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Our Ref: DS  
Your Ref:

Date: 20 December 2018

Dear Councillor,

**Environmental and Development Services Committee (Special – Budget)**

A Meeting of the **Environmental and Development Services Committee** will be held in the **Council Chamber (Special)**, on **Thursday, 03 January 2019 at 18:00**. You are requested to attend.

Yours faithfully,



Chief Executive

To:- **Conservative Group**  
Councillor MacPherson (Chairman), Councillor Roberts (Vice-Chairman) and  
Councillors Billings, Mrs Brown, Mrs Coe, Mrs Patten, Pegg and Watson

**Labour Group**  
Councillors Chahal, Dunn, Taylor and Tilley

**Independent / Non Grouped Member**  
Councillor Coe

## **AGENDA**

### **Open to Public and Press**

- 1 Apologies and to note any Substitutes appointed for the Meeting.
- 2 To note any declarations of interest arising from any items on the Agenda
- 3 To receive any questions by members of the public pursuant to Council Procedure Rule No.10.
- 4 To receive any questions by Members of the Council pursuant to Council procedure Rule No. 11.
- 5 Reports of Overview and Scrutiny Committee
- 6 SERVICE BASE BUDGETS 2019 - 2020 **4 - 28**
- 7 AUTHORITY MONITORING REPORT **29 - 55**
- 8 MHCLG CONSULTATION ON PLANNING REFORM **56 - 60**

### **Exclusion of the Public and Press:**

- 9 The Chairman may therefore move:-

That in accordance with Section 100 (A)(4) of the Local Government Act 1972 (as amended) the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraph of Part I of the Schedule 12A of the Act indicated in the header to each report on the Agenda.

**10**

To receive any Exempt questions by Members of the Council pursuant to Council procedure Rule No. 11.

<b>REPORT TO:</b>	<b>ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE (SPECIAL – BUDGET)</b>	<b>AGENDA ITEM: 6</b>
<b>DATE OF MEETING:</b>	<b>3rd JANUARY 2019</b>	<b>CATEGORY: RECOMMENDED</b>
<b>REPORT FROM:</b>	<b>STRATEGIC DIRECTOR (CORPORATE RESOURCES)</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>KEVIN STACKHOUSE (01283 595811)</b> <a href="mailto:Kevin.stackhouse@south-derbys.gov.uk">Kevin.stackhouse@south-derbys.gov.uk</a>	<b>DOC:</b> s/finance/committee/2018-19/Jan 19/budget
<b>SUBJECT:</b>	<b>SERVICE BASE BUDGETS 2019 / 2020</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: EDS</b>

## **1.0 Recommendations**

- 1.1 That the proposed revenue income and expenditure for 2019/20 for the Committee's Services as detailed in **Appendix 1** are considered and referred to the Finance and Management Committee for approval.
- 1.2 That the proposed fees and charges as detailed in **Appendix 2** for 2019/20 are considered and approved.

## **2.0 Purpose of Report**

- 2.1 As part of the annual financial planning cycle, the report details the Committee's proposed base budget for 2019/20, with a comparison to the current year, 2018/19. This includes an overview of the Committee's main spending areas.
- 2.2 It is proposed that the estimated income and expenditure is included in the consolidated budget of the Council for 2019/20 subject to the Council's overall medium-term financial position. This will be considered by the Finance and Management Committee during the coming month.
- 2.3 The report also sets out proposals for the level of fees and charges under the responsibility of this Committee for the next financial year, 2019/20.

## **3.0 Executive Summary**

- 3.1 The Committee is responsible for some large spending areas, in particular on Waste Collection and Street Cleansing, together with a range of services across Environmental Health.

### **Income**

- 3.2 The Committee is also responsible for services where significant amounts of income are generated for the Council, which contribute to the cost of services. These include

licensing, trade waste collections, together with land charges and local planning applications. In total, these generate income of approximately £1.6m per year.

- 3.3 Consequently, these income streams can have a big impact on the Council's overall financial position and are considered to be a risk in the Council's Medium-Term Financial Plan (MTFP). Income generated can be difficult to predict year-on-year as they are subject to external factors such as the type and volume of planning applications and when individual licences are due for renewal.
- 3.4 In accordance with Regulations, income should not be to such an extent from year to year, that large surpluses are made. This is particularly the case for Planning Fees, Land Charges and Licensing. Any additional income should ideally be reinvested back into the services, used as a contribution to non-chargeable work or one-off costs, or prices charged for services reduced.
- 3.5 From around 2009/10, the economic downturn had a negative impact on these major income streams, which adversely affected the Council's overall financial position.
- 3.6 Income from Building Regulations has steadily decreased over the past 4 years as commercial competition has reduced the Council's market share. To mitigate this risk, approval by this Committee to transfer Building Control into a local authority partnership hosted by Lichfield District Council is expected to generate savings which have been reflected in the Base Budget.
- 3.7 The Council governs a growth area and consequently income can rise quite sharply from time-to-time as planning consents are granted. The adopted Local Plan should provide a steady income stream but will result in less speculative applications and a reduction to income generated through planning fees has been included in the Base Budget.

### **The Council's Overall Financial Position**

- 3.8 The Council's MTFP was reviewed and updated in October 2018. In principle, the overall position on the General Fund has not changed fundamentally over the last year. The current level of the General Fund Reserve remains healthy and is projected to remain so over the next 3 to 4 years based on current forecasts.
- 3.9 However, the continuing issue is the projected budget deficit over the medium-term from 2019/20 when the impact of the reduction in core funding takes effect. Although the current level of reserves can be used to meet the projected deficit, this is not a sustainable solution in the longer-term. The MTFP continues to assume that base budget expenditure will increase year-on-year but overall core funding will reduce.
- 3.11 The Finance and Management Committee will consider the detail of the overall financial position on 10<sup>th</sup> January, including proposals from this Committee.
- 3.12 Therefore, it is important that the Committee scrutinises its spending base closely to identify potential budget savings and carefully examines any areas where there are cost pressures, together with any proposals to increase spending.

### **Summary of Expenditure**

- 3.13 The following table provides an overall summary at service level, of the Committee's net revenue expenditure.

<b>Summary of Net Revenue Expenditure</b>	<b>Approved Budget 2018/19 £</b>	<b>Proposed Budget 2019/20 £</b>	<b>Change £</b>
Transport	618,807	588,195	-30,612
Economic Development	260,734	264,629	3,895
Environmental Education	78,505	79,897	1,392
Environmental Health	514,770	532,773	18,003
Highways	44,548	48,487	3,938
Licensing and Land Charges	-21,086	12,835	33,921
Planning	534,881	670,603	135,722
Town Centre	95,137	107,339	12,203
Waste Collection & Street Cleansing	2,148,887	2,246,275	97,388
	<b>4,275,184</b>	<b>4,551,034</b>	<b>275,850</b>

3.14 The above table shows that the Committee's net expenditure is estimated to increase overall between 2018/19 and 2019/20 by £275,850. Detail of the changes within each service area is listed in **Appendix 1**. A summary of changes is shown in the following table.

<b>Changes in Base Budget 2018/19 to 2019/20</b>	<b>£'000</b>
Staffing Costs	176
Planning Income Reduction	85
Highways Gulley Cleaning Charges (offset by recharge below)	44
Reduction in Earmarked Reserve Funding	36
New Waste Treatment Plant Additional Costs	23
Insurance	12
Building Control Partnership with Lichfield DC	-58
Spare Parts	-50
Grounds Maintenance Recharge for Highways (see above)	-44
Local Plan Professional Fees	-15
Vehicle Hire Reduction	-15
<b>Approved Changes</b>	<b>194</b>
Business Rates	12
Transfer of Apprentice from ICT (F&M) to Land Charges	20
Increased Purchase of Bins	68
<b>Additional Changes</b>	<b>100</b>
<b>Change in Service Expenditure</b>	<b>294</b>
Less: Depreciation	-18
<b>Base Budget Increase</b>	<b>276</b>

3.15 Excluding the decrease in Depreciation, which is an accounting adjustment and not a benefit to the Council, the increase in actual expenditure based on the proposed budgets, is £294k. Of the £294k increase, known expenditure of £194k has previously been reported and is included the MTFP.

3.16 The main variance is the increased staffing costs which are as a result of the Planning restructure approved on 14<sup>th</sup> June plus incremental rises, the apprenticeship levy and the nationally agreed pay award. Detail of the increase is included below.

<b>Staffing Costs Changes 2018/19 to 2019/20</b>	<b>£'000</b>
Pay Award and National Living Wage	99
Planning Restructure	49
Incremental Pay Rises	30
Apprenticeship Levy	10
Vacant Posts Appointed on Lower Scale Point than Budgeted	-12
<b>Total Staffing Changes</b>	<b>176</b>

3.17 The main reasons for other variances are detailed in the following sections.

### **Planning Income**

3.18 An increase in Planning income was approved from a base level of £600k to £750k in February 2016 for a two year period from 2016/17 to 2017/18. Income over these years far exceeded the budget and so this increase was approved for an additional year during the 2018/19 Budget round.

3.19 Based on the current volume of applications it is likely that income levels will reduce by £85k during 2019/20 and so it is proposed to reduce the income levels to £665k.

3.20 Alongside the reduction in fee income, earmarked reserve funding for Planning has reduced by £36k. This is due to lower costs for the Local Plan.

### **Depreciation**

3.21 Depreciation charges are reversed out in Finance Committee on consolidating the Council's budget. They reflect charges for using capital assets in service delivery in accordance with accounting regulations. The charge relates to vehicles, plant and equipment as assets are written down in the Council's accounts. There is no impact on actual spending levels.

