

The Sixth Chesterfield Borough Council Annual Monitoring Report



December 2010

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SIXTH CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT
For the period April 2009 to March 2010

1. EXECUTIVE SUMMARY

- 1.1 This sixth Annual Monitoring Report (AMR5) for Chesterfield Borough covers the period 1st April 2009 to 31st March 2010 and is produced as a requirement of the Planning and Compulsory Purchase Act 2004.
- 1.2 The report monitors progress on Local Development Documents (LDDs) contained in the borough council's Local Development Scheme (LDS), including saved policies from the earlier generation of plans.
- 1.3 The report includes a profile of Chesterfield Borough. Key issues for the borough are identified as:
- Economic Decline and Regeneration
 - Deprivation
 - Traffic congestion
 - Housing Supply
- 1.4 The council's Second Local Development Scheme (LDS2) March 2007 is behind schedule with regard to the Development Plan Documents (DPDs) and is out of date and in need of revision.
- 1.5 Progress on the Supplementary Planning Documents (SPDs) listed in LDS2 has been good with 6 of the 8 documents now adopted. Work has commenced on the remaining two documents, the Historic Environment and Residential Design SPDs.
- 1.6 Policies in the RCBLP were automatically saved for three years until June 2009. All but three policies within the replacement plan were then saved for a period beyond June 2009, and are considered to be effective and up to date. The council received permission from the Secretary of State to do so.
- 1.7 Planning Policy Statement 12 requires local authorities to produce housing trajectories to illustrate several core output indicators in their annual monitoring reports. The role of the housing trajectory is to integrate the "plan, monitor, manage" approach to housing delivery by showing past performance and estimating future performance. The housing trajectory illustrates this information in a graphical form.
- 1.8 The report mentions improvements to be introduced in future annual monitoring reports. It is anticipated that different types of indicators can be more reliably established in future AMRs as work commences on sustainability appraisals for development plan documents. This will add to our knowledge base of significant effects indicators.

- 1.9 There are 7 contextual indicators, 16 core output indicators and 2 local output indicators covered in this report. These indicators are the main requirement of annual monitoring and are reported in an appendix to the report. Indicators BD1, BD4, H2, H5, E1 and E3 in particular are noteworthy and lead to comments in section 8 of the report under the heading 'Action'.
- 1.10 The council requires an updated Local Development Scheme, the timetable set in LDS2 is very out of date. This AMR6 confirms that changes to the LDS with timetabling and changes to the LDF regime are necessary and will need to be reflected in an updated submission.
- 1.11 The monitoring of Core Output Indicator H2 has shown that the current housing supply has been significantly affected by the recession and the economic downturn. Action to bring forward allocated housing sites and to use identified suitable deliverable housing sites from the Strategic Housing Land Availability Assessment to enhance the current housing supply will continue, as the borough continues to demonstrate a five year land supply.
- 1.12 Core Output Indicator H5 shows that there are issues in delivering affordable housing within the borough. There were only 2 new affordable housing completions in the monitoring period. They accounted for 8% of all net completions for this year. The Affordable and Special Needs Housing SPD was adopted in Oct 2007, giving a cutting edge to policy HSN7 in the RCBLP. This document will continue to provide a mechanism for provision of affordable housing in the future. However the impact of the recession has severely restricted the council's ability to deliver affordable housing on the back of private development schemes. Once the effects of the recession begin to decline HSN7 and the SPD may succeed in increasing the delivery of affordable housing as a proportion of new housing development. There are at this moment few large housing sites (over 15 units) within the borough with permission and able to contribute significant levels of affordable housing. Therefore the overall number of new affordable homes derived from this source is likely to be limited.
- 1.13 Core Output Indicators BD1 and BD4 rely on strong specific monitoring. The monitoring framework previously in place did not have these characteristics in place. Over the monitoring period indicators BD1 and BD4 indicators have improved with the implementation of Derbyshire County Council monitoring system CDP Smart which has enabled the borough to monitor all retail and employment applications that would be applicable to the Core Output Indicators BD1 and BD4. This will continue to improve by providing further detailed information for use within the indicators and future AMRs.
- 1.14 Core Output Indicator E3 continues to be low, since no large scale renewable energy projects have been approved or come on line as of yet. The borough council is due to produce a Renewable and Low

Carbon Energy study in July 2010 as part of its Local Development Framework Evidence Base. The study will identify potential sites for Renewable Energy Generation within the borough and provide possible policy and monitoring frameworks for inclusion within Chesterfield Borough's forthcoming Core Strategy and other Local Development Framework documents. In time this process will identify opportunities for renewable energy in the borough and provide a clear method of tracking and monitoring this information.

- 1.15 It should be noted that a variety of sustainability measures have been secured in schemes other than which are not monitored through Core Output Indicators (e.g.: Green Travel Plans, green roofs, solar shading and orientation, natural lighting, rainwater harvesting etc) and that every new housing development has a condition attached which states it should be completed to at least Code Level 3 of the Code for Sustainable Homes. Since the beginning of 2010, a more detailed monitoring approach to renewable energy generation has commenced which picks up developments which do not meet the threshold required to be included in the E3: Core Output Indicator but which does display features of renewable energy and energy efficiency.
- 1.16 The council continues to take the threat of flooding and water quality seriously, so that it has not granting planning permission for any developments contrary to the advice of the Environment Agency. In one or two cases an acceptable conclusion for an identified issue has been agreed by the council and the Environment Agency prior to the granting of planning permission (Core Output Indicator E1).
- 1.17 The monitoring of Sustainable Urban Drainage Systems, part of Local Indicator L1, only considers the larger sites in the borough. This could potentially be expanded further using the CDP Smart monitoring system and could focus on all new approved residential and employment developments within the borough.

2. INTRODUCTION

- 2.1. The Planning and Compulsory Purchase Act 2004 came in to force on the 1st September 2004, putting in place a new system of Local Development Schemes (LDSs) and Local Development Documents (LDDs). Chesterfield Borough Council chose to make the transition to the new system by first of all completing and adopting its replacement local plan. In doing so it opted for a programme beginning and delivering the new development documents at a date somewhat later than most comparable authorities.
- 2.2. The new act introduced a mandatory requirement for monitoring of LDS and LDDs, which is described below. This requirement is focussed on the new generation of plans, rather than the old, however. Chesterfield shares the same challenges as sister authorities in meeting the mandatory requirement for monitoring covering the transitional period. The report is based largely on the performance of policies in the replacement local plan adopted in June 2006.

Requirements of the Act

- 2.3. The Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved. Such reports are to cover the period 1st April to 31st March and are to be submitted to the Secretary of State by 31st December each year. This AMR covers the period April 2009 to March 2010.
- 2.4. Planning Policy Statement 12: Local Development Frameworks (PPS12) June 2008 and the ODPM publications 'Local Development Framework Monitoring: A Good Practice Guide' and 'LDF Core Output Indicators Update 1/2005' provide detailed guidance on how AMRs should be produced and provide core indicators that must be monitored. They state that AMRs should:
- *Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;*
 - *Assess the extent to which policies in local development documents are being implemented;*
 - *Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;*

- *Identify the significant effects of implementing policies in local development documents and whether they are as intended; and*
- *Set out whether policies are to be amended or replaced.*

Profile of Chesterfield Borough

- 2.5. The borough of Chesterfield is located in north eastern Derbyshire approximately 5 miles from the southern edge of Sheffield and on the eastern edge of the Peak District. The 2001 census recorded a population of approximately 99,000. The estimated resident population in 2009 was 100,900 (Office for National Statistics).
- 2.6. It is a predominantly urban district, although over half of the borough's 6,600 ha is open land in agricultural or woodland use, forming strategic gaps between the three main settlements of Chesterfield, Staveley and Brimington, and part of the North East Derbyshire green belt, to the south of Sheffield. The landscape is shaped by the river valleys of the Rother, Hipper, Doe Lea, Drone and Whitting and the Holme, Barlow and Pools brooks.
- 2.7. The borough is served by East Midlands Trains, Cross Country Trains and Northern Rail, as well as EWS who serve the freight railway network, and by the M1 to the east. It is bisected by two major through routes – the A61 running north-south to Sheffield and Derby and the A617/A619 running east-west and linking the M1 to the Peak District.
- 2.8. **Chesterfield**, with an estimated population of 71,408 in the 2007 estimates is the largest town in the administrative county of Derbyshire and the main centre in northern Derbyshire. It has an important sub-regional role in terms of jobs, industry and services, and as a shopping centre and tourist attraction. The main residential suburbs fan out to the north, west and south of the town centre, whilst the major industrial areas lie along the valleys of the Rother and Hipper rivers and the Barlow brook. Industrial decline at the end of the 20th century has resulted in significant areas of former industrial land along the river corridors becoming redundant and in need of revitalisation.
- 2.9. **Staveley** lies on the eastern side of the borough approximately 5 miles from Chesterfield town centre and has a population of around 12,100 by 2007 estimates. The closure of the collieries during the 1980s and 1990s along with the associated contraction of the engineering and chemical industries has caused serious economic decline in the Staveley area resulting in problems of unemployment and economic and social deprivation. Staveley town centre has a significant grouping of shops and community facilities.
- 2.10. **Brimington** is located half way between Chesterfield and Staveley, on the A619, separated from Chesterfield by the Rother valley, and has an estimated population of 10,000 at 2007 estimates. Although it grew

up to support the industrial development of the borough, Brimington itself has largely escaped industrialisation and is essentially a residential suburb for Chesterfield and Staveley, with a local shopping centre at its centre.

