitoring period.

A new community centre was opened in both Stenson Fields and Repton.

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 first of these IFSs is to be published by 31 December 2020 relating to the previous financial year, i.e. the monitoring year to which this AMR relates. An IFS will continue to be required on an annual basis thereafter. The IFS provides various breakdowns of the Section 106 monies, as is required by the Regulations and the IFS itself is available [here](#).

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

Indicator	Policy Number	Policy Name	Plan	Performance
<b>Spatial Strategy Policies</b>				
Number of planning applications which go to appeal and are subsequently granted planning permission	S2	Presumption in Favour of Sustainable Development	LPP1	Ten applications were allowed at appeal
Net number of additional dwellings each year	S4	Housing Strategy	LPP1	1285 (net) additions. See main text for further information
Five Year Housing Land Supply	S4	Housing Strategy	LPP1	See Housing Position Paper at Appendix B
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 +2,885 sqm and -3.27 ha respectively. The loss of employment land recorded in this period was predominately due to the redevelopment of land at Hilton Business Park for housing, that land being allocated for such purposes in the Local Plan Part 1.
Amount of vacant ground floor retail, office and leisure floorspace in Swadlincote Town Centre	S7	Retail	LPP1	12 by number of units (6.45% of all ground floor retail, leisure and office use) or 4.32% 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	One application for new development was granted in the Green Belt
<b>Settlement Development Policies</b>				
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 outside of settlement boundaries (and contrary to the development plan) in the monitoring period.
<b>Housing Policies</b>				
Net additional dwellings by category of the settlement hierarchy	H1		LPP1	Derby UA dwellings 679 Burton UA dwellings 108

				<b>Swadlincote 227 dwellings</b> <b>Key Service Villages 240 dwellings</b> <b>Local Service Villages 20 dwellings*</b> <b>Rural villages /areas 11 dwellings</b> <b>*The Aston-On-Trent settlement boundary crosses into the parish of Weston-on-Trent, consequently the Aston Hall Hospital development (Local Plan Part 1 Housing Allocation - Policy H8) is included in Local Service Village completions for Weston-on-Trent</b>
Meet policy requirements, including site specific policy requirements	H2-H19	Strategic Housing Site Policies	LPP2	<b>Policy H8, Former Aston Hall Hospital was completed during this monitoring year.</b>
The number of dwelling types built each year	H20	Housing Balance	LPP1	<b>See main body of this report</b>
The number of market, social and intermediate housing constructed annually	H20	Housing Balance	LPP1	<b>See main body of this report</b>
Density of wholly completed sites or phases	H20	Housing Balance	LPP1	<b>Seven sites of 10 dwellings or more were completed within monitoring year, comprising a total of 345 dwellings on a gross area of 12.27 ha, giving an average of 28.18 dwellings per hectare</b>
Annual affordable housing completions including the number of social rented and intermediate affordable housing	H21	Affordable Housing	LPP1	<b>See main body of this report</b>
The number of dwellings annually completed on exception sites	H21	Affordable Housing	LPP1	<b>None</b>
Number of additional pitches granted planning permission annually	H22	Sites for Gypsies and Travellers and Travelling Show people	LPP1	<b>During the 2019/2020 monitoring year a total of 6 permanent traveller pitches were granted</b>
Meet policy including site specific policy requirements	H23	Non-Strategic Housing Site Policies	LPP2	<b>No non-strategic housing sites were completed during this monitoring year.</b>
Number of planning applications for replacement dwellings in rural areas (outside of settlement boundaries)	H24	Replacement dwellings in the countryside	LPP2	<b>Five applications for replacement dwellings outside of settlement boundaries have</b>

				been recorded in the monitoring period, four of which were granted consent.
Number of rural worker dwellings consented in the monitoring period	H25	Rural Workers	LPP2	No application for permanent workers dwellings was granted
Number of applications for new residential garden land in the countryside	H26	Residential Gardens in the Countryside	LPP2	Five applications were 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	One appeal was dismissed
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.
<b>Employment and the Economy Policies</b>				
Annual total B1, B2 and B8 floorspace and new land area completion on strategic employment land allocations.	E1	Strategic Employment Land Allocations	LPP1	No new employment land 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 micro-floorspace units were completed on sites identified in Policy E1 and no small-scale floor space were completed on sites identified in policy E1
Annual total B1, B2 and B8 floorspace and new land area completion outside strategic employment land allocations.	E2	Other Industrial and Business Development	LPP1	0.74 ha and 3,475 sqm of employment floor space 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	4.01 ha of employment land and 590sqm 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	8.86ha of the site was granted full planning permission for B2 use within the plan period (combined with an adjacent plot to

