



DERBYSHIRE DALES DISTRICT COUNCIL

Authority Monitoring Report 2012/2013

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1. Introduction & Regulations

- 1.1 With the publication of the National Planning Policy Framework (NPPF) in March 2012 and the deletion of numerous Planning Policy Statements and other planning guidance the national context of planning altered dramatically in 2012 and 2013.
- 1.2 The NPPF set's out the government's planning policies for England and how these are expected to be applied. It sets out the Government's requirement for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 1.3 The NPPF (paragraph 14) sets out how the golden thread running through both plan making and decision taking is the presumption in favour of sustainable development.

The changing role of the AMR

- 1.4 The Localism Act (2011) removed the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.
- 1.5 Within Part 6 of The Localism Act 2011 the monitoring report is renamed to the **Authority Monitoring Reports (AMR)**. A more flexible time period for the submission of the AMR is now available. The AMR is now required to be submitted in a period;
 - Which the authority considers appropriate in the interests of transparency,
 - Which begins with the end of the period covered by the authority's most recent report, and
 - That is not longer than 12 months.The period that this AMR will cover is the **1st April 2012 to the 31st March 2013**.
- 1.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce an Authority's Monitoring Report (AMR) and to make it available to the public. The regulations state that a local planning authority must contain certain information covering a variety of areas. The list below provides a brief of what the Authority's Monitoring Report should contain.
 - The Local Authorities progress against Local Development Scheme and timetable of key documents being produced.
 - Reflection on annual targets, and report on key findings on particular areas such as housing development and the five year housing land supply
 - Review of planning policy implementation.
 - An analysis of key indicators
 - An update of any 'made' neighbourhood development plans or orders, if any.

- An update with respect to regulation 62 of Community Infrastructure Levy.
- Details of co-operation with another local planning authority, county council or a body or person prescribed under the regulations.

2. Local Plan Progress

- 2.1 Section 111 of the Localism Act requires Local Planning Authorities to prepare a Local Development Scheme (LDS), which sets out the Council's programme for the review and preparation of Local Development Documents.
- 2.2 The Council's most recent LDS covers the period April 2010 – April 2013 this was submitted on 18th May 2010 and approved by Secretary of State 14th June 2010. As mentioned in the previous AMR the documents identified included the Joint Derbyshire Dales and High Peak Core Strategy and Housing and Employment Land Allocations Development Plan Document.
- 2.3 The NPPF published on 27th March 2012, commits the Government to the principle of a plan-led system where decisions on planning applications are made in accordance with the development plan unless material considerations indicate otherwise. However the terminology used within the NPPF does not make any reference to Core Strategies. Rather it sets out the importance of Local Plans as being key to delivering sustainable development that reflects the vision and aspirations of local communities.
- 2.4 On the 26th of April 2012 Council were advised that recent work to assess the latest evidence on the number of houses needed in Derbyshire Dales and High Peak in the period up to 2026, had shown that there are significant differences in the housing markets that operate across the Peak Sub-Region. As a result of these differences, High Peak Borough Council and the District Council, agreed to terminate the joint working arrangements and pursue separate Local Plans.
- 2.5 As such the Council resolved to prepare a Derbyshire Dales Local Plan in light of the advice of the National Planning Policy Framework (NPPF).

Development Plan Documents for Derbyshire Dales (DPDs)

Derbyshire Dales Local Plan

- 2.6 Following the termination of the joint working arrangements with High Peak Borough Council in 2012, the Council commenced work on the Derbyshire Dales Local Plan.
- 2.7 From the 14th June 2012 to the 30th August 2012, the Council undertook consultation on Housing Allocations Issues and Options which included a review of the District Council's overall housing requirement and the extent of draft settlement framework boundaries. Throughout the consultation period a series of Public Meetings and Exhibitions were organised in locations across the plan area. These meetings allowed members of the public to view proposals for their area and ask planning officers questions

- 2.8 These events were part of the Council's commitment to working with local communities, to ensure that they are fully engaged in helping shape the future growth of the area, whilst preserving the character and appearance of the District's towns, villages and countryside. During the consultation, the public and key stakeholders were encouraged to submit their views by post, email and using an online form. Overall, the consultation generated a large number of responses with over 2000 comments from just under 1800 individuals or organisations.
- 2.9 The representations received during the consultation period were presented to the Local Plan Advisory Committee (LPAC) at a series of meetings throughout November and December 2012.
- 2.10 At the first meeting on the 20th November the LPAC resolved to set the overall housing requirement at 4,400 for the plan period of 2006-2028. In addition to this the Committee considered proposals for modifications to the Draft Settlement Framework Boundaries for the Market Towns and Larger Settlements within the District which had been suggested during the consultation period.
- 2.11 During subsequent meetings in November and December 2012 the LPAC prioritised potential housing sites in the settlements of Brailsford, Doveridge, Tansley, Darley Dale, Ashbourne, Matlock and Wirksworth. As a result of the prioritisation exercise in February 2013, the Council allocated sites for inclusion into the Local Plan.
- 2.12 Between 13th June and 25th July 2013 the Council held a six week consultation period on the Derbyshire Dales Local Plan Pre-Submission Draft. During the consultation the District Council sought views on whether the Plan met the key tests of soundness and legal compliance. A number of exhibitions were held across the plan area, to enable the public to comment upon the Draft plan and in particular the policies, the site allocations and changes to maps proposed. As a result of the consultation exercise over 2000 comments were received.
- 2.13 The Local Plan Advisory Committee held on 16th October 2013 considered the extent of the responses received during the consultation, and considered areas where the Local Plan risked being found unsound.
- 2.14 As a result the LPAC resolved that it was appropriate to commission consultants to undertake an Objectively Assessed Need for market and affordable housing in the housing market area.
- 2.15 As a consequence of the need for additional research to support Local Plan policies, a revised timetable was agreed for the preparation of the Local Plan as follows:
- Prepare and Submit Local Plan to Secretary of State – April 2014
 - Examination – July 2014
 - Adoption – October 2014

2.16 Given all the changes in the Local Plan preparation, the Council will be updating the Local Development Scheme in Spring 2014.

3 Key Findings

- 3.1 The net number of residential completions for the monitoring period was 222. During the monitoring period the following sites comprising predominantly affordable housing were completed: land off Lathkill Drive, Ashbourne; Former Cobb Slater site at Darley Dale; land off King Edwards Street, at Wash Green, Wirksworth; the Gate Hotel site, Matlock and the Morledge, Darley Dale.
- 3.2 The Council is delivering a high proportion of new residential development on previously developed land (82%). The majority of dwellings completed on previously developed land in 2012/13 have been for new build dwellings.
- 3.3 There were 132 affordable housing completions over the monitoring period, which is significantly more than 2011/12. All of the affordable housing completions during the monitoring period were for social rent units. There are currently 46 dwellings with planning permission for affordable housing within the Local Planning Authority area. As such the District Council considers that it continues to make good progress in meeting the unmet demand for affordable housing, which is also one of the Council's top priorities.
- 3.4 Only 0.03ha of employment land was completed over the monitoring period 2012/13 all of which was on previously developed land. However, a further 19 ha of land has been allocated for employment growth in the new Local Plan. Key projects such as Bakewell Road, Matlock have been identified as having the potential to act as a catalyst for regeneration in the Plan area.
- 3.5 The Council is currently working in partnership with Derbyshire County Council to establish whether there is any new need for gypsy and travellers sites in the District. There were 0.57 ha of additional land identified as being sites important for biodiversity over the monitoring period in Derbyshire Dales local planning authority area.

4 Planning Policy Implementation

- 4.1 The plan period for the Derbyshire Dales Adopted Local Plan (2005) ran to 2011. Taking account of the guidance in the NPPF, the Adopted Local Plan can only be given weight in the determination of planning applications where there is a degree of consistency with the Framework. Furthermore little weight can be given to policies and proposals in the emerging Derbyshire Dales Local Plan, because it has not yet reached the submission stage in its preparation.
- 4.2 As set out in Section 2, the District Council is currently preparing a new Local Plan to replace the Adopted Local Plan (2005) and consulted widely on the Pre-Submission Draft Plan over the Summer 2013. The District Council is currently in the process of considering the representations received during the consultation period, and assessing whether it is necessary to make any minor amendments to the policies as a result of the representations received and following further discussions with key stakeholders.

