

Date: 17th January 2022

Dear Councillor,

Environmental and Development Services Committee

A Meeting of the **Environmental and Development Services Committee** will be held at **Council Chamber**, Civic Offices, Civic Way, Swadlincote on **Tuesday, 25 January 2022 at 18:00**. You are requested to attend.

Yours faithfully,



Chief Executive

To:- **Labour Group**

Councillor Taylor (Chair), Councillor Dunn (Vice-Chair) and
Councillors Heath, Singh and Southerd.

Conservative Group

Councillors Brown, Corbin, Haines, Redfern and Smith.

Independent Group

Councillors Fitzpatrick and MacPherson.

Non-Grouped

Councillor Wheelton

AGENDA

Open to Public and Press

- 1** Apologies and to note any Substitutes appointed for the Meeting.
- 2** To receive the Open minutes of the following Meetings:

23rd September 2021 **4 - 6**

11th November 2021 **7 - 11**
- 3** To note any declarations of interest arising from any items on the Agenda
- 4** To receive any questions by members of the public pursuant to Council Procedure Rule No.10.
- 5** To receive any questions by Members of the Council pursuant to Council procedure Rule No. 11.
- 6** CORPORATE ENVIRONMENTAL SUSTAINABILITY GROUP **12 - 24**
- 7** AUTHORITY MONITORING REPORT **25 - 74**
- 8** PETITION AGAINST THE TINTED WINDOWS REQUIREMENT IN THE PRIVATE HIRE LICENSING POLICY **75 - 85**
- 9** COMMITTEE WORK PROGRAMME **86 - 89**

Exclusion of the Public and Press:

- 10** 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.

- 11** To receive the Exempt Minutes of the following Meetings:
23rd September 2021
- 12** To receive any Exempt questions by Members of the Council pursuant to
Council procedure Rule No. 11.
- 13** CONTINUATION OF TEMPORARY RESTRUCTURE DUE TO COVID19

ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE

23rd September 2021

OPEN

PRESENT:-

Labour Group

Councillor Taylor (Chair), Councillor Heath (Vice-Chair)
Councillors, Dunn, Shepherd (substituting for Councillor Southerd),
Singh and Tilley.

Conservative Group

Councillors Brown, Haines, Muller (substituting for Councillor Corbin),
Redfern and Smith.

Independent Group

Councillors Fitzpatrick and MacPherson.

In Attendance

Councillor Gee
Councillor Wheelton

EDS/138 **APOLOGIES**

The Committee was informed that apologies had been received from Councillor Corbin (Conservative Group) and Councillor Southerd (Labour Group).

EDS/139 **MINUTES**

The Open Minutes of the Meetings held on 4th January 2021, 21st January 2021, 4th March 2021 and 21st April 2021 were noted and approved as a true record and signed by the Chair.

EDS/140 **DECLARATIONS OF INTEREST**

The Committee was informed that no declarations of interest had been received.

EDS/141 **QUESTIONS FROM MEMBERS OF THE PUBLIC UNDER COUNCIL PROCEDURE RULE NO 10**

The Committee was informed that no questions from Members of the Public had been received.

EDS/142 QUESTIONS BY MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11

The Committee was informed that no questions from Members of the Council had been received.

MATTERS DELEGATED TO COMMITTEE**EDS/143 MELBOURNE NEIGHBOURHOOD DEVELOPMENT PLAN REGULATION 16 CONSULTATION**

The Planning Policy Team Leader presented the report to the Committee outlining the consultation process and explained that the Council had raised issues to be addressed that would ensure the plan was in the best interests of the local residents.

Councillor Fitzpatrick addressed the Committee and raised concerns on behalf of the Neighbourhood Plan Group and residents regarding the Regulation 14 comments from the Council that could impact Regulation 16 at the Examiner stage which could prevent the opportunity for residents to vote on the plan it as noted that residents were not opposed to development but felt that the Neighbourhood Plan should reflect their views.

The Chair gave assurance that the Regulation 14 comments were to ensure that the plan was not contrary to Council Policy and would not affect what was needed to get across to the Examiner.

Councillor Fitzpatrick proposed an amendment to recommendation 1.2 that was agreed by the Committee.

RESOLVED:

- 1.1 The Committee authorised the Melbourne Neighbourhood Development Plan Regulation 16 Consultation to be conducted in accordance with as much of the adopted Statement of Community Involvement as practicable, allowing for the restrictions due to COVID-19.***
- 1.2 That the Committee approved that the outstanding matters from the Council's Regulation 14 comments at Appendix 1 of the report, that have formed the statements at paragraphs 4.4, 4.5 and 4.6 of the report together with a statement regarding the Council's constructive and positive engagement with the Melbourne NDP Group, form the Council's response to the Regulation 16 consultation.***

EDS/144 COMMITTEE WORK PROGRAMME

The Strategic Director (Service Delivery) presented the report to the Committee.

RESOLVED:

Page 5 of 89

The Committee considered and approved the updated work programme.

EDS/145 **LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

RESOLVED:-

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 would be 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 paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.

TO RECEIVE THE EXEMPT MINUTES OF THE FOLLOWING MEETINGS:

The Exempt Minutes of the Meetings held on 21st January 2021 and 21st April 2021 were received.

EXEMPT QUESTIONS FROM MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11

The Committee was informed that no exempt questions from Members of the Council had been received.

The meeting terminated at 18:25 hours.

COUNCILLOR TAYLOR

CHAIR

ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE

11th November 2021

OPEN

PRESENT:-

Labour Group

Councillor Taylor (Chair), Councillor Heath (Vice-Chair)
Councillors, Dunn, Singh and Southerd.

Conservative Group

Councillors Brown, Corbin, Haines, Redfern and Smith.

Independent Group

Councillors MacPherson.

Non-Grouped

Councillor Wheelton

In Attendance

EDS/147 **APOLOGIES**

The Committee was informed that apologies had been received from Councillor Fitzpatrick (Independent Group).

EDS/148 **MINUTES**

To receive the open minutes of the meeting held on 27th May 2021 and signed by the Chair.

EDS/149 **DECLARATIONS OF INTEREST**

The Committee was informed that no declarations of interest had been received.

EDS/150 **QUESTIONS FROM MEMBERS OF THE PUBLIC UNDER COUNCIL PROCEDURE RULE NO 10**

The Committee was informed that no questions from Members of the Public had been received.

EDS/151 **QUESTIONS BY MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11**

The Committee was informed that no questions from Members of the Council had been received.

MATTERS DELEGATED TO COMMITTEE**EDS/152 CCTV IN PRIVATE HIRE VEHICLES POLICY**

The Senior Licensing Officer presented the report to the Committee and explained that it was only voluntary for private hire vehicles to have CCTV and that the Local Government Association (LGA) advice was that strong evidence was required to enable it to be made a mandatory requirement.

Members raised concern that this was not mandatory and enquired whether the public was made aware of how to raise concerns and issues with the Council.

The Senior Licensing Officer informed the Committee that evidence from police and other stakeholders would be collated over the next 12 months and that there was information displayed within the vehicles regarding how to contact the Council along with a QR code that would take them directly to the Council's website.

RESOLVED:

1.1 Members noted the report.

1.2 Members approved the active monitoring of complaints and investigations by Licensing Officers with a view to assessing the need for mandatory CCTV in licensed vehicles on an ongoing basis.

EDS/153 GAMBLING ACT 2005 – STATEMENT OF LICENSING POLICY

The Senior Licensing Officer presented the report to the Committee regarding the updated policy following consultation carried out earlier in the year.

Members raised queries regarding responsibility for online gambling and what checks were carried out to ensure that gambling premises and travelling fairs were operating legally.

The Committee was informed that online gambling was managed by the Gambling Commission and that annual inspections were carried out at gambling premises along with random checks of machines used by travelling fairs.

RESOLVED:

Members approved the Council's Gambling Act 2005 Statement of Licensing Policy ("the Policy") and Local Area Profile Plan.

EDS/154 LICENSING SERVICE UPDATE

The Senior Licensing Officer presented the quarterly update report to the Committee and highlighted the impact of the pandemic on delivery of the service and which services had been resumed.

RESOLVED:

Members noted the content of the report.

EDS/155 APPROVAL OF THE INFRASTRUCTURE FUNDING STATEMENT 2021-21

The Planning Policy Team Leader presented the report to the Committee and noted that new regulations required the publication of Section 106 Agreement funding and how it had been allocated.

Councillor Southerd sought clarification regarding the sharing of Section 106 Agreement funding for education across borders and in particular the proportion of funding linked to a Leicestershire development whose children attend schools in Woodville.

The Planning Policy Team Leader informed the Committee that the authority approving the development looked at the which schools' pupils would attend and that the Section 106 Agreement funding related to the development would be looked into.

RESOLVED:

The Committee approved the Infrastructure Funding Statement (IFS) for the 2020-21 financial year.

EDS/156 CORPORATE PLAN 2020-24 PERFORMANCE REPORT (2021-2022 QUARTER 2 – 1 APRIL TO 30 SEPTEMBER)

The Strategic Director (Service Delivery) presented the report to the Committee and noted that 77% of the key aims were on track and that there were 3 indicators in red, which were household waste collection, keeping residents out of fuel poverty and discharging of planning conditions.

The Head of Operational Services addressed the Committee regarding household waste collection and explained that since the pandemic homeworking had increased and that had impacted on the volume of household waste and that there would be no changes to the household waste collection policy until the new legislation was announced by the government.

The Strategic Director (Service Delivery) highlighted the reviewed Risk Register and noted that the Section 106 Agreement funding risk had been removed as this risk had been mitigated by the appointment of a new officer who would ensure that S106 monies allocated to the Council would be spent..

RESOLVED:

Page 9 of 89

1.1 The Committee approved progress against performance targets set out in the Corporate Plan 2020 - 2024.

1.2 The Committee reviewed the Risk Register for the Committee's services.

EDS/157 **EMERGING LOCAL PLAN STRATEGY AND APPROVAL OF UPDATED MEMBERSHIP OF THE LOCAL PLAN WORKING GROUP TO PROGRESS THE LOCAL PLAN REVIEW**

The Head of Planning and Strategic Housing presented the report to the Committee and informed Members of the work underway and the duty to cooperate with other councils and explained how decisions going forward would be best discussed in a less formal setting in the first instance prior to coming before the Committee.

Members raised queries regarding the relationship with the Joint Advisory and the sharing of its information.

The Head of Planning and Strategic Housing advised the Committee that the working group would work alongside the Joint Advisory Board on a more informative basis and did not seek to replace it.

The Strategic Director (Service Delivery) confirmed that the Joint Advisory Board minutes were available on the County Council's website and were, therefore, available to all Councillors. .

The Chair requested that site visits for the group be considered.

The membership of the group was proposed as follows: Councillor Taylor and Councillor Southerd (Labour Group), Councillor Brown and Councillor Haines (Conservative Group), Councillor MacPherson (Independent Group) and Councillor Wheelton (non-grouped).

RESOLVED:

The Committee agreed the membership of the Local Plan Working Group with the proposed political representation of two Labour Members, two Conservative Members, one South Derbyshire Independent Group Member and one Independent.

EDS/158 **COMMITTEE WORK PROGRAMME**

The Strategic Director (Service Delivery) presented the report to Members.

RESOLVED:

The Committee considered and approved the updated work programme.

EDS/159 **LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

RESOLVED:

Page 10 of 89

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 would be 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 paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.

EDS/159 **EXEMPT QUESTIONS FROM MEMBERS OF THE COUNCIL UNDER COUNCIL PROCEDURE RULE NO 11**

The Committee was informed that no exempt questions from Members of the Council had been received.

The meeting terminated at 18:55 hours.

COUNCILLOR TAYLOR

CHAIR

REPORT TO:	ENVIRONMENT & DEVELOPMENT SERVICES	AGENDA ITEM: 6
DATE OF MEETING:	25 JANUARY 2022	CATEGORY: RECOMMENDED
REPORT FROM:	ALLISON THOMAS, STRATEGIC DIRECTOR – SERVICE DELIVERY	OPEN
MEMBERS' CONTACT POINT:	ALLISON THOMAS, allison.thomas@south-derbys.gov.uk, 01283 595775	DOC:
SUBJECT:	CORPORATE ENVIRONMENTAL SUSTAINABILITY GROUP	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS01

1. Recommendations

- 1.1. That the Committee notes the progress made in improving the environmental performance of the Council further to this Committee establishing a Corporate Environmental Sustainability Group in August 2018.
- 1.2. That the Committee notes the content of this report and approves that that the Corporate Environmental Sustainability Group is making good progress in delivering the environmental improvements contained within its terms of reference.

2. Purpose of the Report

- 2.1. To provide the Committee with details on the progress made by the Corporate Environmental Sustainability Group to co-ordinate the Council's work on improving environmental credentials and performance.

3. Detail

Background

- 3.1. At a meeting of this Committee on 16 August 2018, approval was given for the establishment of a Corporate Environmental Sustainability Group ("the CESG"). The purpose of the CESG is to develop and implement measures that demonstrably improve the Council's environmental performance and support the delivery of the Council's strategic environmental objectives through a collaborative corporate approach.
- 3.2. Committee approved the terms of reference of the CESG and agreed to receive further reports on the Group's work programme.

Corporate Environmental Sustainability Group Activity

- 3.3. The terms of reference approved by Committee directed the CESG to give priority to six work streams to improve the Council's environmental performance, namely:
 - To address issues arising from the **ISO14001 external accreditation** process;

- To focus on reducing **Staff Travel** – core (miles driven by Council vehicles) and grey fleet miles (miles driven on Council business using employees' own transport);
- To reduce the Council's **Energy Consumption**;
- To improve the Council's **Water Management**;
- To improve the Council's internal **Waste Management**;
- To reduce the environmental impacts of Council contracts through greening the **Procurement** process.

3.4. Two further work streams were picked up by the Group during 2019;

- At Full Council on 27 June 2019 the Council declared a **Climate Emergency**.
- A request from members to explore opportunities to enhance **biodiversity** across the District.

ISO 14001 External Accreditation

- 3.5. The Council has been certified to the ISO14001 international standard on environmental management for 12 years.
- 3.6. An annual surveillance audit was due to take place in late 2020 / early 2021, however this was delayed at the request of the external auditors due to many of their staff being on furlough during Covid.
- 3.7. Over the course of 2021 the Council was unable to establish mutually agreeable dates with the external auditors, primarily due to continued disruption by Covid during the spring and subsequently due to the challenges the auditing company was facing with catching up with its backlog of work.
- 3.8. A combined surveillance audit and re-certification audit was undertaken in late November and early December 2021.
- 3.9. The Council was successfully re-certified to ISO14001 at the end of the eight-day audit. The auditor identified six minor non-conformities and made an additional 12 observations which could improve the Council's environmental performance. All of these have either been addressed or are currently being closed out.
- 3.10. At the closeout meeting, the Lead Auditor praised the Council's overall approach to environmental management and the demonstrable improvements made since the last audit had taken place, commending the knowledge and commitment of staff to the Council's environmental performance.

Staff Travel

- 3.11. The Council's first [Staff Travel Action Plan](#) was approved by this Committee on 25 November 2019.
- 3.12. The headline targets of the Plan are summarised in the following Table.