### **Waste Treatment Plant**

3.22 The budget has been increased after approval on 26<sup>th</sup> July to accommodate a potential increase in the cost of fuel (£14k) and overtime (£9k) for transfer of residual waste to Sinfin Lane, Derby. This additional cost has been included in the MTFP as reported in October.

### **Insurance**

3.23 The overall proposed insurance budget has increased the cost to the Council by £8k but this is split over a number of individual policies, some of which are a saving from prior year. The additional cost to this Committee is £12k which is due mainly to the increase of Motor Insurance and Public Liability partially offset by other savings.

### **Business Rates**

3.24 Increased costs for Business Rates have been based on the current year's actual charge with a 2% inflationary increase. Bus Shelters and Car Parks are the areas of spend within this Committee.

### **Savings**

- 3.25 As mentioned earlier in the report, Building Control is moving to Lichfield District Council as part of a partnership arrangement. The Council will be committed to a set fee of £35,200 per annum resulting in a saving of £58k in 2019/20.
- 3.26 The acquisition of new refuse freighters and vans during 2018/19 will result in lower spare parts and vehicle hire costs during the coming year and a proposed reduction of £65k for these 2 areas has been included in the Base Budget for 2019/20.
- 3.27 The Local Plan has been fully adopted therefore there will be less need to seek external professional support over the next 2 years. A reduction of £15k is proposed and is included in the Base Budget.

### **Bin Purchases**

- 3.28 The age of residual waste (black) bins are in some areas of the District up to 30 years old and over the last 2 financial years an increase in the purchase and distribution of these bins has been noted within the quarterly Budget Monitoring reports. An increase of £30k for damaged bins is proposed and has been included within the Base Budget for 2019/20.
- 3.29 Growth in the District increases the requirement for new bins and based on the forecast increase in new properties in 2019/20 it is proposed to increase the Base Budget by £28k to cover this additional requirement. This additional cost can be drawn down from the Growth Reserve and is therefore already included within the MTFP.

### **Earmarked Reserves**

- 3.30 Some spending is financed by drawing down earmarked reserves. After taking account of these amounts, the estimated balance on the relevant reserves is shown in the following table.

<b>Environmental Services Earmarked Reserves</b>	Balance b/fwd 01/04/18	Estimated drawdown 18/19	Estimated drawdown 19/20	Estimated balance 31/03/20
New Town Centre Grants – Non-Heritage	26,397	0	0	26,397
Planning Staffing and Support Costs	93,775	-38,098	-27,786	27,891
Environmental Education	33,620	0	0	33,620
<b>Total Earmarked Reserves</b>	<b>153,792</b>	<b>-38,098</b>	<b>-27,786</b>	<b>87,908</b>

- 3.31 The estimated drawdowns are included in the appropriate cost centres in the Committee's budget.
- 3.32 At this stage, none of the Reserves include any further income from external contributions although, based on past years, it is likely that some will be received.

## **4.0 Detail**

- 4.1 The Committee's budgets by service area are detailed in **Appendix 1**.

### **Basis of the Budget**



- 4.2 Budgets are generally calculated on a “no increase basis,” i.e. they are maintained at the same level as the previous year adjusted only for known changes, price increases and variations due to contractual conditions, etc.
- 4.3 In addition, budgets are also subject to a base line review which is used to justify proposed spending. This process places responsibility on budget holders to justify their spending budgets by specifying their needs in a more constructed manner. This is supported by the Financial Services Unit, who analyse recent trends across services compared to current budgets.

### **On-going Service Provision**

- 4.4 The budgets are based substantively on a continuation of existing service provision (in respect of staffing levels, frequency, quality of service, etc.).
- 4.5 The full year effects of previous year’s restructures and budget savings have been included, with any non-recurring items removed.

### **Changes in Pay**

- 4.6 A pay award is included within the Base Budget at 2% as agreed by the Local Government Unions and the National Employers.

### **Inflation**

- 4.7 The Base Budget for 2019/20 has been uplifted by inflation/indexation where this applies, for example contract obligations.
- 4.8 Clearly, some base costs will be subject to inflation during future years and in some cases it will be “unavoidable,” for example employee costs, when national pay increases are approved.
- 4.9 Allowances for inflation based on various assumptions regarding price increases, etc. are calculated across the main spending heads at an average of 2%.

### **Risks**

- 4.10 All Committee budgets have been reviewed and known changes to income and expenditure have been reflected in the proposed base budget for 2019/20 as detailed in the report. Additional resources have been included in the proposed budgets for growth.
- 4.11 Other financial risks associated with the Committee’s services are identified in the following table.

<b>Risk</b>	<b>Issue / Potential Effect</b>	<b>Mitigating Action</b>
<b>Reduction in Income</b>	Budgeted income from Planning, Licensing, etc. totals £1.6.m is not sustainable.	Base Budgets reflect actual income but remain prudent. This report has highlighted potential changes in charges for Planning Fees. Current income is far lower than 2016/17 and 2017/18 but is in line with the Budget for 2018/19; a reduced budget of £665k has been proposed for 2019/20 with regular review in the MTFP. With the adoption of the

		Local Plan, this should bring forward some major planning applications but will result in less speculative applications going forward.
<b>Recycling</b>	The Council has been made aware that the cost of the Kerbside Recycling Scheme may need to increase.	This is still under review. A provision of £100,000 has been set-aside in the MTFP to offset any additional costs.
<b>Growth</b>	The Council's MTFP identifies "underlying cost pressures yet to surface" as a risk, due to pressure from residential development. In addition, there is additional demand on current resources in Planning and Land Charges to meet the volume of planning applications and land searches associated with development.	A provision for growth has been set-aside in the MTFP and this is forecast to increase every year over the length of the Plan. Additional resources have been invested in Waste Collection and these costs, together with their financing, have been included in the proposed budgets for 2019/20.

### **Proposed Fees and Charges 2019/20**

4.14 **Appendix 2** provides a schedule of the proposed charges for the next financial year 2019/20, together with a comparison to the existing charge. All charges are exclusive of VAT and where applicable, VAT is added at the appropriate rate in accordance with HMRC regulations.

4.15 A detailed review of fees and charges has been undertaken as part of the Budget Round. Where possible, charges have been increased to reflect inflation and the demand for services. The key points are detailed in the following sections.

#### **Land and Property Searches**

4.16 No changes are proposed for 2019/20.

#### **Private Hire (Taxi) Licences**

4.17 No changes are proposed to the current fees for 2019/20 but a new fee for a 1 year Driver licence of £98 has been proposed. This would only be granted in exceptional circumstances.

#### **Animal Licences**

4.18 Changes in legislation as approved by Council on 20<sup>th</sup> September have been implemented into the Fees and Charges for 2019/20.

4.19 Due to the legislation change, licences are now required to be split between an application and licence fee.

#### **Other Licences**

4.20 Changes in legislation as approved by Council on 28<sup>th</sup> June for Sex Establishments have been implemented into the Fees and Charges for 2019/20.

4.21 After a review based on a full cost recovery, it is proposed to increase the fee on Tattooist – Operator & Premises from £110 to £145.

4.22 Total income from all licences of £170k per year is included in the Budget and is unchanged from 2018/19. The service currently breaks even.

### **Environmental Services**

4.23 It is proposed to increase the charge for a Food Export Certificate from £54 to £55.

4.24 Changes to Private Water Supplies are proposed due to the removal of a maximum charge as a result of the Private Water Supply Regulations 2018.

4.25 There is no proposal to increase other fees in 2019/20.

4.26 Income can fluctuate from year to year. In 2016/17, it totalled £64k, £74k in 2017/18 and is currently estimated at £76k for 2018/19. It is expected to be around £70k in 2019/20. However, these levels are far in excess of income generated prior to 2014/15, reflecting the success of certain businesses in the export market.

### **Charges under the Licensing and Gambling Acts of 2003 and 2005**

4.27 As the licensing authority, the Council is required to comply with the charging regime set under statute. The fees quoted are the maximum charged under the legislation. However, it is unlikely that many of these licences, for example that apply to casinos, will be applicable.

### **Pest Control Charges**

4.28 No changes are proposed for 2019/20.

### **Collection of Trade Waste**

4.29 No changes are proposed for 2018/19.

### **Planning Services**

4.30 These do not include fees for planning applications, which are currently set nationally.

4.31 It is proposed to increase charges for footpath diversions and street naming to compensate for the resources required to action requests.

## **5.0 Financial Implications**

5.1 As detailed in the report

## **6.0 Corporate Implications**

### **Employment Implications**

6.1 None.

### **Legal Implications**

6.2 None.

### **Corporate Plan Implications**

- 6.3 The proposed budgets and spending under the responsibility of the Committee provides the financial resources to enable many of the on-going services and Council priorities as outlined in the Corporate Plan.

### **Risk Impact**

- 6.4 The Financial Risk Register is detailed in the Medium Term Financial Plan and financial risks specific to this Committee are detailed in Section 4.

## **7.0 Community Impact**

### **Consultation**

- 7.1 The Budget will be disseminated through Local Area Forums and separate consultation will be undertaken with the local business community.

### **Equality and Diversity Impact**

- 7.2 None.

### **Social Value Impact**

- 7.3 None.

### **Environmental Sustainability**

- 7.4 None.

## **8.0 Conclusions**

- 8.1 That the proposed base budgets are scrutinised and approved to provide the financial resources for continuation of service delivery.

## **9.0 Background Papers**

- 9.1 None.