Key issues for Chesterfield Borough

Economic Decline and Regeneration

- 2.11. The last colliery in the North East Derbyshire coalfield closed in 1992. Many traditional manufacturing industries have also closed or significantly scaled back their operations, with closures at Staveley Chemicals, Chesterfield Cylinders, Cadbury Trebor Basset, GKN Sheepbridge Stokes and, prior to that, Robinsons.
- 2.12. Between 1998 and 2008, the stock of businesses in Chesterfield increased at a faster rate than the national average (25.2% in Chesterfield and 21.2% nationally). Chesterfield's role as a sub-regional shopping centre is reflected in a high level of retail employment, 10.1% of total employment compared to 7.5% within Great Britain. Total employment in Chesterfield increased by 2.7% between April 2006 and March 2009, this was compared with a decline in the East Midlands of 0.9% and 0.4% in Great Britain.
- 2.13. Overall, the economy continues to under-perform. The overall measure of economic performance, GVA (Gross Value Added) per head of East Derbyshire (which covers Bolsover, Chesterfield, and North East Derbyshire, is the smallest geographical area for which GVA data is readily available), remains some way below the national and regional averages. The East Derbyshire region is performing at 69% and 79% of the national and regional averages respectively in 2006. This under-performance reflects a range of factors including the historic loss of economic output as a result of closures in coalmining and traditional manufacturing sectors. However, between 1995 and 2006 local economic output has grown at a faster rate (86% increase in East Derbyshire) than both the national (72% increase) and regional (64% increase) averages and this has resulted in a relative improvement in performance particularly compared to the regional average.
- 2.14. The scale of industrial closure over the last ten to fifteen years has left large areas of vacant and derelict former industrial land within the borough, concentrated along the Rother and Hipper river corridors. There also remain areas of despoiled land from former colliery workings, which require investment and environmental improvement. This need for regeneration demands a positive response in planning terms. Several very large projects including the redevelopment of the former Dema Glassworks, Markham Vale, and Chesterfield Cylinders site have already been granted planning permission and are complete or undergoing development. Chesterfield Waterside has recently been

granted outline planning permission, subject to a Section 106 agreement for a large mixed use-development on the outskirts of the town centre in the A61 corridor. The first of a number of reserved matters applications for this development are expected at the beginning of 2011. Other regeneration sites are under preparation or being negotiated during the monitoring period.

- 2.15. The period of industrial restructuring has prompted a series of initiatives such as the council's collaboration with local partners in a 'Chesterfield Town Centre Masterplan' that was adopted in October 2009. This has replaced an informal Chesterfield Town Centre Masterplan approved in 2004. The new masterplan includes the area known as the Town Centre Northern Gateway, one of the three 'areas of major change' mentioned in the 2006 Replacement Chesterfield Borough Local Plan.
- 2.16. Work on each of the three 'areas of major change' identified in the replacement local plan requires an integrated approach to redevelopment, guided by a masterplan or general development framework. The first such masterplan, for the A61 Corridor, was approved in July 2005. The second of these, the Land South of Chatsworth Road General Development Framework, was adopted during the 2006-2007 monitoring period. During the 2009-2010 monitoring period the masterplan for the third 'Area of Major Change' (Northern Gateway mentioned above) has been adopted. Work has commenced on a masterplan for another area of industrial decline, the Staveley Works Corridor, which will be taken forward as an Area Action Plan.

Socio-Economic Indicators

- 2.17. Unemployment in the borough had been falling since its earlier peak in 1993/4 as a result of business and economic growth but rose again during the monitoring period in line with the national trend. The unemployment rate during the monitoring period has seen a peak of 4.9% in January and February 2010 while the lowest rate was seen in July and December 2009 at 4.5%. At April 2009 the unemployment rate was 4.7% while the rate in March 2010 was also 4.7%, this shows no overall drop in unemployment over the monitoring period. The Chesterfield average is still above the England average on 4.1%, as is youth unemployment below the age of 25 (8.9% compared with the England average of 6.4%). This rise in unemployment is expected to begin to fall across the borough as the country is slowly recovering from the effects of the economic recession.
- 2.18. Chesterfield Borough Council as an authority is ranked the 77th Most Deprived Local Authority within England. Parts of 4 wards in the borough are amongst the 10% most deprived in the country (based on the Indices of Deprivation 2007). These are Middlecroft & Poolsbrook, Rother, Barrow Hill & Netherthorpe and Loundsley Green. Employment

and health deprivation are the most severe aspects of deprivation in Chesterfield, with nearly half of the borough's areas ranked in the 20% most deprived nationally. The borough also performs poorly on 'income' and 'education, training and skills' measures, with nearly a third of its areas being amongst the 20% most deprived nationally.

Traffic Congestion

- 2.19. There are heavy flows of traffic through Chesterfield, particularly along the A61 in the Derby and Sheffield directions and between the M1 and the Peak District along the A619/A617. This is partly due to the location of the borough at the intersection of main roads, and partly the amount of in and out commuting for work journeys that the borough experiences. Comparing 1991 commuting patterns with those of 2001 it can be seen there has been little change, with movements between Chesterfield and North East Derbyshire, Sheffield, Bolsover and Derbyshire Dales continuing to be most important. The only changes of note are:
- An overall increase of net commuting into the Borough of approximately 600.
 - An increase of 650 commuters from Sheffield to Chesterfield.
 - An increase of 600 commuters from Chesterfield to North East Derbyshire. This probably reflects a decline in the availability of manufacturing employment within Chesterfield and an increase in manufacturing activity in North East Derbyshire, which saw a 17% rise between 1991 and 2002.
- 2.20. Highway congestion is increasingly identified as a problem by residents, businesses and other customers, in comments logged by the council during community involvement in development plan documents and at other public meetings.
- 2.21. In order to reduce this congestion public transport is perceived as the best alternative to the car. In Chesterfield Borough the bus and other forms of public transport currently only account for 10% of journeys to work, compared to the national average of 15%.
- 2.22. Chesterfield Railway Station is an important asset in reducing the affects of traffic congestion by providing both local and national links. The use of the station for people travelling to or from the town rose from 1,181,145 journeys in 2007/08 to 1,268,894 journeys in 2008/09, a percentage increase of 7%.
- 2.23. Traffic Congestion in the borough has had significant knock-on effects in terms of air quality along major transit routes within borough. A proposed Air Quality Management Area (AQMA) for the A61 and A619 was under consideration, but due to revised national monitoring practices designation of the AQMA was no longer deemed necessary. It remains to be seen if traffic levels will continue to increase, so making AQMA design necessary.

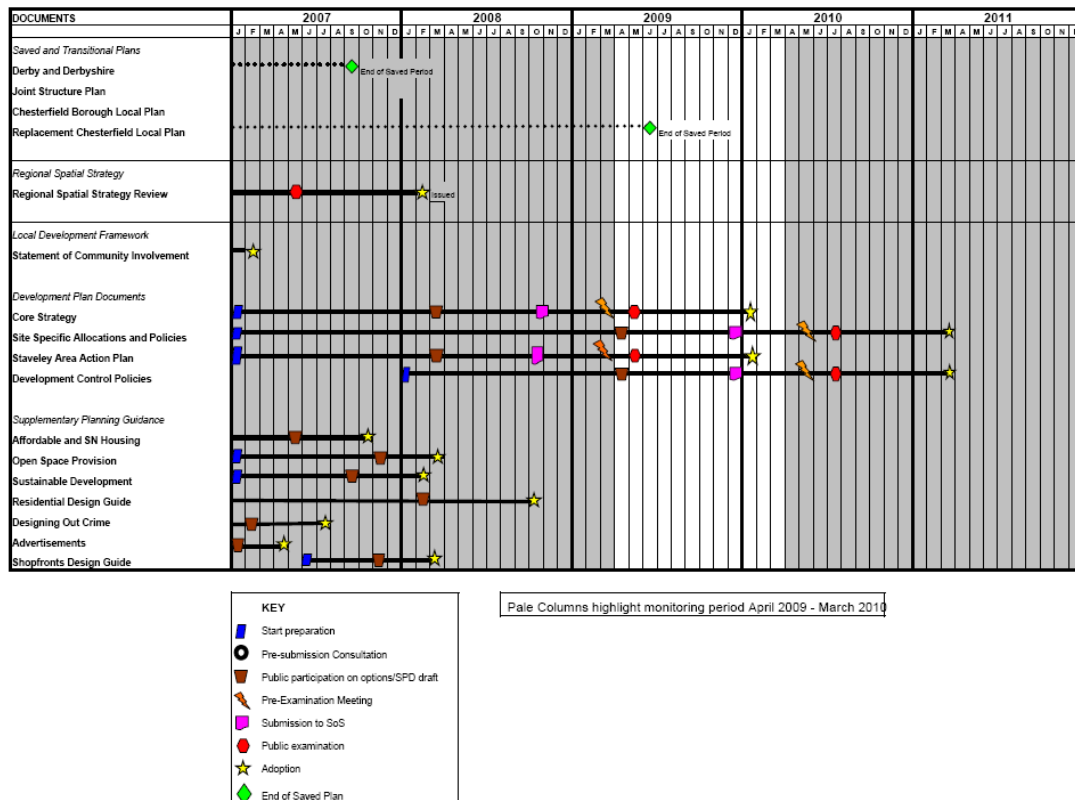
Housing Supply

- 2.24. The East Midlands Regional Spatial Strategy was adopted in March 2009 and the annual strategic housing requirement for the borough is 7,600 new dwellings to be delivered between 2006 and 2026. This represents an annual target of 380 dwellings each year of the 20 year period.
- 2.25. One effect of adopting the RSS in 2009 had been to render the borough's supply of deliverable housing land inadequate to meet the 5 year strategic requirement.
- 2.26. The council adopted a Strategic Housing Land Availability Assessment (SHLAA) in October 2009. This has subsequently been reviewed and updated during 2010 and its findings have been used in the calculation for future housing provision. The SHLAA identifies specific deliverable sites which can now be included within the 5 year housing land supply calculation. The inclusion of sites identified within the SHLAA has taken the supply of deliverable housing to 6.2 years; thus exceeding the 5 year supply of deliverable housing land required by Planning Policy Statement 3 Housing.