	Baseline (2019)	2021 Target	2024 Target
% of staff walking to work	3.7%	6.5%	15.0%
% of staff using public transport to	1.9%		10.0%

work			
% of staff cycling to work	0.6%	2.0%	10.0%
% of staff car sharing to work	2.2%	3.0%	10.0%
% of staff working flexibly	11.2%	15.0%	25.0%
Total % of staff participating in sustainable travel to work	19.6%	26.5%	70.0%

3.13. The Plan also set a target of **reducing the Council's overall diesel consumption by 10% by 2024** and **reducing the miles travelled by Council staff for work (known as grey mileage) by 15% by 2024**.

3.14. The implementation of the Plan started in early 2020 along with the introduction of more robust processes across all Council services for gathering data to measure the performance targets.

3.15. The onset of the pandemic had a seismic impact on staff travel behaviours. A further staff travel survey was carried out in summer 2021 and produced the following results based on a 75% response rate.

	Baseline (2019)	2021 Target	2024 Target	2021 Actual
% of staff walking to work	3.7%	6.5%	15.0%	11.6%
% of staff using public transport to work	1.9%		10.0%	
% of staff cycling to work	0.6%	2.0%	10.0%	1.2%
% of staff car sharing to work	2.2%	3.0%	10.0%	8%
% of staff working flexibly	11.2%	15.0%	25.0%	87%
Total % of staff participating in sustainable travel to work	19.6%	26.5%	70.0%	87%

3.16. In 2020/21, the overall carbon emissions resulting from the Council fleet vehicle miles was 836 tCO₂e (equivalent tonnes of CO₂), compared to the baseline 2018/19 emissions of 722 tCO₂e. This 16% increase was a result of the increased workload of Operational Services fleet as it took on extra duties. This included adding a number of refuse trucks to the fleet and increased the number of collections compared to the 2018/19 baseline.

3.17. 2020/21, the carbon emissions resulting from the grey fleet mileage (staff business travel) was 27 tCO₂e compared to the 2018/19 baseline of 54 tCO₂e. This halving of

the carbon emissions is largely due to the pandemic and the technology innovation that enabled staff to engage with local residents and businesses through online meetings.

- 3.18. 2020/21 is acknowledged to be a highly unusual year and therefore monitoring of fleet fuel consumption and grey mileage will continue. A route optimisation project has commenced (detailed below) and will support the Council in delivering efficiencies in the performance of its operational fleet in the longer- term. In addition, early discussions are taking place with D2N2, the Local Enterprise Partnership with a view to the Council becoming an early adopter for hydrogen powered vehicles. The Committee will be further updated as discussion progress.
- 3.19. The Staff Travel Plan did not have any explicit targets set to reduce the amount of car miles travelled by staff getting into work. However, the staff travel survey identified that;
- 11 more staff are using electric or hybrid cars than in 2019.
 - 24 more staff do not travel to work by car and 11 more staff are car sharing than in 2019
 - Just under 70% of staff identified that they have been partially or fully working from home. Working from home through lockdown has seen an estimated 68% drop in carbon emissions resulting from the daily commute by Council staff.
- 3.20. The results of the Staff Travel Plan survey have been collated and fed into the agile working consultation process to shape the future delivery of services post Covid.

Energy

- 3.21. In 2020, Corporate Property secured a new, three-year fixed price contract for energy supplies to all Council owned public buildings.
- 3.22. As well as delivering healthy savings at a fixed price, the new electricity contract is produced from 100% renewable, non-nuclear sources (wind, hydro, geo-thermal and solar), delivering on the Council's Corporate Plan Climate Emergency priorities.
- 3.23. In 2021, the carbon emissions resulting from the use of electricity across the main public buildings was 294 tCO_{2e}, which is 37% lower than the 2018/19 baseline of 476 tCO_{2e}.
- 3.24. In a similar trend, the carbon emissions from heating the public buildings (gas) were 472 tCO_{2e} in 2020/21, compared to 811 tCO_{2e} in the baseline year of 2018/19, showing a 42% reduction. These significant reductions in carbon emissions are a direct result of the pandemic, where the hybrid staff working model reduced the public building energy consumption significantly.
- 3.25. Appendix 1 to this report provides a graphical summary of energy use at South Derbyshire District Council's main operational centres. The trends in energy use over the past three years have been dominated by the impacts of Covid-19. Therefore, whilst the electricity and gas use show significant reductions over this timeframe they are presented for information only and officers do not believe that any firm conclusions about positive or negative trends can be drawn from the data.
- 3.26. More broadly, Housing Services commissioned further research into the energy efficiency of the Council's own housing stock. The Council engaged the assistance of Nottingham City Council to complete this work.

- 3.27. The outcomes of this research were reported at Housing and Community Services Committee on 30 September 2021, with 67.2% of the stock meeting an Energy Performance Certificate standard of C or better. It was approved that the results of this research would inform future reviews of the Council's Asset Management Strategy and would be reflected within future programmes for investment in the improvement of the Council's Housing Stock. The research gave a clear recommendation that the Council adopts a 'fabric first' approach to stock improvement, focusing firstly on insulating roofs and floors and double-glazing improvements.
- 3.28. At the same Committee it was approved that the results of the research would be used to support a bid for funding of £1million from "Wave 1" of the Government's Social Housing Decarbonisation Grant fund. If successful, this funding will improve the energy performance of the stock and enable tenants to directly reduce energy consumption.

Waste

- 3.29. A new waste collection system ("waste hubs") was commissioned to improve collection and segregation of office waste streams from Council office activities. The implementation of the waste hubs has been delayed due to Covid-19, but will be progressed as circumstances develop in 2022.
- 3.30. Outside the scope of the Corporate Environmental Sustainability Group, this Committee has agreed in principle to bring changes to waste collection systems in order to meet the statutory target of >60% household waste recycled or composted and reducing the amount of residual waste collected. This followed a number of member workshops and committee meetings.
- 3.31. The plans will be introduced in conjunction with the measures the government will introduce as a result of the enactment of the Environment Act 2021 in November.
- 3.32. Operational Services have commissioned consultants to undertake a route optimisation project which has targeted a 12.5% reduction in fuel usage. The project commenced in July 2021 and is due for completion in January 2022. The Council have also purchased the route optimisation software, which will enable officers to continually keep collection routes optimised. Plans are also in place to utilise the software in other service areas.

Water

- 3.33. During 2020, the Corporate Property Team reviewed the procurement of water supplies for the Council's portfolio of non-residential properties. Commercial water supplies were de-regularised in 2017 and as a result the Council inherited multiple suppliers to its various properties.
- 3.34. In 2020, these were merged into a single supplier, Castle Water, the UK's largest independent water supplier. This will help significantly streamline administration and generate cost savings of over £5,000 over three years.
- 3.35. The carbon emissions resulting from water usage also dropped. In 2020/21 the carbon emissions from water usage were 23 tCO₂e, compared to the 2018/19 baseline of 27tCO₂e, a 17% reduction.
- 3.36. Outside the scope of the Corporate Environmental Sustainability Group, the Council has adopted a new Corporate Plan performance indicator (ref E2.2A) relating to the

percentage of new homes granted planning permission which meet non-statutory water conservation standards. This will have a positive influence on the water conservation standards of future homes across the District.

Procurement

- 3.37. A new Procurement Strategy and Guidance Manual was approved in 2020 which included the Council's Corporate Plan environmental ambitions.
- 3.38. Work is ongoing to ensure that these ambitions are embedded in the procurement process. A Procurement Checklist for tender exercises encourages officers running the tendering process to give due consideration to environmental issues and template tender and contract documents offer the opportunity to include environmental clauses.
- 3.39. Officers have been working with the Council's procurement providers at NHS Chesterfield to seek to enhance its systems to capture social value environmental questions. The NHS is working on green plans during 2022 to see if it can support South Derbyshire's environmental aims, or to implement monitoring systems in order to manage the increase in volume of environmental data which will result from embedding increased environmental demands in the procurement process.
- 3.40. Additional work will be required to ensure that all staff procuring and managing contracts are able to monitor environmental performance of contractors and social value return.

Biodiversity

- 3.41. On 21 January 2021, this Committee received a report on the outcomes of a pictorial wildflower planting pilot scheme at various gateway sites within the District and approved the continuation of this trial with amendments based on the lessons learned.
- 3.42. On 12 August, this Committee approved an Action Plan for Nature (APN) along with an Action Plan for Nature Work Programme.
- 3.43. The APN intends to ensure that the Council can take an integrated approach to delivering biodiversity enhancements across the District by:
- providing an assessment of baseline biodiversity within the District;
 - highlighting existing habitat networks and the District's key locations;
 - identifying strategic gaps in biodiversity provision;
 - proposing opportunities for habitat enhancement and creation, both strategically and spatially through modelling and stakeholder consultations;
 - identifying spatial priorities for habitat and species recovery;
 - outlining funding, community involvement, partnership and policy opportunities and highlighting any potential challenges.
- 3.44. The APN and associated work programme will help focus Council resources on those projects and locations which are likely to have the greatest benefits and will ensure that the Council can work productively both across Council Services and with external bodies to significantly improve biodiversity in the District and beyond.
- 3.45. In the longer term, the Environment Act will require the development of a Local Nature Recovery Strategy which will necessitate a comprehensive review of the APN.

Climate Emergency

3.46. The Council's Climate Emergency states the intention to:

- Strive to make South Derbyshire District Council carbon neutral by 2030 and achieve carbon neutrality across the geographical area of South Derbyshire before the Government target of 2050;
- Call on the UK Government to provide the powers and resources to make the 2030 target realistic;
- Work with partners across the District and region to deliver this goal through all relevant strategies.

3.47. The Council published its first Climate and Environment Action Plan in January 2020.

3.48. This Committee approved a first iteration of this Plan on 21 May 2021. The Council's Climate and Environment Action Plan 2021-30 ('The Action Plan') contains all of the key actions currently proposed to meet the Climate Emergency declaration.

3.49. The Action Plan has mapped a route to carbon neutral for South Derbyshire District Council activities by 2030. Not all of the funding to deliver this has yet been secured.

3.50. The Action Plan does not yet contain a route map to carbon neutral for the entire geographical district of South Derbyshire.

3.51. Further iterations of the Plan will be brought back to Committee over the course of the Corporate Plan lifetime.

3.52. The Council has made significant strides in enabling and directly delivering carbon reductions since the last Corporate Environmental Sustainability Group report in November 2019. In addition to those energy and biodiversity matters already mentioned earlier in this report these include:

Enabling and Education

- Appointing a Climate and Environment Officer with a specific brief to provide the Council with focus and direction on carbon reduction. The Officer is actively supporting all Council Services with the planning and delivery of their Climate and Environment Actions.
- Developing a new [SDDC Climate web page](#) to effectively communicate with residents, businesses, and community groups about the Council's Climate & Environment Strategy, plans, actions and progress and the projects we are delivering
- Delivering environmental awareness training to 82% of SDDC employees.
- Participating in community events in Swadlincote and Derby to promote public adoption of carbon reduction opportunities.
- Providing of an offer to all Parish Councils of support for carbon reduction aspirations and activities.

Procurement

- Revising the procurement tendering process to improve carbon neutral criteria within the scoring process.

Energy and Transport

- Creating and delivering a new "South Derbyshire Healthy Homes Assistance Fund" following a review of the Private Sector Housing Renewal Policy,
- Ensuring that 99.8% of private rented properties in the District meet new Energy Efficiency Regulations.

- Successfully bidding for £2,653,360 in funding to make energy improvements to the worst performing, low income, owner-occupied properties in South Derbyshire.
- Installing a further 16 electric vehicle charge-points in public car parks owned by South Derbyshire District Council to help promote the transition to electric car ownership.
- Recently successfully bidding for further electric vehicle charge-points to be installed in Hatton, Hilton and Melbourne.
- Completing a strategic review of all South Derbyshire District Council car parks and other car parks in public ownership to identify EV recharge point installation opportunities. This has led to further bids for EV recharge point installations.
- Procuring two new refuse collection vehicles fitted with electric tail lifts saving £1,500 in fuel and 3000kg of carbon per vehicle per year with a 20 decibel sound reduction.
- Continuing to procure electric rechargeable grounds maintenance equipment.
- Reviewing the Council's waste collection services with proposals approved to achieve the 60 per cent recycling and composting target in the Corporate Plan by 2024
- Introducing electric cars for use at Rosliston and by the Covid Marshal service.
- Commencing the implementation of route optimisation for Council fleet vehicles.

Climate Change Resilience

- Promoting and administering approximately £100,000 spend of government grant towards a Property Flood Resilience Recovery Support Scheme for all properties flooded in South Derbyshire as a result of Storm Ciara and Dennis in February 2020.

Business Engagement

- Undertaking one to one engagement with early adopter local businesses to promote transition to low carbon business practices. To date 22 businesses have been visited to promote and support the transition to low carbon emissions.
- Creating a simple carbon emission audit template to support businesses understand their carbon footprint.
- Establishing a decarbonisation section in the Council's monthly Business Newsletter to support the understanding of transitioning business sectors to low carbon emissions.

3.53. Since the approval of the Climate and Environment Action Plan, work has progressed on calculating the Council's Scope 3 carbon emissions based on annual supplier spend data (suppliers who spend over £50k annually with SDDC) and using the Government's Business, Energy and Industrial Strategy (BEIS) Department's carbon coefficients for each relevant supplier spend sector.

3.54. Scope 3 emissions are those which are produced as the result of activities from assets not owned or controlled by the reporting organisation, but that the organisation indirectly impacts in its value chain. Scope 3 emission sources include emissions both upstream and downstream of the organisation's activities

3.55. Based on the calculations to date:

- The 2018/19 Scope 3 Baseline for SDDC = 6138.945 tCO₂e
- The 2019/20 Scope 3 carbon emissions for SDDC = 6091.38 tCO₂e

- The 2020/21 Scope 3 carbon emissions for SDDC = 8045.46 tCO₂e. This increase is due to a large single spend with Highways England in 2021 and an increase in spend with Novus Construction.

3.56. Monitoring of the delivery of the actions contained in the Plan has been embedded in the Corporate Plan Performance Framework since April 2020 which is reported to this Committee.

4. Financial Implications

- 4.1 Beneficial impacts - Improved environmental performance could lead to potential cost savings e.g. transition from fossil fuels to electric / hydrogen. Any spend to save opportunities which are identified will need to be the subject of a business case and will need to meet the financial procedural rules of the Council.
- 4.2 The work of the Group has better positioned the Council to make successful bids for external funding to support the Council's environmental ambitions.
- 4.3 Adverse impacts – As reported to Finance and Management Committee on 10 June 2021, the total additional cost of including decarbonisation of all the 'Transformation Actions' contained in the Climate and Environment Action Plan is estimated to be in the range £5.6 to 6.8million. In addition, the cost of the smaller 'Service Plan Actions' in the Climate and Environment Action Plan is estimated to be £315k and 3,350 employee hours.
- 4.4 In his commentary on the Climate and Environment Action Plan the Council's Chief Finance (Section 151) Officer has stated "*As it currently stands, the Council will be reliant on external funding and grants to meet its carbon reduction targets*".

5. Corporate Implications

Employment Implications

- 5.1 Beneficial. The proposals will improve the reputation of the Council and make South Derbyshire District Council an even more desirable employer to work for.

Legal Implications

- 5.2 None.

Corporate Plan Implications

- 5.3 The proposals align with the 'Our Environment' key priority and in particular with the key aims of "Strive to make South Derbyshire District Council carbon neutral by 2030" and "Work with residents, businesses and partners to reduce their carbon footprint".

Risk Impact

- 5.4 The proposals will have a beneficial mitigating action against the corporate risk of "Managing the environmental impact of incidents across the District".

