



**South
Derbyshire
District Council**

Community and
Planning Services

AMR

Authority Monitoring Report

1st April 2017 to 31st March 2018



17-18







Contents

Executive Summary	2
Plan Preparation	5
Population	7
Housing	9
Self-Build	14
Employment	16
Retail	18
Regeneration	19
Infrastructure	19
Appendix: Policy Monitoring	20

Executive Summary

Theme		Headline
Population		<p>In 2017 the mid-year population for South Derbyshire stood at 102,385. This is an increase of 2,051 people compared to the 2016 mid-year estimate. Since the start of the Plan period in 2011 there has been an increase in the District's population of 7,470 people.</p>
Housing		<p>The District Council's Housing Target is 742 homes to be built per annum between 2011-2028.</p> <p>In the 2017/18 monitoring period there were 934 (gross) completions. However once losses in the period are taken into account a total of 921 homes (net) were built.</p> <p>Since 2011 3,767 homes have been built against a requirement of 5,194.</p> <p>Affordable housing completions for the period 2017/18 were 180. This is a slight decrease on the number recorded in the 2016/17 period when 185 affordable homes were completed. 19.5% of homes completed in the period were affordable.</p> <p>In 2017 median house prices were 7.26 times median (gross) annual workplace earnings. An increase from 7.19 times earnings in 2016 indicating that homes have become less affordable in the monitoring period.</p> <p>There were a total of 24 individuals recorded on the District Council's self-build register at the end of the second base period (31st October 2016 to 30 October 2017). Of these all but one individual was recorded as looking for a single plot. 17 Individuals were added to the register during the second base period.</p>

<p>Employment</p>		<p>The total industrial and business land need outside the Derby Urban Area within South Derbyshire between 2011 - 2028 is 47.27ha. At 31 March 2018 the amount of new land developed since 1 March 2011 was 32.51ha, with a further 2.81ha under construction at the time of the survey. A further 44.83ha had planning consent and 18.71ha did not yet have planning consent but was allocated for industrial and business development in the Local Plan Part 1.</p> <p>Net additional floor space delivered in the monitoring period was 10,902 sqm.</p>
<p>Retail</p>		<p>11 shops were recorded as vacant in Swadlincote town centre during the survey in February 2018. The vacancy rate for the retail, leisure and office uses in the town centre is 5.98% by number of units, or 3.23% if measured as a proportion of floor space.</p> <p>No new local centres on allocated strategic sites at Highfields Farm, New House Farm, Boulton Moor, Chellaston Fields, Wragley Way or Drakelow Park were completed within the monitoring period.</p>
<p>Regeneration</p>		<p>The Brownfield Land Register submission for 2017 comprised 17 sites with a total area of 70.247ha.</p> <p>11% of housing delivered in the monitoring period was on previously developed land, whilst 71.41% of employment floor space was delivered on previously developed sites.</p>
<p>Infrastructure</p>		<p>No key infrastructure projects have been commenced or delivered in the Monitoring Period. A planning application was submitted by Derbyshire County Council for the development of the Woodville to Swadlincote Regeneration Route during the monitoring period. This scheme will provide a link from the A511 to the 'Tollgate Park' site (which is allocated through Policy E6: Woodville Regeneration Area).</p>

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 the 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.

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

- A Local Green Spaces Development Plan Documents (DPD): Options Consultations took place in October to November 2018. Submission to the Secretary of State is scheduled to take place in Spring 2019 and adoption by the Council in late 2019.
- A Gypsy and Traveller Site Allocations DPD: Options consultation is scheduled to take place during Summer 2019, with Submission to the Secretary of State in early 2020 and adoption by the Council in late 2020.
- 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 are as follows:

- **Repton NDP:** Following formal examination of the Plan, the decision was taken not to proceed to referendum, but instead return to Regulation 14 consultation in order to facilitate a change to the Plan. The Plan will then be re-examined. More information is available on the Repton Neighbourhood Plan at: http://www.reptonvillage.org.uk/n_p/np_home.html
- **Melbourne NDP:** It is anticipated that the Plan will proceed to the formal examination in early 2019. More information is available on the Melbourne Neighbourhood Plan at: <http://www.melbourneparishcouncil.org.uk/ndp>
- **Hilton NDP:** An area comprising the Parishes of Hilton, Marston on Dove and Hoon has been designated as a Neighbourhood Plan Area. An initial consultation has taken place and work is progressing on a draft Plan. Information on the Plan is held on the Parish Council's website: <http://hiltonparishcouncil.org.uk/wp/>