- 4.3 At this time, the District Council plans to submit the new Local Plan to the Secretary of State in April 2014 to ensure that it has an up to date set of local policies to guide development across the plan area.
- 4.4 As a result of these circumstances, the District Council has not monitored the effectiveness of either the Adopted Local Plan or new Local Plan policies over the monitoring period. The Council has, however, continued to monitor key issues considered to be important to achieving the Council's corporate policies and to provide evidence to support planning applications, particularly housing and affordable housing.

5 Housing and Five Year Supply

5.1 Paragraph 47 of the NPPF sets out that, local planning authorities should:

- *identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*

5.2 To comply with this requirement the District Council has undertaken an assessment of its five year supply of deliverable sites for housing for the period 1st April 2013 to 31st March 2018. This report also sets out an interim position as at 30th November 2013.

Strategic Housing Requirement

5.3 Although the East Midlands Regional Plan was revoked on 12th April 2013, given that the Regional Plan was still in effect at the end of the monitoring period, the assessment of the District Council's five year land supply in this report at 31st March 2013 is undertaken against the housing requirements of the East Midlands Regional Plan. An further assessment of the District Council's five year supply at 30th November 2013, against the requirements set out in the Derbyshire Dales Local Plan Pre Submission Draft is also included in this report.

5.4 The housing provision for the Derbyshire Dales was set at 4,000 dwellings (200 dwellings per annum) over the plan period 2006-2026 in Policy 13a of the East Midlands Regional Plan. Footnote 4 to Policy 13a made it clear that account could be taken of housing provision that occurs within Derbyshire Dale's part of the Peak District National Park in meeting this requirement. In this regard, it has been assumed that development rates within the National Park going forward would be an average delivery rate of 30 dwellings per annum within the Derbyshire Dales part of the Peak District National Park. This figure is lower than the longer term completion rates within the National Park, but is considered to be realistic given the decreasing number of potential opportunities for enhancement schemes to be delivered in the future.

Five Year Housing Supply

- 5.5 The net completions for this monitoring period are 222 dwellings. The overall number of net additional dwellings completed over the period 2006 to 2013 indicates that there have been a total of 1575 new dwellings across the whole of Derbyshire Dales. The information below provides a summary of the District Council's position with regards to five year supply of land for housing. A more detailed statement including a list of sites that make up the five year supply is however set out in the Appendices.
- 5.6 Table 1 below summarises the five year supply at 31st March 2013. At that time the District Council did not have a five year supply of housing (including a 5% buffer) against the requirements of the East Midlands Regional Plan.

Five Year Supply 2013 – 2018	
Overall Requirement 2006-2026	4000
Completions 2006-2013	1258
Peak District National Park Completions 2006-2013	317
Total Completions 2006-2013	1575
Residual Requirement	2425
No Years in Plan Period	13
Five Year Supply Requirement 2013-2018 (including 5% buffer)	980
Sites Under Construction at 31 st March 2013 (Net)	162
Sites Not Commenced (Net)	621
Derbyshire Dales Total Supply 2013-2018	783
Peak District National Park Contribution (5 x annual rate of 30)	150
Five Year Supply 2013-2018	933
Five Year Supply 2013-2018 (including 5% buffer)	95%

Table 1 - Five Land Supply at 31st March 2013

- 5.7 Table 2 below summarises the five year housing supply position as at 30th November 2013, taking account of the number of net additional commitments granted planning permission between 1st April 2013 and 30th November 2013. Over this period, taking account of lapsed and new planning permissions an additional 118 net new dwellings were brought forward as commitments. These sites are all presented in Appendix 2.
- 5.8 The data in Table 2 shows therefore that notwithstanding any changes in the completions between April and November 2013, when the net additional commitments are taken into account the District Council is able to demonstrate that it has a five year supply (including 5%) of housing land.

Five Year Supply 2013 – 2018	
Overall Requirement 2006-2028	4400
Completions 2006-2013	1258
Peak District National Park Completions 2006-2013 (Actual)	317
Total Completions 2006-2013	1575
Residual Requirement	2825
No Years in Plan Period	14.33
Five Year Supply Requirement 2013-2018 (including 5% buffer)	1035
Sites Under Construction at 31 st March 2013 (Net)	162
Sites Not Commenced (Net)	739
Derbyshire Dales Total Supply 2013-2018	901
Peak District National Park Contribution (5 x annual rate of 30)	150
Five Year Supply 2013-2018	1051
Five Year Supply 2013-2018 (including 5% buffer)	101.55%

Table 2 - Five Year Supply at 30th November 2013

- 5.9 A full list of all the sites that make up the five year supply to 30th November 2013 are presented in Appendices 2, 3 & 4.
- 5.10 Since 30th November 2013, the District Council has resolved to grant planning permission for three major housing developments at Hillside Farm, Ashbourne (190 dwellings), Bentley Bridge, Matlock (65 dwellings) and Moorcroft, Matlock (25 dwellings). Taking these commitments into account further increases the five year supply for housing land across Derbyshire Dales to approximately 129% (including 5% buffer).

6 Other Key Areas of Monitoring

Affordable Housing

- 6.1 During the 2012/13 monitoring period there were 132 affordable dwellings completed, all social rented units within the Local Planning Authority area - there are currently 46 affordable dwellings with the benefit of planning permission but not yet completed.
- 6.2 In terms of funding for affordable housing, nationally funding has fallen and the mechanisms for distributing government housing grant have also been revised. Despite these changes Derbyshire Dales has continued to perform well in relation to other authorities.
- 6.3 The current government has adopted a different approach to the release of housing grant favouring a gradual release of funding to support housing delivery. There are currently several main funding opportunities to deliver new affordable homes, including the continuation of the National Affordable Housing Programme, Community Led schemes, the Empty Homes Initiative, the Empty Property Initiative, Self-Build, Extra Care and Get Britain Building. Each local authority has to consider how best to align itself with the opportunities on offer and where possible add its own resources to those of housing associations. Relying on one programme alone will not on its own generate anywhere near the number of homes required.
- 6.4 Delivery for affordable housing in Derbyshire Dales will mainly come from planning gain, as policies set out for towns and larger villages requires developers to provide a proportion of affordable housing. Providing housing outside of the market towns and larger villages will be harder although it should continue at rates similar to previous years.

Amount of Financial Contributions Secured for the Delivery of Affordable Housing

- 6.5 Over the 2012/13 monitoring period the Council secured £69,020 through the completion of S106 Obligations and the Council has received payment of £168,837.68 from extant permissions. Table 3 below reveals the amount of contributions secured over 2012/13 by application and Table 4 reveals the amount of payments received over the monitoring period.

Site Location	Application No.	S106 Agreement Issued	Financial Contribution Secured
Clowneholme, Marston Bank, Rocester,	12/00351/FUL	27/09/2012	£34,510
Land and Outbuildings at Cross On The Hands Farm, Turnditch	11/00857/FUL	30/11/2012	£34,510
TOTAL			£69,020

Table 3: Section 106 Contributions Secured for Affordable Housing Over 2012/2013 Source: DDDC 2013

Site Location	Application No.	S106 Agreement Issued	Financial Contribution Received 2012/13
Elms Farm Littlefield Lane, Snelston	09/00797/FUL	21/06/2012	£69,020
Sayer Barn, Church Lane, Brailsford	09/00375/FUL	25/04/2012	£34,510
Kennel Meadow Farm, Carsington	10/00084/VCOND	23/11/2013	£30,797.68
Hasker Lane Farm, Kirk Ireton	07/00800/FUL	25/06/2012	£34,510
TOTAL			£168,837.68

Table 4: Section 106 Contributions Received for Affordable Housing Over 2012/2013 Source: DDDC 2013

6.6 Although the financial contributions received are less than in previous years the District Council is continuing to secure contributions for affordable housing from the private sector. The District Council will seek to invest these contributions on the provision of affordable housing as and when and it is considered appropriate to do so.