6. Community Impact

Consultation

- 6.1 A number of the activities have been the subject of internal staff consultations, such as through the staff travel planning survey and Staff Travel Group, the Biodiversity Working Group and the Employee forum.
- 6.2 To date there has been relatively limited consultation outside the Council. However, external consultations will progress in relation to matters such as the Local Plan and the Climate and Emergency Action Plan, subject to the necessary Committee approvals.

Equality and Diversity Impact

- 6.3 None.

Social Value Impact

- 6.4 Beneficial.

Environmental Sustainability

- 6.5 Beneficial.

7. Conclusions

- 7.1 The retention of ISO14001 certification and the Climate Emergency declaration has signalled the clear commitment of the Council to build and improve on its previous environmental performance.
- 7.2 The Corporate Plan 2020-24 contains a strong environmental content with a range of new performance measures which reflect the original concerns of members. This provides assurance that environmental issues will remain central to the Council's development over the Corporate Plan period.

8. Background Papers

[Environment and Development Services Committee, 16 August 2018.](#)

[Environment and Development Services Committee, 17 April 2019.](#)

[Environment and Development Services Committee, 15 August 2019.](#)

[Environment and Development Services Committee, 12 November 2020.](#)

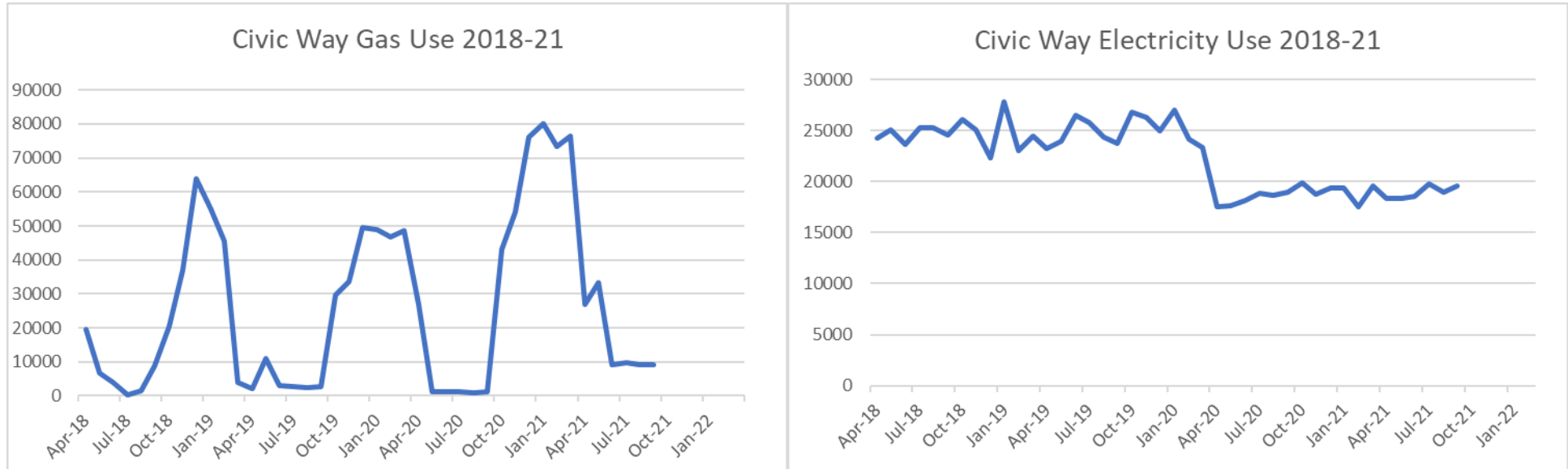
[Staff Travel Plan](#)

[Staff Travel Action Plan](#)

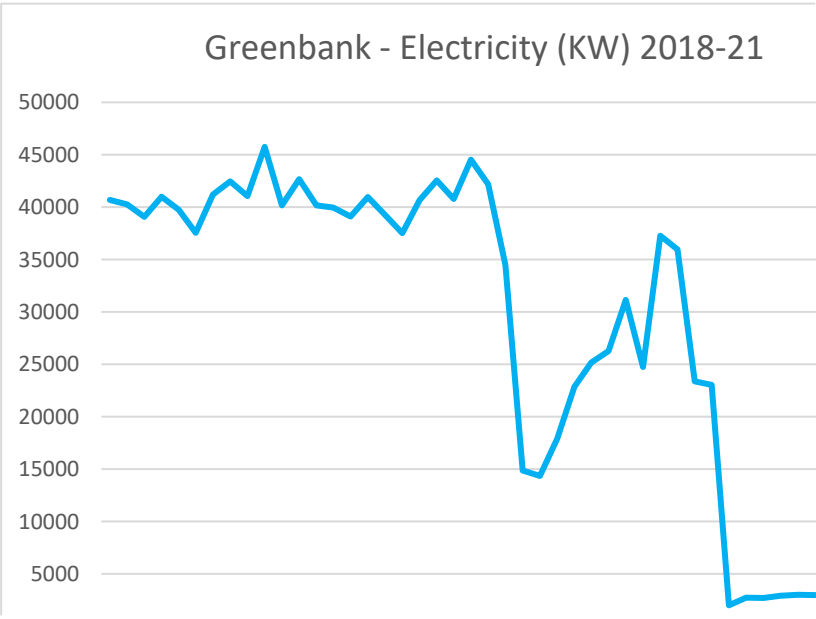
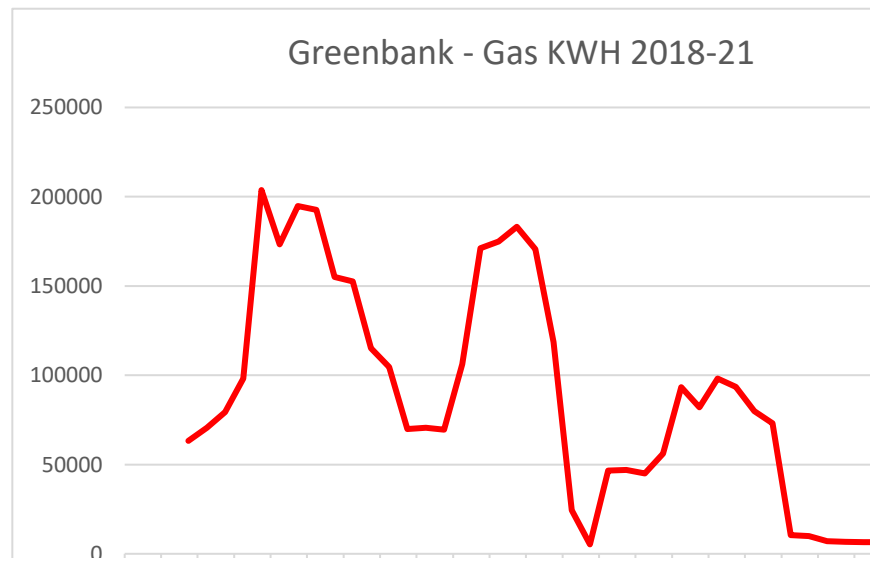
[Climate and Environment Strategy 2021-30](#)

Appendix 1 – Recent Trends in Monthly Energy Consumption

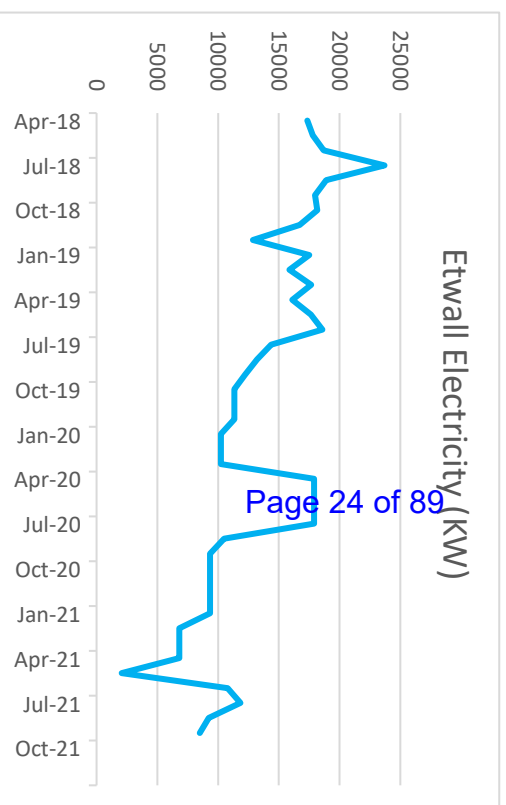
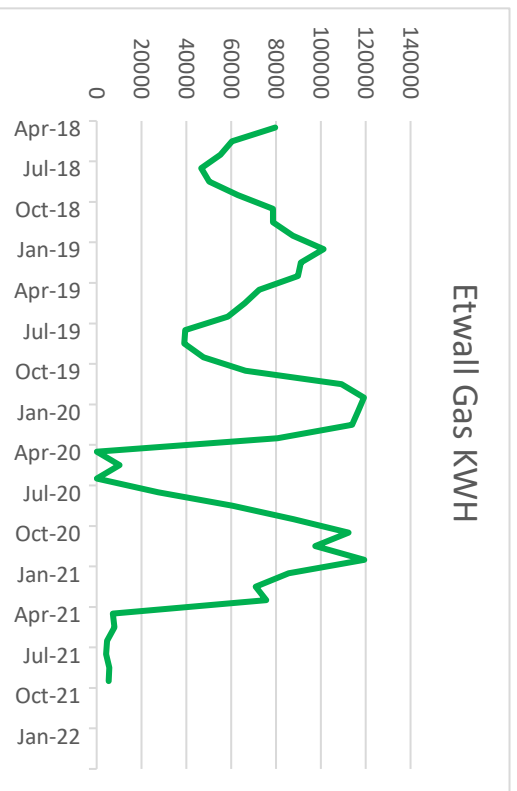
Civic Way Offices



Greenbank Leisure Centre



Etwall Leisure Centre



REPORT TO:	ENVIRONMENTAL & DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 7
DATE OF MEETING:	25 JANUARY 2022	CATEGORY:
REPORT FROM:	ALLISON THOMAS - STRATEGIC DIRECTOR – SERVICE DELIVERY	OPEN
MEMBERS’ CONTACT POINT:	KAREN BEAVIN 07501 698400 karen.beavin@southderbyshire.gov.uk	DOC:
SUBJECT:	AUTHORITY MONITORING REPORT	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS 03

1.0 Recommendations

- 1.1 That the Committee notes the content of the Authority Monitoring Report (AMR) and authorises the publication of the document on the Council’s website.

2.0 Purpose of the Report

- 2.1 To allow the Committee to note the content of the AMR, which provides information on the performance of policies in the adopted Local Plan Part 1 and 2 for the monitoring period 1 April 2020 to 31 March 2021 and to seek authorisation to publish this on the Council’s website.

3.0 Detail

- 3.1 The preparation of an AMR is a requirement under 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 December or January each year. The reports present data on a wide range of issues such as the number of homes and amount of commercial floor space completed or under construction during the monitoring year and the progress being made on the preparation of Development Plan Documents.
- 3.3 The AMR includes monitoring for the Local Plan policies included in the Local Plan Part 1 and 2.
- 3.4 Particular areas of note from the report are that in the monitoring year there were 1,029 net housing completions, of which 165 were affordable homes. These figures are a decrease on the previous monitoring year by 256 and 130 homes, respectively. The Council can demonstrate a five-year housing land supply of 6.15 years.

- 3.5 There was net additional employment floor space of 4,140 sqm delivered during the monitoring period.
- 3.6 Regarding regeneration and the use of brownfield land, 13% of housing delivered within the monitoring period was on previously developed land and 65% of employment floor space was delivered on previously developed sites.

4.0 Financial Implications

- 4.1 None directly arising from this report.

5.0 Corporate Implications

Employment Implications

- 5.1 None directly arising from this report.

Legal Implications

- 5.2 None directly arising from this report.

Corporate Plan Implications

- 5.3 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 relative Service Delivery Plans produced by the individual directorates.

Risk Impact

- 5.4 None directly arising from this report.

6.0 Community Impact

Consultation

- 6.1 None

Equality and Diversity Impact

- 6.2 None directly arising from this report.

Social Value Impact

- 6.3 The AMR notes that the level of affordable housing across the District has decreased compared to the previous monitoring period, partially reflecting lower housing completion rates due to the Covid-19 pandemic.
- 6.4 The AMR records that there was a net increase in both employment land and employment floorspace over the monitoring period.

Environmental Sustainability

6.5 None

7.0 Conclusions

7.1 The AMR shall be published on Council's website following Committee approval.

8.0 Background Papers

Appendix 1: Authority Monitoring Report 2020/21

Appendix 2: Housing Position Paper, January 2022

Authority Monitoring Report

1 April 2020 - 31 March 2021

Contents

Executive Summary	3
Plan Preparation	6
Population	8
Housing	9
Self-Build	13
Employment	14
Retail	17
Regeneration	18
Infrastructure	18



Executive Summary

Theme

Population



Housing



Headline

In 2020 the mid-year population for South Derbyshire stood at 109,500. This is an increase of **2,240** people compared to the 2019 mid-year estimate. Since the start of the Plan period in 2011 there has been **an increase** in the District's population of **14,600** people.

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

In the 2020/21 monitoring period there were 1035 (**gross**) completions. However, once losses in the period are taken into account, a total of **1029** homes (net) were built. Since 2011, **7,299** homes have been built against a requirement of **7,420**.

Affordable housing completions for the period 2020/21 were 165. This is a reduction from the number recorded in the 2019/20 period when **295** affordable homes were completed. **15.94% of homes completed in the period were classed as affordable.** In 2020 **median house prices were 6.95 times median (gross) annual workplace earnings.** A decrease from 7.29 times earnings in 2019 indicating that homes have become more affordable in the monitoring period¹.

A total of 16 individuals were added to the District Council's self-build register during the fifth base period (31 October 2019 to 30 October 2020). 19 individuals were added to the register during the fourth base period.

¹ House price to workplace based earnings ratios can be found on the following webpage:

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



Employment



The total industrial and business land need outside the Derby Urban Area within South Derbyshire between 2011 - 2028 is **47.27ha**. On 31 March 2021, **the amount of new land developed since 1 April 2011 was 37.89**, with a further **0.65ha under construction** at the time of the survey. **A further 73.61ha 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.

Net additional floor space delivered in the monitoring period was **4140 sqm**.

Retail



12 retail, office and leisure units were recorded as vacant in Swadlincote Town Centre during the survey in 2020. **The vacancy rate for the retail, leisure and office uses in the town centre is 6.95% by number of units, or 2.55% if measured as a proportion of floor space.**

No new local centres were completed with the monitoring period. Proposed local centres on strategic sites at New House Farm, Boulton Moor, Wragley Way and Drakelow Park had not been implemented as of 31 March 2021.

Regeneration



The Brownfield Land Register submission for 2020 comprised 13 sites with a total area of 68.2 ha.

13% of housing delivered in the monitoring period was on previously developed land, whilst 65% of employment floor space was delivered on previously developed sites.

Infrastructure



Local infrastructure projects delivered in the monitoring period:

The Woodville – Swadlincote Regenerate Route was started during the monitoring period.



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Plan Preparation

Plans and Policy Documents

The Local Development Scheme sets out the timetable for the preparation of planning policy documents. The latest version was published in May 2018 (LDS 9) and can be viewed on the Council's website [here](#).