## BUDGET - 2019/20

## Environmental and Development

£'s	BUDGET			VARIANCE	
	2019/20	2018/19			
PSX90	Transport Services	588,195	618,807	30,612	Favourable spare parts (£50k), taxi testing (£7k); adverse fuel (Sinfin Lane) (£14k), insurance (£13k)
<b>Central &amp; Departmental Accounts</b>		<b>588,195</b>	<b>618,807</b>	<b>30,612</b>	
CCF00	Tourism Policy, Marketing & Development	59,028	58,758	(270)	
CPH70	Promotion and Marketing of the Area	195,574	191,977	(3,597)	Favourable insurance (£1k); adverse salaries (£2k), printing (£3k)
<b>Economic Development</b>		<b>254,602</b>	<b>250,734</b>	<b>(3,867)</b>	
CPE10	Environmental Education	79,897	78,505	(1,392)	Favourable insurance (£2k), income (£4k); adverse salaries (£6k), prof fees (£1k)
<b>Environmental Education</b>		<b>79,897</b>	<b>78,505</b>	<b>(1,392)</b>	
CEE00	Food Safety	78,202	75,424	(2,777)	Favourable insurance (£1k); adverse salaries (£2k), prof fees (sampling) (£2k)
CEE10	Pollution Reduction	273,128	270,384	(2,744)	Favourable depreciation (£3k), insurance (£2k); adverse salaries (£7k)
CEE50	Pest Control	14,439	11,976	(2,463)	Adverse salaries (£1k), computer licencing (£1k)
CEE60	Public Health	200	200	0	
CEE80	Public Conveniences	43,720	36,135	(7,585)	Adverse depreciation (£4k), utilities (£4k)
CEH00	Community Safety (Safety Services)	121,284	118,850	(2,434)	Favourable insurance (£1k); adverse salaries (£3k)
KGW00	Welfare Services	1,800	1,800	0	
<b>Environmental Services</b>		<b>532,773</b>	<b>514,770</b>	<b>(18,003)</b>	
HTK10	Environmental Maintenance (Other Roads)	20,001	20,000	(1)	
NAC60	Public Transport	28,486	24,548	(3,938)	Adverse Business Rates (£3k), repairs (£1k)
<b>Highways</b>		<b>48,487</b>	<b>44,548</b>	<b>(3,938)</b>	

ACL00	Local Land Charges	21,017	952	(20,065)	Adverse salaries (transfer from F&M - Apprentice) Favourable insurance (£1k); adverse salaries (£8k), taxi testing (£7k)
CEE70	Licensing	(8,182)	(22,038)	(13,857)	
<b>Licencing and Land Charges</b>		<b>12,835</b>	<b>(21,086)</b>	<b>(33,921)</b>	
CPB00	Building Regulations	35,200	92,709	57,509	Partnership with Lichfield District Council
CPC10	Dealing with Development Control Applications	200,489	(93,594)	(294,083)	Favourable insurance (£1k), other income (£10k), advertising (£4k); adverse planning income (£85k), salaries (£214k), reserve funding (£10k)
CPD10	Planning Policy	289,498	346,388	56,890	Favourable salaries (£76k), prof fees (£15k), insurance (£3k); adverse reserve funding (£30k), income (£7k)
CPD30	Business Systems and Information Unit	145,416	189,378	43,962	Favourable salaries (£41k), insurance (£2k), tools (£1k)
CPL00	Community Development	10,028	10,000	(28)	
<b>Planning</b>		<b>680,630</b>	<b>544,881</b>	<b>(135,750)</b>	
HTP10	Off-Street Parking	107,339	95,137	(12,203)	Adverse Business Rates (£9k), materials (£2k), insurance (£1k)
<b>Town Centre</b>		<b>107,339</b>	<b>95,137</b>	<b>(12,203)</b>	
CES00	Street Cleansing (not chargeable to highways)	349,687	339,221	(10,466)	Favourable insurance (£3k), adverse salaries (£14k)
CEW00	Household Waste Collection	1,472,673	1,394,867	(77,806)	Favourable vehicle hire (£15k), depreciation (£19k); adverse salaries (£42k) (Sinfin Lane (£9k)), bins (£68k), insurance (£1k)
CEW10	Trade Waste Collection	(98,880)	(113,771)	(14,891)	Adverse insurance
CEW20	Recycling	371,936	384,120	12,184	Favourable fee income
CEW50	Depot Central Support	150,858	144,449	(6,409)	Adverse salaries
<b>Waste Collection &amp; Street Cleansing</b>		<b>2,246,275</b>	<b>2,148,887</b>	<b>(97,388)</b>	
		<b>4,551,034</b>	<b>4,275,184</b>	<b>(275,850)</b>	

# PROPOSED FEES AND CHARGES 2019/20

## APPENDIX 2

VAT WILL BE CHARGED WHERE APPLICABLE AT THE APPROPRIATE RATE

LAND AND PROPERTY CHARGES	Fee 2018/19 exc VAT £:P	Proposed Fee 2019/20 £:P	Note
<b>LOCAL LAND CHARGE Searches</b>			
LLCI Local Land Charges Residential	25.00	25.00	
LLCI Local Land Charges Commercial	40.00	40.00	
CON 29R (required form) Residential	55.00	55.00	
CON 29R (required form) Commercial	120.00	120.00	
Full Standard Search (LLC1 & CON 29R) Residential	80.00	80.00	
Full Standard Search (LLC1 & CON 29R) Commercial	160.00	160.00	
CON 29 (optional form) Other Questions - Each Enquiry	17.00	17.00	
Each Additional Enquiry (applicant's own question)	25.00	25.00	
Additional Parcel of Land	35.00	35.00	
<b>CON 29 Component Elements</b>			
Planning Decisions Residential (Each)	0.75	0.75	
Planning Decisions Commercial (Each)	4.00	4.00	
Building Regulations Residential (Each)	0.75	0.75	
Building Regulations Commercial (Each)	4.00	4.00	
Planning Designations & Proposals Residential	0.75	0.75	
Planning Designations & Proposals Commercial	2.30	2.30	
Highways Related	30.00	30.00	
Land Required for Public Purposes Residential	0.75	0.75	
Land Required for Public Purposes Commercial	2.30	2.30	
Nearby Railway Schemes Residential	0.75	0.75	
Nearby Railway Schemes Commercial	2.30	2.30	
Outstanding Notices Residential (Each)	0.75	0.75	
Outstanding Notices Commercial (Each)	2.30	2.30	
Contravention of Building Regulations Residential	0.75	0.75	
Contravention of Building Regulations Commercial	2.30	2.30	

Notices, Orders, Directions & Proceedings under Planning Acts Residential	0.75	0.75	
Notices, Orders, Directions & Proceedings under Planning Acts Commercial	2.30	2.30	
Conservation Area Residential (Each)	0.75	0.75	
Conservation Area Commercial (Each)	2.30	2.30	
Compulsory Purchase Residential	0.75	0.75	
Compulsory Purchase Commercial	2.30	2.30	
Contaminated Land Residential	0.75	0.75	
Contaminated Land Commercial	2.30	2.30	
Assets of Community Value Residential	0.75	0.75	
Assets of Community Value Commercial	2.30	2.30	
<b>LICENSING FEES</b>	<b>Fee 2018/19 exc VAT £:P</b>	<b>Proposed Fee 2019/20 £:P</b>	<b>Note</b>
<b>PRIVATE HIRE LICENCES</b>			
Vehicle	273.00	273.00	
Operator	495.00	495.00	
Driver (3 years)	180.00	180.00	
Driver (1 year)	New Fee	98.00	If one year licence granted by Committee
Transfer of vehicle licence to another person	38.00	38.00	
Re-test of vehicle	31.00	31.00	
Trailer	25.00	25.00	
Knowledge Test	27.00	27.00	
Change of licence details (not requiring another type of application)	10.50	10.50	
Copy of a paper licence, or the replacement of a badge/plate	10.50	10.50	
Replacement of a badge/plate	15.00	15.00	
Plate platforms	10.00	10.00	
Plate magnets	32.00	32.00	
<b>FOOD EXPORT CERTIFICATES</b>			
<b>Non-mains Water Supply Register</b>			
Food Export Certificates	54.00	55.00	Increase in line with RPI to cover increased cost of resources
Whole register	21.00	21.00	
Single page - owner of property concerned	0.00	0.00	



Single page - Any other party	7.30	7.30	
<b>Register of Food Premises</b>			
Whole register	57.70	57.70	
Single registration - proprietor of food business concerned	0.00	0.00	
Single registration - Any other party	18.90	18.90	
Food hygiene re-inspection at the request of the food business operator	125.00	125.00	
<b>Animal Licences</b>			
Pet shops - Grant of Licence	182.00	N/A	Change in legislation - cost is split between application fee and licence fee
Pet Shops - Renewal	149.00	N/A	
Pet shops - Grant of Licence - Application Fee	N/A	172.00	New legislation - approved by Council on 20.09.2018
Pet shops - Grant of Licence - Licence Fee	N/A	174.00	
Pet shops - Renewal - Application Fee	N/A	172.00	New legislation - approved by Council on 20.09.2018
Pet shops - Renewal - Licence Fee	N/A	174.00	
Riding establishments	149.00	N/A	Change in legislation - cost is split between application fee and licence fee
Riding establishments - Application Fee	N/A	173.00	New legislation - approved by Council on 20.09.2018
Riding establishments - Licence Fee	N/A	153.00	
Animal Boarding establishments - Home Boarding	97.00	N/A	Change in legislation - cost is split between application fee and licence fee
Animal Boarding establishments - Home Boarding - Application Fee	N/A	133.00	New legislation - approved by Council on 20.09.2018
Animal Boarding establishments - Home Boarding - Licence Fee	N/A	88.00	
Animal Boarding establishments - Kennels & Catteries	143.00	N/A	Change in legislation - cost is split between application fee and licence fee
Animal Boarding establishments - Variation	89.00	N/A	
Animal Boarding establishments - Kennels & Catteries - Application Fee	N/A	173.00	New legislation - approved by Council on 20.09.2018
Animal Boarding establishments - Kennels & Catteries - Licence Fee	N/A	162.00	
Dangerous wild animals	204.00	204.00	
Breeding of Dogs - Grant of licence	182.00	N/A	Change in legislation - cost is split between application fee and licence fee
Breeding of Dogs - Renewal	130.00	N/A	
Breeding of Dogs - Variation	110.00	N/A	
Breeding of Dogs - Grant of licence - Application Fee	N/A	177.00	New legislation - approved by Council on 20.09.2018
Breeding of Dogs - Grant of licence - Licence Fee	N/A	186.00	
Breeding of Dogs - Renewal - Application Fee	N/A	164.00	
Breeding of Dogs - Renewal - Licence Fee	N/A	185.00	