Employment Development and Regeneration of Key Areas

Employment Land Granted Planning Permission and Developed

6.7 Over the monitoring period 871 m² of employment land was granted planning permission and 328 m² was completed. The majority of new employment floorspace completed over the monitoring period was small-scale new builds for storage and general industrial uses. All the employment development was on Previously Developed Land.

6.8 The District Council has identified in Derbyshire Dales Local Plan Pre Submission Draft 19ha of employment land on three large brownfield sites, Halldale Quarry, Matlock; Middleton Road, Wirksworth and Ashbourne Airfield which all remain undeveloped.

Bakewell Road, Matlock

6.9 Land at Bakewell Road in Matlock has been identified as a key development opportunity site within the District and has been identified as the Council's second corporate priority to increase business growth and job creation. The Council is currently working with developer partners to attract new businesses and commercial investors to redevelop the site and provide an attractive gateway into Matlock town centre.

6.10 The principal idea to regenerate this part of Matlock was established by the publication of the Matlock Town Centre Supplementary Planning Document in 2008. It set out the following indicative development options for Bakewell Road:

- Comprehensive two / three storey redevelopment of both sides of Bakewell Road with potential to be developed for a major retail scheme with commercial and / or residential uses on upper floors;
- Redevelop the former bus station and adjoining sites with a view to attracting leading 'High Street' stores;

- Redevelop the riverside side of Bakewell Road and seek to encourage its redevelopment for retail and commercial uses with residential at upper floors incorporating a pedestrian bridge to higher ground or buildings;
- Incorporate a sensitively designed extension to the existing supermarket roof top car park;
- Provide additional bus stops along Bakewell Road with bus access retained through the former bus station site in the short to medium term;
- Improve the pedestrian routes between Imperial Road and Bakewell Road.

Gypsy and Travellers

6.11 Central Government guidance is set out in Planning Policy for Traveller Sites. This guidance states that Local Authorities should make their own assessment of need for the purposes of planning to establish the accommodation needs of the traveller community. An update on the Derbyshire Gypsy and Traveller Assessment is currently being undertaken and this will inform the emerging Derbyshire Dales Local Plan.

Biodiversity

6.12 There were 0.57 ha of additional land identified as being sites important for biodiversity over the monitoring period across the Local Planning Authority area of the Derbyshire Dales. Derbyshire Wildlife Trust also reported that there were six new sites, four site reductions and one site upgraded to SSSI.

6.13 The loss of sites from biodiversity was solely due to accuracy revisions to the mapping of sites. There were no known losses of areas designated for their intrinsic environmental value in relation to impact from development. The District Council considers that the Local Plan policies are therefore successfully protecting the environment from development that could be potentially harmful to biodiversity.

Renewable Energy

6.14 There has been no major renewable energy development granted over the 2012/13 monitoring period, however the Council has granted a number of small-scale domestic renewable energy developments for wind turbines as presented in Table 5 below. As such the District Council is seeking to support the provision of renewable energy schemes but this has to be balanced against the visual impact that such schemes may have upon the landscape character of the area.

Application No.	Proposal	Location	Decision Date
12/00279/FUL	Erection of single monopole 50kW wind turbine (24 metres to hub, 34.2 metres to blade tip)	Hulland Ward	11/07/2012
12/00424/FUL	Erection of 50 kW wind turbine (29.5 metres to hub and 40 metres to blade tip)	Hulland Ward	11/12/2013
12/00365/FUL	Erection of 2 no. 5 kW wind	Kniveton	12/09/2012

	turbines (18.5 metres to hub and 21 metres to blade tip)		
11/00784/FUL	Erection of 50kW wind turbine on a 18.5 metre mast (28.2 metre to blade tip)	Kniveton	26/07/2012

Table 5: Renewable Energy permissions granted between 31st March 2012 and 1st April 2013

7 Neighbourhood Development Plans and Orders

- 7.1 Section 34 (4) of the Town and Country Planning Regulations 2012 requires local planning Authorities Monitoring Report to contain details of a 'made' neighbourhood plans or orders.
- 7.2 This there are currently no 'made' neighbourhood plans or orders in Derbyshire Dales. One area has, however been designated as a Neighbour Area, at Wirksworth. At the current time the District Council has recently received 2 applications for Neighbourhood Area designation at Ashbourne and Shirley. The formal consultation on both of these will commence early in 2014.

8 Infrastructure Delivery

- 8.1 Section 34 (5) of the Town and Country Planning Regulations 2012 requires a local planning authority prepare a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- 8.2 As the District Council has not yet resolved what action to take in respect of the Community Infrastructure Levy these requirements do not apply to the District Council. However over the monitoring period the District Council has in partnership with High Peak Borough Council and Peak District National Park commissioned an initial viability study to assess the potential for introducing CIL. The report is not yet published.

9 Duty to Co-operate

- 9.1 Section 110 of the Localism Act 2011 introduced for local planning authorities a *duty to co-operate in relation to planning of sustainable development "so far as relating to a strategic matter."*
- 9.2 Paragraph 6 of the NPPF sets out: "The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system." As modified, Section 33A (1) imposes the duty to co-operate in relation to planning of sustainable development on local planning authorities; county councils in England that are not local planning authorities(London); and it also imposes the duty to co-operate, where relevant, on a body or other person that is prescribed or of a prescribed description.
- 9.3 Paragraph 156 of the NPPF indicates that that strategic matters relate to:
- provision of retail, leisure and other commercial development;
 - provision of infrastructure for transport, telecommunications, waste
 - management, water supply, wastewater, flood risk and coastal change management, and
 - the provision of minerals and energy (including heat);
 - provision of health, security, community and cultural infrastructure and other local facilities; and
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

- 9.4 Paragraphs 178 to 181, in the NPPF provides advice about the diverse forms that co-operation might take and where joint working might be appropriate. It is worth noting that the duty to cooperate is not a duty to reach consensus, although in the majority of cases that is the intention.
- 9.5 Details of what action Derbyshire Dales District Council has taken, from 1st April 2012 – 31st March 2013, to co-operate on planning of sustainable development “so far as relating to a strategic matter” are set out below:

Derbyshire Heads of Planning Meeting

This quarterly forum is another opportunity for co-operation between the authorities.

Derbyshire Planning Policy Officers meeting

This quarterly forum provides opportunities for co-operation between the Derbyshire planning authorities, the County Council and the Peak District National Park. Issues for discussion during the monitoring period have included the NPPF; Local Plan and neighbourhood plans progress; Infrastructure plans developer contributions; and evidence bases.

Peak Sub Region Infrastructure Group Meeting

A series of meetings were held to discuss the consultants Community Infrastructure Levy Report jointly commissioned by the District Council, High Peak Borough Council and the Peak District National Park Authority.

Housing Community Agency (HCA)

Regular meetings have been held between the District Council and the HCA, the aim of which is to discuss major housing and regeneration projects in the East Midlands region and opportunities to access funding for affordable housing developments.

D2N2 Local Enterprise Partnership

The District Council has contributed to consultations on D2N2's emerging Strategic Economic Plan and European Investment Strategy.

Sheffield City Region Local Enterprise Partnership

Derbyshire Dales lies within the Sheffield City Region, as well as the D2N2 area. The District Council participates at Board, Chief Executive, Head of Service and Economic Development Officer level within Sheffield City Region LEP. The District Council participates in work to develop the Strategic Economic Plan and the European Investment Strategy.

Business Peak District

Covering the districts of Derbyshire Dales, High Peak, Staffordshire Moorlands (and the remainder of the Peak District National Park), Business Peak District is group of business leaders supported by local authority officers. Business Peak District represents key Peak District sectors including food/drink, retail, business services,

property/transport, land/farming, tourism, social enterprise and manufacturing. The District Council worked with partner authorities and businesses to develop a Concordat of agreed priorities, a Prospectus for inward investment, and run events for businesses.

Derbyshire Economic Partnership

The Derbyshire Economic Partnership (DEP) brings together business, government agencies and local authorities to influence government policy and support Derbyshire's sustainable economic prosperity. Its purpose is to develop an economic strategy, determine priorities for investment and delivery, and represent Derbyshire's economic interests. The main interests covered over the monitoring period include bidding for the Regional Growth Fund which provides funding for businesses. The partnership has managed to secure £3 million towards new startup businesses in the area. The District Council participates in the DEP Board and the Partnership Coordination Group.