The Local Plan Part 1 (LP1)

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

The Local Plan Part 2 (LP2)

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

Local Green Spaces Plan

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

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

Supplementary Planning Documents and Development Plan Documents

Design Guide and Affordable Housing Supplementary Planning Documents (SPDs) were adopted in November 2017. The Design Guide SPD incorporates car parking and open space and facilities' standards, previously proposed as separate documents.

- A Gypsy and Traveller Site Allocations DPD: Between 28 August and 2 October 2019 the District Council consulted upon the Sustainability Appraisal Scoping Report for the Gypsy and Traveller Site Allocations DPD. An up-to-date assessment of need is to be



undertaken prior to the commencement of the Gypsy and Traveller Site Allocations DPD and whilst the Gypsy and Traveller Accommodation Assessment (GTAA) has been commissioned and the site surveys have commenced, Covid-19 has delayed the site surveys and the GTAA report is not yet complete.

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

Neighbourhood Development Plans

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

- **Repton NDP:** Following the submission of the Plan to the Council in January 2019 and the receipt of the Examiner's report in July 2019, The Parish of Repton Neighbourhood Development Plan 2016 – 2028 went to referendum on 14 November 2019. The referendum posed the question: *'Do you want South Derbyshire District Council to use the Parish of Repton Neighbourhood Development Plan to help it decide planning applications in the Repton Neighbourhood Area?'*. The outcome of the referendum was a 'yes' vote, with 565 out of 586 persons that voted, voting in favour of the Plan'. The Parish of Repton Neighbourhood Plan was formally made on 6 January 2020. More information is available on the Repton Neighbourhood Plan website at http://www.reptonvillage.org.uk/n_p/np_home.html.
- **Melbourne NDP:** Public consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 was undertaken on the Draft Melbourne Neighbourhood Development Plan for six weeks between 20 May 2019 and 2 July 2019. Since this AMR monitoring period, the Plan has progressed through the Regulation 16 consultation stage and proceeded to examination. More information on the Melbourne Neighbourhood Plan is available on the [Council's website](https://www.melbourneparishcouncil.gov.uk/) and at <https://www.melbourneparishcouncil.gov.uk/>
- **Hilton NDP:** An area comprising the Parishes of Hilton, Marston on Dove and Hoon has been designated as a Neighbourhood Plan Area. Hilton Parish Council undertook the Regulation 14 consultation from 28 October 2019 to 9 December 2019. The Plan was submitted to the Council in May 2020 and the Regulation 16 consultation undertaken, which closed on 19 October 2020. The examination commenced within the monitoring period and the Examiner's Report received outside of it, on 26 May 2021. The Plan was formally made on 4 November 2021 and is available on the [Council's website](#).
- **Willington NDP:** An area comprising the Parish of Willington has been designated as a Neighbourhood Plan Area.



Population

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

Table 1: Mid-year population estimates for South Derbyshire 2011-2020²

Year	Population Estimate
2011	94,900
2012	95,900
2013	97,100
2014	98,400
2015	99,300
2016	100,400
2017	102,400
2018	104,500
2019	107,260
2020	109,500

Available population forecasts from the Office of National Statistics (ONS) for the District indicate that the population will continue to grow rapidly, but at a steadily falling rate as time progresses, from an annual increase of 1,669 between 2021 and 2022 to an increase of 1,299 between 2027 and 2028. The following table indicates 2018 sub-national population projections for South Derbyshire.

² [Labour Market Profile - Nomis - Official Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk)



Table 2: Mid-year population forecasts for South Derbyshire 2021-2028 and illustration of potential population reflecting plan growth targets.

Year	Population Forecasts ³
2021	109,933
2022	111,632
2023	113,257
2024	114,819
2025	116,281
2026	117,697
2027	119,043
2028	120,342

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 2020 until 31 March 2021.

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

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



housing need for South Derbyshire which is 9,605 dwellings together with a share of the housing need that Derby is unable to accommodate, 3,013 dwellings. **Based on a requirement of 12,618 the annualised housing requirement for the District is 742 dwellings.**

Housing Supply

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

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

Monitoring Period	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Number	378	274	385	420	569	820	921	1218	1285	1029
On previously developed land (%)	38	32	26	33	12	14	11	12	13	13

The delivery figures since the start of the Plan period show a low level of completions in the early part of the plan period. This was likely to have been 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 been higher since the 2016/17 monitoring period which saw a step change in delivery following adoption of the Local Plan Parts 1 and 2, new housing allocations having 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 five times since the beginning of the plan period. In total 7,299 homes have been completed within the Plan period up to the 31 March 2021. This indicates a shortfall of 121 homes over the Plan period to date. In order to address this shortfall the Council expects to continue to deliver high levels of growth over the next five years. Details regarding the Council's five-year land supply are set out in the Housing Position Paper included at Appendix B.

Completions on Previously Developed (Brownfield) Land

Of the 1,029 dwellings (net completions) that were completed within the District in 2020/21, 13% were on previously developed land. As can be seen from Table 3, completions on previously developed land have generally been lower since the early part of the Plan period. The National



Planning Policy Framework encourages the use of brownfield sites but does not set a national target. The high level of greenfield development in South Derbyshire is a result of the high level of housing growth required and lack of availability of previously developed land. Further information on previously developed land is provided in the section on the Brownfield Land Register.

Local Plan Allocations

The Adopted Part 1 and Part 2 Local Plans include 32 allocations ranging in size from 10 dwellings to 2,239 dwellings. The Local Plan Part 1 includes 18 strategic allocations which will deliver around 12,700 homes (although a number of sites will not be fully built out by the end of the Plan period); the Local Plan Part 2 includes 14 non-strategic allocations which cumulatively will deliver at least 600 dwellings. Many of these allocations 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 8092 dwellings.
- **Windfall estimates:** An allowance has been included of 38 dwellings per year based on annual average completions on unallocated brownfield sites within settlement boundaries with planning permission for ten dwellings or more over the past five years.
- **Small Sites:** There are 291 dwellings with planning permission on small sites.
- **Losses:** An allowance for 13 dwelling losses per annum has been included in the trajectory. This figure is based on previous rates of losses.

It is expected that 5,780 dwellings on large sites (with planning permission) and 248 dwellings on small site sites (with planning permission) will contribute to the housing land supply to 2028. At 1 April 2021, 568 dwellings were under construction.

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

Affordable Housing Completions

The number of affordable housing completions is monitored alongside general market housing completions. The number of affordable homes completed during the first three years of the Plan period was relatively low with 33 affordable housing completions in 2011/12 and 2012/13 and 23 affordable housing completions in 2013/14. However, in 2014/15 affordable housing completions rose substantially to 97 and continued to



do so with 107 completions in 2015/16, 185 completions in 2016/17, 180 completions in 2017/18, 225 completions in 2018/19 and 291 completions in 2019/20. The number of affordable homes completed in the 2020/21 monitoring period was 165, partially reflecting lower rates of housing delivery overall due to the COVID19 pandemic. The breakdown of tenure of these homes is set out in Table 4 below.

Table 4: Gross Affordable Housing Completions 2020-21

Social Rented Homes	Shared Ownership	Affordable Rented Homes	Affordable Homes Total
45	50	70	165

Dwelling Type Monitoring

Completions are recorded on a site basis. Table 5 below shows the numbers and percentages of completions in 2020/21 categorised by type of dwelling and number of bedrooms.

There was a decrease in the number of three and four bed houses (434 and 340 completions) in comparison with the previous year (527 and 429 completions). There was also a decrease in the number of flats (nine completions) compared to last year (29 completions).

Table 5: Gross Completions by Dwelling Type and Size

Dwelling Type	1 Bed	% 1 Bed	2 Bed	% 2 Bed	3 Bed	% 3 Bed	4 Bed	5+ Bed	Total	Dwelling Type %
Bungalow	0	0	12	52.2	9	39.1	2	0	23	2.2
Flat or Apartment or Maisonette	5	55.6	2	22.2	2	22.2	0	0	9	0.9
House	17	1.7	184	18.4	423	42.2	338	41	1003	96.9
Total (gross)	22	2.1	198	19.1	434	41.9	340	41	1035	



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 2020/21 monitoring year no permanent traveller pitches were granted planning consent.

Self-Build

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

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

The first base period began on the day on which the register (which meets the requirement of the 2015 Act) was established and ended on 30 October 2016. Each subsequent base period comprises the 12 months beginning immediately after the end of the previous base period. Subsequent base periods therefore run from 31 October to 30 October each year. At the end of each base period, relevant authorities have three years in which to permission as many plots of land suitable for self-build and custom housebuilding as there are register entries for that base period.

At the close of the fifth base period ending 30 October 2020, there were 68 individuals recorded on the Council's self-build register of which 16 were added during the 12-month period (ending 30 October 2020). Between the end of the fourth base period, ending 30 October 2019, and the end of the fifth base period, ending 30 October 2020, planning permission was granted for 37 single residential units, including 9 provided through the conversion of existing buildings.



Employment

The total industrial and business land need outside the Derby Urban Area within South Derbyshire between April 2011 and March 2028 is 47.27ha. Between that date and 31 March 2021, 37.89ha had been completed (see Table 7). As at 31 March 2021, a further 73.61ha had planning consent, 0.65ha were under construction and 18.71ha did not yet have planning consent but was allocated for industrial and business development in the Local Plan Part 1 (see Table 8). Gross employment land provision within the District, therefore, measured 130.86ha. Since April 2011, 24.77ha of established industrial and business land had been lost to other uses.

Table 6: Total Land and Floor Space Gained and Lost and Proportion of Gains on Previously Developed Land by Use Class 1 April 2020– 31 March 2021

Description		E(g)(I)	E(g)(ii)	E(g)(iii)	B2	B8	Mixed	Total
Employment land developed or lost in 2020/21 by type.	Gains (ha)	0	0	0.13	0	0.71	0.28	1.12
	Losses (ha)	0.02	0	0	0.07	0	0	0.09
Employment floor space developed or lost in 2020/21 by type	Gains (sqm)	0	0	911	124	2616	750	4401
	Losses (sqm)	61	0	0	200	0	0	261
Floor space developed for employment in 2020/21 on previously developed land.	Gains (sqm)	0	0	911	115	1116	750	2892
	% of gains on PDL	0	0	100	92.74	42.66	100	65.71



Table 7: Completed Employment Sites April 2011 – 31 March 2021

Sites Completed since 2011	Area (ha.)
Former Bretby Hotel and Conference Centre	1.35
Nestle, Marston Lane, Hatton	12.91
Park Road, Newhall	1.62
Dove Valley Park, Foston	2.32
Keystone Lintels, Swadlincote	2.00
ATL Foston	1.34
Tetron Point, Swadlincote	2.65
Small sites (less than 1ha)	13.7
Total	37.89



Table 8: Employment Land Under Construction; with Planning Permission or Allocated in the Local Plan but Without Planning Permission; and Losses at 31st March 2021

Sites Under Construction	Area (ha.)
Small sites combined (all less than 1ha)	0.65
Sites with Planning Permission	
Tetron Point, Swadlincote	4.71
Dove Valley Park, Foston	40.51
Former Ministry of Defence Depot, Hilton	3.02
Former Drakelow Power Station	12.00
South of Cadley Hill Industrial Estate	3.00
ATL, Foston	2.20
Woodyard Lane, Foston	3.22
Sinfin Lane, Barrow on Trent	2.22
Park Road, Newhall	1.00
Badger Farm , Hilton	1.00
Small sites combined (all less than 1ha.)	0.73
Local Plan Allocations without Planning Permission	
Hilton	3.71
Cadley Hill	3
Woodville Regeneration Area	12
Total	92.97
Loss of Employment Land	
Total Losses since 1st April 2011	24.77



Retail and Town Centre

The Council currently monitors vacancy rates in Swadlincote Town Centre annually as part of the Council's town centre benchmarking scheme. The latest available data for the 2020/21 monitoring year is from October 2020.

At that point 187 retail, leisure, and office ground floor units were recorded for monitoring purposes in Swadlincote town centre of which 98 were Use Class E(a) units.

In total, 13 ground floor retail, office and leisure units were recorded as being vacant with a combined floor area of 1335 sqm, representing 6.95% of all such units and 2.55% of all such floorspace. The location of vacant units is shown in Fig. 1.

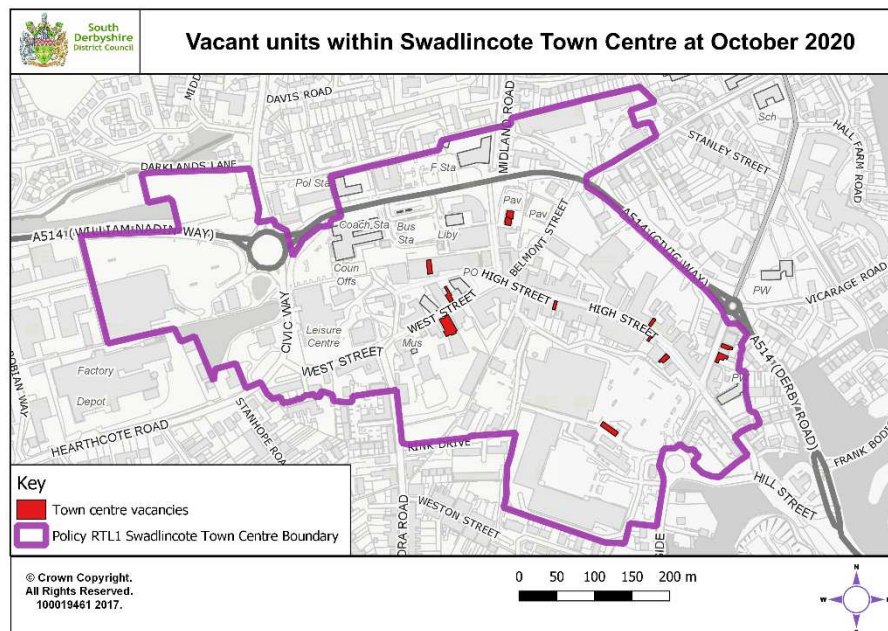


Figure 1: Vacant Units in Swadlincote as recorded in October 2020



Regeneration Brownfield Land Register

Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local planning authorities in England to prepare, maintain and publish registers of previously developed (brownfield) land by 31 December. The registers are intended to provide information on sites that local authorities consider to be appropriate for residential development. Brownfield sites that meet the relevant criteria must be entered in Part 1 of brownfield land registers. Sites entered in Part 2 of the brownfield land registers are granted permission in principle. Regulation 17 requires local planning authorities to review their registers at least once a year. The published register for 2020 comprises 13 current sites, all contained within Part 1 of the register, with a total combined land area of 68.2 ha. It may be viewed on the District Council website [here](#)

Infrastructure

On 1 September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 came into force, requiring that all authorities in receipt of contributions received through planning obligations (also known as Section 106 contributions) must produce an annual Infrastructure Funding Statement (IFS). The second of these IFSs is to be published by 31 December 2021 relating to the previous financial year, i.e. the monitoring year to which this AMR relates. The IFS provides various breakdowns of the Section 106 monies, as is required by the Regulations and the IFS itself is available [here](#). During the 2020/21 monitoring year the **Woodville to Swadlincote Regeneration Route** began construction and was expected to be completed in the following monitoring year.