3. LOCAL DEVELOPMENT FRAMEWORK PREPARATION

- 3.1. The Local Development Scheme sets out the programme, including timetable and milestones for the production of documents within the Local Development Framework (LDF). An updated document was previously submitted to the Secretary of State at the end of 2008. That was overtaken by change to the LDF regime in 2009 however and was withdrawn. LDS3 was resubmitted in December 2009 but was not approved at once. Events both nationally and locally have now made it necessary to prepare a further revision.
- 3.2. The Second Chesterfield Local Development Scheme (LDS2) therefore remains as the one applicable to the monitoring period April 2009 – March 2010. LDS2 was submitted in March 2007 and approved by the Government Office for the East Midlands on 30th April 2007.
- 3.3. Table 1 below is an extract from the second Local Development Scheme (LDS2) which is still the approved document despite being out of date. That part of the programme which falls within the monitoring period for this AMR is picked out with a paler background.

Table 1: LDF progress against LDS2 in 2009/10



- 3.4. A full version of LDS2 is available on the Chesterfield Borough Council web site.

3.5. Table 2 sets out the council's performance in preparation of the LDF to date, with reference to the programme in LDS2.

Table 2: Local Development Framework Progress

LDF DOCUMENTS	LDS MILESTONE	ACTUAL PROGRESS
Core Strategy DPD	<p>Start preparation January 2007</p> <p>Preferred Options Consultation March 2008</p> <p>Adoption January 2010</p>	<p>Achieved</p> <p>Issues and Options Consultation Achieved June 2009</p> <p>Preparation of pre-submission in progress</p>
Staveley Area Action Plan DPD	<p>Start preparation January 2007</p> <p>Preferred Options Consultation March 2008</p> <p>Adoption January 2010</p>	<p>Achieved</p> <p>Issues and Options Consultation Achieved June 2009</p> <p>Area Action Plan document in progress</p>
Site Specific Allocations and Policies DPD	<p>Start preparation January 2007</p> <p>Preferred Options Consultation April 2009</p> <p>Submission to Secretary of State December 2009</p> <p><i>Baseline work for Sustainability Appraisal undertaken January 2007.</i></p> <p><i>No milestone in monitoring period but site evidence collection underway in SHLAA and Employment Land Study</i></p> <p><i>SHLAA approved October 2009</i> <i>Employment Land Study completed March 2008</i></p>	<p>Achieved</p> <p>Not Achieved awaiting Core Strategy adoption</p> <p>Not Achieved awaiting Core Strategy adoption</p>

3.6. The council's fifth Annual Monitoring Report (AMR5) covering the period April 2008 to March 2009 assessed progress on LDS2 and indicated

that the proposed DPDs appeared to be on target. Since then several elements had emerged that pointed to the need to revise the timetable and the description of several elements within it. .

- 3.7. All DPDs included in LDS2 started on time and baseline Sustainability Appraisal work for all four DPDs was completed in mid 2007, working jointly with North East Derbyshire.
- 3.8. Within the re-submitted LDS3 (December 2009) the timetables for all three DPDs and Staveley Works AAP have been reprogrammed but subsequently never approved due to further changes in circumstances.
- 3.9. The milestones for work on issues and options consultation and adoption for the Core Strategy and Staveley Works AAP were missed. The issues and options consultation was achieved in June 2009 with a wide and diverse range of public consultation activities, which included the use of a shop unit, a market stall at the annual Medieval Market and sessions across the borough with the public.
- 3.10. The Development Control Policies DPD work was started through work on the baseline sustainability appraisal in January 2007 and hence was on target with the milestones set out in LDS2, although further active preparation has not been undertaken. Following the revision of PPS12 it is felt that this DPD is no longer required. Some areas of the document will be incorporated into the council's Core Strategy DPD instead.
- 3.11. All SPDs highlighted in LDS2 have been adopted, there is no longer a requirement to publish milestones with regard to SPDs. It should be noted that two further SPDs are being progressed, the Residential Design and Historic Environment SPDs.
- 3.12. The need for an updated Local Development Scheme is clear, as the timetable shown from LDS2 very out of date. Attempts have been made to publish and adopt an updated LDS though circumstance has meant that neither of the previous documents submitted was formally adopted and both were subsequently withdrawn. An updated LDS is unlikely to be published and adopted until 2011.

4. POLICY IMPLEMENTATION

- 4.1. The Replacement Chesterfield Borough Local Plan was adopted on 7th June 2006. The document contained 112 policies, there are now 109 'saved' policies.
- 4.2. To meet the requirements of Regulation 48 in the Local Development Regulations 2004, this AMR has to identify any policy in the RCBLP which is not being implemented during the monitoring period. Table 3 therefore shows the list of policies which were not used in the determination of planning applications and gives the reasons why they are not being implemented and any steps being taken to address that situation.

Table 3 – RCBLP Policies Not Used During Monitoring Period

POLICIES NOT USED DURING 2009/2010	REASON FOR NOT BEING USED	ACTION
HSN 8	No relevant applications	None
EMP 6	Long term safeguarding policy No relevant applications	Areas are being reviewed through Area Action Plan of sites and surrounding area
EMP 11	Planning Permission granted in a previous monitoring year – no relevant applications since	None
EVR 9	No relevant application	None
EVR 19	No relevant applications	None
TRS 3	Long term safeguarding policy No relevant applications	None
TRS 4	No relevant applications	None
TRS 5	No relevant applications	None
TRS 6	No relevant applications	None
TRS 7	No relevant applications	None
TRS 9	No relevant applications	None
TRS 18	Safeguarding policy No relevant applications	None
SHC 3	No relevant applications	None
SHC 4	No relevant applications	None

SHC 5	No relevant applications, planning permission already granted in other monitoring period	None
SHC 12	No relevant applications	None
SCH 13	No relevant applications	None
POS 6	No relevant applications – Planning permission granted and development is complete	None
POS 7	No relevant applications	None

The Use of Supplementary Planning Documents

- 4.3. The uses of the Supplementary Planning Documents in determining planning applications were as follows:

Advertisements SPD

67 applications

Affordable Housing and Special Needs Housing SPD

2 applications (Affordable Housing outcomes subject to negotiation)

10 affordable dwellings agreed during monitoring period

Designing Out Crime SPD

141 applications

Open Space and Play Provision SPD

2 applications with signed Section 106 agreements

£35,313 in contributions and a further contribution once a reserved matters application is submitted.

Shop Front Design SPD

23 applications

Sustainable Design SPD

75 applications

Replacement Chesterfield Borough Council Local Plan 'Saved Policies'

- 4.4. The three-year period within which policies were automatically 'saved' came to an end in June 2009.
- 4.5. The three policies that have been allowed to lapse are as follows:
1. **HSN2 Sites for Housing Development 2011 – 2016** this policy phased the development of a number of proposed

housing sites to the latter half of the plan period. Because of the need to ensure the Five Year Housing Land Supply required by PPS3 (November 2006) these sites need to be allowed to come forward sooner. This phasing policy is therefore no longer appropriate.

2. **EVR7 Protection of Species** this policy was covered by other national legislation. This policy has therefore been dispensed with in line with guidance in the new PPS 12 (June 2008).
3. **TRS15 Provision for Buses** since bus priority measures, which are the subject of this policy, are rarely proposed on any land other than highway, this policy is most unlikely to be required and is therefore superfluous. Should the need arise, it is likely that policy *GEN 9 Infrastructure and Facilities* could be used to secure provision.

- 4.6. The Secretary of State confirmed that all other policies in the Replacement Local Plan apart from the three mentioned above have been saved since 6th June 2009.

5. HOUSING STOCK AND LAND SUPPLY

- 5.1. The Housing Reconciliation Flows collected by CLG, as of March 31st 2010 give the total housing stock of Chesterfield borough in the monitoring period as 48,366. 9,794 dwellings belonged to the Local Authority, 1,353 to Registered Social Landlords (RSLs) and 37,219 to the private sector.
- 5.2. The 2006 RCBLP allocates a series of sites for housing development. Allocated housing sites without permission are listed in Table 5 below. The sites are all considered to be deliverable, suitable and achievable, an assessment which met with the approval of the Inspector conducting the Public Local Inquiry into the plan in 2005/2006.

Table 4 RCBLP Housing Site Allocations without Planning Permission 31st March 2010

Site Location:	Potential 5 year dwelling supply
Walton Works	200
Wheatbridge Mills	70
Chesterfield Waterside	490
Walton Hospital (west of site)	60
Walton Hospital (south of site)	60
Newbold School	60
William Street North	11
Shorts Builders Yard	20
Sycamore Road	18
Total	989

- 5.2 24 net new dwellings were completed in the borough during the monitoring year. As at 31st March 2010, there were 40 dwellings under construction and 612 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites (989 dwellings), Chesterfield borough has housing land supply capable of delivering 1,641 dwellings as of the 31st March 2010. These figures are reflected in Appendix 1, indicators H2(c) and H2(d), and in Appendix 2 concerning 5 year supply of deliverable housing sites (see also 5.4 below).

5-Year Supply of Deliverable Housing Sites

- 5.3 Under Planning Policy Statement 3: Housing (PPS3) paragraphs 68 to 73, when making planning decisions for housing developments, local planning authorities should consider whether or not they have an up-to-date 5 year supply of deliverable housing sites. PPS 3 paragraphs 75 and 76 indicate that the Annual Monitoring Report is the place to give this information. Accordingly, Appendix 2 to this AMR is a statement of Chesterfield Borough's 5 year deliverable housing land

supply. In summary, using the housing provision figures in the adopted Development Plan, the borough's current supply of deliverable housing land is just over five years. This assessment will be reviewed from time to time as required to reflect changes in the Development Plan and land availability. The assessment includes the strategic housing requirement from the East Midlands Regional Spatial Strategy adopted March 2009.