Keeping or Training Animals for Exhibition - Grant of Licence - Application Fee	New Fee	146.00	New legislation - approved by Council on 20.09.2018
Keeping or Training Animals for Exhibition- Grant of Licence - Licence Fee	New Fee	171.00	
Keeping or Training Animals for Exhibition - Renewal - Application Fee	New Fee	146.00	
Keeping or Training Animals for Exhibition - Renewal - Licence Fee	New Fee	171.00	
Variation of Animal Licence	New Fee	147.00	New legislation - approved by Council on 20.09.2018
Re-inspection for risk rating purposes	New Fee	120.00	New legislation - approved by Council on 20.09.2018
Additional application fee if applying for more than one licensable activity at a time	New Fee	100.00	New legislation - approved by Council on 20.09.2018
Inspection fee in relation to appeals (travel time will be added on to the time taken to inspect)	New Fee	£45 per hour	New legislation - approved by Council on 20.09.2018
Zoo Plus Vet Fees - (Grant 4 Years) (6 Year Renewal - Application Fee)	522.00	522.00	
Zoo Plus Vet Fees - (Grant 4 Years) (6 Year Renewal - Licence Fee)	220.00	222.00	
<b>Other Licences</b>			
Film Classifications	£50.00 to include the first half of viewing plus an additional fee of £20.00 for every half hour or part thereof	£50.00 to include the first half of viewing plus an additional fee of £20.00 for every half hour or part thereof	
Street Trading - Grant/Renewal of consent - Application Fee	206.00	206.00	
Street Trading - Grant/Renewal of consent - Consent Fee	166.00	166.00	
Street Trading - Special Events consent	179.00	179.00	
Tattooist - Operator & Premises	116.00	145.00	Review of fees on cost recovery basis
Tattooist - Transfer	48.00	48.00	
Sex establishment	2,249.00	N/A	Adoption of legislation - approved by Council on 28.06.2018
Sex establishment - Grant/Renewal - Application Fee	New Fee	1,980.00	
Sex establishment - Grant/Renewal - Licence Fee	New Fee	630.00	
Sex establishment - Variation - Application Fee	New Fee	1,825.00	
Sex establishment - Variation - Licence Fee	New Fee	393.00	
Sex establishment - Transfer - Application Fee	New Fee	1,680.00	
Sex establishment - Transfer - Licence Fee	New Fee	235.00	
Sex establishment - Change of details	New Fee	28.00	

<b>LICENCES &amp; LICENSING (under the 2005 Regulations)</b>			
<b>Premises licences &amp; Club Premises Certificate - Application Fee</b>			
Rateable value - nil to £4,300 - Band A	100.00	100.00	
Rateable value - £4,300 to £33,000 - Band B	190.00	190.00	
Rateable value - £33,001 to £87,000 - Band C	315.00	315.00	
Rateable value - £87,001 to £125,000 - Band D	450.00	450.00	
Rateable value - £125,001 and above - Band E	635.00	635.00	
<b>Premises Licences &amp; Club Premises Certificate - Annual Fee</b>			
Rateable value - nil to £4,300 - Band A	70.00	70.00	
Rateable value - £4,300 to £33,000 - Band B	180.00	180.00	
Rateable value - £33,001 to £87,000 - Band C	295.00	295.00	
Rateable value - £87,001 to £125,000 - Band D	320.00	320.00	
Rateable value - £125,001 and above - Band E	350.00	350.00	
<b>Variation Fee in Transition (relates to alcohol only)</b>			
Rateable value - nil to £4,300 - Band A	20.00	20.00	
Rateable value - £4,300 to £33,000 - Band B	60.00	60.00	
Rateable value - £33,001 to £87,000 - Band C	80.00	80.00	
Rateable value - £87,001 to £125,000 - Band D	100.00	100.00	
Rateable value - £125,001 and above - Band E	120.00	120.00	
<b>Multiplier (mainly relates to town &amp; city centre pubs) - Application Fee</b>			
Rateable value - £87,001 to £125,000 - Band D	900.00	900.00	
Rateable value - £125,001 and above - Band E	1,905.00	1,905.00	
Rateable value - £87,001 to £125,000 - Band D	640.00	640.00	
Rateable value - £125,001 and above - Band E	1,050.00	1,050.00	
<b>Exceptionally large Events (additional to licence fee) - Application Fee</b>			
Number = 5,000 to 9,999	1,000.00	1,000.00	
Number = 10,000 to 14,999	2,000.00	2,000.00	
Number = 15,000 to 19,999	4,000.00	4,000.00	
Number = 20,000 to 29,999	8,000.00	8,000.00	
Number = 30,000 to 39,999	16,000.00	16,000.00	
Number = 40,000 to 49,999	24,000.00	24,000.00	
Number = 50,000 to 59,999	32,000.00	32,000.00	

Number = 60,000 to 69,999	40,000.00	40,000.00	
Number = 70,000 to 79,999	48,000.00	48,000.00	
Number = 80,000 to 89,999	56,000.00	56,000.00	
Number = 90,000 and over	64,000.00	64,000.00	
<b>Exceptionally large Events (additional to licence fee) - Annual Fee</b>			
Number = 5,000 to 9,999	500.00	500.00	
Number = 10,000 to 14,999	1,000.00	1,000.00	
Number = 15,000 to 19,999	2,000.00	2,000.00	
Number = 20,000 to 29,999	4,000.00	4,000.00	
Number = 30,000 to 39,999	8,000.00	8,000.00	
Number = 40,000 to 49,999	12,000.00	12,000.00	
Number = 50,000 to 59,999	16,000.00	16,000.00	
Number = 60,000 to 69,999	20,000.00	20,000.00	
Number = 70,000 to 79,999	24,000.00	24,000.00	
Number = 80,000 to 89,999	28,000.00	28,000.00	
Number = 90,000 and over	32,000.00	32,000.00	
<b>Permitted Temporary Activities, Personal Licences &amp; Miscellaneous</b>			
Section 25 - theft, loss, etc of premises licence or summary	10.50	10.50	
Section 29 - application for a provisional statement where premises being built etc.	315.00	315.00	
Section 33 - notification of change of name or address	10.50	10.50	
Section 37 - application to vary licence to specify individual as premises supervisor	23.00	23.00	
Section 42 - application for transfer of premises licence	23.00	23.00	
Section 47 - interim authority notice following death etc of licence holder	23.00	23.00	
Section 79 - theft, loss etc of certificate or summary	10.50	10.50	
Section 82 - notification of change of name or alteration of rules of club	10.50	10.50	
Section 83(1) or (2) - change of relevant registered address of club	10.50	10.50	
Section 100 - temporary event notice	21.00	21.00	
Section 110 - theft, loss, etc of temporary event notice	10.50	10.50	
Section 117 - application for a grant or renewal of personal licence	37.00	37.00	
Section 126 - theft, loss etc of personal licence	10.50	10.50	
Section 127 - duty to notify change of name or address	10.50	10.50	

Section 178 - right of freeholder etc to be notified of licensing matters	21.00	21.00	
<b>LICENCES UNDER THE GAMBLING ACT 2005</b>			
<b>Premises Licence Fee - regulation SI2007/479 - maximum fee</b>			
New Application - New small Casinos	8,000.00	8,000.00	
New Application - New large Casinos	10,000.00	10,000.00	
New Application - Regional Casino	15,000.00	15,000.00	
New Application - Bingo Club	1,995.00	1,276.00	Review of fees on cost recovery basis
New Application - Betting premises (excluding tracks)	1,785.00	1,276.00	Review of fees on cost recovery basis
New Application - Tracks	1,554.00	1,276.00	Review of fees on cost recovery basis
New Application - Family entertainment centres	1,334.00	1,063.00	Review of fees on cost recovery basis
New Application - Adult gaming centres	1,334.00	1,063.00	Review of fees on cost recovery basis
Annual Fee - New small Casinos	5,000.00	5,000.00	
Annual Fee - New large Casinos	10,000.00	10,000.00	
Annual Fee - Regional Casino	15,000.00	15,000.00	
Annual Fee - Bingo Club	835.00	835.00	
Annual Fee - Betting premises (excluding tracks)	536.00	536.00	
Annual Fee - Tracks	777.00	777.00	
Annual Fee - Family entertainment centres	609.00	609.00	
Annual Fee - Adult entertainment centres	777.00	777.00	
Application to vary - New small Casinos	4,000.00	4,000.00	
Application to vary - New large Casinos	5,000.00	5,000.00	
Application to vary - Regional Casino	7,500.00	7,500.00	
Application to vary - Bingo Club	1,229.00	1,276.00	Review of fees on cost recovery basis
Application to vary - Betting premises (excluding tracks)	1,061.00	1,276.00	Review of fees on cost recovery basis
Application to vary - Tracks	945.00	1,250.00	Review of fees on cost recovery basis
Application to vary - Family entertainment centres	835.00	1,000.00	Review of fees on cost recovery basis
Application to vary - Adult gaming centres	835.00	1,000.00	Review of fees on cost recovery basis
Application to transfer - Existing Casinos	1,350.00	1,350.00	
Application to transfer - New small Casinos	1,800.00	1,800.00	
Application to transfer - New large Casinos	2,150.00	2,150.00	
Application to transfer - Regional Casino	6,500.00	6,500.00	
Application to transfer - Bingo Club	893.00	451.00	Review of fees on cost recovery basis