DEP runs the Defra Rural and Farming Network, which is chaired by the District Council's Leader. The Rural and Farming Network champions rural issues within DEP and Local Enterprise Partnerships. It has prioritised growing microbusinesses, vibrant market towns, broadband speed and access, and employment for young people. DEP also hosts the Peak District LEADER Coordinator.

Key Stakeholders

A series of meetings have been held with key stakeholders including, Environment Agency, English Heritage, Derbyshire Wildlife Trust, Highways Agency and Natural England to discuss the emerging policies and proposals in the Derbyshire Dales Local Plan Pre Submission Draft. These have informed both the strategic and development management policies within the revised Local Plan.

10 Future Monitoring Issues

10.1 As the Local Plan progresses towards adoption the contents of the AMR will be amended to reflect any emerging policies and monitoring indicators within the Plan. It is important that the AMR is a live document that can be used to monitor the effectiveness of the Council's planning policy going forward. It is of key importance that the AMR can easily demonstrate which policies are being effective and those which might need reviewing in the future. Future AMR's will seek to achieve this aim.

APPENDICES

Derbyshire Dales District Council- Five Year Housing Supply Assessment

The District Council has undertaken an assessment to determine whether there is a five year supply of deliverable sites for housing for the period 1st April 2013 to 31st March 2018.

Paragraph 47 of the NPPF sets out that, local planning authorities should:

- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land

To comply with this requirement the District Council has undertaken an assessment of its five year supply of deliverable sites for housing for the period 1st April 2013 to 31st March 2018. This report also sets out an interim position as at 30th November 2013.

Criteria for Deliverable Housing Land

The NPPF states that for sites to be considered deliverable they need to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that the housing will be delivered on the site within five years and in particular that the site is viable. Sites with planning permission should be considered deliverable until the permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To establish whether there is a five year supply of deliverable housing land in the District, existing sites with planning permissions have been assessed and a judgement has been made about whether they are available, suitable and achievable.

Housing Land Supply in the Derbyshire Dales

Strategic Housing Requirement

Although the East Midlands Regional Plan was revoked on 12th April 2013, given that the Regional Plan was still in effect at the end of the monitoring

period, the assessment of the District Council's five year land supply is undertaken against the housing requirements of the East Midlands Regional Plan.

The housing provision for the Derbyshire Dales was set at 4,000 dwellings (200 dwellings per annum) over the plan period 2006-2026 in Policy 13a in the East Midlands Regional Plan., Footnote 4 to Policy 13a made it clear that account could be taken of housing provision that occurs within Derbyshire Dale's part of the Peak District National Park in meeting this requirement. In this regard, for development rates within the National Park an assumption has been made that going forward an average delivery rate of 30 dwellings per annum within the Derbyshire Dales part of the Peak District National Park. This figure is lower than the longer term completion rates within the National Park, but is considered to be realistic given the decreasing number of potential opportunities for enhancement schemes to be delivered in the future.

It is therefore considered that this requirement forms the most appropriate basis for the consideration of housing land supply until such time that a revised figure has been formally tested through the Local Plan process.

Five Year Housing Supply

The net completions for this monitoring period are 222 dwellings. The overall number of net additional dwellings completed over the period 2006 to 2013 indicates that there have been a total of 1575 new dwellings across the whole of Derbyshire Dales.

The information below provides a summary of the District Council's position with regards to five year supply of land for housing. A more detailed statement including a list of sites that make up the five year supply is however set out in Appendix 2, 3 &4.

Table 3 below summarises five year supply at 31st March 2013. At that time the District Council did not have a five year supply of housing (including a 5% buffer) against the requirements of the East Midlands Regional Plan.

APPENDIX 1 FIVE YEAR HOUSING SUPPLY STATEMENT 2013-2018

Five Year Supply 2013 – 2018	
Overall Requirement 2006-2026	4000
Completions 2006-2013	1258
Peak District National Park Completions 2006-2013	317
Total Completions 2006-2013	1575
Residual Requirement	2425
No Years in Plan Period	13
Five Year Supply Requirement 2013-2018 (including 5% buffer)	980
Sites Under Construction at 31 st March 2013 (Net)	162
Sites Not Commenced (Net)	621
Derbyshire Dales Total Supply 2013-2018	783
Peak District National Park Contribution (5 x annual rate of 30)	150
Five Year Supply 2013-2018	933
Five Year Supply 2013-2018	95%

Table 3 - Five Land Supply at 31st March 2013

Table 4 below summarises the five year housing supply position as at 30th November 2013, taking account of the number of net additional commitments granted planning permission between 1st April 2013 and 30th November 2013. Over this period an additional 118 net dwellings were granted planning permission.

The data in Table 4 shows therefore that notwithstanding any changes in the completions between April and November 2013, when the additional commitments are taken into account the District Council is able to demonstrate that it has a five year supply (including 5%) of housing land.

Five Year Supply 2013 – 2018	
Overall Requirement 2006-2028	4400
Completions 2006-2013	1258
Peak District National Park Completions 2006-2013 (Actual)	317
Total Completions 2006-2013	1575
Residual Requirement	2425
No Years in Plan Period	14.33
Five Year Supply Requirement 2013-2018 (including 5% buffer)	1035
Sites Under Construction at 31 st March 2013 (Net)	162
Sites Not Commenced (Net)	739
Derbyshire Dales Total Supply 2013-2018	901
Peak District National Park Contribution (5 x annual rate of 30)	150
Five Year Supply 2013-2018	1051
Five Year Supply 2013-2018 (including 5% buffer)	101.55%

Table 4 - Five Year Supply at 30th November 2013

APPENDIX 1 FIVE YEAR HOUSING SUPPLY STATEMENT 2013-2018

In accordance with Paragraph 47 of the NPPF, the Local Planning Authority is able to demonstrate a supply of specific deliverable sites sufficient to provide a five year supply of approximately 102% based upon the housing requirements in the Derbyshire Dales Local Plan Pre Submission Draft. This does not take into consideration any allowance for windfall site developments outside the Peak District National Park and includes a more conservative estimate of development activity within the Peak District National Park than has historically been the case at 30 dwellings per annum.

Appendix 2, 3 & 4 contains schedules of sites that contribute to the five year supply for Derbyshire Dales.

The Local Planning Authority is therefore; clearly able to demonstrate that within the identified period of 2013 – 2018, there is adequate housing land available to meet the five year requirements of the NPPF.

Since 30th November 2013, the District Council has resolved to grant planning permission for three major housing developments at Hillside Farm, Ashbourne (190 dwellings), Bentley Bridge, Matlock (65 dwellings) and Moorcroft, Matlock (25 dwellings). Taking these commitments into account further increases the five year supply for housing land across Derbyshire Dales to approximately 129% (including 5% buffer).

APPENDIX 2 SCHEDULE OF SITES 1st APRIL 2012 TO 31st MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD986	10/00139/FUL	DAIRY HOUSE FARM	ALKMONTON	N/S	1		21/4/2010	Planning Permission	0.96
DD796	10/00502/EXF	LAND OFF HALL LANE	ASHBOURNE	N/S	1		15/10/2010	Planning Permission	0.05
DD614	WED/0000/2202	32 CHURCH STREET	ASHBOURNE	1 U/C	1		28/7/2004	Planning Permission	0.06
DD629	09/00207/REM	39 SOUTH STREET	ASHBOURNE	3 U/C, 2 COMP	3		15/7/2009	Planning Permission	0.09
DD970	10/00725/FUL	1st & 2nd FLOOR, 2 DIG STREET	ASHBOURNE	N/S	2		23/12/2010	Planning Permission	0.01
DD942	WED/0000/2390	OLD DERBY ROAD	ASHBOURNE	U/C	1		17/8/2007	Planning Permission	0.35
DD964	12/00221/FUL	LAND BETWEEN MEADOW BANK & ASPEN LODGE, BELLE VUE ROAD,	ASHBOURNE	U/C	1		13/10/2010	Planning Permission	0.33
DD965	10/00544/FUL	FORMER COUNCIL WORKSHOP, KING EDWARD STREET	ASHBOURNE	N/S	8		10/11/2010	Planning Permission	0.04
DD955	10/00358/FUL	44 ST.JOHN'S STREET	ASHBOURNE	N/S	1		15/7/2010	Planning Permission	0.11
DD956	10/00262/OUT	ST.OSWALD'S HOSPITAL, BELLE VUE ROAD	ASHBOURNE	N/S	37		29/7/2010	Planning Permission	1.59
DD935	09/00102/FUL	COMPTON STREET	ASHBOURNE	U/C	1		23/4/2009	Planning Permission	0.04
DD950	11/00721/REM	ASHBOURNE ELIM, PENTICOSTAL CHURCH, SOUTH STREET	ASHBOURNE	U/C	3		9/6/2010	Planning Permission	0.35