- 5.4 Guidance from the Department of Communities and Local Government states that an Annual Monitoring Report submitted in December 2010 should report its Five Year Land Supply for the period April 2011 to March 2016. Appendix 2 gives the Chesterfield Borough Council Five Year Land Position for the period.

Strategic Housing Land Availability Assessment

- 5.5 The council adopted a Strategic Housing Land Availability Assessment (SHLAA) in October 2009 and sites that are identified within the SHLAA as being suitable and deliverable are included within the 5 year housing land supply calculation. The 2010 review has been carried out, as a result further sites have been considered and added to the supply taking the supply of deliverable housing land to 6.2 years thus showing a 5 year supply of deliverable housing land.
- 5.6 The intention is for the SHLAA to be updated on an annual basis to coincide with the Residential Land Availability Survey carried out in the April of each year. It will identify new and replacement suitable and deliverable sites and will act as a 'top up' for a deliverable housing supply.
- 5.7 The 2010 SHLAA review identifies 25 sites without planning permission that are potentially deliverable housing sites within the next five years. These 25 sites cover an area of 21.7 hectares and have potential for 754 dwellings over the next five years.

6. INDICATORS

- 6.1. **Core output indicators** are set by the government and relate to matters of national concern for which consistent data is required that can be compared between, and aggregated from, each council area. There are 16 core output indicators which measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.
- 6.2. **Contextual indicators** are used to describe the wider social, environmental and economic background against which to consider the effects of policies. They help inform the interpretation of output indicators. This reflects increasing government recognition of the importance of taking into account the social, environmental and economic circumstances of each planning authority's area, when developing policies for the LDF. Such issues are also matters for the wider-ranging Community Strategy, prepared by the Local Strategic Partnership (LSP) in which the borough council is a partner.
- 6.3. As set out in Appendix 1, the contextual indicators selected for this report are:
- Population size
 - Unemployment level
 - Crime rate per 1000 population
 - Overall district ranking in Index of Multiple Deprivation
 - Ranking of Super Output Areas (SOAs) of deprivation in Chesterfield, out of the whole of England and Wales
 - Average property price
 - Percentage change in business stock

These provide a background position of the wider social, economic and environmental circumstances of the district.

- 6.4. **Local output indicators** address the outputs of some of the policies not covered by the core output indicators. Advice from the government is that these indicators will vary according to particular local circumstances and issues, and that there should be enough of them to ensure a robust assessment of policy implementation. This report includes one local output indicator, L1 Sustainable Drainage permissions granted.
- 6.5. **Significant effects indicators** are usually linked to the sustainability appraisal objectives and indicators. Monitoring these effects should enable a comparison to be made between the predicted and the actual effects measured during implementation of the policies. Since a detailed 'new-style' sustainability appraisal was not carried out for the Replacement Chesterfield Borough Local Plan (adopted in June 2006), significant effects indicators will only be taken on board in future AMRs once a sustainability appraisal of new-style development plan documents has been undertaken.

- 6.6 At this stage the council is setting seven contextual indicators, one local output indicator and no significant effects indicators. Targets for contextual indicators and a number of core output indicators have been set.
- 6.7 The detail of each contextual, core and local output indicator is given in Appendix 1 to this report.

Housing Trajectory

- 6.8 Planning Policy Statement 12 requires local authorities to produce 'housing trajectories' to illustrate several core output indicators in their annual monitoring reports. The role of the housing trajectory is to integrate the "plan, monitor, manage" approach to housing delivery by showing past delivery and estimating future performance. The housing trajectory illustrates this information in a graphical form (Chart 1).
- 6.9 The projections for housing completions for 2010/11 to 2026 consist of sites under construction, with permission, allocated sites and the use of the Borough Council's recently adopted and reviewed Strategic Housing Land Availability Assessment (SHLAA). A series of assumptions underlies the trajectory. Sites under construction are assumed to be developed at the same rate as before. Allocated sites are assumed to progress at a constant rate allowing for an initial modest start.
- 6.10 In view of the need to maintain a five year land supply and to meet the strategic housing requirement derived from the Regional Spatial Strategy the council removed phasing policy HSN2 in respect of identified allocated sites. This was carried out as part of the 'Saved Policies' process.
- 6.11 The replacement RSS was adopted in March 2009. This increased the strategic housing requirement from 2006 onwards to 380 dwellings each year up to 2026. Over the last year, the Borough Council has sought to make use of sites identified as suitable, developable and deliverable within the next five years (through its SHLAA), to meet its strategic requirements.
- 6.12 Although outside the monitoring period, the revocation of the regional spatial strategy and policies in July 2010 has removed the regionally set strategic housing requirement. The council will still have to decide on a housing requirement for the borough. A review of the strategic housing requirement is being undertaken. At this stage the requirement will continue to aim to deliver the 7,600 dwellings set within the Regional Spatial Strategy at an average annual rate of 380 dwellings.

Chart 1: Housing Trajectory for Chesterfield Borough up to 2026 with 380 dwellings per annum housing target

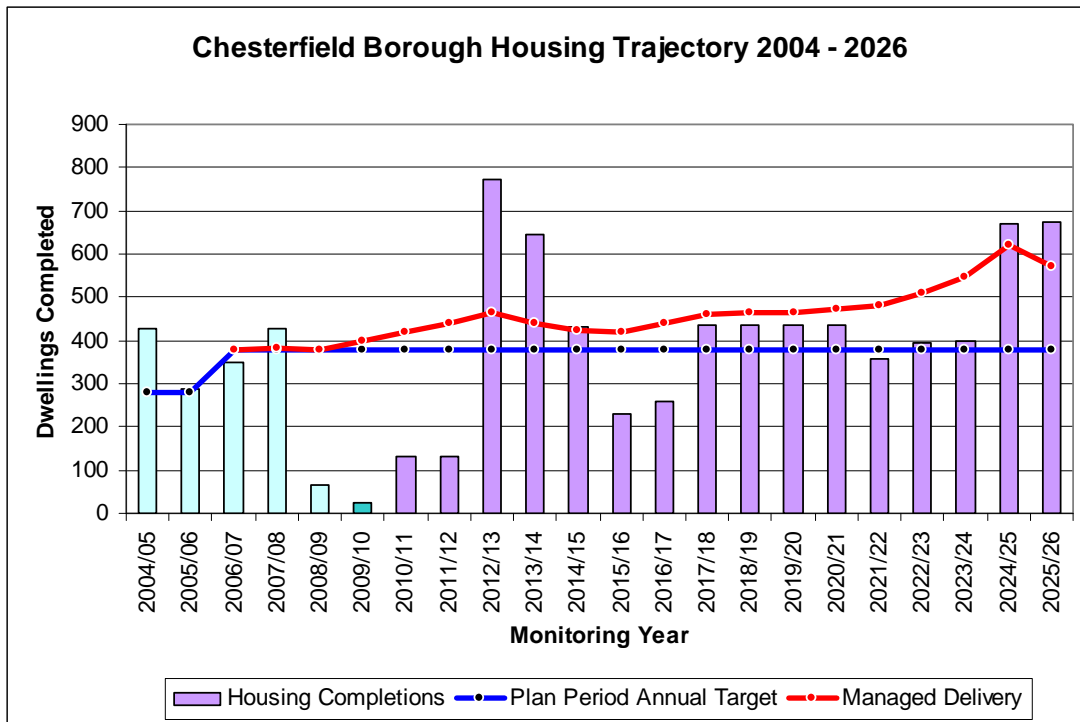
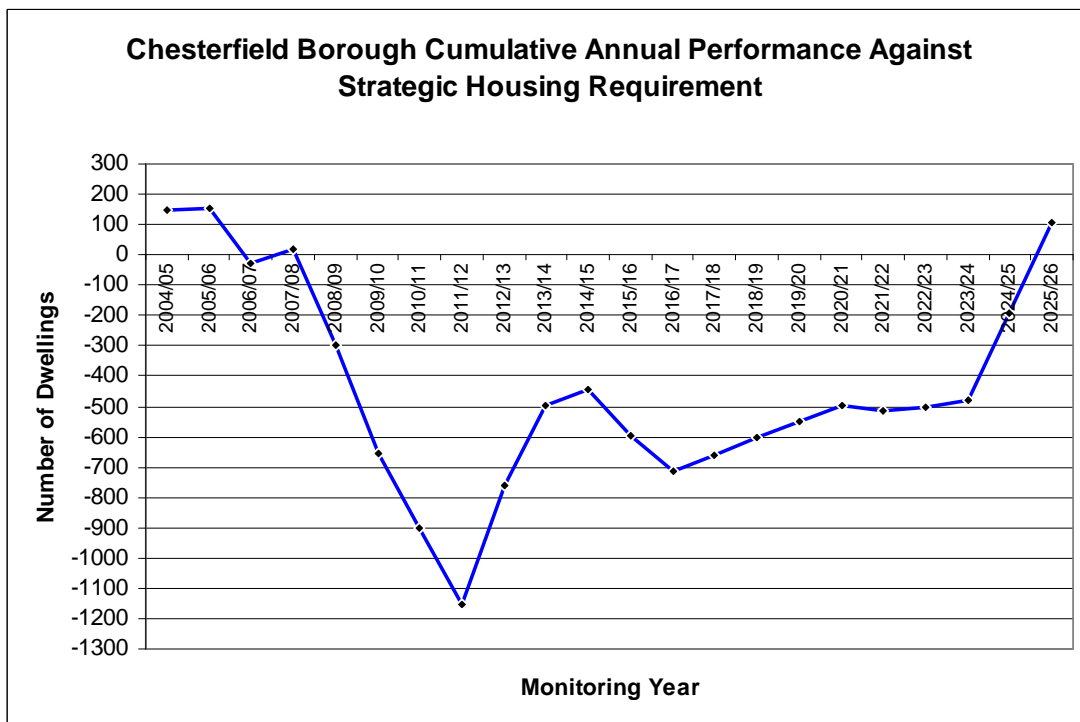