Application to transfer - Betting premises (excluding tracks)	893.00	451.00	Review of fees on cost recovery basis
Application to transfer - Tracks	777.00	451.00	Review of fees on cost recovery basis
Application to transfer - Family entertainment centres	777.00	451.00	Review of fees on cost recovery basis
Application to transfer - Adult gaming centres	893.00	451.00	Review of fees on cost recovery basis
Application for reinstatement - Existing Casinos	1,350.00	1,350.00	
Application for reinstatement - New small Casinos	1,800.00	1,800.00	
Application for reinstatement - New large Casinos	2,150.00	2,150.00	
Application for reinstatement - Regional Casino	1,350.00	1,350.00	
Application for reinstatement - Bingo Club	893.00	451.00	Review of fees on cost recovery basis
Application for reinstatement - Betting premises (excluding tracks)	893.00	451.00	Review of fees on cost recovery basis
Application for reinstatement - Tracks	777.00	451.00	Review of fees on cost recovery basis
Application for reinstatement - Family entertainment centres	777.00	451.00	Review of fees on cost recovery basis
Application for reinstatement - Adult gaming centres	893.00	451.00	Review of fees on cost recovery basis
Application for provisional statement - New small Casinos	8,000.00	8,000.00	
Application for provisional statement - New large Casinos	10,000.00	10,000.00	
Application for provisional statement - Regional Casino	15,000.00	15,000.00	
Application for provisional statement - Bingo Club	1,995.00	1,276.00	Review of fees on cost recovery basis
Application for provisional statement - Betting premises (excluding tracks)	1,785.00	1,276.00	Review of fees on cost recovery basis
Application for provisional statement - Tracks	1,565.00	1,276.00	Review of fees on cost recovery basis
Application for provisional statement - Family entertainment centres	1,334.00	1,063.00	Review of fees on cost recovery basis
Application for provisional statement - Adult gaming centres	1,334.00	1,063.00	Review of fees on cost recovery basis
Licence Application (Provisional statement holders) - New small Casinos	3,000.00	3,000.00	
Licence Application (Provisional statement holders) - New large Casinos	5,000.00	5,000.00	
Licence Application (Provisional statement holders) - Regional Casino	8,000.00	8,000.00	
Licence Application (Provisional statement holders) - Bingo Club	777.00	451.00	Review of fees on cost recovery basis
Licence Application (Provisional statement holders) - Betting premises (excluding tracks)	893.00	451.00	Review of fees on cost recovery basis
Licence Application (Provisional statement holders) - Tracks	777.00	451.00	Review of fees on cost recovery basis
Licence Application (Provisional statement holders) - Family entertainment centres	777.00	451.00	Review of fees on cost recovery basis
Licence Application (Provisional statement holders) - Adult gaming centres	777.00	451.00	Review of fees on cost recovery basis
Copy licence - New small Casinos	25.00	17.00	Review of fees on cost recovery basis
Copy licence - New large Casinos	25.00	17.00	Review of fees on cost recovery basis

Copy licence - Regional Casino	25.00	17.00	Review of fees on cost recovery basis
Copy licence - Bingo Club	25.00	17.00	Review of fees on cost recovery basis
Copy licence - Betting premises (excluding tracks)	25.00	17.00	Review of fees on cost recovery basis
Copy licence - Tracks	25.00	17.00	Review of fees on cost recovery basis
Copy licence - Family entertainment centres	25.00	17.00	Review of fees on cost recovery basis
Copy licence - Adult gaming centres	25.00	17.00	Review of fees on cost recovery basis
Notification of change - Existing Casinos	50.00	42.00	Review of fees on cost recovery basis
Notification of change - New small Casinos	50.00	42.00	Review of fees on cost recovery basis
Notification of change - New large Casinos	50.00	42.00	Review of fees on cost recovery basis
Notification of change - Regional Casino	50.00	42.00	Review of fees on cost recovery basis
Notification of change - Bingo Club	45.00	42.00	Review of fees on cost recovery basis
Notification of change - Betting premises (excluding tracks)	45.00	42.00	Review of fees on cost recovery basis
Notification of change - Tracks	45.00	42.00	Review of fees on cost recovery basis
Notification of change - Family entertainment centres	45.00	42.00	Review of fees on cost recovery basis
Notification of change - Adult gaming centres	45.00	42.00	Review of fees on cost recovery basis
Temporary Use Notice - GA2005	127.00	127.00	
<b>Permits - SI2007454 &amp; SI2007/455 - set by the Secretary of State</b>			
Application fee - FEC Gaming machine	300.00	300.00	
Application fee - Prize Gaming	300.00	300.00	
Application fee - Alcohol licences premises - notification of 2 or fewer machines	50.00	50.00	
Application fee - Alcohol licences premises - notification of more than 2 machines	150.00	150.00	
Application fee - Club Gaming permit	200.00	200.00	
Application fee - Club Gaming machine permit	200.00	200.00	
Application fee - Club Gaming permit (fast track application)	100.00	100.00	
Application fee - Club Gaming machine permit (fast track application)	100.00	100.00	
Application fee - Small Society Lottery Registration	40.00	40.00	
Annual fee - Alcohol licences premises - notification of more than 2 machines	50.00	50.00	
Annual fee - Club Gaming permit	50.00	50.00	
Annual fee - Club Gaming machine permit	50.00	50.00	
Annual fee - Small Society Lottery Registration	20.00	20.00	

Renewal fee - FEC Gaming machine	300.00	300.00	
Renewal fee - Prize Gaming	300.00	300.00	
Renewal fee - Club Gaming permit	200.00	200.00	
Renewal fee - Club Gaming machine permit	200.00	200.00	
Change of name - FEC permits	25.00	25.00	
Change of name - Prize Gaming permits	25.00	25.00	
Change of name - Alcohol Licences Premises - more than 2 machines	25.00	25.00	
Copy of permit - FEC permits	15.00	15.00	
Copy of permit - Prize Gaming permits	15.00	15.00	
Copy of permit - Alcohol Licences Premises - more than 2 machines	15.00	15.00	
Copy of permit - Club Gaming permit	15.00	15.00	
Copy of permit - Club Gaming machine permit	15.00	15.00	
Variation - Alcohol Licences Premises - more than 2 machines	100.00	100.00	
Variation - Club Gaming permit	100.00	100.00	
Variation - Club Gaming machine permit	100.00	100.00	
Transfer - Alcohol Licences Premises - more than 2 machines	25.00	25.00	
<b>SCRAP METAL DEALERS ACT 2013</b>			
Site Licence (new & renewal) Application Fee	189.00	189.00	
Site Licence (new & renewal) Total for 3 years licence	334.00	334.00	
Site Licence (new & renewal) - Additional Sites Total for 3 years License	190.00	190.00	
Collectors Licence (new & renewal) Application Fee	189.00	189.00	
Collectors Licence (new & renewal) Total for 3 years licence	125.00	125.00	
Conversion from Collectors Licence to Site Licence	75.00	75.00	
Conversion from Site Licence to Collectors Licence	75.00	75.00	
Change of name or address notifications	10.50	10.50	
Addition of new site to a Site Licence (annual fee per site)	190.00	190.00	
Replacement Licence	10.50	10.50	
Site Licence (change of manager)	10.50	10.50	
Site Licence (change of manager) where site manager has not been suitable person tested	75.00	75.00	
<b>PEST CONTROL FEES</b>	<b>Fee 2018/19 exc VAT 6:P</b>	<b>Proposed Fee 2019/20 £:P</b>	<b>Note</b>



<b>PEST CONTROL</b>			
<b>Domestic Charges - within working hours</b>			
Rats (up to 3 visits) - low income groups	13.33	13.33	
Rats (up to 3 visits)	26.67	26.67	
Mice (up to 3 visits) - low income groups	23.33	23.33	
Mice (up to 3 visits)	46.67	46.67	
Wasps (one visit to treat one nest) - low income groups	23.33	23.33	
Wasps (one visit to treat one nest)	46.67	46.67	
Wasps - additional nests treated at same visit - low income groups	5.83	5.83	
Wasps - additional nests treated at same visit	11.67	11.67	
Cockroaches (up to 4 visits) - low income groups	35.00	35.00	
Cockroaches (up to 4 visits)	70.00	70.00	
Fleas (per visit) - low income groups	29.17	29.17	
Fleas (per visit)	58.33	58.33	
Other insects not listed above - per visit - low income groups	29.17	29.17	
Other insects not listed above - per visit	58.33	58.33	
Aborted visit charge	up to 16.67	up to 16.67	
<b>Non Domestic Charges</b>			
<b>Routine Contracts</b>	Quote on request	Quote on request	
All pests - hourly charge	71.00	71.00	
All pests - materials	Actual cost	Actual cost	
All pests - minimum charge (excl. materials)	71.00	71.00	
<b>Stray dog picked up without ID and taken to kennels</b>			
Admin fee (plus kennel fees)	28.35	28.35	
Fixed charge (Subject to statutory limit)	25.00	25.00	
Kennel charge	8.50	8.50	
<b>PLANNING</b>	<b>Fee 2018/19 exc VAT £:P</b>	<b>Proposed Fee 2019/20 £:P</b>	<b>Note</b>
<b>PLANNING</b>			
Copies of Plans	Cost of Printing	Cost of Printing	
Enquiries - Request for information tantamount to a search - Planning only	55.00	57.00	Inflationary increase to cover increased costs of resources