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

Indicator	Policy Number	Policy Name	Plan	Performance
Spatial Strategy Policies				
Number of planning applications which go to appeal and are subsequently granted planning permission	S2	Presumption in Favour of Sustainable Development	LPP1	Six applications were allowed at appeal
Net number of additional dwellings each year	S4	Housing Strategy	LPP1	1029 (net) additions. See main text for further information
Five Year Housing Land Supply	S4	Housing Strategy	LPP1	See Housing Position Paper at Appendix B
Annual net additional employment floor space and net employment land	S5	Employment Land Need	LPP1	Floor space and land, net of losses, delivered in the monitoring period were +4140 sqm and 1.03 ha respectively.
Amount of vacant ground floor retail, office and leisure floorspace in Swadlincote Town Centre	S7	Retail	LPP1	13 by number of units (6.95% of all ground floor retail, leisure and office use) or 2.55% by floor area. See main text for further information
Amount of new development granted within the Green Belt, including conversion, reuse of buildings and new buildings (excluding householder extensions)	S8	Green Belt	LPP1	Three applications for new development were granted in the Green Belt
Settlement Development Policies				
Number of applications (full or outline on major sites) for market housing granted consent outside of the settlement boundaries	SDT1	Settlement Boundaries and Development	LPP2	There were none consented outside of settlement boundaries (and contrary to the development plan) in the monitoring period.
Housing Policies				
Net additional dwellings by category of the settlement hierarchy	H1		LPP1	Derby UA 419 dwellings Burton UA 59dwellings Swadlincote 275dwellings Key Service Villages 250 dwellings Local Service Villages 14dwellings Rural villages /areas 12dwellings



Meet policy requirements, including site specific policy requirements	H2-H19	Strategic Housing Site Policies	LPP2	Policy H5 Council Depot, Swadlincote and Policy H10, Willington Road, Etwell were completed during this monitoring year.
The number of dwelling types built each year	H20	Housing Balance	LPP1	See main body of this report
The number of market, social and intermediate housing constructed annually	H20	Housing Balance	LPP1	See main body of this report
Density of wholly completed sites or phases	H20	Housing Balance	LPP1	Eleven sites of 10 dwellings or more were completed within monitoring year, comprising a total of 727 dwellings on a gross area of 24.70 ha, giving an average of 29.43 dwellings per hectare
Annual affordable housing completions including the number of social rented and intermediate affordable housing	H21	Affordable Housing	LPP1	See main body of this report
The number of dwellings annually completed on exception sites	H21	Affordable Housing	LPP1	None
Number of additional pitches granted planning permission annually	H22	Sites for Gypsies and Travellers and Travelling Show people	LPP1	During the 2020/21 monitoring year no permanent traveller pitches were granted permission
Meet policy including site specific policy requirements	H23	Non-Strategic Housing Site Policies	LPP2	Policy H23A, Moor Lane, Aston-on-Trent was completed during this monitoring year.
Number of planning applications for replacement dwellings in rural areas (outside of settlement boundaries)	H24	Replacement dwellings in the countryside	LPP2	One application for replacement dwellings outside of settlement boundaries has been recorded in the monitoring period, which was granted consent.
Number of rural worker dwellings consented in the monitoring period	H25	Rural Workers	LPP2	One application for permanent workers dwellings was granted.
Number of applications for new residential garden land in the countryside	H26	Residential Gardens in the Countryside	LPP2	Four applications were granted planning permission for residential garden use outside of settlement boundaries in the monitoring period.
Number of householder applications lost on appeal	H27	Residential Extensions and Other Householder Development	LPP2	Four appeals were allowed and three were dismissed on appeal.
Applications for change of use to residential Use - class C3(residential conversions) granted planning consent	H28	Residential Conversions	LPP2	27 applications were permitted, including prior notifications for conversion of



				agricultural buildings to dwellings, in the monitoring period.
Employment and the Economy Policies				
Annual total B1, B2 and B8 floorspace and new land area completion on strategic employment land allocations.	E1	Strategic Employment Land Allocations	LPP1	0.13ha of new employment land was completed on strategic sites (Hilton Business Park) in the monitoring period.
Floor space area for completed units measuring under 100m2 and between 100-500m2 on the identified sites. In policy E1	E1	Strategic Employment Land Allocations	LPP1	Two micro units each measuring 93sqm were completed on sites identified in Policy E1 and no small-scale floor space were completed on sites identified in policy E1.
Annual total B1, B2 and B8 floorspace and new land area completion outside strategic employment land allocations.	E2	Other Industrial and Business Development	LPP1	0.99 ha and 2250 sqm of employment floor space was completed outside of strategic employment sites in the monitoring period.
The amount of employment land area/floor space lost each year to other uses.	E3	Existing Employment Areas	LPP1	0.09 ha of employment land and 261sqm of employment floor space was lost to other uses in the monitoring period.
Protection of land against development that would prejudice development of the site for intended purpose	E4	Strategic Location for Sinfin Moor Employment site Extension	LPP1	Site remains protected for future extension of Sinfin Moor employment site.
Protection of land against development that would prejudice development of the site for intended purpose	E5	Safeguarded Employment Site – Dove Valley Park	LPP1	No new permissions were granted on land allocated under Policy E5 within the monitoring year.
Completion of new industrial and business development	E6	Woodville Regeneration Area	LPP1	There was no industrial and business development in the Woodville Regeneration Area
Number of rural employment development schemes completed	E7	Rural Development	LPP1	Three rural development schemes were completed in the monitoring period.
Sustainable Development Policies				
Number of planning applications granted annually contrary to Environment Agency advice on water quality grounds	SD1	Amenity and Environmental Quality	LPP1	There were no applications subject to a holding objection on water quality grounds from the EA in the monitoring period.
Number of Air Quality Management Areas (AQMA) within the District	SD1	Amenity and Environmental Quality	LPP1	There are no AQMA located within the District.



Number of planning applications granted annually contrary to Environment Agency advice on flood risk grounds	SD2	Flood Risk	LPP1	No applications were subject to a holding objection on flood risk grounds from the EA in the monitoring period.
Proportion of main rivers meeting WFD targets	SD3	Sustainable Water Supply, Drainage and Sewerage Infrastructure	LPP1	Information on WFD monitoring is available to view on the EA website http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/4
Reduce average consumption of water per household Number of properties consented that required developer to deliver optional standard of Part G of the Building Regulations of 110litres of water per person per day. Based on delivery on sites of 10 or more	SD3	Sustainable Water Supply, Drainage and Sewerage Infrastructure	LPP1	166 homes granted full or reserve matters consent were required to deliver this standard in the monitoring period. And 60 homes granted outline consent were required to deliver this standard in the monitoring period.
Number of planning applications granted annually with an outstanding objection regarding Contaminated Land or mining legacy issues	SD4	Contaminated Land and Mining Legacy Issues	LPP1	No planning applications have been identified as consented with an outstanding objection regarding contaminated land or mining legacy issues.
Number of planning applications granted annually with an outstanding objection regarding minerals safeguarding	SD5	Minerals Safeguarding	LPP1	No planning applications in the monitoring period were granted with an outstanding minerals safeguarding objection.
Renewable energy capacity in South Derbyshire (on schemes over 1Mw)	SD6	Sustainable Energy and Power Generation	LPP1	There is 23.7 MW of installed renewable energy capacity in South Derbyshire. Of the six operational schemes all but one scheme are solar PV schemes. The remaining scheme is a 1.6Mw landfill gas scheme located in Newhall. ⁴
Built and Natural Environment Policies				
Number of sites granted full or Reserved matters permission within the monitoring period with Building for Life Assessments of: • 16 or more • 14-15 • 10-13	BNE1	Design Excellence	LPP1	Data unavailable for 2020/21

⁴ Data from <https://www.gov.uk/government/collections/renewable-energy-planning-data>



• Less than 10				
Number of heritage assets at risk within the District	BNE2	Heritage Assets	LPP1	There are 16 entries on the Heritage at Risk Register in the District. This includes ten buildings and structures, three places of worship, two archaeological assets and one Historic Park and Garden. On the local at risk register (including buildings/structures from grade I-II) there are 52 entries.
Number of Listed Buildings, Conservation areas, Historic Park and Gardens, Schedule Ancient Monuments within the District	BNE2	Heritage Assets	LPP1	There are 714 listed buildings and structures in the District of which 48 are grade I, 48 are grade II* and 618 are grade II There are 22 Scheduled monuments and 22 Conservation Areas in the District There are five historic parks and gardens in the District of which one is grade I, three are grade II* and one is grade II.
Number of Conservation Areas with up-to-date Conservation Area Appraisals.	BNE2	Heritage Assets	LPP1	All 22 Conservation Areas in the District have up to date conservation area appraisals, although some will shortly require review
Change on areas and populations of biodiversity importance including: • 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	No change in areas designated for their intrinsic environmental value.
Number of applications (full or outline on major sites) for market housing granted consent outside of the settlement boundaries	BNE5	Development in the Countryside	LPP2	No full or outline applications for market housing on major sites outside of settlement boundaries (and contrary to the development Plan) were consented in the monitoring period.
Number of agricultural schemes (excluding losses to other use classes) granted and refused in monitoring period	BNE6	Agricultural Development	LPP2	26 applications or prior notifications for new agricultural buildings were consented in the monitoring period.



Number of Tree Preservation Orders (TPOs) made in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 23 provisional orders made within the monitoring period, the most recent being number 530.
Number of TPOs lost in monitoring period	BNE7	Trees, Woodland and Hedgerows	LPP2	There were 27 TPOs where the felling of trees was permitted within the monitoring period
Adoption of Local Green Space Development Plan Documents	BNE8	Local Green Space	LPP2	Adopted by Full Council 24 th September 2020. See main text for further information.
Number of advertisement applications granted and refused in monitoring period	BNE9	Advertisements and Visual Pollution	LPP2	15 applications for advertisement consent were determined in the monitoring period; of these 13 were approved.
Number of Listed Building consents	BNE10	Heritage	LPP2	46 listed building consents were recorded in the monitoring period.
Number of applications granted for shopfronts in Swadlincote Town Centre in monitoring period	BNE11	Shopfronts	LPP2	One application for changes to existing shopfronts in Swadlincote Town Centre was granted in the monitoring period.
Number of applications on the site against the framework documents for Willington and Drakelow Power Station	BNE12	Former Power Station Land	LPP2	No applications recorded - Development Framework Documents for Power Station sites remain to be prepared.
Retail Policies				
Amount of retail floor space within Swadlincote Town Centre (Use Class A1)	RTL1	Retail Hierarchy	LPP2	33715m ² recorded at October 2020
Amount of completed floor space in new local centres	RTL1	Retail Hierarchy	LPP2	No retail floor space was completed in new local centres within the 20/21 monitoring period.
Loss of retailing facilities to other uses	RTL1	Retail Hierarchy	LPP2	One retail unit has been lost to other uses. This was the loss of a take away (A5) facility to C3 residential use at Salisbury Drive, Swadlincote.
Preparation of design briefs for the redevelopment sites	RTL2	Swadlincote Town Centre Potential Redevelopment Locations	LPP2	No design briefs to guide comprehensive development of sites were prepared within the monitoring period.
Infrastructure Policies				



Length of journeys to work – proportion of population travelling more than 20km to work	INF2	Sustainable Transport	LPP1	15.8% of the District Population travels in excess of 20km to work
Mode of travel to work	INF2	Sustainable Transport	LPP1	Car/van 65.7%; work from home 10.4%; on foot 8.8%; bus/minibus 4.7%
Implementation of transport infrastructure schemes in the Plan Period.	INF4	Transport Infrastructure Improvement Schemes	LPP1	No transport infrastructure schemes identified in INF4 have been implemented in the period.
Number of planning applications approved with outstanding objection by the Civil Aviation Authority (CAA)	INF5	East Midlands Airport	LPP1	No applications approved with outstanding objection from the CAA
Number of applications for new halls or built recreation facilities annually (excludes extensions or alterations to existing facilities)	INF6	Community Facilities	LPP1	No applications for new halls or built recreations facilities granted.
Change in areas of biodiversity importance	INF7	Green Infrastructure	LPP1	No change
New National Forest Planting within the District annually	INF8	The National Forest	LPP1	17.5 hectares planted between 1st April 2020- 31st March 2021.
Number of planning applications approved with outstanding objections from Sport England	INF9	Open Space, Sport and Recreation	LPP1	No applications have been identified as consented with an outstanding objection from Sport England in Monitoring period
Net increase/ decrease in playing pitches within the District	INF9	Open Space, Sport and Recreation	LPP1	There was one sport pitch granted in the monitoring period at a secondary school.
Number of new self-catering holiday units and pitches	INF10	Tourism Development	LPP1	Two applications were consented for holiday lets. No camping or caravanning pitches were consented in the monitoring period.
Number of applications granted for telecommunications	INF11	Telecommunications	LPP2	One telecommunications Prior Notification application was received and consented in the monitoring period.







SOUTH DERBYSHIRE AUTHORITY MONITORING REPORT APPENDIX 2: HOUSING POSITION PAPER

Introduction

1. This report is published as the most up to date housing position for South Derbyshire District Council. The Local Plan Parts 1 & 2 sets out the housing sites required in order to meet the housing target in the Local Plan of 12,618. This target includes a contribution of 3,013 dwellings towards meeting some of Derby City's unmet housing need. The period covered by the Plan is 2011 to 2028.

National Policy and Guidance

- 2 National Planning Policy Framework (NPPF), paragraph 60, states the Government objective to significantly boost the supply of homes. It sets out the requirement for Local Planning Authorities to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (paragraph 74).
- 3 The importance of the five-year supply and Housing Delivery Test is outlined in paragraph 11 of the NPPF. This states that where a supply of deliverable sites cannot be demonstrated, or where the Housing Delivery Test (HDT) indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date. In this situation housing development should be determined against a presumption in favour of sustainable development.
- 4 The NPPF paragraph 74 states the five-year housing land supply should be assessed against local need where the Local Plan is more than five years old, indicating that this should be calculated using the standard method set out in National Planning Guidance.
- 5 National Planning Practice Guidance (NPPG) indicates that all local authorities will need to carry out an annual assessment of their five-year land supply in a robust and timely fashion, based on up to date and sound evidence. This paper includes completions on sites for the 2020/21 monitoring period, and up to date information on the progress of each housing site within the housing supply.

Derby Housing Market Area

- 6 South Derbyshire has worked alongside Derby City Council and Amber Valley Borough Council as part of the Derby Housing Market Area (HMA) since 2009. A considerable amount of work has been undertaken and subsequently examined on setting a housing target for the three authorities. This target was split across the three authorities taking account of Derby not being able to meet all of its housing needs.

- 7 It has been agreed collectively by the HMA Authorities that Derby City cannot provide more than 11,000 dwellings in the period up to 2028. Derby adopted its Local Plan Part 1 on 25 January 2017 and is currently working on a Part 2.
- 8 Amber Valley Borough Council withdrew its emerging Plan in May 2019 and is now working towards adoption in 2023.

South Derbyshire

- 9 The selection of sites for allocation in the Local Plan was undertaken using the Strategic Housing Land Availability Assessment (SHLAA). All sites submitted were assessed and the information is held on Derbyshire County Council's website at: <https://www.derbyshire.gov.uk/environment/planning/planning-policy/land-availability/derby-hma/districts/south-derbyshire/south-derbyshire.aspx>
- 10 The District Council is in the process of reviewing its evidence base in preparation for a Local Plan review and, as part of this, is undertaking a Strategic Housing and Economic Land Availability Assessment (SHELAA). As the first stage in this exercise a 'Call for Sites' was launched on 3 October 2019, with a request for responses to be received by 12 December 2019. Submitted responses are in the process of being assessed and are expected to be published in the near future.
- 11 As noted in paragraph 4, the NPPF states that where a Local Plan is more than five years the housing land supply should be calculated using the standard method. As at June 2021, five years had passed since the adoption of the South Derbyshire Local Plan Part 1. The standard method currently gives an annual requirement of 562 dwellings, as opposed the Local Plan based annual target of 742. However, the Local Plan target includes part of the need generated within Derby City whilst the standard method does not (see paragraph 1). It has, therefore, been decided that the Local Plan target should continue to be used as the basis for calculating the South Derbyshire five year housing land supply pending consideration of the appropriate distribution of housing provision among the three HMA local authorities in the context of their respective Local Plan reviews.