Population

On average the District's population has been increasing by around 1,000 people annually since the start of the Plan period, as indicated in Table 1, below:

Table 1: Mid-year population estimates for South Derbyshire 2011-2017

Year	Population Estimate
2011	94,915
2012	95,959
2013	97,075
2014	98,374
2015	99,343
2016	100,325
2017	102,385

[https://www.nomisweb.co.uk/reports/lmp/la/1946157140/report.aspx?town=south derbyshire#tabrespop](https://www.nomisweb.co.uk/reports/lmp/la/1946157140/report.aspx?town=south%20derbyshire#tabrespop)

Available population forecasts from the Office of National Statistics (ONS) for the District indicate that the population will continue to grow at a steady rate (of around 1,000 people a year) until 2022 at which point it will begin to slow to around 800 people per annum. However, it is highly likely that growth will be ahead of these projections given the amount of housing committed through the Local Plan which includes a significant amount of housing to meet Derby City's needs. The following table indicates 2014 sub-national population projections for South Derbyshire. It also provides a crude estimate, **for illustration purposes only**, for growth based on housing delivery rates to the end of the Plan period reflecting average household size (in persons). However this estimate could overstate the likely growth given continuing structural changes in the population at large which will continue to place a downward pressure on household sizes in the medium to long-term.

Table 2: Mid-year population Forecasts for South Derbyshire 2018-2028 and illustration of potential population reflecting plan growth targets

Year	Population Forecasts¹	Potential population taking account of housing commitments²
2018	102,200	103,512
2019	103,100	105,191
2020	104,100	106,870
2021	105,000	108,549
2022	105,900	110,228
2023	106,700	111,907
2024	107,500	113,586
2025	108,300	115,265
2026	109,000	116,944
2027	109,700	118,623
2028	110,400	120,302

¹Population forecasts based on ONS 2016-based Subnational population projections for South Derbyshire [available here](#)

²Potential population based on average annualised housing requirement of 9,722 (for which sites are committed through the Local Plan) adjusted to reflect average household occupancy based on housing delivery between 2011-16.

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 2017 until the 31 March 2018.

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 and also 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
Number	378	274	385	420	569	820	921
On previously developed land (%)	38	32	26	33	12	14	11

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 only twice since the beginning of the plan period. In total 3,767 homes have been completed within the Plan period up to the 31 March 2018. This indicates a shortfall of 1,427 homes over the Plan period to date. In order to address this shortfall the Council expects to deliver significantly higher levels of growth over the next five years. Details regarding the Council's five-year land supply can be found on our website [here](#).

Completions on Previously Developed (Brownfield) Land

Of the 921 dwellings (net completions) that were completed within the District in 2017/18, 11% 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); whilst 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 8491 dwellings.
- **Windfall estimates:** An allowance has been included within the Local Plan Part 1 of 23 dwellings per year.
- **Small Sites:** 342 dwellings on small sites are expected to be constructed by 2028.
- **Losses:** An allowance for 14 dwelling losses per annum has been included in the trajectory. This figure is based on previous rates of losses.

A list of large sites with planning permission is provided at Key Appendix 1 and for small sites at Appendix 3. It is expected that 8,028 dwellings on large sites (with planning permission) and 270 dwellings on small sites will contribute to the housing land supply to 2028. At the 1 April 2018 614 dwellings were under construction.

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 and 185 completions in 2016/17. 180 affordable homes were completed during the 2017/18 monitoring period.

Table 4: Gross Affordable Housing Completions 2017-18

Social Rented Homes	Intermediate Homes	Affordable Rented Homes	Affordable Homes Total
84	52	44	180

Dwelling Type Monitoring

Completions are recorded on a site basis. Table 5 below shows the numbers and percentages of completions in 2017/18 categorised by type of dwelling and number of bedrooms and tenure. Table 6 below shows numbers of dwelling completions in 2017/18 by numbers of bedrooms and tenure.

There was an increase in the number of two bedroom market houses (121 completions) in comparison to the previous year (74 completions). There was also an increase in the number of three bedroom market house completions (311) in comparison with the previous year (186). Conversely there were fewer four bedroom market houses completed (266) in comparison to the previous year (348). There was also a slight decrease in the number of flats/apartments completed (43) in comparison to the previous year (46).