Application for an order for the stopping up or diversion of a footpath or bridleway pursuant to Section 257 of the Town and Country Planning Act 1990	2165.00	2209.00	Inflationary increase to cover increased costs of resources
An order for the stopping up or diversion of a footpath or bridleway pursuant to Section 257 of the Town and Country Planning Act 1990 to be submitted to the Secretary of State for a decision	1235.00	1260.00	Inflationary increase to cover increased costs of resources
Copies of documents relating to the South Derbyshire Local Plan	Cost of Printing	Cost of Printing	
<b>STREET NAMING AND NUMBERING</b>	<b>Fee 2018/19 exc VAT £:P</b>	<b>Proposed Fee 2019/20 £:P</b>	<b>Note</b>
<b>Street Naming and Numbering</b>			
Request to formally change an official name of an existing property	57.00	59.00	Continued improvements to the addressing systems and data.
Request to formally rename an existing street or unnamed road.	325.00 + 41.00 per household affected	335.00 + 43.00 per household affected	Continued improvements to the addressing systems and data.
Request for the naming of a new street	165.00 + 36.00 for every street issues at the same time.	170.00 + 37.00 for every street issues at the same time.	Continued improvements to the addressing systems and data.
Request for the issuing of number or name (restrictions apply) to new properties as part of a Development consisting of 1 - 9 Dwellings	57.00 per plot to a maximum of £285.00	59.00 per plot to a maximum of £295.00	Continued improvements to the addressing systems and data.
Request for the issuing of number or name (restrictions apply) to new properties as part of a Development consisting of 10 or more Dwellings	26.00 per plot	28.00 per plot	Continued improvements to the addressing systems and data.
Request to amend a previously confirmed naming and numbering schedule (Restrictions apply)	Price on Application	14.00 per plot affected by the schedule amendment	Per plot price introduced per lot to provide clarity on the potential costs of scheme changes.
Request for the naming of premises and Commercial/Industrial Estates	57.00	59.00 per plot	Continued improvements to the addressing systems and data.
<b>WASTE COLLECTION FEES</b>	<b>Fee 2018/19 exc VAT £:P</b>	<b>Proposed Fee 2019/20 £:P</b>	<b>Note</b>
<b>WASTE COLLECTION</b>			
Recharge Damaged/Stolen Wheelie bins - 240L bins	41.00	41.00	
Recharge Damaged/Stolen Wheelie bins - 360L bins	70.00	70.00	
Sale of clinical sacks - per 250 sacks	60.00	60.00	
Abandoned Vehicle Charge - Not on Site	61.00	61.00	
Abandoned Vehicle Charge - Removed from site	95.00	95.00	
Domestic Bulkies - 6 items excluding fridges	30.00	30.00	

Domestic Bulkies - fridge	25.00	25.00	
Sale of Trade Refuse sacks - General Trade Price - per 10 bags	20.00	20.00	
Sale of Trade Refuse sacks - General Trade Price - per 25 bags	50.00	50.00	
Sale of Trade Refuse sacks - General Trade Price - per 50 bags	100.00	100.00	
Sale of Trade Refuse sacks - General Trade Price - per 100 bags	200.00	200.00	
Sale of Trade Refuse sacks - General Trade Price - per 250 bags	250.00	250.00	
Sale of Trade Refuse sacks - Parish Council Price (no disposal) - per 10 bags	15.20	15.20	
Sale of Trade Refuse sacks - Parish Council Price (no disposal) - per 25 bags	38.00	38.00	
Sale of Trade Refuse sacks - Parish Council Price (no disposal) - per 50 bags	76.00	76.00	
Sale of Trade Refuse sacks - Parish Council Price (no disposal) - per 100 bags	152.00	152.00	
Sale of Trade Refuse sacks - Parish Council Price (no disposal) - per 250 bags	380.00	380.00	
Private hire vehicle tests	31.00	31.00	
Sale of Compost Sacks per roll (Caddy Liners)	3.50	3.50	
Sale of Compost Sacks per roll(Wheelie Bin Liners)	7.80	7.80	
Trade Waste (Max Charge) - 240L Wheeled bin per week	9.20	9.20	
Trade Waste (Max Charge) - 360L Wheeled bin per week	13.90	13.90	
Trade Waste (Max Charge) - 660L Wheeled bin per week	18.50	18.50	
Trade Waste (Max Charge) - 1,100L Wheeled bin per week	20.85	20.85	
Trade Waste (Max Charge) - per sack	2.05	2.05	
Job Tickets	Fee dependant on work	Fee dependant on work	
<b>ENVIRONMENTAL SERVICES FEES AND CHARGES</b>	<b>Fee 2018/19 exc VAT £:P</b>	<b>Proposed Fee 2019/20 £:P</b>	<b>Note</b>
<b>Environmental Protection</b>			
Copies of Environmental Protection Act Register	FREE	FREE	
EPR Processes (EPA90 - Part 1)	Contact Council	Contact Council	
Copies of Environmental Protection Act Register	FREE	FREE	
Contaminated land enquiry standard search (solicitors and householders)	50.00	50.00	
<b>MISC ENVIRONMENTAL HEALTH SERVICES</b>			
High Hedge dispute (non-refundable)	210.00	210.00	
High Hedge dispute (non-refundable) - for low income groups	105.00	105.00	

Welfare funeral - Only charges where inheritors to the estate are identified following the funeral	240.00	240.00	
<b>Private Water Supplies</b>			
Risk Assessments for supplies where the duty holder has not submitted any data ( Hourly rate, up to a maximum total cost of £500)	33.00	33.36	Review of Staff Cost
Risk Assessments for supplies where the duty holder has partially submitted data( Hourly rate, up to a maximum total cost of £500)	17.00	17.00	
Sampling (Hourly rate up to a maximum fee of £100)	33.00	33.36	Review of Staff Cost
Investigation in the event of a sample failure (Hourly rate up to maximum cost of £100)	33.00	33.36	Review of Staff Cost
Authorisation to temporarily breach a standard whilst remedial work carried out.	100.00	100.00	
Regulation 10 sample	25.00	25.00	
Check monitoring sample analysis (up to a maximum of £100)	At cost	At cost	
Audit monitoring sample analysis (up to a maximum of £500)	At cost	At cost	
<b>Environmental Education</b>			
Environmental Education Programme 2 hour session	100.00	100.00	
Environmental Education Programme 1 hour session	75.00	75.00	
Environmental conservation training per session per leader	90.00	90.00	
Wildlife Watch (approx 13 sessions per year) - per child	2.00	2.00	
Walks	2.00	2.00	
NightWatch - per person	2.50	2.50	
Fun Science Event	FREE	FREE	

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<b>REPORT TO:</b>	<b>ENVIRONMENTAL &amp; DEVELOPMENT SERVICES COMMITTEE (SPECIAL - BUDGET)</b>	<b>AGENDA ITEM: 7</b>
<b>DATE OF MEETING:</b>	<b>3<sup>rd</sup> JANUARY 2018</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>STRATEGIC DIRECTOR (SERVICE DELIVERY)</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>TONY SYLVESTER PLANNING SERVICES MANAGER</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>AUTHORITY MONITORING REPORT</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE:</b>

---

## **1.0 Recommendations**

- 1.1 That the Committee notes the content of the Authority Monitoring Report at Appendix A of this report.

## **2.0 Purpose of Report**

- 3.1 To allow the Committee to note the performance in the District of the Local Plan policies and a range of indicators set out as part of the monitoring of the Local Plan.

## **3.0 Detail**

- 3.1 The preparation of an Authority Monitoring Report (AMR) is a requirement under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.2 The Council has produced monitoring reports on an annual basis since 2004. These have historically been published in or around December each year. The reports present data on a wide range of issues such as the progress being made on the preparation of Development Plan Documents (DPD), whether the Council has a five-year land supply and the number of homes and amount of commercial floor space completed or under construction.
- 3.3 The AMR includes monitoring for the Local Plan policies included in the Part 1 and Part 2 Local Plan documents.

3.4 Particular areas to note from the report are that in the monitoring year there were 921 net housing completions of which 180 were affordable homes. With regard to employment, the net additional floor space delivered in the monitoring period was 10,902 square metres.

#### **4.0 Financial Implications**

4.1 None.

#### **5.0 Corporate Implications**

5.1 **Employment Implications – None**

5.2 **Legal Implications – None**

5.3 **Corporate Plan Implications –** The AMR allows effective monitoring of the Council’s planning policies some of which are of importance in delivering the strategic priorities and objectives included in the Council’s Corporate Plan and related Service Delivery Plans produced by the individual directorates.

5.4 **Risk Impact - None**

#### **6.0 Community Implications**

6.1 **Consultation – None**

6.2 **Equality and Diversity Impact – None**

6.3 **Social Value Impact –** The AMR notes that the level of affordable housing across the District has increased by 180 units in the monitoring period of 2017/18.