Chart 2: Completions above or below cumulative regional strategic housing requirement



- 6.13 Chart 1 shows housing completions achieved between 2004/05 and 2008/09, the 2009/10 housing completions and future housing completions. Also shown is the variety of housing targets that Chesterfield Borough Council has worked towards, demonstrated by the blue line. Between 2004 and 2006 the council worked towards the target set by the Derbyshire and Derby Structure Plan of 280 dwellings each year. From 2006 to 2026 the East Midlands Regional Plan set a target of 380 dwellings per annum. A managed delivery target is also displayed (red line) which accounts for previous completions when setting an annual housing target, in order to achieve the overall strategic housing requirement in the long run.
- 6.14 The housing trajectory anticipates 3 years of good levels of completions towards the end of the first five year period 2012 – 2015, this period is due to coincide with beginning of the development of Chesterfield Waterside a major redevelopment site which will consist of 1,500 dwellings, although the majority of the site will be delivered beyond the initial 5 year period. It is anticipated that delivery thereafter will be consistent over the medium term, with delivery being below the strategic housing requirement. An expected further push in housing completions is expected towards the end of the plan period with the long term regeneration of the former Staveley Works site coming on stream.
- 6.15 Chart 2 shows that the net level of net housing completions will be below the requirement for the majority of the plan period. The closing of the gap between the delivery and the strategic housing requirement will happen from 2011 onwards. This is expected to coincide with the recovery of both the housing and construction industries in Chesterfield from the current recession. The two key regeneration sites that will deliver a large proportion of the housing are Chesterfield Waterside and the former Staveley Works Site.
- 6.16 The strength of previous housing demand in the borough and the council's objective of encouraging housing-led regeneration will be a key aspect in the future supply of housing. The implication of the graphs is that the identification of housing development sites will be important in order for the strategic housing requirement to be met.
- 6.17 The identification of future development sites, through tools such as the Strategic Housing Land Availability Assessment (SHLAA), will inform the borough's pending Core Strategy and Sites and Boundaries DPD. This is important in progressing towards meeting the current strategic housing requirement of 7,600 homes by 2026.

7 FUTURE MONITORING

- 7.1 In response to changing data requirements, including monitoring of the Regional Spatial Strategy, the County Council and the Derbyshire Local Authorities are currently implementing a complete monitoring system which is able to monitor residential, employment, retail and leisure figures. The new 'CDP Smart' system allows continuous updating, greater access for the public to the monitoring information and a direct link to the planning application processing systems of the Derbyshire Local Planning Authorities. Chesterfield Borough Council is participating in this work; implementation of this system commenced from March 2010.
- 7.2 There were gaps against performance for a number of indicators previously, specifically employment and retail. This year it can be seen that borough's performance in monitoring is improving, especially in the areas that were outlined. Some of the data that previously was not monitored in detail has now become more accessible and available through the use of the 1APP form. This, with the use of CDP Smart monitoring tool through partnership with Derbyshire County Council will allow reliable data collection and quality for the majority of indicators in this report.
- 7.3 The council now have a more thorough approach to recording data from planning applications, this will aid the collection of data with regard to Sustainable Design elements such as Renewable Energy and Sustainable Drainage Schemes (SuDS). This improvement coincides with the increasing importance of climate change locally, nationally and internationally.
- 7.4 The monitoring scheme will be kept under review and amended to reflect any changes in priorities.
- 7.5 Looking to the future, it is likely that preparation of Sustainability Appraisals for Development Plan Documents will lead the council to develop significant effects indicators and additional local output indicators. This work will flow from the evidence base already partially collected for the preparation of Development Plan Documents and Supplementary Planning Documents, as set out in the council's Local Development Scheme and highlighted in section 3.

8 ACTION

- 8.1 The council requires an updated Local Development Scheme, the timetable set in LDS2 is very out of date. This AMR6 confirms that changes to the LDS with timetabling and changes to the LDF regime are necessary and will need to be reflected in an updated submission.
- 8.2 The monitoring of Core Output Indicator H2 has shown that the current housing supply has been significantly affected by the recession and the economic downturn. Action to bring forward allocated housing sites and to use identified suitable deliverable housing sites from the Strategic Housing Land Availability Assessment to enhance the current housing supply will continue, as the borough continues to demonstrate a five year land supply.
- 8.3 Core Output Indicator H5 shows that there are issues in delivering affordable housing within the borough. There were only 2 new affordable housing completions in the monitoring period. They accounted for 8% of all net completions for this year. The Affordable and Special Needs Housing SPD was adopted in Oct 2007, giving a cutting edge to policy HSN7 in the RCBLP. This document will continue to provide a mechanism for provision of affordable housing in the future. However the impact of the recession has severely restricted the council's ability to deliver affordable housing on the back of private development schemes. Once the effects of the recession begin to decline HSN7 and the SPD may succeed in increasing the delivery of affordable housing as a proportion of new housing development. There are at this moment few large housing sites (over 15 units) within the borough with permission and able to contribute significant levels of affordable housing. Therefore the overall number of new affordable homes derived from this source is likely to be limited.
- 8.4 Core Output Indicators BD1 and BD4 rely on strong specific monitoring. The monitoring framework previously in place did not have these characteristics in place. Over the monitoring period indicators BD1 and BD4 indicators have improved with the implementation of Derbyshire County Council monitoring system CDP Smart which has enabled the borough to monitor all retail and employment applications that would be applicable to the Core Output Indicators BD1 and BD4. This will continue to improve by providing further detailed information for use within the indicators and future AMRs.
- 8.5 Core Output Indicator E3 continues to be low, since no large scale renewable energy projects have been approved or come on line as of yet. The borough council is due to produce a Renewable and Low Carbon Energy study in July 2010 as part of its Local Development Framework Evidence Base. The study will identify potential sites for Renewable Energy Generation within the borough and provide possible policy and monitoring frameworks for inclusion within Chesterfield Borough's forthcoming Core Strategy and other Local

Development Framework documents. In time this process will identify opportunities for renewable energy in the borough and provide a clear method of tracking and monitoring this information.

- 8.6 It should be noted that a variety of sustainability measures have been secured in schemes other than which are not monitored through Core Output Indicators (e.g.: Green Travel Plans, green roofs, solar shading and orientation, natural lighting, rainwater harvesting etc) and that every new housing development has a condition attached which states it should be completed to at least Code Level 3 of the Code for Sustainable Homes. Since the beginning of 2010, a more detailed monitoring approach to renewable energy generation has commenced which picks up developments which do not meet the threshold required to be included in the E3: Core Output Indicator but which does display features of renewable energy and energy efficiency.
- 8.7 The council continues to take the threat of flooding and water quality seriously, so that it has not granting planning permission for any developments contrary to the advice of the Environment Agency. In one or two cases an acceptable conclusion for an identified issue has been agreed by the council and the Environment Agency prior to the granting of planning permission (Core Output Indicator E1).
- 8.8 The monitoring of Sustainable Urban Drainage Systems, part of Local Indicator L1, only considers the larger sites in the borough. This could potentially be expanded further using the CDP Smart monitoring system and could focus on all new approved residential and employment developments within the borough.

STOP PRESS

- 8.9 The revocation of regional spatial strategy was announced in July 2010 by the Secretary of State.
- 8.10 One effect of the revocation of the RSS was to remove the regional strategic housing requirement for the borough to provide on average 380 dwellings each year between 2006 and 2026.
- 8.11 Chesterfield Borough Council members resolved that a review of the strategic housing requirement for the borough be carried out forthwith, in collaboration with adjoining authorities, to establish empirically whether the revoked RSS figures are still valid and if not what level of strategic housing provision is appropriate, reporting back to the council within four months.
- 8.12 The outcome of such a review will be demonstrated within an updated 5 Year Housing Land Supply document, the re-evaluated strategic housing requirement will be further reported on in the next monitoring period in the form of Annual Monitoring Report 7

APPENDIX 1: INDICATORS

Contextual Indicators

X1 – Unemployment Level

Target – Borough level no more than 1% higher than national average.