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	0	0.0	6	66.7	3	33.3	0	0	9	1.0
Flat or Apartment or Maisonette	20	46.5	22	51.2	1	2.3	0	0	43	4.6
House	16	1.8	175	19.9	369	41.9	266	54	880	94.2
Live / Work	0	0.0	0	0.0	2	100.0	0	0	2	0.2
Total (gross)	36	3.9%	203	21.7%	375	40.1%	266	54	934	

Table 6: Gross Completions by Tenure and Size

No. of Bedrooms	Tenure	No. of Dwellings (gross)
1	Market	2
1	Intermediate	0
1	Social Rented	34
		36
2	Market	121
2	Intermediate	21
2	Social Rented	61
		203
3	Market	311
3	Intermediate	31
3	Social Rented	33
		375
4	Market	266
4	Intermediate	0
4	Social Rented	0
		266
5 or more	Market	54
5 or more	Intermediate	0
5 or more	Social Rented	0
		54

NB In Table 6, social rented housing includes affordable rented

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 2017/18 monitoring year a total of six permanent traveller pitches were granted planning consent. Five of these pitches were on the same site in Overseal, and the further single pitch was on a site in Church Broughton.

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 second base period ending October 30, 2017, there were 24 individuals recorded on the Council's self-build register of which 17 were added during the period, ending 30 October 2016. Of those all but one was looking for a single plot, whilst the remaining individual sought one to two plots. There are no associations recorded on the Council's register. No trend can be drawn from this data as yet since the previous base period, ending 30 October 2016, was less than twelve months long and the data is therefore not comparable.

Between the end of the first base period, ending 30 October 2016, and the end of the second base period, ending 30 October 2017 planning permission was granted for 21 single residential units, including four 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. The position as at 31 March 2018 is set out in Table 9 below. There is 44.83ha had planning consent and 18.71ha did not yet have planning consent but was allocated for industrial and business development in the Local Plan Part 1. Gross employment land provision within the District therefore measured 98.86ha. Since April 2011 18.07ha of land on established employment sites has been lost to other uses. A detailed breakdown of new employment land and floor space is provided in Table 7 and a breakdown of current employment land provision is set out in Table 8.

Table 7: Total Additional Floor space, Proportion of Business Development on Previously Developed Land and Employment Land Remaining (by type) in 2017/18

Description		B1a	B1b	B1c	B2	B8	Mixed	Total
Employment land developed or lost in 2017/18 by type.	Gains (ha)	0.68	0	1.0	0	2.77	0.49	4.94
	Losses (ha)	0.02	0	0.05	0.02	0.63	0	0.72
Employment floor space developed or lost in 2017/18 by type	Gains (sqm)	3686	522	2853	2543	21191	378	31173
	Losses (sqm)	65	0	245	695	19266	0	20271
Floor space developed for employment in 2017/18 on previously developed land.	Gains (sqm)	388	0	370	2543	19895	0	23196
	% of gains on PDL	10.52	0	12.96	100	93.88	0	74.41

At 31 March 2018 the amount of new land developed since 1 March 2011 was 32.51ha and Table 8 below shows the breakdown of completed sites:

Table 8: Completed employment sites since the start of the planning period, 2011

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	1.41
Small sites (less than 1ha)	9.56
Total	32.51