6.4 **Environmental Sustainability – None**

#### **7.0 Background Papers**

7.1 None

#### **8.0 Appendices**

Appendix A – Authority Monitoring Report 2017/18



**South  
Derbyshire  
District Council**

Community and  
Planning Services

**AMR**

# Authority Monitoring Report

1st April 2017 to 31st March 2018



# 17-18







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

<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>. At 31 March 2018 <b>the amount of new land developed since 1 March 2011 was 32.51ha, with a further 2.81ha under construction</b> at the time of the survey. <b>A further 44.83ha 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 10,902 sqm.</b></p>
<b>Retail</b>		<p>11 shops were recorded as vacant in Swadlincote town centre during the survey in February 2018. <b>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.</b></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>
<b>Regeneration</b>		<p>The Brownfield Land Register submission for 2017 comprised 17 sites with a total area of 70.247ha.</p> <p><b>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.</b></p>
<b>Infrastructure</b>		<p><b>No key infrastructure projects have been commenced or delivered in the Monitoring Period.</b> 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](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**

<b>Year</b>	<b>Population Forecasts<sup>1</sup></b>	<b>Potential population taking account of housing commitments<sup>2</sup></b>
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

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

<sup>2</sup>Potential 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	<b>180</b>

### 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
<b>Total (gross)</b>	<b>36</b>	<b>3.9%</b>	<b>203</b>	<b>21.7%</b>	<b>375</b>	<b>40.1%</b>	<b>266</b>	<b>54</b>	<b>934</b>	

**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
		<b>36</b>
2	Market	121
2	Intermediate	21
2	Social Rented	61
		<b>203</b>
3	Market	311
3	Intermediate	31
3	Social Rented	33
		<b>375</b>
4	Market	266
4	Intermediate	0
4	Social Rented	0
		<b>266</b>
5 or more	Market	54
5 or more	Intermediate	0
5 or more	Social Rented	0
		<b>54</b>

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
<b>Total</b>	<b>32.51</b>

**Table 9: Employment Land Provision at 31st March 2018**

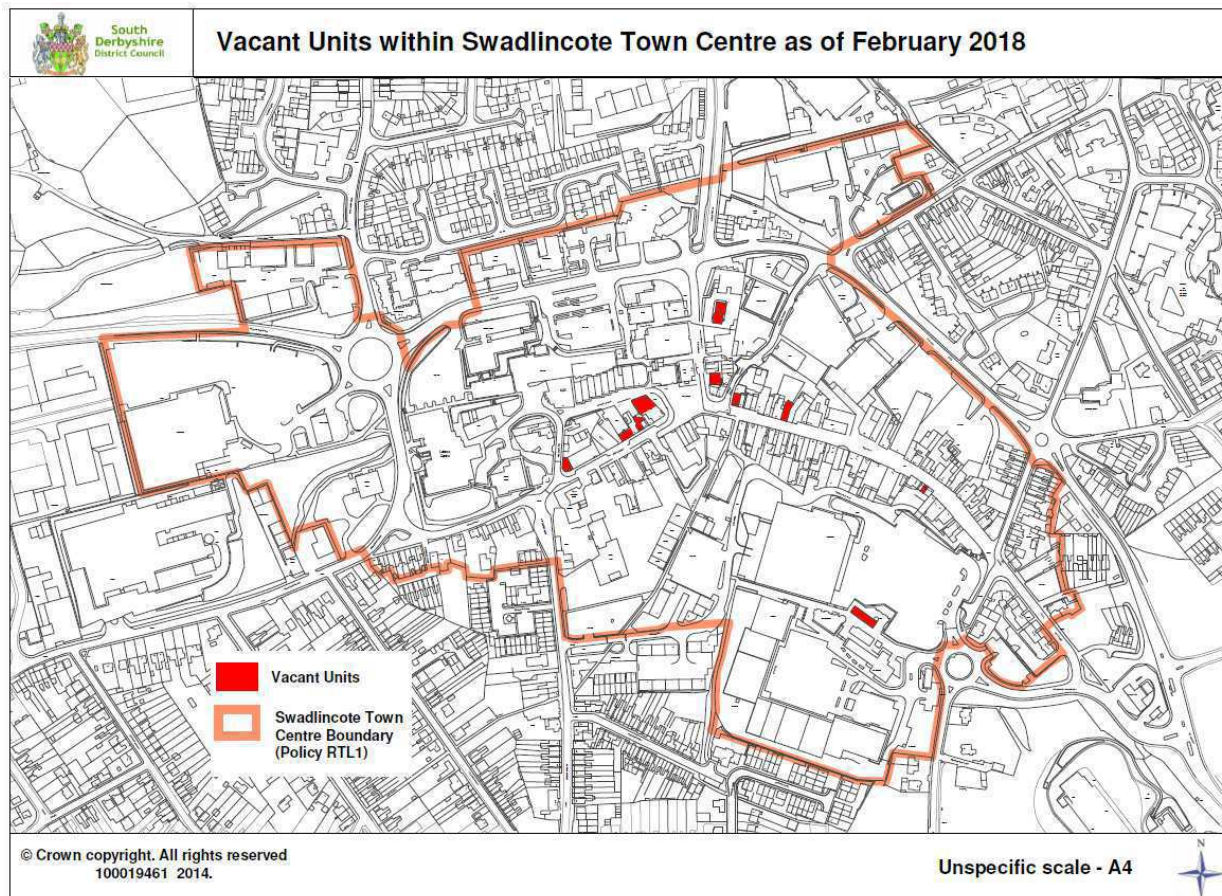
<b>Sites Under Construction</b>	<b>Area (ha.)</b>
Tetron Point, Swadlincote	1.24
Small sites (less than 1ha)	1.57
<b>Total</b>	<b>2.81</b>
<b>Sites with Planning Permission</b>	
Tetron Point, Swadlincote	4.71
Dove Valley Park, Foston	17.01
Occupation Lane, Woodville	1.00
Former MOD Depot, Hilton	3.15
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
<b>Local Plan Allocations without Planning Permission</b>	
Hilton	3.71
Cadley Hill	3
Woodville Regeneration Area	12
<b>Total</b>	<b>63.54</b>
<b>Loss of Employment Land</b>	
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												
<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	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 <sup>2</sup> (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												
<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 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.												
<b>Housing Policies</b>																
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	<b>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</b>
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	<b>During the 2017/2018 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 sites completed within 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>Four applications for replacement dwellings outside of settlement boundaries have been recorded in the monitoring period, all of which were granted consent.</b>
Number of Rural worker dwellings consented in the monitoring period	H25	Rural Workers	LPP2	<b>Five applications for permanent workers dwelling were received.</b>
Number of applications for new residential garden land in the countryside	H26	Residential Gardens in the Countryside	LPP2	<b>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.</b>
Number of householder applications lost on appeal	H27	Residential Extensions and Other Householder Development	LPP2	<b>26 appeals were dismissed</b>
Applications for change of use to residential Use - class C3(residential conversions) granted planning consent	H28	Residential Conversions	LPP2	<b>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.</b>

<b>Employment and the Economy Policies</b>				
Annual total B1, B2 and B8 floorspace and land area completion on strategic employment land allocations.	E1	Strategic Employment Land Allocations	LPP1	<b>1.41 ha of employment development was completed on strategic sites in the monitoring period.</b>
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	<b>There are no sqm of microfloorspace and 475 sqm small scale floor space were completed on sites identified in policy E1</b>
Annual total B1, B2 and B8 floorspace and land area completion outside strategic employment land allocations.	E2	Other Industrial and Business Development	LPP1	<b>3.53 ha or 30697.5 sqm of employment floor space was completed outside of strategic employment sites in the monitoring period.</b>
The amount of employment land area/floor space lost each year to other uses.	E3	Existing Employment Areas	LPP1	<b>0.87 ha of employment land was lost to other uses in the monitoring period</b>
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	<b>Site remains protected for future extension of Sinfin Moor employment site</b>
Protection of land against development that would prejudice development of the site for intended purpose	E5	Safeguarded Employment Site – Dove Valley Park	LPP1	<b>Site remains protected for large scale B2 and B8 uses at the end of the monitoring period</b>
Completion of new industrial and business development	E6	Woodville Regeneration Area	LPP1	<b>There was 0ha of industrial and business development in the Woodville Regeneration Area</b>
Number of rural employment development schemes completed	E7	Rural Development	LPP1	<b>Seven rural development schemes were recorded in the monitoring period.</b>
<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	<b>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.</b>
Number of Air Quality Management Areas (AQMAs) within the District	SD1	Amenity and Environmental Quality	LPP1	<b>There are no AQMAs located within the District</b>

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 <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	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.
<b>Built and Natural Environment Policies</b>				
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	<b>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.</b>
Number of Listed Buildings, Conservation areas, Historic Park and Gardens, Schedule Ancient Monuments within the District	BNE2	Heritage Assets	LPP1	<b>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.</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</b>
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"> <li>• <b>0.8ha of new priority habitat created</b></li> <li>• <b>No change in areas designated for their intrinsic environmental value</b></li> </ul>
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>There were five schemes consented outside of settlement boundaries (and contrary to the development Plan) in the monitoring period.</b>
Number of agricultural schemes (excluding losses to other use classes) granted and refused in monitoring period	BNE6	Agricultural Development	LPP2	<b>12 applications or prior notifications for new agricultural buildings were recorded in the monitoring period. All were consented.</b>
Number of TPOs made in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	<b>There were 25 provisional orders made within the monitoring period, the most recent being number 491.</b>
Number of TPOs lost in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	<b>There were 17 TPOs where the felling of trees was permitted within the monitoring period</b>
Adoption of Local Green Space Development Plan Documents	BNE8	Local Green Space	LPP2	<b>Preparation of LGS Development Plan Document ongoing. See main text for further information</b>