National Level at March 2010 – 4.2%

County Level at March 2010 – 3.8%

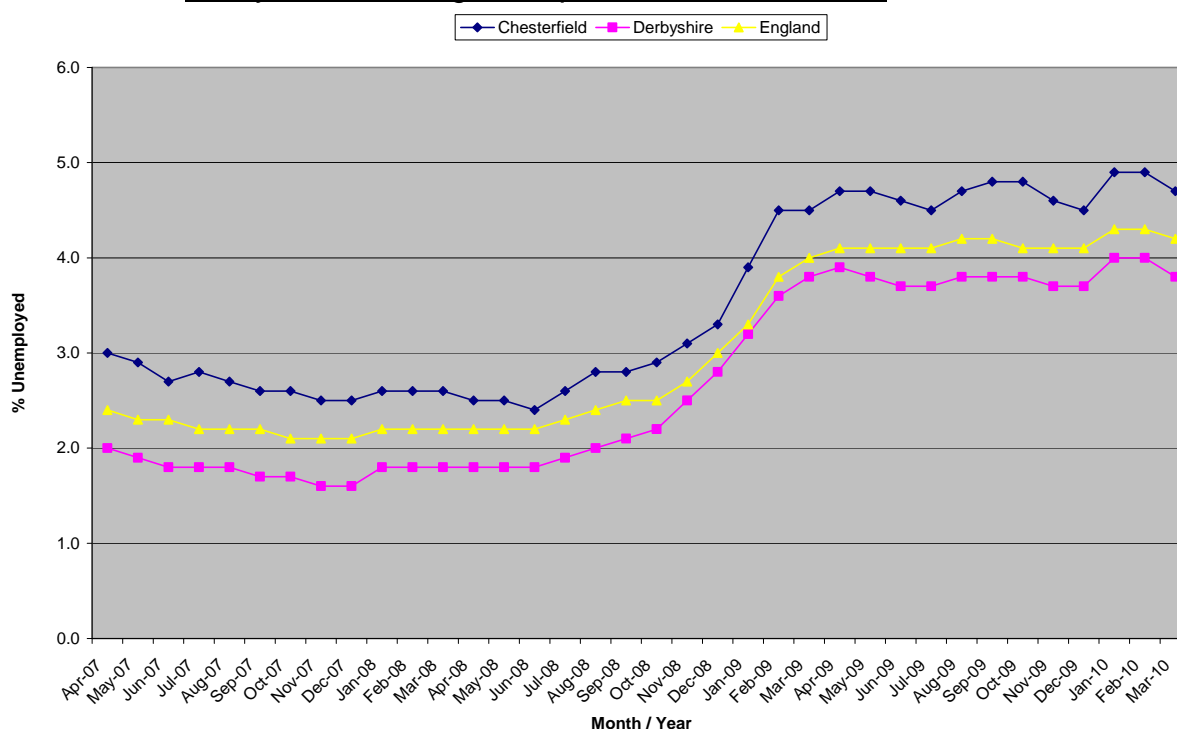
Chesterfield borough Level at March 2010 – 4.7%

Performance

% Unemployment Level within Chesterfield Borough, Derbyshire and England April 2009 - March 2010

Month/Year	Chesterfield	Derbyshire	England
April 2009	4.7	3.9	4.1
May 2009	4.7	3.8	4.1
June 2009	4.6	3.7	4.1
July 2009	4.5	3.7	4.1
August 2009	4.7	3.8	4.2
September 2009	4.8	3.8	4.2
October 2009	4.8	3.8	4.1
November 2009	4.6	3.7	4.1
December 2009	4.5	3.7	4.1
January 2010	4.9	4.0	4.3
February 2010	4.9	4.0	4.3
March 2010	4.7	3.8	4.2

% Unemployment Level within Chesterfield Borough, Derbyshire and England April 2007 – March 2010



Comment

The borough has achieved its borough level target of being less than 1% above the national average at 4.7% compared nationally with 4.2% in March 2010.

Over the monitoring period the rate of the number of people unemployed has not changed in Chesterfield Borough and is currently falling from a peak of 4.9% in both January and February 2010. The higher rate of unemployment compared to pre 2008 level coincides with the rest of the country as it comes to terms with the effects of the recession that hit the globe.

Two wards within Chesterfield Borough are within the top 10 highest unemployment rates within the county, they are Rother and St Helens and have unemployment rates of 8.0% and 7.2% respectively.

X2 - Overall district ranking in Indices of Multiple Deprivation

Target - Index of Multiple Deprivation ranking more prosperous than poorest 30% of local authority areas

Performance

Snapshot of Local Authority Index of Multiple Deprivation Rank 2007
(354 Local Authorities)

Local Authority	Rank
Lincoln	70
Torbay	71
Westminster	72
Derwentside	73
Enfield	74
Corby	75
Plymouth	76
Chesterfield	77
Copeland	78
Brighton and Hove	79
Blyth Valley	80

Comment

Chesterfield Borough Council is the 77th most deprived local authority out of 354 local authorities in England and Wales (average rank) which puts it within the poorest 22%.

Further work needs to be done to improve the borough's level in the indices. It is hoped that forthcoming policies in the authority's Core Strategy DPD will target specific pockets of deprivation highlighted in the Indices of Multiple Deprivation.

Data is from the Indices of 2007 and means the position is unchanged from previous year. The release of more up-to-date indices is awaited.

X3 – Average Property Prices

Target - Borough average no higher than England and Wales average

England and Wales Average

Apr – Jun 2009	Jul – Sep 2009	Oct – Dec 2009	Jan – Mar 2010
£202,863	£223,225	£219,110	£234,522

Derbyshire Average

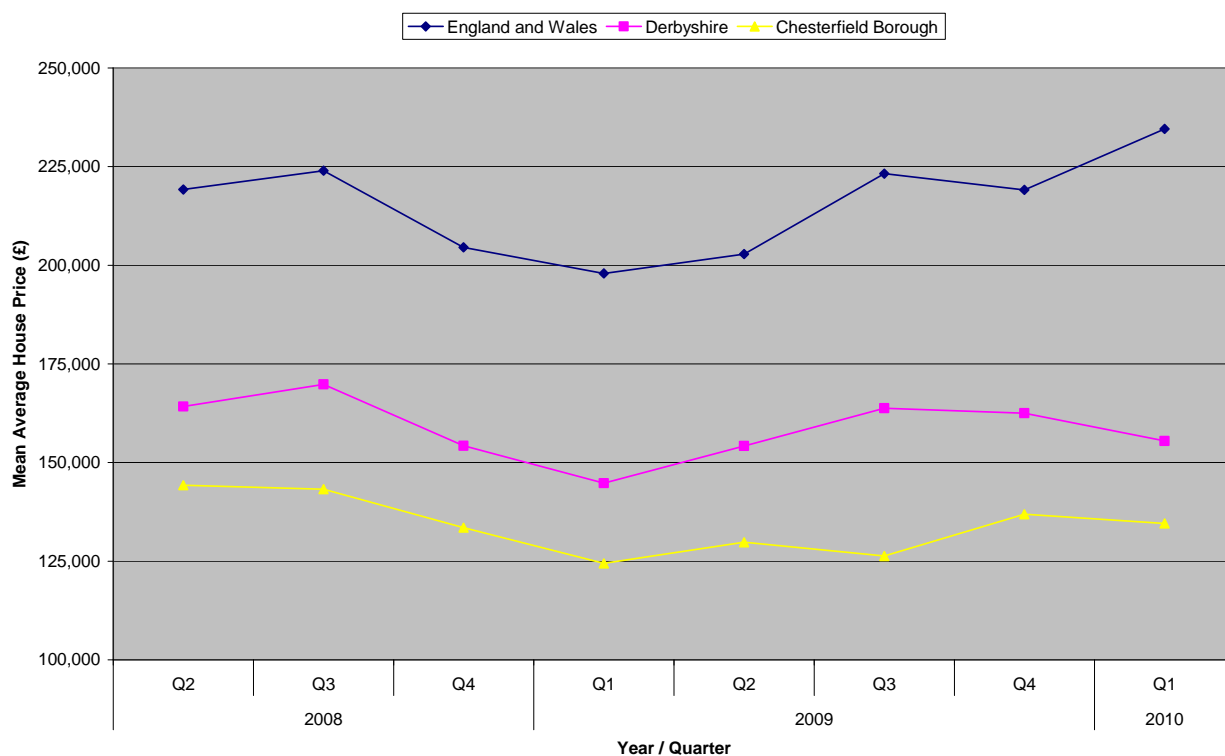
Apr – Jun 2009	Jul – Sep 2009	Oct – Dec 2009	Jan – Mar 2010
£154,215	£163,794	£162,521	£155,468

Performance

Chesterfield Borough Council Average

Apr – Jun 2009	Jul – Sep 2009	Oct – Dec 2009	Jan – Mar 2010
£129,808	£126,325	£136,908	£134,586

Mean Average House Price Chesterfield Borough,
Derbyshire and England and Wales 2008 - 2010



Comment

Chesterfield Borough Council has met its target of property prices being below the England and Wales average.

Over the previous year the collapse of housing and mortgage markets has seen significant drops in house prices both locally and nationally.

Chesterfield Borough Council has seen average house prices increase by £4,778 an increase of 3.7% over the monitoring period April 2009 – March 2010, while in England and Wales there has been an increase of £31,659 from £202,863 to £234,522 an increase of 15.6%.

Chesterfield Borough Council currently has the 3rd lowest average house prices in Derbyshire at £134,586 behind Bolsover District Council and Erewash Borough Council which in March 2010 was at £110,784 and £124,677 respectively

House Prices have followed the same trend locally, regionally and nationally with dips in the market towards the first quarter of 2009 but house prices have started to recover towards 2008 levels.

X4 – Population

Target – Higher than existing population

Performance

Year	Population
2007	100,600
2008	100,800
2009	100,900

Comment

The mid-2009 residential population data from the Office for National Statistics suggest a rise of 100 people from last years mid-2008 residential population data a rise of 0.1%. The Mid-2009 population estimate shows and increase of 2% from the official 2001 Census population of 98,845.

The population data for the local authority is in the form of a mid-year estimate derived from the original 2001 Census data. An updated figure for the authority will be available from the 2011 Census.

X5 - Ranking of Super Output Areas (SOAs) of deprivation in Chesterfield, out of the whole of England and Wales

Target - <30% of SOAs in the Borough within the poorest 20% in Overall IMD, income IMD, employment IMD, health deprivation and disability IMD, education skills and training IMD, barriers to housing IMD, crime IMD and living environment IMD.

Performance

- Chesterfield Borough Council has 68 Local Super Output areas

Deprivation Indices	No of output areas in poorest 20%, 2007	% in poorest 20%, 2007	Performance
Overall	21	31%	✘
Income	17	25%	✔
Employment	29	43%	✘
Health and Disability	30	44%	✘
Education Skills and Training	17	25%	✔
Barriers to Housing Services	5	7%	✔
Crime	4	6%	✔
Living Environment	4	6%	✔

Comment

The data from the 2007 Indices of Multiple Deprivation show that Chesterfield Borough Council has met the target in 5 out of 8 Deprivation Indices.