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Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD417	09/00496/FUL	THE MOUNT/BOWLING GREEN INN	ASHBOURNE	N/S	14	-1	11/10/2010	Planning Permission	0.33
DD602	10/00695/FUL	10 NORTH AVENUE	ASHBOURNE	N/S	1		22/11/2010	Planning Permission	0.05
DD608	10/00025/FUL	53 HILL TOP HOUSE, DERBY ROAD	ASHBOURNE	2 N/S, 1U/C	3		6/4/2010	Planning Permission	0.34
DD991	11/00092/FUL	THE STATION HOTEL, STATION ROAD	ASHBOURNE	3 COMP, 2U/C	2		04/04/2011	Planning Permission	0.94
DD994	12/00010/FUL	REAR OF 50 ST JOHN STREET	ASHBOURNE	N/S	6		29/2/2012	Planning Permission	0.03
DD995	12/00019/FUL	THE OLD WINE STORE, COXONS YARD	ASHBOURNE	N/S	7		07/03/2012	Planning Permission	0.03
DD1054	12/00073/FUL	1, THE CHANNEL	ASHBOURNE	U/C	1		3/4/2012	Planning Permission	0.02
DD1053	12/00063/FUL	LAND ADJ TO 2 PARK AVENUE	ASHBOURNE	N/S	1		17/4/2012	Planning Permission	0.02
DD1055	12/00759/FUL	FORMER PRISON, DERBY ROAD	ASHBOURNE	1 COMP 2 N/S	2		5/2/2013	Planning Permission	0.03
DD1056	12/00780/FUL	LAND AT 20-22, THE GREEN ROAD,	ASHBOURNE	N/S	3		5/3/2013	Planning Permission	0.07
DD1017	12/00530/FUL	OAK HOUSE, NETHER LANE, BIGGIN	BIGGIN	U/C	1	-1	26/10/2012	Planning Permission	0.18
DD631	WED/0000/1202	TOWN HEAD	BONSALL	U/C	1		2/10/2001	Planning Permission	0.03

APPENDIX 2 SCHEDULE OF SITES 1st APRIL 2012 TO 31st MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD996	11/00359/FUL	35 HIGH STREET	BONSALL	U/C	1		10/08/2011	Planning Permission	0.04
DD804	WED/0000/2399	BRADLEY NOOK FARM, GORSE LANE	BRADLEY	U/C	1		27/4/2007	Planning Permission	0.06
DD998	11/00739/FUL	NORTHFIELDS KNOB FARM, PINFOLD LANE	BRADLEY	U/C	3		31/01/2012	Planning Permission	0.47
DD1018	12/00212/FUL	HAZELHURST YEW, TREE LANE	BRADLEY	N/S	1		18/12/2012	Planning Permission	0.14
DD1019	12/00515/FUL	BRUNSWOOD COTTAGE, COTTAGE LANE	BRADLEY	U/C	1	-1	18/10/2012	Planning Permission	0.07
DD960	08/00418/FUL	MOORSIDE COTTAGE, MAIN ROAD	BRAILSFORD	N/S	2		6/9/2010	Planning Permission	0.14
DD999	11/00694/FUL	THE BUNGALOW, MAIN ROAD	BRAILSFORD	N/S	1		16/02/2012	Planning Permission	0.04
DD1020	12/00001/FUL	BURROWS FARM, BURROWS LANE	BRAILSFORD	N/S	1	-1	29/2/2012	Planning Permission	0.27
DD1021	11/00874/OUT	LAND OFFALDER LANE, MERCASTON	BRAILSFORD	N/S	1		10/5/2012	Planning Permission	0.1
DD1049	11/00693/FUL	THE BUNGALOW, MAIN ROAD	BRAILSFORD	N/S	1	-1	14/12/2011	Planning Permission	0.08
DD637	WED/0000/1515	THE GREEN BRAILSFORD	BRAILSFORD	1 COMP, 2 N/S	2		16/12/1993	Planning Permission	0.12
DD642	09/00284/FUL	BOWLING GREEN BARN	BRASSINGTON	U/C	1		13/8/2009	Planning Permission	0.02
DD1022	12/00765/FUL	BROWNTOP, HILLSIDE LANE	BRASSINGTON	N/S	1	-1	7/2/2013	Planning Permission	0.2
DD944	WED/0000/2052	SITCH LANE	CALLOW	1 COMP/1 N/S	1		29/4/2002	Planning Permission	0.54

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Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD980	10/00647/FUL	WILLERSLEY CASTLE	CROMFORD	N/S	1		18/2/2010	Planning Permission	0.14
DD985	WED/0000/2004	REAR OF NORTH STREET/ THE HILL	CROMFORD	U/C	1		9/8/2001	Planning Permission	0.02
DD1023	12/00154/FUL	STORE TO REAR OF 13 THE HILL, CROMFORD	CROMFORD	N/S	1		29/8/2012	Planning Permission	0.01
DD1024	12/00586/FUL	STONELEIGH FARM, DERBY LANE	CUBLEY	N/S	1		23/11/2012	Planning Permission	0.09
DD663	WED/0000/2222	DALESIDE GROVE LANE	DARLEY DALE	U/C	1		25/4/2007	Planning Permission	0.1
DD810	11/00545/EXF(1)	LADY GROVE ROAD	DARLEY DALE	N/S	24		7/10/2011	Planning Permission	0.97
DD659	WED/0000/2026	ASHTREE FARM, OLD HACKNEY LANE/BAKEWELL ROAD	DARLEY DALE	203COMP, 25U/C	25		5/8/2004	Planning Permission	9.31
CSAS78	11/00518/FUL	FORMER COBB SLATER LIMITED, CHURCH ROAD	DARLEY DALE	30 COMP 6 U/C	6		13/01/2012	Planning Permission	0.8
DD1025	06/00321/FUL	ST ELPHINS PARK, DALE ROAD SOUTH	DARLEY DALE	36COMP, 20U/C,74 N/S	94		17/10/2006	Planning Permission	18.4
DD1026	11/00083/FUL	DARLEY DALE PRIMARY SCHOOL, GREENAWAY LANE	DARLEY DALE	N/S	22		4/5/2012	Planning Permission	1.3
CSAS79	12/00642/FUL	FORMER GRACELANDS GARDEN CENTRE	DARLEY DALE	N/S	34		29/1/2013	Planning Permission	0.68
DD672	WED/0000/0798	LOWER LANE	DOVERIDGE	1 COMP,2 N/S	2		14/11/1990	Planning Permission	0.28
DD900	09/00458/FUL	19 ALMS ROAD	DOVERIDGE	U/C	1	-1	18/9/2009	Planning Permission	0.07