Number of advertisement applications granted and refused in monitoring period	BNE9	Advertisements and Visual Pollution	LPP2	<b>19 applications for advertisement consent were determined in the monitoring period. Of these 17 were approved, two were refused.</b>
Number of Listed Building consents	BNE10	Heritage	LPP2	<b>46 listed building consents were recorded in the monitoring period.</b>
Number of applications granted for shopfronts in Swadlincote Town Centre in monitoring period	BNE11	Shopfronts	LPP2	<b>Four applications for changes to existing or new shopfronts were granted in the monitoring period.</b>
Number of applications on the site against the framework documents for Willington and Drakelow Power Station	BNE12	Former Power Station Land	LPP2	<b>No applications recorded - Development Framework Documents for Power Station sites remain to be prepared</b>
<b>Retail Policies</b>				
Amount of retail floor space within Swadlincote Town Centre (Use Class A1)	RTL1	Retail Hierarchy	LPP2	<b>32,789m2 recorded at February 2018</b>
Amount of completed floor space in new local centres	RTL1	Retail Hierarchy	LPP2	<b>No retail floor space was consented in new local centres within the monitoring period.</b>
Loss of retailing facilities to other uses	RTL1	Retail Hierarchy	LPP2	<b>Four retail uses have been lost in the monitoring period. Losses to non-A class uses were to leisure and sui generis uses</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>One new Community Facility was consented in the period. This was the re-building of Repton</b>

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



**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.**

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<b>REPORT TO:</b>	<b>ENVIRONMENTAL &amp; DEVELOPMENT SERVICES COMMITTEE (SPECIAL - BUDGET)</b>	<b>AGENDA ITEM: 8</b>
<b>DATE OF MEETING:</b>	<b>3<sup>rd</sup> JANUARY 2018</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>STRATEGIC DIRECTOR (SERVICE DELIVERY)</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>TONY SYLVESTER PLANNING SERVICES MANAGER</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>MHCLG CONSULTATION ON PLANNING REFORM</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE:</b>

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## **1.0 Recommendation**

- 1.1 That the Committee endorses the comments set out in the details section of the report as the Council's response to the proposed reforms.

## **2.0 Purpose of Report**

- 3.1 To enable the Committee to consider the latest government proposals for planning reform and formulate a Council response to the official consultation. This report cannot cover all of the detailed changes but is designed to appraise the Committee of the most important proposals and obtain views.

## **3.0 Detail**

- 3.1 The consultation covers separate proposals on:

**Part 1:** Permitted development rights and use classes

**Part 2:** Disposal of local authority land

**Part 3:** Canal and River Trust: Draft listed building consent order

**Part 4:** New town development corporations: Draft compulsory purchase guidance

- 3.2 Part 1 is seeking views on:

- 3.2.1 Allowing greater change of use to support high streets to adapt and diversify; which means changes to permitted development rights to allow more typical high street uses to be changed to a wider range of uses.



- 3.2.2 Allowing certain building types in particular uses to extend upwards to create additional new homes; proposed new permitted development rights to extend upwards and fit much needed additional homes within existing streetscape.
  - 3.2.3 Removing the existing right that allows the installation of, and advertising on, new public call boxes.
  - 3.2.4 Increasing size limits for off-street electric vehicle charging points; which will enable the facilitation of repaid charging points.
  - 3.2.5 Making permanent the change of use from storage and distribution to residential use and also, for large single storey rear extensions to houses.
  - 3.2.6 Exploring the feasibility of a new right to allow for the demolition of existing commercial buildings and their redevelopment as residential.
- 3.3 In response to question 1.1: **Do you agree that there should be a new permitted development right to allow shops (A1) financial and professional services (A2), hot food takeaways (A5), betting shops, pay day loan shop and launderettes to change to office use (B1)? Please give your reasons.** The following is proposed: *A change in permitted development rights to allow a change of use from A1 (shops), A2 (financial and professional services) and A5 (hot food takeaway) to B1 (office) could have a detrimental impacts on the vitality of a high street. It would change the nature of shopping streets into a piecemeal offering. Whilst it is accepted that high streets are in decline, it would make sense to only allow a change in permitted development rights as suggested outside of a primary frontage area to protect an area of the high street or more traditional uses.*
- 3.4 In response to question 1.2: **Do you agree that there should be a new permitted development right to allow hot food takeaways (A5) to change to residential use (C3)? Please give your reasons.** The following is proposed: *Allowing a change from A5 (hot food takeaway) to C3 (residential) through permitted development rights could change the nature of shopping streets especially if at ground level. Whilst it is accepted that high streets are in decline, the A5 use class has seen an increased presence and can create linked trips for other uses on the high street. It would make sense to only allow a change in permitted development rights as suggested outside of a primary frontage area or above ground level with a primary frontage area that is protected for more traditional uses.*
- 3.5 In response to question 1.8: **Question 1.8: If so, which would be the most suitable approach: a. that the A1 use class should be simplified to ensure it captures current and future retail models; or, b. that the A1, A2 and A3 use classes should be merged to create a single use class? Please give your reasons.** The following is proposed: *Changes to the A1 use class that allows for a mix of uses such as the bookshop and café example could be helpful in supporting the vitality of the high street. Merging of use class A1,A2 and A3 would not necessarily seem necessary if greater flexibility is given to the*

*A1 use class as suggested but merging the classes may be more efficient for ensuring continued presence on a high street.*

- 3.6 In response to question 1.9: **Do you think there is a role for a permitted development right to provide additional self-contained homes by extending certain premises upwards?**, the following is proposed: *Whilst the principle of extending premises upwards would seem logical, the concern is with regard to the negative impacts on the character of an area and even more so if within or nearby a heritage asset. Consideration of shading and overlooking would also need to be considered. Overall, there could be a huge impact of the design quality of a development that is the result of an upward extension. A one size fits all right would not work as would be completely ignoring the context of a local area.*
- 3.7 In response to question 1.24: **Do you agree that the existing time-limited permitted development right for change of use from storage or distribution to residential is made permanent?** The following is proposed: *A change of use from B8 (storage and distribution) to C3 (residential) would be considered in more detail through a planning application. If allowed through permitted development then there is no consideration as to whether the employment building could still be used for that purpose. Whilst it may provide residential development it would be a loss of employment land which is also a requirement of Local Plans to ensure that a sustainable Plan is to be delivered. Sites allowed for B8 use would not necessarily be considered through policy appropriate for residential schemes. Clarity about whether a scheme would be subject to a s.106/CIL charge would be required.*
- 3.8 In response to question 1.27: **Do you support a permitted development right for the high quality redevelopment of commercial sites, including demolition and replacement build as residential, which retained the existing developer contributions?** The following is proposed: *This proposal is not supported. A change to allow a permitted development right for demolition of commercial buildings and redevelopment of C3 would allow for the loss of established employment areas without any process for ensuring that the lost employment land is replaced. If allowed through permitted development then there is no consideration as to whether the commercial buildings could still be used for that purpose or the potential knock on impact for other commercial buildings in the area that could be hindered by a change in use of a neighbouring building to C3.*
- 3.9 In response to question 1.28: **What considerations would be important in framing any future right for the demolition of commercial buildings and their redevelopment as residential to ensure that it brings the most sites forward for redevelopment?** The following is proposed: *Clarification as to what “commercial sites” means and which use classes would be considered through this change. It would also be helpful to understand how the loss of employment land would be recovered in an area. What tests would be used to ensure that the commercial land is not still viable and required as commercial*

*land and clarification as to whether it could only be triggered where there is an oversupply of employment land in a local planning authority area. How would probable neighbour issues be addressed?*

- 3.10 Part 2 is seeking views to streamline the involvement of the Secretary of State (SoS) in the regime that governs disposal of land by local authorities at an undervalue.
- 3.11 In response to question 2.1: Do you think that the threshold for the existing **general consent for the disposal of land held for purposes other than planning or housing at undervalue (under section 123 of the Local Government Act 1972)** should:
- a. remain at the current level?
  - b. be increased?
  - c. be removed completely?
- Please give your reasons.** The following is proposed: (b).
- 3.12 In response to question 2.2: **If you consider it should be increased, do you think the new threshold should be:**
- a. £5 million or less?
  - b. £10 million or less?
  - c. other threshold? (please state level). **Please give your reasons.** The following is proposed: (b).
- 3.13 In response to question 2.3: **Do you agree that the Secretary of State should issue a new general consent under section 233 of the Town and Country Planning Act 1990 for the disposal of land held for planning purposes? Please give your reasons.** The following is proposed: Yes.
- 3.14 In response to question 2.4: **If yes, do you think any new general consent should apply to:**
- a. disposals at an undervalue of £2 million or less?
  - b. disposals at an undervalue of £5 million or less?
  - c. disposals at an undervalue of £10 million or less?
  - d. disposals at some other undervalue threshold? (please state level)
  - e. all disposals regardless of the undervalue? **Please give your reasons.**
- The following is proposed: (c).
- 3.15 In response to question 2.5: **Do you agree that the economic, social or environmental well-being criteria which apply to the existing general consent should also apply to any new general consent for the disposal of land held for planning purposes?** The following is proposed: Yes.
- 3.16 It is not proposed to comment on any of the questions set out in Part 3: Canal and River Trust: Draft listed building consent order and Part 4: New town development corporations: Draft compulsory purchase guidance.

4.1 None.

## **5 Corporate Implications**

5.1 **Employment Implications** – None

5.2 **Legal Implications** – None

5.3 **Corporate Plan Implications** – None

5.4 **Risk Impact** - None

## **6.0 Community Implications**

6.1 **Consultation** - None

6.2 **Equality and Diversity Impact** - None

6.3 **Social Value Impact** – None

6.4 **Environmental Sustainability** – None

## **7.0 Background Papers**

7.1 Full consultation paper can be viewed at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/752222/Planning\\_reform\\_-\\_supporting\\_the\\_high\\_street\\_and\\_increasing\\_the\\_delivery\\_of\\_new\\_homes.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752222/Planning_reform_-_supporting_the_high_street_and_increasing_the_delivery_of_new_homes.pdf)