In Overall deprivation, the borough falls short of its target by 1%, although the Employment and Health deprivation indices indicate the target has been missed by a considerable large margin. These two particular indices are high; this comes as no surprise due to the Borough's historical employment sectors of coal mining and traditional manufacturing both being in decline. Industries such as mining have left many former employees with significant health problems.

There is further work to be done to improve the Chesterfield LSOAs level in the indices. It is hoped that forthcoming policies in the authority's Core Strategy DPD will target specific pockets of deprivation highlighted in the Indices of Multiple Deprivation.

Data is from the Indices of 2007 and means the position is unchanged from previous year. The position for the monitoring period is not known and currently awaiting future release and update of IMD data in the next few years.

X6 - Crime Rate per 1,000 population

Target - Borough rate no higher than average for England and Wales

Performance

	Chesterfield Borough 2008/2009	Chesterfield Borough 2009/2010	↑ ↔ ↓	England and Wales 2008/2009	England and Wales 2009/2010	↑ ↔ ↓	Performance
Violence against the person offences per 1,000 population	20	19	↓	16	16	↔	✘
Sexual offences per 1,000 population	1	1	↔	1	1	↔	✓
Robbery offences per 1,000 population	0	0	↔	1	1	↔	✓
Burglary dwelling offences per 1,000 population	4	5	↑	5	5	↔	✓
Theft of a motor vehicle offences per 1,000 population	2	2	↔	3	2	↓	✓
Theft from a vehicle offences per 1,000 population	7	5	↓	7	6	↓	✓
Interfering with a motor vehicle offences per 1,000 population	1	1	↔	1	1	↔	✓
Recorded crime BCS comparator offences per 1,000 population	55	49	↓	50	45	↓	✘

Comment

The success of the target overall has been positive. Out of the 8 measures, 6 have met the borough target of be no higher than the England and Wales average for a specific offence.

As in the period 2008/2009 Violence against persons and Overall recorded crime are both higher than the England and Wales average for offences per 1,000 population. Violent Crime has seen a drop of 8% since the previous year while overall recorded crime in the borough has fallen 11%. Although a negative outcome against the target, both offences show drops from the previous year and show that the rates are moving in the right direction.

Worryingly, burglary offences within Chesterfield have increased by 20% since the previous year, though the performance against the target does still remain positive.

Positively, total recorded crime per 1,000 population has significantly dropped with a fall of 11% in Chesterfield Borough, over the same period the England and Wales average has fallen by 9%. Overall Chesterfield Borough is closing the gap towards the national rate and a further improvement in reduction in crime.

Retain indicator and target.

X7 - Percentage change in Business Stock

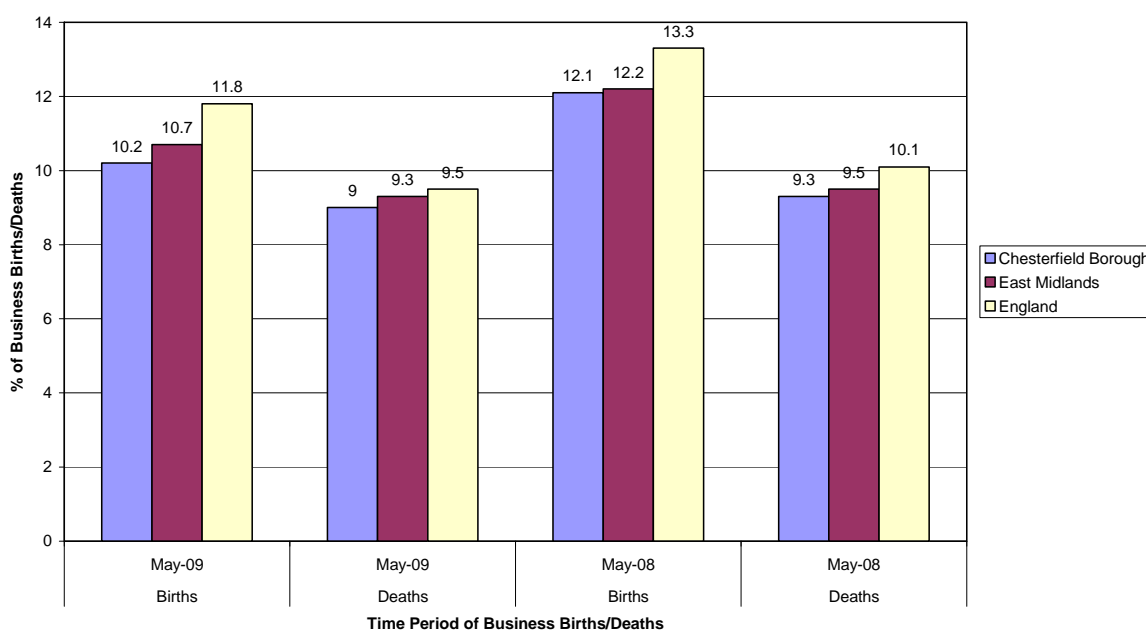
Target

- Percentage of Births higher than England
- Percentage of Deaths lower than England

Performance

	May 2008 Business Births	May 2009 Business Births	Yearly Change	May 2008 Business Deaths	May 2009 Business Deaths	Yearly Change
Chesterfield Borough	12.1	10.2	-1.9%	9.3	9	-0.3%
East Midlands	12.2	10.7	-1.5%	9.5	9.3	-0.2%
England	13.3	11.8	-1.5%	10.1	9.5	-0.6%

Percentage of Business Births and Deaths 2008 and 2009



Comment

The Borough has met its target of Business Stock change being no less than the UK percentage change.

Over the periods above it shows that the borough has had a great percentage increase in business stock than the whole UK.

The figures do show that there has been a reduction in change between the two periods in the borough compared with an increased growth within the UK.

The figure is likely to become higher as the borough is overcoming a long period of economic decline and a structural change in industry. It remains to be seen what the full effects of the recession will be upon the business stock of the borough and the UK

Core Output Indicators

Business Development

BD1 - Total amount of additional employment floorspace - by type

Target

No specific target in RSS

2006 Replacement Chesterfield Borough Council Local Plan Policies

- EMP 1 Markham Vale Development
- EMP 2 Donkin/UEF Site, Derby Road
- EMP 3 Land for Employment Development in the A61 Corridor Area of Major Change
- EMP 4 Land for Employment Development in the Area of Major Change to the South of Chatsworth Road
- EMP 5 Other Sites for Employment Development
- EMP 9 Business and Industrial Development in Residential Areas
- EMP 10 Tourism Developments
- EMP 11 Ecodome Proposal
- EMP 12 Proposals for Visitor Accommodation

Performance

B1 – 2,881 sqm²

B2 – 671 sqm²

B8 – 7,010 sqm²

B1/B2/B8 – 5,215 sqm²

Total – 15,777 sqm² / 6.15 ha

Comments

Completion of floorspace within the borough has increased although this can be explained by an expansion in the monitoring process.

Monitoring has improved to incorporate all employment applications rather than being previously limited to allocated sites. This is a result of the implementation of CDP Smart which has provided a system that enables monitoring of this type to be carried out in far greater detail. Work has been undertaken to update employment monitoring within the borough, the effects of the change in practice should continue to be seen within the next monitoring period.

BD2 - Total amount of additional floorspace on previously developed land – by type

Target

No specific target in RSS

2006 Replacement Chesterfield Borough Council Local Plan Policies

- EMP 1 Markham Vale Development
- EMP 2 Donkin/UEF Site, Derby Road
- EMP 3 Land for Employment Development in the A61 Corridor Area of Major Change
- EMP 4 Land for Employment Development in the Area of Major Change to the South of Chatsworth Road
- EMP 5 Other Sites for Employment Development
- EMP 9 Business and Industrial Development in Residential Areas
- EMP 10 Tourism Developments
- EMP 11 Ecodome Proposal
- EMP 12 Proposals for Visitor Accommodation

Performance

B1 – 2,881 sqm²

B2 – 671 sqm²

B8 – 7,010 sqm²

B1/B2/B8 – 5,215 sqm²

Total – 15,777 sqm² / 6.15 ha

100% of additional floorspace was provided on previously developed land (pdl).

Comments

The council has achieved 100% of development on previously developed land. This is a result of the scale of industrial closure over the last ten to fifteen years that had left large areas of vacant and derelict former industrial land within the borough, concentrated along the Rother and Hipper river corridors. There also remained areas of despoiled land from former colliery workings, which required investment and environmental improvement. This type of land has been targeted as priority for development over the last few years, which has resulted in a large amount of development on previously developed land.

Monitoring has improved to incorporate all employment applications rather than being previously limited to allocated sites. This is a result of the implementation of CDP Smart which has provided a system that enables monitoring of this type to be carried out in far greater detail. Work has been undertaken to update employment monitoring within the borough, the effects of the change in practice should continue to be seen within the next monitoring period.

BD3 - Employment land available – by type

Target

No specific target in RSS

2006 Replacement Chesterfield Borough Council Local Plan Policies

- EMP 1 Markham Vale Development
- EMP 2 Donkin/UEF Site, Derby Road
- EMP 3 Land for Employment Development in the A61 Corridor Area of Major Change
- EMP 4 Land for Employment Development in the Area of Major Change to the South of Chatsworth Road
- EMP 5 Other Sites for Employment Development
- EMP 9 Business and Industrial Development in Residential Areas
- EMP 10 Tourism Developments
- EMP 11 Ecodome Proposal
- EMP 12 Proposals for Visitor Accommodation

Performance

B1 – 3.46 ha

B2 – 47.35 ha

B8 – 0 ha

B1/B2/B8 – 62.23 ha

Total – 113.04 ha

Comment

The amount of available employment land in the borough is 113.04 ha. This is made up of allocated land for employment uses and some sites which have been granted permission for employment uses as well as developments under construction. The majority of available land can be found in the east of the borough at Markham Vale on Junction 29a of the M1.