				make a total of 12.36ha). The remainder of the site has outline planning permission for large scale B2 or B8 development.
Completion of new industrial and business development	E6	Woodville Regeneration Area	LPP1	There was 0ha of industrial and business development in the Woodville Regeneration Area
Number of rural employment development schemes completed	E7	Rural Development	LPP1	Three rural development schemes were completed in the monitoring period.
<b>Sustainable Development Policies</b>				
Number of planning applications granted annually contrary to Environment Agency advice on water quality grounds	SD1	Amenity and Environmental Quality	LPP1	There were no applications subject to a holding 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	No applications were subject to a holding 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 <a href="http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/4">http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/4</a>
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	680 homes granted full or reserve matters consent were required to deliver this standard in the monitoring period. And 223 homes granted outline consent 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 22.1 Mw of installed renewable energy capacity in South Derbyshire. Of the six operational schemes all but one scheme are solar PV schemes. The remaining scheme is a 1.6Mw landfill gas scheme located in Newhall. <sup>3</sup>
<b>Built and Natural Environment Policies</b>				
Number of sites granted full or Reserved matters permission within the monitoring period with Building for Life Assessments of: <ul style="list-style-type: none"> <li>• 16 or more</li> <li>• 14-15</li> <li>• 10-13</li> <li>• Less than 10</li> </ul>	BNE1	Design Excellence	LPP1	<b>Land at Woodland Road, Stanton (Site B)– 11</b> <b>M.J. Car Sales, Park Road, Church Gresley - 13</b> <b>Askew Lodge, Repton - 14</b> <b>Hilton Depot, Hilton (Phase 2) - 14</b> <b>Land at Acresford Road, Overseal – 14</b> <b>The Mandarin, Hilton – 14</b> <b>Former Methodist Church, West Street, Swadlincote - 14</b> <b>Land to the rear of 33 to 59 Court Street, Woodville – 14.5</b> <b>Land at William Nadin Way, Swadlincote (Site C) – 14.5</b> <b>Rosliston Road South, Drakelow – 14.5</b> <b>Boulton Moor (Phase 1C) – 14.5 Broomy Farm, Land at Woodville Road, Hartshorne, Swadlincote (Phase 2A) – 15</b> <b>Hilton Depot, Hilton (Phase 3) - 15</b> <b>Land at Derby Road, Hilton – 15.5</b> <b>Land at Milton Road, Repton – 15.5</b> <b>Moor Lane, Aston-on-Trent – 15.5</b> <b>Broomy Farm, Land at Woodville Road, Hartshorne, Swadlincote (Phases 1A and 1B) – 15.5</b> <b>Land at Staley Close, Swadlincote – 15.5</b> <b>South of land at Derby Road, Hatton – 15.5</b>

<sup>3</sup> Data from <https://www.gov.uk/government/collections/renewable-energy-planning-data>

				<b>Boulton Moor (Phase 1E) – 15.5</b> <b>The west of Coppice Side, Swadlincote – 15.5</b> <b>Newhouse Farm, Mickleover (Phase 3) – 16.5</b> <b>Land east of Station Road, Melbourne (Phase 1 and 2) – 16.5</b> <b>Land at Court Street, Woodville – 17</b>
Number of heritage assets at risk within the District	BNE2	Heritage Assets	LPP1	<b>There are 17 entries on the Heritage at Risk Register in the District. This includes ten buildings and structures, four 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 53 entries.</b>
Number of Listed Buildings, Conservation areas, Historic Park and Gardens, Schedule Ancient Monuments within the District	BNE2	Heritage Assets	LPP1	<b>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</b> <b>There are 22 Scheduled monuments and 22 Conservation Areas in the District</b> <b>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.</b>
Number of Conservation Areas with up-to-date Conservation Area Appraisals.	BNE2	Heritage Assets	LPP1	<b>All 22 Conservation Areas in the District have up to date conservation area appraisals, although some will shortly require review</b>
Change on areas and populations of biodiversity importance including: <ul style="list-style-type: none"> <li>• Change in priority habitats and species (by type) and</li> <li>• Change in areas designated for their intrinsic environmental value including sites for international, national, regional and sub regional importance.</li> </ul>	BNE3	Biodiversity	LPP1	<b>No change in areas designated for their intrinsic environmental value</b>
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	<b>No full or outline applications for market housing on major sites outside of</b>