Past Housing Delivery & Buffers

- 12 The net number of completed dwellings from the start of the plan period in 2011 can be seen in Table 1 below. A total of 7299 dwellings have been built over the ten-year period to 31 March 2021, which is an average of approximately 730 dwellings per year. Table 2 sets out gross completions by dwelling type per monitoring year.

Table 1: Net completions by year

Year	Net Completions
2011/12	378
2012/13	274
2013/14	385
2014/15	420
2015/16	569
2016/17	820
2017/18	921
2018/19	1218
2019/20	1285
2020/21	1029
TOTAL	7299

Table 2: Gross completions by Dwelling Type per Monitoring Year

	Dwelling Type					
Monitoring period	Market	Social Rented	Intermediate	Affordable Rent	Discount Low Cost	Total (Gross)
2011-12	364	24	9	0		397
2012-13	248	25	8	0		281
2013-14	376	23	0	0		399
2014-15	341	10	23	64		438
2015-16	477	51	12	44		584
2016-17	648	123	6	30	26	833
2017-18	754	84	52	44		934
2018/19	1005	99	43	83		1230
2019/20	1001	112	75	104		1292
1920/21	870	45	50	70		1035

- 13 In order to help boost supply, the NPPF (para. 74) requires the inclusion of an additional buffer of at least 5% to ensure choice and competition in the market for land, or 20% if there has been significant under delivery over the previous three years.

- 14 The Housing Delivery Test Measurement Rule Book, published by the Ministry of Housing, Communities and Local Government (MHCLG), sets out the formula to be applied as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over three-year period}}$$

- 15 The combined number of homes delivered over monitoring years 18/19 (1218), 19/20 (1285) and 20/21 (1029) in South Derbyshire is **3,532**. The total of number of homes required per year in South Derbyshire as an annual average, based upon the strategic requirement identified in the Local Plan Part 1 Policy S4, is 742, which over a three-year period of the HDT is **2,226**.

$$\text{Thus, the Housing Delivery Test percentage} = \frac{3532}{2226} \times \frac{100}{1} = 158.6\%$$

Windfalls

- 16 Windfalls are sites which have not been specifically identified as available in the Local Plan process, but which have come forward through planning applications.
- 17 To arrive at an annual windfall completion assumption the average number of homes completed on brownfield sites within settlement boundaries with planning permission for ten dwellings or more over the past five years has been calculated, as shown in Table 3.

Table 3. Completions on unallocated brownfield sites within settlement boundaries with planning permission for ten dwellings or more 1 April 2016 – 31 March 2021

Site	Number of homes completed
Bretby Pottery, Woodville	27
Calder Aluminium, Willington	36
Moir Road, Overseal	6
Eureka Lodge, Swadlincote	13
Former Dilkes Garage, Swadlincote	15
The Woodlands, Swadlincote	10
Kathglow, Dominion Road, Swadlincote	6
York Road, Church Gresley	13
Yard Close, Swadlincote	38
Rose Hill, Swadlincote	30
Total	194
Five-year average	38.8 (38)

- 18 To avoid any overlap with home completions from this source already accounted for, the average completion rate of 38 per annum has only been applied for years three, four and five of the five-year period, the point beyond which any current unimplemented reserved matters planning consent, as at 31 March 2020, would lapse.

Non-implementation rate on small sites

- 19 It is expected that not all smaller sites will be built, therefore a non-implementation rate has been applied to those sites under 10 dwellings.
- 20 It is assumed that anything that is under construction will be completed within a five-year period but that any sites without a start will have a 25% reduction applied to account for non-implementation on some sites.

Table 4: Non-implementation totals

Small Sites	Not started	Under construction	
	170	121	
Total to be counted	127	121	248

- 21 This equates to 41 dwellings a year over a six-year period arising from completions on small sites.
- 22 A non-implementation rate is not applied to the larger sites as more detailed site delivery information is known, and it is recognised in the housing trajectory that only a proportion will come forward in the five-year supply. Local Plan Part 1 indicates that on three allocations: Wragley Way (Policy H15), Drakelow (H6) and Land West of Mickleover (H19), not all of the dwellings are expected to be built within the Plan Period.

Losses

- 23 An assumption of the loss of 13 dwellings per annum is made in the trajectory based on the average number of losses recorded per annum since the 2011/12 monitoring year, as set out in Table 5.

Table 5: Losses

Year	Losses
2011/12	19
2012/13	7
2013/14	14
2014/15	18
2015/16	15
2016/17	13
2017/18	13
2018/19	12
2019/20	7
2020/21	6

Deliverable & Developable Sites

- 24 The NPPF glossary states that to be considered deliverable, sites *“should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”*
- 25 It goes on to say that in particular:
- a) *“sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*
 - b) *“where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 26 Table 6 summarises the current position regarding all major housing sites within the District. In response to requests from the Local Planning Authority many site promoters and developers have provided forecasts to assist in the preparation of the housing trajectory at Table 9.
- 27 Table 7 indicates the current position regarding commitments and completions for small sites (fewer than 10 dwellings) by parish.
- 28 The five-year housing land supply calculation is set out in Table 8.

Table 6: Site Status

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission							
Policy H2: Land at Burton Road, Stanton, Site B	Under construction	132	48	29	18	Development being delivered by Taylor Wimpey. Completion rate higher than had been anticipated in Housing Position Paper (HPP) Jan 2021. Developer has provided a completions' forecast.	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	75	75	38	Development being delivered by Avant Homes. Completion rate consistent with that anticipated in HPP Jan 2021	None
Policy H4: Broomy Farm, Woodville Road, Woodville	Under construction. Reserved matters application granted for phase 1 (182 dwellings) and phase 2a (70 dwellings). Reserved matters application for phase 3 (148 dwellings) granted. and full application for phase 4 (189 dwellings) the subject of a Planning Committee resolution to approve subject to S106 agreement. The latter will raise the number of homes permitted on the site to 589.	589	62	49	14	Development being delivered by Bellway Homes. Bellway has provided completions forecast. Completion rate slightly lower than anticipated in HPP, Jan 2021.	Timely completion of S106 agreement.
Policy H5: Council Depot, Darklands Lane, Swadlincote	Completed	158	158	1	0	Completed	None
Policy H6: Drakelow Park	Phase 1a complete and Phase 1b under construction	2239	179	17	14	David Wilson development nearing completion. Development of the site is currently capped at 400 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. Construction of the Bypass anticipated to be completed during 2022. Recently approved reserved matters planning consent for 1036 dwellings will facilitate housing delivery going forwards. Awaiting discharge of pre-commencement conditions. The developer has provided a completions' forecast.	Timely discharge of pre-commencement conditions.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	483	282	90	30	Completion rate higher than had been anticipated in HPP Jan 2021. Phase 1 complete. St Modwen on site developing phase 2. Persimmon on site developing phase 3. Persimmon has provided completions' forecast for phase 3.	None
Policy H10: Willington Road, Etwall	Completed	217	217	13	0	Completed	None

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H11: Land NE of Hatton	Under construction.	385	32	32	15	Developer, Bellway, on site with two outlets. Bellway has provided completions' forecast.	None
Policy H12: Highfields Farm	Under construction.	1100	974	102	46	Miller Homes, Barratt Homes, David Wilson Homes and Meadowview Homes on site. Completion rate consistent with that anticipated in HPP Jan 2021. No known impediment to the timely completion of the development. Developer has provided completions' forecast.	None
Policy H13: Boulton Moor Phase 1	Reserved matters consent granted for 901 dwellings. Under construction.	1058	601	58	32	Persimmon Homes on site. Completions rate slightly lower than that anticipated in HPP Jan 2021. Reserved matters applications for remaining phases anticipated shortly. Persimmon has provided completions' forecast.	Determine remaining reserved matters planning applications in a timely manner.
Policy H14: Chellaston Fields	Under construction.	450	335	59	31	Persimmon Homes on site. Delivering completions at a faster rate than had been anticipated in the HPP Jan 2021. Persimmon has provided a completions' forecast.	None
Policy H17: Holmleigh Way, Chellaston	Under construction.	119	87	55	28	Bellway Homes on site. Delivery at a faster rate than had been anticipated in HPP Feb 2020. Bellway has provided a completions' forecast.	None
Policy H18: Hackwood Farm, Mickleover	Reserved matters consent granted.	290	0	0	0	This is part of a larger cross-boundary site, the greater part lying within Derby City. Site being delivered by Miller Homes and Bellway Homes. Phases within South Derbyshire are under construction with first completions expected in 2021/22. Developer has provided completions' forecast.	None
Policy H19: Land West of Mickleover, Phase 1	Under construction	288	268	49	16	Site being delivered by Barratt Homes and David Wilson Homes. Delivery rate higher than had been anticipated in HPP Jan 2021 and site nearing completion.	None
Policy H19: Land West of Mickleover, Phase 2	Under construction	252	152	49	21	Bloor Homes on site. Delivery rate higher than had been anticipated in HPP Jan 2021.	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	317	63	45	27	Avant Homes on site. Site promoter has provided a completions' forecast, accompanying application DMPA/2020/0543 (see Policy H19 Land West of Mickleover Phase 3b, below), although the trajectory shown in Table 10 reflects a more cautious view of delivery timescales. Delivery rate higher than that anticipated in HPP Jan 2021.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with outline planning permission							
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	Outline planning permission, reserved matters planning application submitted.	68	0	0	0	Reserved matters planning application submitted and awaiting determination.	Timely determination of reserved matters application.
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Outline planning permission. Reserved matters application submitted	306	0	0	0	Reserved matters planning application has been submitted by Taylor Wimpey, currently awaiting determination.	Timely determination of reserved matters application.
Policy H16: Primula Way, Stenson	Resolution to grant outline planning permission for 145 dwellings pending completion of S106 agreement.	500	0	0	0	Site survey work progressing to inform the master planning of the whole site. Progression of the current planning application has been delayed due to concerns with site drainage mitigation measures.	Liaise with site promoter to assist in progressing pre-application work on any substitute outline application for the whole site.
Policy H19: Land West of Mickleover, Phase 3b	Outline permission granted. S106 agreement completed.	789	0	0	0	Planning consent 9/2020/0543, for phase 3, restricts occupation to no more than 317 dwellings (see Phase 3a) prior to the commencement of grade separation works by Highways England of the A38 Kingsway junction, currently due to take place in September 2022. The site promoter has provided a completions' forecast. Awaiting submission of reserved matters application.	Timely determination of application DMPA/2020/0543 and reserved matters applications to allow continuous development following completion of phase 3a.
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission. Section 106 agreement completed.	550	0	0	0	Awaiting submission of reserved matters application.	Timely determination of reserved matters planning applications
Policy H15: Wragley Way (Phase1)	Outline planning permission, reserved matters application submitted	100	0	0	0	Reserved matters application submitted and awaiting determination	Timely determination of reserved matters planning application.
Policy E6: Woodville Regeneration Area	Resolution to grant outline planning permission, S106 agreement pending.	300	0	0	0	Awaiting submission of reserved matters planning applications. Developer identified for phase 1 and reserved matters application anticipated. Site promoter has provided a completions' forecast.	Site is dependent upon the completion of the Woodville Regeneration Route.

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 Allocations with outline planning application pending							
Policy H15: Wragley Way, (Phase 2)	Outline planning application under consideration, Section 106 work underway.	1850	0	0	0	Site forms part of Infinity Garden Village, with funding from Government.	Site forms part of Infinity Garden Village, with funding from Government. Planning application for the South Derby Integrated Transport Link and new A50 junction, which will support the delivery of this site, has been approved by Derbyshire County Council and Derby City Council. S106 agreement to be completed.
Local Plan Part 1 Allocations without planning permission							
Policy H13: Boulton Moor, Elvaston, Phase 3	Awaiting outline planning application	190	0	0	0	Highway mitigation under phase 2 agreed through S106 agreement, which also addresses the phase 3 highway mitigation requirements.	Awaiting submission of outline planning application.

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with full or reserved matters planning permission							
Policy H23A: Moor Lane, Aston on Trent	Completed	41	41	8	0	Completed	None
Policy H23E: Acresford Road, Overseal	Under construction	70	58	41	6	Cameron Homes on site. Developing at a much faster rate than anticipated in HPP Jan 2021	None
Policy H23C: Derby Road, Hilton	Under construction	45	7	7	12	Bellway on site. Completions progressing at the rate anticipated in HPP Jan 2021. Developer has provided a completions' forecast.	None
Policy H23G: Milton Road, Repton	Under construction	25	20	20	5	Cameron Homes on site. Completions progressing at a much faster rate than anticipated in HPP Jan 2021	None
Policy H23D: Station Road, Melbourne	Under construction	46	0	0	0	Davidsons on site. Site preparation works underway. Developer has provided a completions' forecast.	None
H23B: Jacksons Lane, Etwall	Reserved matters planning permission.	50	0	0	0	Redrow Homes to deliver site. S106 Deed of Variation regarding the submission of a Design Code pending. Agent has provided a completions' forecast.	Timely completion of S106 Deed of Variation.

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with outline planning permission							
Policy H23L: Scropton Lane, Scropton	Outline planning permission.	10	0	0	0	Awaiting submission of reserved matters planning application.	Submission and determination of reserved matters planning application.
Local Plan Part 2 allocations without outline planning consent or application							
Policy H23I: Kingfisher Way, Willington	Awaiting submission of planning application.	50	0	0	0	Awaiting submission of planning application.	Liaise with site owner to assist in progressing pre-application work.
Policy H23J: Oak Close, Castle Gresley	Awaiting submission of planning application.	55	0	0	0	Full planning application DMPA/2019/1176 refused due to overdevelopment in relation to Local Plan allocation requirements and inadequate infrastructure provision. Further planning application awaited.	Liaise with site owner to assist in progressing pre-application work.
Policy H23M: Montracon, Swadlincote	Site being marketed for development	95	0	0	0	Site clearance and remediation required. Awaiting submission of planning application.	Liaise with site promoter and any site purchaser to assist in progressing pre-application work.
Policy H23N: Stenson Fields	Pre-application discussions continuing.	50	0	0	0	Site owned by Derby City Council. Active discussions with the City Council continue concerning options for disposal/development. City Council currently considering use as a community lead housing scheme. City Council has provided a completions' forecast.	Liaise with Derby City Council and any site purchaser to assist in progressing pre-application work.