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Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD901	12/00093/EXO	THE FIRS, DERBY ROAD	DOVERIDGE	N/S	1		3/4/2012	Planning Permission	0.04
DD1027	12/00511/FUL	WATERPARK AND OLD HALL NURSERY, HALL DRIVE	DOVERIDGE	U/C	1		17/10/2012	Planning Permission	0.11
DD1028	12/00704/FUL	13 GARDEN COTTAGE, HIGH STREET	DOVERIDGE	N/S	1		15/1/2013	Planning Permission	0.12
DD674	WED/0000/1978	ORCHARD LANE	EDLASTON & WYASTON	U/C	1		24/1/2005	Planning Permission	0.21
DD988	WED/0000/1913	TURLOWSFIELD LANE	HOGNASTON	1 COMP, 1 U/C	1		23/6/2000	Planning Permission	0.49
DD678	WED/0000/2032	LODGE FARM, TURLOWFIELDS LANE	HOGNASTON	U/C	1		13/9/2001	Planning Permission	0.08
DD1029	12/00171/FUL	DENEWOOD FARM, FROM MANYSTONES LANE TO MAIN STREET	HOPTON	N/S	1		17/1/2013	Planning Permission	0.17
DD686	10/00085/FUL	GREENACRE, MAIN ROAD	HULLAND WARD	U/C	1		25/3/2010	Planning Permission	0.16
DD885	WED/0000/2051	PLOT 2 OAKLANDS, MAIN ROAD	HULLAND WARD	1 COMP, 1 U/C	1		4/7/2002	Planning Permission	0.19
DD977	09/00511/OUT	HIGHFIELD HOUSE, MAIN ROAD	HULLAND WARD	N/S	5		17/2/2011	Planning Permission	0.3
DD1003	10/00735/FUL	SPRINGHILL FARM, UNNAMED SECTION OF A517	HULLAND WARD	U/C	1		01/04/2011	Planning Permission	0.4
DD1031	10/00668/OUT	STONEYCLIFF FARM, SMITH HALL LANE	HULLAND WARD	N/S	1		27/3/2012	Planning Permission	0.1
DD1050	11/00271/VCON D	REDMIRE GAP, INTAKES LANE, TURNDITCH	HULLAND WARD	U/C	1	-1	7/6/2011	Planning Permission	0.13

APPENDIX 2 SCHEDULE OF SITES 1ST APRIL 2012 TO 31ST MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD1030	11/00857/FUL	LAND AT CROSS O THE HANDS FARM, TURNDITCH	HULLAND WARD	N/S	1		30/11/2012	Planning Permission	0.2
DD691	WED/0000/0179	NETHER LANE	KIRK IRETON	U/C	1		5/2/2007	Planning Permission	0.14
DD1032	12/00310/REM	WINN FARM, OSTRICH LANE	KNIVETON	U/C	1		13/7/2012	Planning Permission	0.5
DD839	10/00145/EXF	SUFFIELD FARM, LONGFORD LANE	LONGFORD	N/S	3		6/5/2010	Planning Permission	1.15
DD1033	10/00471/FUL	LAND TO WEST OF SEPYCOE FARM, SEPYCOE LANE	LONGFORD	N/S	3		8/6/2012	Planning Permission	0.08
DD697	WED/0000/1798	CALLOW TOP	MAPLETON	1 COMP,1U /C	1		16/1/1998	Planning Permission	0.16
DD1034	12/00330/FUL	BARNS CLOSE, MARSTON COMMON	MARSTON MONTGOMERY	U/C	1	-1	24/7/2012	Planning Permission	0.25
DD1035	WED/0000/2075	WADLEY MANOR, WADLEY LANE	MARSTON MONTGOMERY	1 COMP, 1U/C	1		11/11/2002	Planning Permission	0.15
DD914	11/00950/REM	LAND TO REAR OF 149 SMEDLEY STREET	MATLOCK	N/S	1		3/3/2010	Planning Permission	0.13

APPENDIX 2 SCHEDULE OF SITES 1st APRIL 2012 TO 31st MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD699	WED/0000/1142	THE CLIFF	MATLOCK	47COMP, 37 N/S	37	-37	26/10/1998	Planning Permission	2.29
DD700	WED/0000/1398	ALFRETON ROAD	MATLOCK	3 COMP, 8 N/S	8		16/9/1992	Planning Permission	0.84
DD704	08/00705/FUL	CAWDOR QUARRY	MATLOCK	12 COMP	188	-15	28/6/2010	Planning Permission	10.3
DD705	WED/0000/2002	SMEDLEY STREET	MATLOCK	1 COMP, 2 N/S	2		17/6/2001	Planning Permission	0.00 4

APPENDIX 2 SCHEDULE OF SITES 1st APRIL 2012 TO 31st MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD707	WED/0000/2072	JACKSON ROAD	MATLOCK	3 COMP, 9 U/C	9		29/10/2002	Planning Permission	0.08
DD717	10/00122/FUL	CHESTERFIELD ROAD	MATLOCK	N/S	6		20/4/2010	Planning Permission	0.37
DD729	WED/0000/2299	RIBER	MATLOCK	26U/C 20/N/S	46		16/3/2006	Planning Permission	7.47
DD874	08/00521/FUL	THE GARDEN HOUSE, DERWENT AVENUE	MATLOCK	U/C	6	-1	28/10/2008	Planning Permission	0.24

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Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD981	11/00029/FUL	CHINDRASS HOUSE, STARKHOLMES ROAD	MATLOCK	N/S	3	-3	28/2/2011	Planning Permission	0.22
DD947	10/00173/FUL	GARNER PLACE, HOLT LANE	MATLOCK	N/S	1		17/5/2010	Planning Permission	0
DD907	12/00708/EXF	76 JACKSON TOR HOTEL	MATLOCK	N/S	1		29/10/2002	Planning Permission	0.12
DD913	09/00778/FUL	GREENBOROUGH, RIBER ROAD	MATLOCK	U/C	1	-1	12/2/2010	Planning Permission	0.06
DD958	11/00534/FUL	112-118 DALE ROAD	MATLOCK	U/C	4		1/9/2010	Planning Permission	1127
DD972	10/00643/OUT	THE CLOSE	MATLOCK	N/S	1		12/1/2011	Planning Permission	0.05
DD1005	11/00237/FUL	69 DALE ROAD	MATLOCK	N/S	2		03/06/2011	Planning Permission	0.13
DD1006	11/00243/FUL	81 MATLOCK GREEN	MATLOCK	6 COMP, 8U/C	8		06/07/2011	Planning Permission	0.3
DD1007	11/00404/FUL	LAND REAR OLD ENGLISH HOTEL	MATLOCK	U/C	10		25/08/2011	Planning Permission	0.05
DD1008	11/00533/FUL	2 DALE ROAD	MATLOCK	N/S	4		27/10/2011	Planning Permission	0.02
DD1009	11/00700/REM	BENTLEY BRIDGE HOUSE, CHESTERFIELD ROAD	MATLOCK	N/S	5		02/11/2011	Planning Permission	0.13
DD1010	11/00702/FUL	85 CHESTERFIELD ROAD	MATLOCK	N/S	1		07/12/2011	Planning Permission	0.01

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Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD1019	11/00873/FUL	44 BAKEWELL ROAD	MATLOCK	N/S	2	-1	26/01/2012	Planning Permission	0.02
DD1011	12/00760/FUL	111 LIME TREE ROAD	MATLOCK	N/S	3	-1	02/08/2012	Planning Permission	0.3
DD1038	12/00736/FUL	13 KNOWLESTON PLACE	MATLOCK	3 COMP, 1 N/S	1	-1	23/1/2013	Planning Permission	0.02
DD1039	13/00005/FUL	19 DALE ROAD,	MATLOCK	N/S	2		15/2/2013	Planning Permission	0.02
DD1036	12/00456/FUL	69 SMEDLEY STREET EAST	MATLOCK	U/C	1		19/9/2012	Planning Permission	0.01
DD1037	12/00494/FUL	34 EDGE ROAD,	MATLOCK	N/S	2		26/9/2012	Planning Permission	0.1
DD737	WED/0000/2022	HOLME ROAD, MATLOCK BATH	MATLOCK BATH	1 COMP 1 N/S	1		30/10/2001	Planning Permission	0.03
DD974	07/00389/FUL	LAND BETWEEN 20 & 23 DUKE STREET	MIDDLETON BY WIRKSWORTH	U/C	1		25/1/2011	Planning Permission	0.07
DD750	09/00409/FUL	4 RISE END	MIDDLETON BY WIRKSWORTH	U/C	1		7/10/2009	Planning Permission	0.13
DD1012	11/00163/FUL	WOODLANDS COTTAGE, NEW ROAD	MIDDLETON BY WIRKSWORTH	N/S	1		18/04/2011	Planning Permission	0.1
DD1013	11/00607/FUL	1 THE GREEN	MIDDLETON BY WIRKSWORTH	U/C	1		28/09/2011	Planning Permission	0.11