				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	One application or prior notification for new agricultural buildings were consented in the monitoring period.
Number of Tree Preservation Orders (TPOs) made in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 23 provisional orders made within the monitoring period, the most recent being number 530.
Number of TPOs lost in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 11 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	Modification Consultation took place February 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 for advertisement consent were determined in the monitoring period; of these 16 were approved.
Number of Listed Building consents	BNE10	Heritage	LPP2	24 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	No applications for changes to existing shopfronts in Swadlincote Town Centre were 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.
<b>Retail Policies</b>				
Amount of retail floor space within Swadlincote Town Centre (Use Class A1)	RTL1	Retail Hierarchy	LPP2	32,682m <sup>2</sup> recorded at February 2019
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 19/20 monitoring period. The Local Centres at Highfields Farm (1,012 sqm) and Chellaston Fields (1,724sqm) were completed in the previous monitoring period (2018/19)



Loss of retailing facilities to other uses	RTL1	Retail Hierarchy	LPP2	<b>Five retail units have been lost to other uses. These comprised changes to: beautician (SG) at West Street, Swadlincote; sunbed salon (SG) at Chellaston; beautician at Highfields local centre, Findern; to dog grooming parlour at Derby Road Melbourne (mixed use A1/SG); and to dwelling (C3) at High Street, Woodville.</b>
Preparation of design briefs for the redevelopment sites	RTL2	Swadlincote Town Centre Potential Redevelopment Locations	LPP2	<b>No design briefs to guide comprehensive development of sites were prepared within the monitoring period.</b>
<b>Infrastructure Policies</b>				
Length of journeys to work – proportion of population travelling more than 20km to work	INF2	Sustainable Transport	LPP1	<b>15.8% of the District Population travels in excess of 20km to work</b>
Mode of travel to work	INF2	Sustainable Transport	LPP1	<b>Car/van 65.7%; work from home 10.4%; on foot 8.8%; bus/minibus 4.7%</b>
Implementation of transport infrastructure schemes in the Plan Period.	INF4	Transport Infrastructure Improvement Schemes	LPP1	<b>No transport infrastructure schemes identified in INF4 have been implemented in the period.</b>
Number of planning applications approved with outstanding objection by the Civil Aviation Authority (CAA)	INF5	East Midlands Airport	LPP1	<b>No applications approved with outstanding objection from the CAA</b>
Number of applications for new halls or built recreation facilities annually (excludes extensions or alterations to existing facilities)	INF6	Community Facilities	LPP1	<b>No applications for new halls or built recreations facilities granted.</b>
Change in areas of biodiversity importance	INF7	Green Infrastructure	LPP1	<b>18 metre (net) increase of native hedgerows</b>
New National Forest Planting within the District annually	INF8	The National Forest	LPP1	<b>9.82 hectares planted between 1<sup>st</sup> April 2019- 31<sup>st</sup> March 2020.</b>
Number of planning applications approved with outstanding objections from Sport England	INF9	Open Space, Sport and Recreation	LPP1	<b>No applications have been identified as consented with an outstanding objection from Sport England in Monitoring period</b>
Net increase/ decrease in playing pitches within the District	INF9	Open Space, Sport and Recreation	LPP1	<b>There was one sport pitch granted in the monitoring period at a secondary school.</b>

Number of new self-catering holiday units and pitches	INF10	Tourism Development	LPP1	<b>Three applications were consented for holiday lets. No camping or caravanning pitches were consented in the monitoring period.</b>
Number of applications granted for telecommunications	INF11	Telecommunications	LPP2	<b>No telecommunications applications were received and consented in the monitoring period.</b>

A stylized graphic of a plant stem and leaves in various shades of green, positioned on the right side of the page. The stem is a vertical line, and several large, overlapping leaves curve upwards and outwards from it.

**South Derbyshire District Council**

**Authority Monitoring Report: 1st April 2019 - 31st March 2020**

**Published by South Derbyshire District Council, Civic Offices, Civic Way,  
Swadlincote, Derbyshire, DE11 0AH.**