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent							
47-51 Alexandra Road, Swadlincote	Under construction	12	9	0	3	Site being constructed on a gradual basis. Planning permission for 3 remaining plots to be constructed approved December 2019.	None
Kathglow, Dominion Road, Swadlincote	Under construction	12	8	0	0	Site being constructed on a gradual basis.	None
Yard Close, Swadlincote	Completed	38	38	16	0	Completed	None
Rosliston Road South, Drakelow	Under construction	71	33	12	8	Lioncourt Homes on site. Site progressing more slowly than had been anticipated in HPP Feb 2020. Developer has provided completions forecast.	None
Newton Road, Winshill	Completed	100	100	30	0	Completed	None
Cadley Hill, Burton Road, Swadlincote	Completed	171	171	1	0	Completed.	None
Linton Heath, Linton	Completed	26	26	10	0	Completed.	None
Ashby Road, Woodville	Completed	10	10	0	0	Completed	None
Court Street, Woodville	Reserved matters planning consent	14	0	0	0	Awaiting discharge of pre-commencement conditions.	Timely discharge of pre-commencement conditions
Calder Aluminium, Willington	Under construction	39	36	6	3	Fairgrove Homes on site. Site progressing in accordance with forecast in HPP Jan 2021.	None
Moir Road, Woodville	Completed	45	45	21	0	Completed	None
Coppice Side, Swadlincote	Reserved matters planning consent	20	0	0	0	Awaiting discharge of pre-commencement conditions	Timely discharge of pre-commencement conditions
York Close, Church Gresley	Full planning consent	10	0	0	0	Awaiting discharge of pre-commencement conditions	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent (cont.)							
The Woodlands, Cadley Hill Road, Swadlincote	Completed	10	10	1	0	Completed	None
Coppice Side, Swadlincote	Part implemented (access). Reserved matters planning consent.	18	0	0	0	Certificate of Lawfulness demonstrates that previous construction of access, as permitted under 9/2010/0036, has been lawfully implemented. Construction expected to commence shortly.	None
Mandarin, Egginton Road, Hilton	Under construction	34	0	0	11	Owl Homes on site. Developer has provided a completions' forecast.	None
Court Street, Woodville	Under construction	76	47	47	25	Jessops and East Midlands Housing on site. Development has been rapid, with many homes under construction. Developer has provided completions forecast.	None
Park Road, Church Gresley	Under construction	14	0	0	14	Development progressing in accordance with the forecast in HPP Jan 2021.	None
Askew Lodge, Milton Road, Repton	Reserved matters planning consent	13	0	0	13	Maplevale Developments Ltd. On site. Development progressing in accordance with the forecast in HPP Jan 2021.	None
Moira Road, Overseal	Under construction	10	6	4	4	Development progressing in accordance with the forecast in HPP Jan 2021.	None
Castle Hotel, Hatton	Full planning consent	13	0	0	0	AC Construction identified to deliver site.	None
Orchard Street, Newhall	Reserved matters planning consent	25	0	0	0	Bowsall Developments Ltd. And Trent and Dove Housing identified to deliver site. Awaiting discharge of pre-commencement conditions. Developer has provided a completions' forecast.	Timely discharge of pre-commencement conditions
West Street, Swadlincote	Full planning consent	13	0	0	0	Awaiting discharge of pre-commencement conditions.	Timely discharge of pre-commencement conditions
Burton Road, Rosliston	Under construction	10	0	0	0	Being delivered by Lychgate Homes Ltd.	None
Woodville Road, Hartshorne (former Snooty Fox pub)	Full planning consent	11	0	0	0	To be delivered by Dealmead Ltd. Awaiting discharge of pre-commencement conditions.	None
Micklemeadow Farm, Rykneld Road	Outline planning consent.	14	0	0	0	Awaiting submission of reserved matters planning application.	Timely determination of reserved matters planning application
Woodville Road, Hartshorne	Reserved matters planning consent.	14	0	0	0	Awaiting discharge of pre-commencement conditions. Agent has provided delivery forecast.	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Non-allocated Sites with outline or pending planning consents							
Findacar and Easylease, Castle Road, Castle Gresley	Outline planning consent	14	0	0	0	Reserved matters planning application awaited.	Timely determination of any reserved matters applications.
Lucas Lane, Hilton	Outline planning consent, reserved matters planning application submitted	57	0	0	0	Reserved matters planning application awaiting determination.	Timely determination of reserved matters application.

Table 7: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2019/20
Ash	2	0	4
Aston on Trent	0	1	0
Barrow on Trent	0	3	0
Barton Blount	0	0	6
Bearwardcote	2	0	0
Bretby	0	7	0
Burnaston	1	1	0
Castle Gresley	3	7	1
Church Broughton	9	0	0
Coton in the Elms	0	3	0
Dalbury Lees	1	4	1
Drakelow	0	1	0
Egginton	2	2	0
Elvaston	1	10	0
Etwall	2	0	0
Findern	1	8	0
Foston & Scropton	2	5	2
Hartshorne	2	4	6
Hatton	1	4	2
Hilton	3	12	5
Linton	3	2	1
Lullington	0	0	1
Melbourne	12	26	3
Netherseal	1	6	2
Newton Solney	2	0	1
Osleston & Thurvaston	3	0	1
Overseal	0	1	1
Radbourne	1	0	0
Repton	9	7	3
Rosliston	1	1	2
Shardlow & Great Wilne	2	0	0
Smisby	2	0	0
Stanton by Bridge	2	1	1
Sutton on the Hill	2	0	0
Swarkestone	3	0	0
Ticknall	1	1	1
Trusley	1	0	0
Walton on Trent	0	1	0
Weston upon Trent	6	4	6
Willington	8	3	1
Woodville	1	8	5
Swadlincote (unparished)	29	37	27
Total for District	121	170	83

Five-year supply

28 Table 8 calculates a five-year supply based on the period 2011 – 2028.

Table 8: Five-Year Supply based on the Plan Period 2011 – 2028 (South Derbyshire Local Plan requirement)

a. Plan Period Requirement 2011 – 2028	12,618
b. Annualised Requirement [a/17 years]	742
c. Dwellings Completed 2011/12 to 2020/21	7299
d. Estimated Net Completions 2021/22	909
e. Dwellings left to be built [a - (c + d)]	4410
f. Shortfall [b x 11 years – (c+d)]	0 (-46)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to 5-year requirement, including shortfall, to allow choice and competition in the market for land [f + (b x 5)/ 20]	186 (185.5)
i. 5% buffer per annum if met over 5 years [h/5]	38 (37.1)
j. Adjusted Requirement (per annum) [b + g+ i]	780
k. Projected gross Completions 2022/23 to 2026/27	4869
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2022/23 to 2026/27 [k - l]	4804
n. Five-Year Supply [m/j]	6.15

Summary

- 29 As can be seen from the calculations above, a five-year supply is demonstrable. The estimated net completions for 2020/21 in the January 2021 Housing Position Paper was 851, which was confirmed as 1029 dwellings following the annual survey. It is expected that the 2021/22 completions will be lower as some larger sites near completion and others prepare to commence construction. There is only one Local Plan Part 1 site and four Part 2 sites without an approval or a pending application.

Supply of Sites

- 30 There is forecast to be no remaining shortfall in housing provision over the Local Plan period at the base date of 31 March 2022. The housing requirement is subject to a 5% buffer (as required by the NPPF) which must be delivered in the five-year supply period, all of which has been taken into account in assessing the housing supply. This quantum is the minimum that has to be achieved. The current housing land supply position is set out in Table 9: Housing Trajectory.

Table 9: Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL left to be built in the plan period
											Current year	Yr1	Yr2	Yr3	Yr4	Yr 5		
Total net past completions	378	274	385	420	569	820	921	1218	1285	1029								
Allocations																		
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A												30	38					68
Land to N of William Nadin Way/West of Depot, Swadlincote (H2) Site B											35	35	14					84
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C											105	105	105	10				325
Land in vicinity of Church Street/Bridge Street/Moat Street, Swadlincote (H3)													35	35	35	35	35	175
Broomy Farm, Woodville (H4)											60	60	60	60	60	60	60	420
Drakelow Power Station, Drakelow (H6)											14	150	150	150	150	150	150	914
Land at Hilton Depot, The Mease, Hilton (H7)											78	74	49					201
Land to NE of Hatton (H11)											59	78	78	78	60			353
Highfields Farm, Findern (H12)											50	50	26					126
Boulton Moor, Elvaston (H13 – Phase 1)											70	70	100	100	100	17		457
Boulton Moor, Elvaston (H13 – Phase 2)													40	60	65	70	70	305
Boulton Moor, Elvaston (H13 – Phase 3)																	40	40
Chellaston Fields (H14 – Phase 1)											50	46	19					115
Wragley Way (H15) Phase 1													25	50	25			100
Wragley Way (H15) Phase 2														40	100	100	100	340
Primula Way (H16)																	50	50
Holmleigh Way, Chellaston (H17)											25	7						32
Hackwood Farm (H18)											58	58	58	58	58			290
Land west of Micklegate (H19 – Phase 1)											20							20
Land west of Micklegate (H19 – Phase 2)											60	40						100
Land west of Micklegate (H19 – Phase 3a)											50	100	100	4				254
Land west of Micklegate (H19 – Phase 3b)													50	100	100	100	100	450
Woodville Regeneration Area (E6)												20	60	55	40	40	45	260

Local Plan Part 2 allocations																		
Jacksons Lane, Etwall (H23 B)												10	10	10	10	10		50
Derby Road, Hilton (H23 C)											15	15	8					38
Station Road, Melbourne (H23 D)												40	6					46
Acresford Road, Overseal (H23 E)											12							12
Milton Road, Repton (H23 G)											5							5
Off Kingfisher Way, Willington (H23 I)																	25	25
Oak Close, Castle Gresley (H23 J)																	30	30
Land north of Scropton Road, Scropton (H23 L)													5	5				10
Montracon, Woodville (H23 M)																	25	25
Stenson Fields (H23 N)															40	40	0	80
Large Sites 10 dwellings or more																		
47-51 Alexandra Road, Swadlincote												3						3
Kathglow, Dominion Road, Swadlincote												4						4
Burton Road, Rosliston												10						10
Rosliston Road South, Drakelow											29	9						38
Moira Road, Overseal											4							4
Mandarin, Hilton											32	2						34
Calder Aluminium, Willington											3							3
Court Street, Woodville (14)												14						14
Court Street, Woodville (72)											20	9						29
Woodville Road, Hartshorne (14)												14						14
Woodville Road Hartshorne (11)												11						11
Milton Road Repton (Askew Lodge)											13							13
Coppice Side, Swadlincote												18						18
Park Road, Church Gresley											14							14
Findacar, Castle Road, Castle Gresley																	14	14
Orchard Street, Newhall												25						25
West Street, Swadlincote												13						13
Lucas Lane, Hilton												7	25	25				57
Castle Hotel, Hatton												13						13
Micklemeadow Farm, Rykneld Road													14					14
Coppice Side, Swadlincote												20						20
York Close, Church Gresley												10						10
Small Sites 1 – 9 dwellings											41	41	41	41	41	41	41	287
Windfall Allowance														38	38	38	38	152
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985	6270	7299								
Projected Completions											922	1211	1116	919	922	701	823	6614
District Losses											-13	-13	-13	-13	-13	-13	-13	-91
Total Net Completions											909	1198	1103	906	909	688	810	

REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 8
DATE OF MEETING:	25 th JANUARY 2022	CATEGORY: DELEGATED/ RECOMMENDED
REPORT FROM:	CHIEF EXECUTIVE	OPEN
MEMBERS' CONTACT POINT:	EMMA McHUGH 01283 595 716 emma.mchugh@southderbyshire.gov.uk	DOC:
SUBJECT:	PETITION AGAINST THE TINTED WINDOWS REQUIREMENT IN THE PRIVATE HIRE LICENSING POLICY	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1. Recommendations

- 1.1 That Members review the petition regarding the tinted windows requirement of the Council's Private Hire Licensing policy.
- 1.2 That Members resolve to
 - Keep the tinted windows requirement within the policy;
 - Amend the tinted windows requirement i.e., reduce the minimum light transmission or require the back windows to be compliant with the Construction and Use Regulations 1986 with no additional tints to be added, or as Members consider appropriate; or
 - Remove the tinted windows requirement.

2. Purpose of Report

- 2.1 To provide Members with the necessary information to be able to consider the recommendation contained in paragraph 1.1 of this report.

3. Detail

- 3.1 In 2019, a review of the Private Hire Licensing Policy was undertaken. One of the proposed amendments was in relation to the tinted windows and the proposal was:

'For safety reasons, it must be possible to observe the driver of a licensed vehicle and the passenger(s) being carried. Many licensed vehicles are used for the carriage of children and vulnerable adults and for this reason vehicles which have tinted windows which prevent clear vision into the vehicle will not be licensed. The minimum light transmission permitted for the wind screen and all of the windows in

the licensed vehicle is 70%. It is advisable to contact the Licensing Department for further clarification.'

- 3.2 An 8-week consultation took place with existing licence holders and members of the public. In addition, a Driver's Forum was held to discuss all the proposals contained in the draft Policy. Seven written responses were received in relation to the consultation. Only one of the responses was in opposition to the proposed tinted windows requirement. Five of the responses received were in full support of the proposals. With regards to the Driver's Forum, 29 drivers and operators were in attendance and some concerns were raised in relation to the tinted windows requirement. As a result of the concerns raised, the proposal was amended to the following:

'For safety reasons, it must be possible to be able to observe the driver and the passenger(s) being carried in a licensed vehicle. Many licensed vehicles are used for the carriage of children and vulnerable adults and for this reason vehicles which have tinted windows which prevent clear vision into the vehicle will not be licensed. The minimum light transmission permitted for the wind screen is 75% and all other windows in the licensed vehicle shall be 70%.

The only exception to this requirement is for executive type vehicles being used exclusively for executive hire, corporate contracts or work of a similar nature. A request for exemption should be submitted in writing with supporting evidence.

When purchasing new or used vehicles for use as a private hire vehicle, vehicle proprietors are advised to contact the Licensing Department to ensure the vehicle is compliant with the required light transmission values.

The above requirement for tinted windows will only apply to private hire vehicle licences issued after 1st July 2019. Existing private hire vehicle licences may continue to have tinted windows that do not meet the required light transmission values as long as the tints are manufacture fitted. Any licensed vehicle with retro fitted tinted windows will have to remove the additional tints.'

- 3.3 On 30th May 2019, the draft Policy was approved by Environmental and Developmental Services. No amendments were made to the proposed tinted windows requirement.
- 3.4 The tinted windows requirement came into force on 1st July 2019 and related to all new vehicle licences. All new vehicles undertake a Tintman test at their initial Depot test to ensure compliance with the requirement. Since July 2019, 71 new vehicle licences have been granted that have been compliant with the tinted windows requirement. There are currently 131 licensed private hire vehicles.
- 3.5 On 19th September 2021, a petition with supporting reasons was received from Mr Ali requesting the tinted window requirement is removed from the Policy. The petition is signed by 128 licensed drivers. A copy of the petition and supporting email are attached as **Appendix 1**.
- 3.6 With regards to other local licensing authorities, North West Leicestershire District Council and East Staffordshire Borough Council requires that tinted windows meet the Construction and Use Regulations 1986 and no additional tint should be added to the window. Erewash Borough Council require that the windows except the windscreen permit 75% minimum light transmission.

- 3.7 In response to the petition, the Police, County Councils, and relevant agencies were contacted with regards to their views on the tinted windows requirement. A summary of the views is attached as **Appendix 2**.

4. Financial Implications

- 4.1 There are no financial implications.