Table 9: Employment Land Provision at 31st March 2018

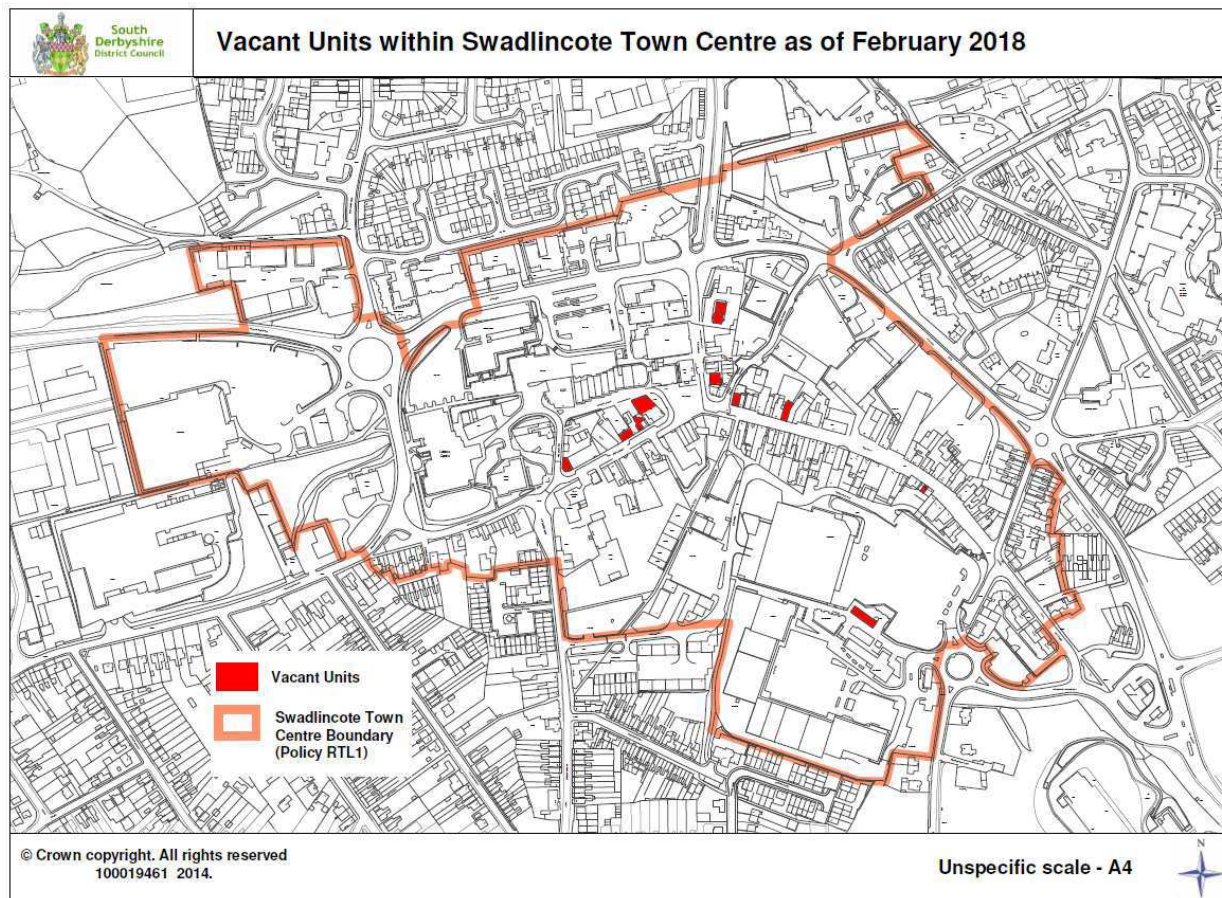
Sites Under Construction	Area (ha.)
Tetron Point, Swadlincote	1.24
Small sites (less than 1ha)	1.57
Total	2.81
Sites with Planning Permission	
Tetron Point, Swadlincote	4.71
Dove Valley Park, Foston	17.01
Occupation Lane, Woodville	1.00
Former MOD Depot, Hilton	3.15
Former Drakelow Power Station	12.0
South of Cadley Hill Industrial Estate	3.00
ATL, Foston	2.57
Small sites (less than 1ha.)	1.39
Local Plan Allocations without Planning Permission	
Hilton	3.71
Cadley Hill	3
Woodville Regeneration Area	12
Total	63.54
Loss of Employment Land	
Losses since 1st April 2011	18.07

Retail

The Council currently monitors vacancy rates in Swadlincote Town centre twice annually in February and September. The latest information within the monitoring period for which data is available is February 2018.

At this point 184 retail, leisure and office units were recorded for monitoring purposes in Swadlincote town centre of which 89 were Use Class A1 units. A total of 11 units were recorded as being vacant with a total floor area of 1659 sqm, representing 5.98% of all ground floor retail, office and leisure units or 3.23% of all ground floor retail, office and leisure floorspace.

Figure 1: Vacant Units in Swadlincote as recorded in February 2018 (vacant units coloured red)



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 2017. 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 2017 comprises 17 sites, all contained within Part 1 of the register, with a total combined land area of 70.247 ha. It may be viewed on the District Council website here: <https://www.south-derbys.gov.uk/our-services/planning-and-building-control/planning/planning-policy/monitoring>.

Infrastructure

The Council's Infrastructure Delivery Plan sets out the transport, physical, social and green infrastructure required to support the District's future growth up to 2028 and was reviewed during the monitoring year.

The Woodville to Swadlincote Regeneration Route will provide a link from the A511 to the 'Tollgate Park' site (which is allocated through Policy E6: Woodville Regeneration Area). A planning application for the development of the road was submitted by Derbyshire County Council during the monitoring year and was granted permission in April 2018.