APPENDIX 2 SCHEDULE OF SITES 1ST APRIL 2012 TO 31ST MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
CSAS38	12/00261/OUT	AGGREGATE INDUSTRIES, PORTER LANE	MIDDLETON BY WIRKSWORTH	N/S	47		20/12/2012	Planning Permission	2.5
DD891	11/00747/EXF	JASMINE HOUSE	NORBURY & ROSTON	N/S	1	-1	22/12/2008	Planning Permission	0.18
DD1041	11/00773/FUL	HURDS BARN FARM, MARSTON COMMON	NORBURY & ROSTON	N/S	1	-1	5/12/2011	Planning Permission	0.84
DD1042	12/00488/FUL	ADAM BEDE COTTAGE, GREEN LANE	NORBURY & ROSTON	N/S	1	-1	4/10/2012	Planning Permission	0.84
DD752	WED/0000/2310	MEADOW HOUSE, DARLEY DALE	NORTHWOOD & TINKERSLEY	U/C	1		30/3/2006	Planning Permission	0.03
DD921	10/00429/FUL	THATCHED LODGE, MILL LANE	SHIRLEY	N/S	1	-1	16/8/2010	Planning Permission	0.49
DD976	08/00563/FUL	BARN A SIDESMILL FARM, SIDES LANE, CLIFTON	SNELSTON	U/C	1		17/2/2011	Planning Permission	0.02
DD978	08/00564/FUL	BARN B, SIDESMILL FARM, SIDES LANE, CLIFTON	SNELSTON	U/C	1		15/2/2011	Planning Permission	0.08
DD922	WED/0000/1926	HEADLOW FIELDS FARM	SNELSTON	2 COMP/2 N/S	2		20/5/2002	Planning Permission	0.21
DD831	10/00434/FUL	THATCHERS LANE	TANSLEY	U/C	1		5/8/2010	Planning Permission	0.04
DD1043	08/00261/FUL	TANSLEY WOOD MILLS, LUMSDALE ROAD	TANSLEY	N/S	42		27/3/2013	Planning Permission	0.1
DD883	08/00851/FUL	11 THE LANES	WIRKSWORTH	U/C	1		25/2/2009	Planning Permission	0.08
DD951	10/00200/OUT	79 THE DALE	WIRKSWORTH	N/S	1		10/6/2010	Planning Permission	0.43

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Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD969	10/00729/FUL	TORRS YARD, NORTH END	WIRKSWORTH	N/S	1		20/12/2010	Planning Permission	0.02
DD979	10/00836/OUT	HIGHFIELDS, NEW ROAD	WIRKSWORTH	N/S	1		17/2/2011	Planning Permission	0.13
DD774	WED/0000/2111	GREENHILL	WIRKSWORTH	U/C	1		13/6/2003	Planning Permission	0.02
DD779	11/00229/EXF	CHEQUERS FARM, MILLERS GREEN	WIRKSWORTH	N/S	11		2/7/2008	Planning Permission	0.25
DD776	WED/0000/2282	GREENHILL	WIRKSWORTH	U/C	1		4/5/2005	Planning Permission	0.09
DD782	11/00387/REM	14 BOLEHILL ROAD	WIRKSWORTH	N/S	7	-1	26/9/2011	Planning Permission	0.43
DD1015	11/00759/FUL	BOLEHILL METHODIST CHURCH, BOLEHILL ROAD	WIRKSWORTH	U/C	2		28/11/2011	Planning Permission	0.01
DD1045	10/00591/FUL	NORBRECK FARM, BRASSINGTON LANE	WIRKSWORTH	U/C	1	-1	3/11/2010	Planning Permission	0.05
DD1044	12/00264/OUT	51, WASH GREEN	WIRKSWORTH	N/S	1		5/7/2012	Planning Permission	3.2
DD1046	12/00272/FUL	WINDRUSH, MILLERS GREEN	WIRKSWORTH	N/S	1	-1	8/6/2012	Planning Permission	0.2
DD1047	12/00650/FUL	GARAGES, HAMMOND COURT	WIRKSWORTH	N/S	1		24/12/2012	Planning Permission	0.02
DD1048	12/00667/FUL	THE WORKSHOP, THE CAUSEWAY	WIRKSWORTH	N/S	1		21/12/2012	Planning Permission	0.05
DD1051	12/00076/FUL	HOLMCRESS, HALES GREEN,	YEA VELEY	U/C	1		16/4/2012	Planning Permission	0.44

APPENDIX 2 SCHEDULE OF SITES 1st APRIL 2012 TO 31st MARCH 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Area
DD789	WED/0000/2344	WAR MEADOW FARM, DOG LANE	YELDERSLEY	1 U/C/1 N/S	2		31/8/2006	Planning Permission	0.48
DD790	WED/0000/1378	YELDERSLEY LANE	YELDERSLEY	3 COMP 4 N/S	4		16/9/1997	Planning Permission	0.23
				TOTAL	859 (Gross)	-76 (Net)			
				Filtered Totals	859				
				Net Figure (Less 5 Year Supply Estimate)	783				

APPENDIX 3 SCHEDULE OF SITES 1ST APRIL TO 30TH NOVEMBER 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
DD956	12/00606/FUL	FORMER ST OSWALDS HOSPITAL, BELLE VUE ROAD	ASHBOURNE	N/S	32	-5	18/10/2013	Planning Permission	Previous permission for outline application granted for 37 dwellings, therefore no gain as counted in March 2013 data.
DD1057	13/00023/FUL	LAND AT COOPERS GARDENS, CHURCH STREET	ASHBOURNE	N/S	2	2	18/04/2013	Planning Permission	
DD1058	13/00118/FUL	TOWN HEAD COTTAGE, THE GREEN ROAD	ASHBOURNE	N/S	1	0	10/07/2013	Planning Permission	Replacement dwelling
DD1059	13/00324/FUL	14, COMPTON, ASHBOURNE	ASHBOURNE	N/S	3	3	10/07/2013	Planning Permission	
DD1060	13/00708/FUL	KINGDOM HALL, ST JOHN STREET	ASHBOURNE	N/S	4	4	25/11/2013	Planning Permission	
SS107	12/00774/OUT	WILLOW MEADOW FARM, WYASTON ROAD	ASHBOURNE	N/S	65	65	09/10/2013	Planning Permission	
CSAS3	13/00256/OUT	LAND TO THE EAST OF, LODGE FARM CHASE	ASHBOURNE	N/S	40	40	26/11/2013	Planning Permission	
DD1063	12/00626/FUL	MULINO LODGE, AGENES MEADOW LANE, KNIVETION	ALTOW	N/S	1	1	06/08/2013	Planning Permission	

APPENDIX 3 SCHEDULE OF SITES 1ST APRIL TO 30TH NOVEMBER 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
DD1064	13/00673/FUL	ROSE COTTAGE AT ALTOW TOP, ALTOW LANE, ALTOW	ALTOW	N/S	1	0	11/11/2013	Planning Permission	Replacement dwelling
DD1065	13/00091/FUL	7 CORNER FARM, BRAILSFORD	BRAILSFORD	N/S	1	1	04/06/2013	Planning Permission	
DD1066	11/00070/FUL	MINERS COTTAGE, MINING LANE, CARSINGTON	CARSINGTON	N/S	1	1	06/08/2013	Planning Permission	
DD1067	13/00678/VCON	13, THE HILL, CROMFORD	CROMFORD	N/S	1	1	08/11/2013	Planning Permission	
DD1068	13/00128/FUL	STRAHALLAN, WHITWORTH ROAD, DARLEY DALE	DARLEY DALE	N/S	1	1	08/05/2013	Planning Permission	
DD1031	12/00745/FUL	STONEYCLIFF FARM, SMITH HALL LANE, HULLAND WARD	HULLAND WARD	N/S	1	0	06/06/2013	Planning Permission	Previous application 10/00668/OUT, no net gain, as counted in March 2013 data