5. Corporate Implications

Employment Implications

- 5.1 None

Legal Implications

- 5.2 None

Corporate Plan Implications

- 5.3 None

Risk Impact

- 5.4 None

6. Community Impact

Consultation

- 6.1 None

Equality and Diversity Impact

- 6.2 None

Social Value Impact

- 6.3 None

Environmental Sustainability

- 6.4 None

7. Background Papers

None

Emma McHugh

From: Licensing
Sent: 21 September 2021 11:27
To: Emma McHugh
Subject: FW: Tinted windows
Attachments: IMG-20210902-WA0042.jpg; IMG-20210902-WA0043.jpg; IMG-20210902-WA0044.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

From: .
Sent: 19 September 2021 11:28
To: Licensing <licensing.Mailbox@southderbyshire.gov.uk>
Subject: Tinted windows

To Members of licencing,

I am writing in regards to the condition in place for tinted windows on the back passenger windows of licensed vehicles in South Derbyshire.

I have previously written to the council regarding this matter as it was having an impact to myself regarding finding a vehicle without tinted windows.

Since then I have spoken to a large number of private hire drivers within South Derbyshire district council and all have concerns regarding finding newer vehicles to licence without tints.

I understand that having clear glass on the back passenger windows is a condition and until that condition is met a licence will not be issued.

The concern drivers have is finding an 8 year old vehicle of decent specification without factory fitted tinted windows is very hard. This is due to manufacturers making greener vehicles and having the back windows tinted as standard on a majority of vehicles.

The next concern is if a vehicle cannot be found without tints then the other option is to find windows to replace on the vehicle. Drivers have been replacing windows recently but this is getting harder and harder to find windows that are clear as most newer vehicles are coming with factory tint as standard so a clear glass window is not available or it has to be specially made.

The next concern is the cost of replacing the windows which ranges between £350 to £1000 dependent on the vehicle. Now drivers are not going to buy a decent vehicle costing around £8 - £10000 with factory fitted tints to then go and change the windows on it. I myself have 2 sets of tinted glass windows from different vehicles just sitting at home as both vehicles that I bought had tints and had to be replaced. This also wastes time for drivers to go and find a vehicle or find windows.

New laws have also come in to place regarding ULEZ vehicles and cleaner air zones. It is difficult to find a euro6 vehicle without tinted back windows.

According to the NHPTA a question was asked to all police forces within the UK regarding safety and risk with tinted windows.

"Has the fact that a vehicle has tinted windows ever been considered to be a factor in any taxi or private hire related incident?"

The answer from all police forces was a resounding ***"No, tinted windows have never been considered to have any bearing at all in any taxi or private hire related incidents"***.

If you think about it at night when drivers are driving and at their busiest a police officer or council officer would not be able to see inside the vehicle whether it has tints or not as it is too dark.

The other issue councils have raised is safeguarding of children and school contracts. The answer to this is that the drivers go through an enhanced db's check every year. They also attend courses regarding safeguarding to allow schools/parents to feel safe with their children.

There have been cases in the past regarding children and drivers security but that has no relation to tinted windows. A sincere driver is not going to spend all this time and money just to go against the law.

Manufacturers are moving towards greener cleaner vehicles. Councils are moving towards greener cleaner air zones. Manufacturers have stated that tinted windows:

1. Reduce UV rays and therefore improve passenger health and safety
2. Reduce the level of light passing through rear windows bringing down glare and therefore improving passenger comfort.
3. Reduce the amount of sunlight passing through rear windows lowering the heat within the vehicle, which then reduces the use of air conditioning which in turn improves fuel economy reducing fuel emissions.

Drivers are already having to incur massive costs just to get the vehicle on the road and make sure it is compliant. Vehicle needs to be less than 8 years old, the cost of the vehicle licence, the insurance cost. This extra cost of tinted windows just adds a burden to drivers.

Please, we are requesting as licenced private hire drivers that we are supported in this time of financial burden. If the condition could be changed to just allow manufacturer fitted tints on vehicles and not after market. This will help the drivers to find cleaner greener vehicles easily and comply with national regulations.

Attached is a petition of private hire drivers within South Derbyshire District Council who have raised concerns and are worried when coming to change their vehicles.

I look forward to hearing from you with a positive outcome

Thank you on behalf of all drivers

Name	No - Badge	Company	Sign
[REDACTED]	176	ICARS LTD	[REDACTED]
[REDACTED]	PHD030	ICARS LTD	[REDACTED]
[REDACTED]	056	ICARS LTD	[REDACTED]
[REDACTED]	036	ICARS LTD	[REDACTED]
[REDACTED]	240	ICARS LTD	[REDACTED]
[REDACTED]	043	ICARS LTD	[REDACTED]
[REDACTED]	005	ICARS LTD	[REDACTED]
[REDACTED]	266	ICARS LTD	[REDACTED]
[REDACTED]	037	ICARS LTD	[REDACTED]
[REDACTED]	384	ICARS LTD	[REDACTED]
[REDACTED]	088 105	ICARS LTD	[REDACTED]
[REDACTED]	088	ICARS LTD	[REDACTED]
[REDACTED]	0328	ICARS LTD	[REDACTED]
[REDACTED]	D306	ICARS LTD	[REDACTED]
[REDACTED]	267	ICARS LTD	[REDACTED]
[REDACTED]	390	ICARS LTD	[REDACTED]
[REDACTED]	051	ICARS LTD	[REDACTED]
[REDACTED]	082	ICARS LTD	[REDACTED]
[REDACTED]	220	ICARS LTD	[REDACTED]
[REDACTED]	246	ICARS LTD	[REDACTED]
[REDACTED]	200	ICARS LTD	[REDACTED]
[REDACTED]	124	ICARS LTD	[REDACTED]
[REDACTED]	302	ICARS LTD	[REDACTED]
[REDACTED]	185	ICARS LTD	[REDACTED]
[REDACTED]	357	ICARS LTD	[REDACTED]
[REDACTED]	200	ICARS LTD	[REDACTED]
[REDACTED]	371	ICARS LTD	[REDACTED]
[REDACTED]	070	ICARS LTD	[REDACTED]

name	badgeno	company	signature
[redacted]	131	ALPHA CARS	[redacted]
[redacted]	099	ALPHA CARS	[redacted]
[redacted]	017	ALPHA CARS	[redacted]
[redacted]	041	ALPHA CARS	[redacted]
[redacted]	197	ALPHA CARS	[redacted]
[redacted]	347	ALPHA CARS	[redacted]
[redacted]	134	ALPHA CARS	[redacted]
[redacted]	132	ALPHA CARS	[redacted]
[redacted]	275	ALPHA CARS	[redacted]
[redacted]		ALPHA CARS	[redacted]
[redacted]	236	ALPHA CARS	[redacted]
[redacted]	252	ALPHA CARS	[redacted]
[redacted]	035	ALPHA CARS	[redacted]
[redacted]	123	ALPHA CARS	[redacted]
[redacted]	127	ALPHA CARS	[redacted]
[redacted]	193	ALPHA CARS	[redacted]
[redacted]		ALPHA CARS	[redacted]
[redacted]	186	ALPHA CARS	[redacted]
[redacted]		ALPHA CARS	[redacted]
[redacted]	0114	ALPHA CARS	[redacted]
[redacted]		ALPHA CARS	[redacted]
[redacted]	335	ALPHA CARS	[redacted]
[redacted]	383	ALPHA CARS	[redacted]
[redacted]		ALPHA CARS	[redacted]
[redacted]	172	ALPHA	[redacted]

name	badgeno	company	signature
[REDACTED]	272	I CARS LTD	[REDACTED]
[REDACTED]	245	I CARS LTD	[REDACTED]
[REDACTED]	215	I CARS LTD	[REDACTED]
[REDACTED]	182	I CARS LTD	[REDACTED]
[REDACTED]	377	I CARS LTD	[REDACTED]
[REDACTED]	373	I CARS LTD	[REDACTED]
[REDACTED]	149	VILLAGE CARS	[REDACTED]
[REDACTED]	271	VILLAGE CARS	[REDACTED]
[REDACTED]	068	LOCAL CARS	[REDACTED]
[REDACTED]	282	LOCAL CARS	[REDACTED]
[REDACTED]	190	LOCAL CARS	[REDACTED]
[REDACTED]	195	LOCAL CARS	[REDACTED]
[REDACTED]	013	I CARS LTD	[REDACTED]
[REDACTED]	178	I CARS LTD	[REDACTED]
[REDACTED]	295	CHELLASTON CARS	[REDACTED]

Response from Relevant Parties in relation to the Petition Against Tinted Windows

Relevant Party	Comments on Tinted Windows Requirement
<p>██████████ of Derbyshire Constabulary</p>	<p>I am aware that South Derbyshire District Council is in receipt of a petition from the taxi trade seeking to amend the current Licensing criteria of the Council that is:</p> <p>“The minimum light transmission permitted for the wind screen is 75% and all other windows in the licensed vehicle shall be 70%.”</p> <p>Police would support this policy remaining for all new vehicles licensed for private hire.</p> <p>There is a clear risk in allowing tinted windows in the rear of taxis in relation to children at risk of exploitation and violence against women and girls, which also includes sexually or drug. Making the rear windows un-tinted offers security and addresses the safety of the drivers and passengers by ensuring those within the vehicles are clearly visible.</p> <p>There are continued reports within the South Division Policing area where there is mention of taxi’s being used for the transportation of children at risk of exploitation to the locations where they are abused. These are also the concerns of those present during the CSE tasking meeting.</p> <p>Our overall view is that the policy to restrict tinted and privacy glass in licensed vehicles should remain in place.</p>
<p>██████████ School Contract Manager at Leicestershire County Council</p>	<p>I believe this would be worthwhile policy to keep, I don’t really see why there could be a need for tinted windows and there would be benefits to a policy that does not allow them from a safeguarding/passenger safety point of view.</p>
<p>██████████ from the National Working Group for Exploitation</p>	<p>We all agree the legislation needs to stay in place, we would ask ‘why would they require tinted windows?’ There is so much written evidence and ad hoc evidence that supports the concerns around safeguarding and taxis that anything we can do to offer transparency and safety should be considered.</p>

	<p>A lone teenager in a taxi would alert traffic police to possible vulnerable young people with either country lines or sexual exploitation factors, tinted windows would reduce that possible intervention.</p> <p>Tinted windows could be a factor in increased risk from passengers for the driver.</p> <p>28% is not a high level of resistance. Other areas are having similar request but I don't know anyone yet who has removed the requirement.</p>
<p>██████████ from the Safe and Sound Group</p>	<p>We would support the continuation of this policy.</p> <p>Licenced vehicles are used for such transportation as you outline and there is evidence and intelligence that such vehicles are used for the transportation of vulnerable young people who are being exploited- Clearly this does not apply to all and it is not always known by the driver but the attached case highlights the issue</p> <p>https://www.bbc.co.uk/news/uk-england-derbyshire-57253491</p> <p>https://www.derbyshire.police.uk/news/derbyshire/news/campaigns/2021/october/county-lines-how-dashcam-footage-lead-to-a-gang-being-jailed-for-40-years---part-3/</p>
<p>Derbyshire County Council</p>	<p>As the Transport Safeguarding lead for Derbyshire County Council, I wholeheartedly support South Derbyshire District Council's policy against the use of tinted glass. I manage the home to school transport teams (mainstream and special needs) and the adult transport team and we would not support the use of vehicles with tinted windows on DCC contracts.</p> <p>There have been many high profile CRE cases in the UK over the last few years and sadly, these continue to be exposed. In Derbyshire, we have and continue to receive, CRE allegations in connection with the transportation of vulnerable children and older adults and we investigate all complaints and allegations, often liaising with our colleagues in Licensing Authorities. There is no reason why a licenced vehicle should require tinted glass and given that some vulnerable and/or very young service users are transported without a passenger assistant on board, it is essential that parents/carers, the public, other road users and the schools/day centres can clearly see into the rear of the licenced vehicle where passengers are sat.</p>

	<p>There is also the safety aspect of being able to see that service users are secured in the vehicle either with a seat belt, child seat (if they are small or have a disability), or in a wheelchair and that the vehicle is not overloaded or carrying unauthorised passengers (which we do occasionally have complaints about).</p> <p>In the interest of safety and safeguarding I confirm full support for your policy which is also in the interests of community safety.</p>
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REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 9
DATE OF MEETING:	25th JANUARY 2022	CATEGORY: DELEGATED
REPORT FROM:	STRATEGIC DIRECTOR (SERVICE DELIVERY)	OPEN
MEMBERS' CONTACT POINT:	DEMOCRATIC SERVICES 01283 595848/5722 democraticservices@southderbyshire.gov. uk	DOC:
SUBJECT:	COMMITTEE WORK PROGRAMME	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: G

1.0 Recommendations

1.1 That the Committee considers and approves the updated work programme.

2.0 Purpose of Report

2.1 The Committee is asked to consider the updated work programme.

3.0 Detail

3.1 Attached at Annexe 'A' is an updated work programme document. The Committee is asked to consider and review the content of this document.

4.0 Financial Implications

4.1 None arising directly from this report.

5.0 Background Papers

5.1 Work Programme.

Environmental & Development Committee – 25 January 2022 Work Programme

Work Programme Area	Date of Committee meetings	Contact Officer (Contact details)
Reports Previously Considered by Last Three Committees		
Melbourne Neighbourhood Development Plan Regulation 16 Consultation	23 rd September 2021	Clare Booth Corporate Performance & Policy Officer (01283) 595788
CCTV in Private Hire Vehicles Policy	11 th November 2021	Nigel Marston / Emma McHugh (01283) 221 000
Corporate Plan 2020-24 Performance Report Quarter 2	11 th November 2021	Clare Booth Corporate Performance & Policy Officer (01283) 595788
Infrastructure Funding Statement	11 th November 2021	Karen Beavin Planning Policy Team Leader (01283) 595749
Local Development Scheme	11 th November 2021	Karen Beavin Planning Policy Team Leader (01283) 595749

Local Plan Strategy & Planning Policy Working Group	11 th November 2021	Steffan Saunders Head of Planning and Strategic Housing (01283 595743)
Gambling Act 2005 Statement of Licensing Policy	11 th November 2021	Emma McHugh Senior Licensing Officer (01283 595716)
Service Base Budgets 2022/23	4 th January 2022	Vicki Summerfield Head of Finance (01283) 595939
Heart of the Forest Masterplan Draft Vision	4 th January 2022	Mike Roylance Head of Economic Development and Growth (01283) 595725
Provisional Programme of Reports To Be Considered by Committee		
Petition Against Tinted Windows Requirement in the Private Hire Licensing Policy	25 January 2022	Emma McHugh Senior Licensing Officer (01283) 595716
Authority Monitoring Report	25 January 2022	Karen Beavin Planning Policy Team Leader (01283) 595749
Corporate Environmental Sustainability Group Activity	25 January 2022	Matt Holford Head of Environmental Services (01283) 595856

Corporate Plan 2020-24 Performance Report Quarter 3	3 March 2022	Clare Booth Corporate Performance & Policy Officer (01283) 595788
Environmental Services - commercialisation business plan	TBC	Matt Holford Head of Environmental Services (01283) 595856
East Midlands Airport Airspace Redesign Consultation (changing the flight paths)	TBC	Karen Beavin Planning Policy Team Leader (01283) 595749
Gypsy and Traveller Accommodation Assessment Report	TBC	Karen Beavin Planning Policy Team Leader (01283) 595749
S106 Developer Contributions Protocol	TBC	Karen Beavin Planning Policy Team Leader (01283) 595749
Local Development Scheme	TBC	Karen Beavin Planning Policy Team Leader (01283) 595749
Statement of Community Involvement	TBC	Karen Beavin Planning Policy Team Leader (01283) 595749