Appendix: 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	Seven applications												
Net number of additional dwellings each year	S4	Housing Strategy	LPP1	921 (net) additions. See main text for further information												
Five Year Housing Land Supply	S4	Housing Strategy	LPP1	See Housing Position Paper												
Annual net additional employment floor space and net employment land	S5	Employment Land Need	LPP1	Additional floorspace and land, net of losses, delivered in the monitoring period were 10935 sqm and 4.07 ha respectively.												
Amount of vacant ground floor retail, office and leisure floorspace in Swadlincote Town Centre	S7	Retail	LPP1	11 by number of units (5.89% of all ground floor retail, leisure and office use) or 1659m ² (3.23%) 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	Nine applications for new development granted in the Green Belt												
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 eight schemes consented outside of settlement boundaries (and contrary to the development Plan) in the monitoring period. It is likely that the number of sites will fall in future due to the adoption of both LPP1 and LPP2.												
Housing Policies																
Net additional dwellings by category of the settlement hierarchy	H1		LPP1	<table> <tr> <td>Derby UA</td> <td>420 dwellings</td> </tr> <tr> <td>Burton UA</td> <td>43 dwellings</td> </tr> <tr> <td>Swadlincote</td> <td>139 dwellings</td> </tr> <tr> <td>Key Service Villages</td> <td>311 dwellings</td> </tr> <tr> <td>Local Service Villages</td> <td>3 dwellings</td> </tr> <tr> <td>Rural villages /areas</td> <td>12 dwellings</td> </tr> </table>	Derby UA	420 dwellings	Burton UA	43 dwellings	Swadlincote	139 dwellings	Key Service Villages	311 dwellings	Local Service Villages	3 dwellings	Rural villages /areas	12 dwellings
Derby UA	420 dwellings															
Burton UA	43 dwellings															
Swadlincote	139 dwellings															
Key Service Villages	311 dwellings															
Local Service Villages	3 dwellings															
Rural villages /areas	12 dwellings															
Meet policy including site specific policy requirements	H2-H19	Strategic Housing Site	LPP2	No sites completed within monitoring year												

		Policies		
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	Two sites of 10 dwellings or more completed within monitoring year, comprising a total of 88 dwellings on a gross area of 2.61 ha, giving an average of 29.88 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 2017/2018 monitoring year a total of 6 permanent traveller pitches were granted
Meet policy including site specific policy requirements	H23	Non-Strategic Housing Site Policies	LPP2	No sites completed within monitoring year
Number of planning applications for replacement dwellings in rural areas (outside of settlement boundaries)	H24	Replacement dwellings in the countryside	LPP2	Four applications for replacement dwellings outside of settlement boundaries have been recorded in the monitoring period, all of which were granted consent.
Number of Rural worker dwellings consented in the monitoring period	H25	Rural Workers	LPP2	Five applications for permanent workers dwelling were received.
Number of applications for new residential garden land in the countryside	H26	Residential Gardens in the Countryside	LPP2	There were seven applications for residential garden use outside of settlement boundaries in the monitoring period, of which five were granted planning permission, one refused and one withdrawn.
Number of householder applications lost on appeal	H27	Residential Extensions and Other Householder Development	LPP2	26 appeals were dismissed
Applications for change of use to residential Use - class C3(residential conversions) granted planning consent	H28	Residential Conversions	LPP2	Five applications for were permitted, including prior notifications for conversion of agricultural buildings to dwellings, in the monitoring period. Three applications were permitted for change of use resulting in four dwellings.

Employment and the Economy Policies				
Annual total B1, B2 and B8 floorspace and land area completion on strategic employment land allocations.	E1	Strategic Employment Land Allocations	LPP1	1.41 ha of employment development 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	There are no sqm of microfloorspace and 475 sqm small scale floor space were completed on sites identified in policy E1
Annual total B1, B2 and B8 floorspace and land area completion outside strategic employment land allocations.	E2	Other Industrial and Business Development	LPP1	3.53 ha or 30697.5 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	0.87 ha of employment land 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	Site remains protected for large scale B2 and B8 uses at the end of the monitoring period
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	Seven rural development schemes were recorded 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	There were six applications subject to a holding objection on water quality grounds from the EA in the monitoring period. No sites were consented with an outstanding objection on water quality grounds.
Number of Air Quality Management Areas (AQMA) within the District	SD1	Amenity and Environmental Quality	LPP1	There are no AQMA located within the District