APPENDIX 3 SCHEDULE OF SITES 1ST APRIL TO 30TH NOVEMBER 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
DD717	13/00202/EXF	BENTLEY BRIDGE HOUSE, CHESTERFIELD ROAD, MATLOCK	MATLOCK	N/S	6	0	08/05/2013	Planning Permission	Previous application granted 10/00122/RE M, no net gain as counted in March 2013 data
DD1069	13/00242/FUL	211 CHINDRASS COTTAGE, STARKHOLMES ROAD, MATLOCK	MATLOCK	N/S	1	0	07/062013	Planning Permission	Replacement dwelling
DD1036	13/00492/FUL	69, SMEDLEY STREET EAST, MATLOCK	MATLOCK	N/S	1	0	22/08/2013	Planning Permission	Previous application granted 12/00456/FU L, no net gain as counted in March 2013 data
DD1010	13/00581/FUL	85, CHESTERFIELD ROAD, MATLOCK	MATLOCK	N/S	1	0	28/10/2013	Planning Permission	Previous application granted 11/00702/.F UL, no net gain as counted in March 2013 data

APPENDIX 3 SCHEDULE OF SITES 1ST APRIL TO 30TH NOVEMBER 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
DD1070	13/00396/FUL	THE STACK YARD, NEW ROAD, MIDDLETON BY WIRKSWORTH	WIRKSWORTH	N/S	1	1	30/07/2013	Planning Permission	
CSAS38	13/00584/REM	AGRREGATES INDUSTRIES UK LIMITED, MIDDLETON BY WIRKSWORTH	WIRKSWORTH	N/S	47	0	13/112013	Planning Permission	Previous application granted 12/00261/OU T, no net gain as counted in March 2013 data
DD921	13/00271/EXF	THATCHED LODGE, MILL LANE, SHIRLEY	SHIRLEY	N/S	1	0	20/06/2013	Planning Permission	Previous application granted 10/00429/FU L, no net gain as counted in March 2013 data
DD1071	12/00059/FUL	ELMS FARM BARNs, LITTLEFIELD LANE, SNELSTON	SNELSTON	N/S	1	1	13/05/2013	Planning Permission	
DD1072	13/00060/FUL	MEYNELL HUNT KENNELS, ASHBOURNE ROAD, SUDBURY	SUDBURY	N/S	1	1	28/05/2013	Planning Permission	

APPENDIX 3 SCHEDULE OF SITES 1ST APRIL TO 30TH NOVEMBER 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
DD1073	13/00078/FUL	24, NORTH END, WIRKSWORTH	WIRKSWORTH	N/S	1	1	11/04/2013	Planning Permission	
DD1074	13/00306/FUL	NORTH END MILL, CEMETERY LANE, WIRKSWORTH	WIRKSWORTH	N/S	11	11	10/072013	Planning Permission	
DD951	13/00411/EXO	79, HONEYSUCKLE COTTAGE, THE DALE, WIRKSWORTH	WIRKSWORTH	N/S	1	0	10/07/2013	Planning Permission	Previous application granted 10/00200/OU T, no net gain as counted in March 2013 data
DD1075	13/00482/FUL	PROVIDENCE MILL, GORSEY BANK, WIRKSWORTH	WIRKSWORTH	N/S	3	3	02/09/2013	Planning Permission	
DD1076	13/00195/FUL	THE HOMESTEAD, YELDERSLEY LANE, BRADLEY	YELDERSLEY	N/S	1	0	16/05/2013	Planning Permission	Replacement dwelling
DD965	10/00544/FUL	FORMER COUNCIL WORKSHOP, KING EDWARD STREET, ASHBOURNE	ASHBOURNE	N/S	8	-8	10/11/2010	Planning Permission	Lapsed Permission

APPENDIX 3 SCHEDULE OF SITES 1ST APRIL TO 30TH NOVEMBER 2013

Site Reference	Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
DD955	10/00358/FUL	44 ST JOHNS STREET, ASHBOURNE	ASHBOURNE	N/S	1	-1	15/07/2010	Planning Permission	Lapsed Permission
DD1009	11/00700/REM	BENTLEY BRIDGE HOUSE, CHESTERFIELD ROAD, MATLOCK	MATLOCK	N/S	5	-5	02/11/2011	Planning Permission	Lapsed Permission
			Total		230	118			

APPENDIX 4 SCHEDULE OF SITES PEAK DISTRICT NATIONAL PARK 1ST APRIL 2012 TO 31ST MARCH 2013

Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
NP/DDD/1012/0 975	GREENGATE COTTAGE, SLALEY, BONSALL	BONSALL	U/C	1	0	26/11/2012	Planning Permission	No net gain as ancillary accommodation
NP/DDD/0912/0 884	BANKS FARM , WEST END, ELTON	ELTON	U/C	3	3	23/11/2012	Planning Permission	
NP/DDD/0212/0 193	WESLEYAN CHAPEL, BRADSHAW LANE, FOLOW	FOLOW	N/S	1	1	17/07/2012	Planning Permission	
NP/DDD/0113/0 080	LEAM FARM, GRINDLEFORD	GRINDLEFORD	N/S	2	0	20/03/2013	Planning Permission	No net gain as ancillary accommodation
NP/DDD/0412/0 335	HOLLOW FAMR BARN, ALPORT	HARTHILL	N/S	1	1	12/07/2012	Planning Permission	
NP/DDD/0312/0 293	CUSTARD FIELD FARMS, HARTINGTON	HARTINGTON MIDDLE QAUARTER	U/C	1	1	15/05/2012	Planning Permission	
NP/DDD/0811/0 839	LAND ADJACENT TOP HOUSE, HALL BANK, HARTINGTON	HARTINGTON TOWN QAUARTER	N/S	1	1	05/04/2012	Planning Permission	

APPENDIX 4 SCHEDULE OF SITES PEAK DISTRICT NATIONAL PARK 1ST APRIL 2012 TO 31ST MARCH 2013

Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
NP/DDD/1112/1 175	ASHES FARM, IBLE, GRANGEMILL	IBLE	N/S	1	1	28/01/2013	Planning Permission	
NP/DDD/0512/0 537	MANOR FARM, THE RAKES, MONYASH	MONYASH	N/S	1	0	19/11/2012	Planning Permission	No net gain as ancillary accommodation
NP/DDD/0712/0 738	BENTLY GRANGE, THE RANGE, PARSLEY, HAY	MONYASH	U/C	1	0	15/10/2012	Planning Permission	No net gain as ancillary accommodation
NP/DDD/0811/0 802	THE BARN, HANDLEY LANE, MONYASH	MONYASH	U/C	1	1	02/10/2012	Planning Permission	
NP/DDD/1012/1 050	CUNICLIFFE COTTAGE, CASTLETON ROAD, HATHERSAGE	OUTSEATS	N/S	1	0	14/02/2013	Planning Permission	Replacement dwelling
NP/DDD/0412/0 400	EXISTING FIELD BARN ADJACENT TO FOUFINSIDE FARM, PARWICH	PARWICH	U/C	1	1	30/07/2012	Planning Permission	
NP/DDD/0612/0 561	TOWN END COTTAGE, SHELDON	SHELDON	U/C	1	1	25/07/2012	Planning Permission	

APPENDIX 4 SCHEDULE OF SITES PEAK DISTRICT NATIONAL PARK 1ST APRIL 2012 TO 31ST MARCH 2013

Planning Application Reference No.	Site Name and Address	Parish	Build Status	Total Yield/ Capacity	5 Year Supply Net Estimate	Permission Date	Source	Comments
NP/DDD/0512/0483	WHIT FIELD FARM, WHITEFIELD LANE, FLAGG	TADDINGTON	N/S	1	1	12/12/2012	Planning Permission	
NP/DDD/0113/0025	DARFIELD BARN, DARFIELD LANE, TSSINGTON	TISSINGTON	N/S	1	1	06/03/2013	Planning Permission	
NP/DDD/1011/1121	SOUTH LODGE, THRONBRIDGE	-	N/S	1	1	17/09/2012	Planning Permission	
NP/DDD/021/0130	LAND ADJACENT TO PETERS LEA, COLDWELL END, YOULGRAVE	YOULGRAVE	N/S	1	1	26/06/2012	Planning Permission	
		TOTAL		21	15			