Number of planning applications granted annually contrary to Environment Agency advice on flood risk grounds	SD2	Flood Risk	LPP1	Six applications were subject to a holding objection on flood risk grounds from the EA in the monitoring period. No sites were consented with an outstanding objection as updated Flood risk information was submitted to the LPA or applications were withdrawn.
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	No homes 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 25.8 Mw of installed renewable energy capacity in South Derbyshire. Of the seven operational schemes all but one scheme are solar PV schemes. The remaining scheme is a 1.6Mw landfill gas scheme located in Newhall.
Built and Natural Environment Policies				
Number of sites with Building for Life Assessments of: • 16 or more • 14-15 • 10-13 • Less than 10	BNE1	Design Excellence	LPP1	1) Longlands, Repton 15/20 2) Cadley Hill, Swadlincote , 15/20 3) Drakelow Park - 12.5 / 20

Number of heritage assets at risk within the District	BNE2	Heritage Assets	LPP1	There are 15 entries on the Heritage at Risk Register in the District. This includes nine buildings and structures, four places of worship, archaeological assets and one Historic Park and Garden. On the local at risk register (including buildings/structures from grade I-II) there are 45 entries.
Number of Listed Buildings, Conservation areas, Historic Park and Gardens, Schedule Ancient Monuments within the District	BNE2	Heritage Assets	LPP1	There are 711 listed buildings and structures in the District of which 48 are grade I, 48 are grade II* and 615 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
Change on areas and populations of biodiversity importance including: • 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	<ul style="list-style-type: none"> • 0.8ha of new priority habitat created • No change in areas designated for their intrinsic environmental value
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	There were five schemes consented outside of settlement boundaries (and contrary to the development Plan) in the monitoring period.
Number of agricultural schemes (excluding losses to other use classes) granted and refused in monitoring period	BNE6	Agricultural Development	LPP2	12 applications or prior notifications for new agricultural buildings were recorded in the monitoring period. All were consented.
Number of TPOs made in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 25 provisional orders made within the monitoring period, the most recent being number 491.
Number of TPOs lost in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 17 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	Preparation of LGS Development Plan Document ongoing. See main text for further information

Number of advertisement applications granted and refused in monitoring period	BNE9	Advertisements and Visual Pollution	LPP2	19 applications for advertisement consent were determined in the monitoring period. Of these 17 were approved, two were refused.
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	Four applications for changes to existing or new shopfronts 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
Retail Policies				
Amount of retail floor space within Swadlincote Town Centre (Use Class A1)	RTL1	Retail Hierarchy	LPP2	32,789m2 recorded at February 2018
Amount of completed floor space in new local centres	RTL1	Retail Hierarchy	LPP2	No retail floor space was consented in new local centres within the monitoring period.
Loss of retailing facilities to other uses	RTL1	Retail Hierarchy	LPP2	Four retail uses have been lost in the monitoring period. Losses to non-A class uses were to leisure and sui generis 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 prepared within the monitoring period.
Infrastructure Policies				
Length of journeys to work – proportion of population travelling more than 20km to work	INF2	Sustainable Transport	LPP1	15.8% of the District Population travels in excess of 20km to work
Mode of travel to work	INF2	Sustainable Transport	LPP1	Car/van 65.7%; work from home 10.4%; on foot 8.8%; bus/minibus 4.7%
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	One new Community Facility was consented in the period. This was the re-building of Repton

				Village Hall.
Change in areas of biodiversity importance	INF7	Green Infrastructure	LPP1	<ul style="list-style-type: none"> • 0.8 ha increase in areas of biodiversity importance
New National Forest Planting within the District annually	INF8	The National Forest	LPP1	5.853 of new National Forest planting was recorded in the monitoring period.
Number of planning applications approved with outstanding objections from Sport England	INF9	Open Space, Sport and Recreation	LPP1	No applications approved with outstanding objection from Sport England in Monitoring period
Net increase/ decrease in playing pitches within the District	INF9	Open Space, Sport and Recreation	LPP1	There were no losses or gains in playing pitch provision
Number of new self-catering holiday units and pitches	INF10	Tourism Development	LPP1	One application was dismissed at appeal for four cabins. No camping or caravanning pitches were consented in the monitoring period.
Number of applications granted for telecommunications	INF11	Telecommunications	LPP2	No telecommunications (prior notification) applications were received and consented in the monitoring period.



South Derbyshire District Council

Authority Monitoring Report: 1st April 2017 - 31st March 2018

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