Monitoring has improved to incorporate all employment applications rather than being previously limited to allocated sites. This is a result of the implementation of CDP Smart which has provided a system that enables monitoring of this type to be carried out in far greater detail. Work has been undertaken to update employment monitoring within the borough, the effects of the change in practice should continue to be seen within the next monitoring period.

BD4 - Total amount of floorspace for 'town centre uses' (A1, A2, B1a and D2)

Target

No specific target in RSS

In line with PPS4 – town centre areas are priority for 'town centre uses'

2006 Replacement Chesterfield Borough Council Local Plan Policies

- SHC 1 Development within Existing Town, District and Local Centres
- SHC 2 Provision of New or Extended Local Centres
- SHC 3 New Retail Warehousing on Land at Markham Road
- SHC 4 New Retail Development on Land Between Newbold Road and Saltergate
- SHC 5 Large Format DIY Warehouse on Land at Derby Road
- SHC 6 Other Proposals for Retail Development in Edge-of-Centre or Out-of-Centre Locations
- SHC 7 New Small Shops
- SHC 8 Loss of Small Shops
- SHC 9 Trade Retail and Showroom Type Premises

Performance

Overall

- (i) town centre areas = 410 sq m
- (ii) the local authority area = 13,958 sq m

A1 – Use Class

- (i) town centre areas = 310 sq m
- (ii) the local authority area = 13,040 sq m

A2 – Use Class

- (i) town centre areas = 100 sq m
- (ii) the local authority area = 100 sq m

B1a – Use Class

- (i) town centre areas = 0 sq m
- (ii) the local authority area = 818 sq m

D2 – Use Class

- (i) town centre areas = 0 sq m
- (ii) the local authority area = 0 sq m

Comments

The countywide monitoring system that is able to monitor the different use classes in greater detail has been implemented. Work is underway to update retail monitoring within the borough; the effects of the change in practice should continue to be seen within the next monitoring period.

The figures above show that town centre uses are being completed outside the town centre area. The main example of this is the 13,000 sq m Tesco Superstore built on a former employment site at Dema Glass, this

development enabled the construction the new Chesterfield FC Football Stadium.

Housing

H1 - Plan period and housing targets

Target

1st Plan Period - Derby and Derbyshire Joint Structure Plan (1991 – 2011)

2nd Plan Period - Regional Spatial Strategy (2006 – 2026)

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 1 Sites for Residential Development
- HSN 3 Residential Development on Larger Windfall Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development
- HSN 7 Affordable and Special Needs Housing

Performance

Derby and Derbyshire Joint Structure Plan (1991 – 2011)

- 1/4/1991 to 31/3/2011 = 5,600 dwellings = 280 dwellings per annum

Regional Spatial Strategy (2006 -2026)

- 1/4/2006 to 31/3/2026 = 7,600 dwellings = 380 dwellings per annum

Comments

Housing requirement from the Regional Spatial Strategy is 380 dwelling per annum from 2006 – 2026.

The Strategic Housing Requirement is under review outside of the monitoring period as a result of the announcement for the revocation of the Regional Spatial Strategy. A new strategic requirement will be resolved by Cabinet in 2010/2011.

H2(a) - Net additional dwellings – in previous years

Target

The completion of 7600 dwellings 2006-2026 to satisfy the Regional Spatial Strategy strategic housing requirement of 380 dwellings per annum.

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 1 Sites for Residential Development
- HSN 3 Residential Development on Larger Windfall Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development
- HSN 7 Affordable and Special Needs Housing

Performance

Completions in 2001/02 = 375 dwellings

Completions in 2002/03 = 561 dwellings

Completions in 2003/04 = 369 dwellings

Completions in 2004/05 = 428 dwellings

Completions in 2005/06 = 286 dwellings

Beginning of RSS Period

Completions in 2006/07 = 351 dwellings

Completions in 2007/08 = 428 dwellings

Completions in 2008/09 = 64 dwellings

Comments

Completions against the RSS strategic requirement 2006 – 2009 totalled 843 dwelling which works out as a delivery of 281 dwellings per annum over the 3 year period highlighted. Delivery is 99 dwellings per annum less than the Regional Spatial strategic requirement of 380 dwellings per year. Deliver of only 64 dwellings in the previous monitoring year had a severe impact upon the 3 year delivery average.

H2(b) - Net additional dwellings – for the reporting year

Target

Regional Spatial Strategy Strategic Requirement = 380 dwellings per annum.

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 1 Sites for Residential Development
- HSN 3 Residential Development on Larger Windfall Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development
- HSN 7 Affordable and Special Needs Housing

Performance

Completions in 2009/10 = 24 dwellings

a-b+c+d

a (new build completions) = 30

b (demolitions) = -3

c (change of use) = -3

d (conversions) = 0

Comments

The number of completions during 2009/10 was 24 dwellings; this is an incredibly low number of dwellings. The number of dwellings completed is significantly lower than the strategic housing requirement set out in the Regional Spatial Strategy of March 2009.

The low coincided with the recession, the low number of large sites available for development and the construction industries restrained approach to development.

As a result the level of completions is largely outside council control. The East Midlands Regional Plan 2009 requires provision for 380 new dwellings per year to be built in the borough up to 2026.

The factors that the council do have control over which could be reasonable to relate to performance are 1) the granting of planning permissions 2) allocation of land for development 3) preparation of a Strategic Housing Land Availability Assessment. On all these counts the council has delivered the necessary inputs, so that there is no shortage of land for residential development for around 5 years to come.

H2(c) - Net additional dwellings – in future years

Target

To meet the cumulative strategic requirement of the Regional Spatial Strategy adopted March 2009.

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 1 Sites for Residential Development
- HSN 3 Residential Development on Larger Windfall Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development
- HSN 7 Affordable and Special Needs Housing

Performance

Year	New dwellings with outstanding planning permissions	New dwellings allocated in local plans and LDDs	Other such as unallocated sites not identified above	Total Supply
2010/11	130	0	0	130
2011/12	130	0	0	130
2012/13	110	299	364	773
2013/14	105	340	199	644
2014/15	60	210	162	432
2015/16	60	140	29	229
2016/17	0	140	120	260
2017/18	0	140	295	435
2018/19	0	140	295	435
2019/20	0	140	295	435
2020/21	0	140	295	435
2021/22	0	105	254	359
2022/23	0	105	290	395
2023/24	0	100	300	400
2024/25	0	0	670	670
2025/26	0	0	675	675
TOTAL	595	1999	4243	6837

Comment

The net additional dwellings in the future indicator are based upon the Borough's Five Year Housing Supply and Adopted Strategic Housing Land Availability Assessment.

The net additional dwellings as highlighted above will allow Chesterfield Borough Council to meet its Strategic Housing Requirement from the Regional Spatial Strategy Adopted in March 2009.

867 dwelling previously completed + 6733 net additional dwellings = 7600 dwellings = strategic housing requirement.

H2(d) - Managed delivery target

Target

To meet the cumulative strategic requirement of the Regional Spatial Strategy adopted March 2009.

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 1 Sites for Residential Development
- HSN 3 Residential Development on Larger Windfall Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development
- HSN 7 Affordable and Special Needs Housing

Performance

Year	Managed Delivery Target
2010/11	421
2011/12	440
2012/13	462
2013/14	438
2014/15	421
2015/16	420
2016/17	440
2017/18	459
2018/19	463
2019/20	466
2020/21	472
2021/22	479
2022/23	509
2023/24	547
2024/25	621
2025/26	571

Comments

Managed Delivery Target is derived from the total plan allocation less the cumulative rate of completions divided by the number of years a plan strategy has left to run.

H3 – New and converted dwellings – on previously developed land

Target

Local target 92%

National target 60%

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 1 Sites for Residential Development
- HSN 3 Residential Development on Larger Windfall Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development
- HSN 7 Affordable and Special Needs Housing

Performance

Year	% of Completions on Previously Developed Land
2009/10	98%
2008/09	98%
2007/08	95%
2006/07	94%

Comments

Development on previously developed land within Chesterfield Borough continues to surpass the National Target of 60% of development and conversions on previously developed land (PDL) and the local target of 92%.

Over the last three years the percentage of completions on previously developed land continues to go up, although this can be explained in the 2009/10 monitoring by the low number of completion that occurred.

The development of previously developed land continues to remain high due to the legacy of past industry that has since left Chesterfield. Much of this land has been highlighted for development through large schemes and allocations. Sites such as the Former Dema Glass site and the A61 Corridor are large regeneration projects that have put the strategy into motion.

The local target will continue to be high, due to the wide availability of land of previous industrial use. This type of land is targeted to meet key regeneration objectives of the Borough.

H4 - Net additional pitches (Gypsy and Travellers)

Target

Regional Spatial Strategy Requirement = 0 pitches

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN 8 Site for Gypsies and Travellers

Performance

2009/10 – 0 Pitches

Comments

2006 Chesterfield Borough Council Replacement Local Plan has a Gypsy and Travellers sites policy in place, though the current Regional Spatial Strategy does not require Chesterfield Borough to provide any pitches.

H5 - Gross affordable housing completions

Target

Baseline of 12 gross completions per year (National Indicator 155)

2006 Replacement Chesterfield Borough Council Local Plan Policies

- HSN7 Affordable and Special Needs Housing

Performance

Number of new social rented housing completions = **2** dwellings

Number of new intermediate housing completions = **0** dwellings

Total Affordable Housing Completions = **2** dwellings

Comments

There were only 2 new affordable housing completions in the monitoring period. They accounted for 8% of all net completions for this year.

The Affordable and Special Needs Housing SPD was adopted in Oct 2007. This should continue to improve provisions of affordable housing in the future.

High numbers of affordable housing are not expected, due to the low number of large sites with permission currently available and the recession.

H6 - Housing Quality - Building for Life Assessments

Target

No target identified

2006 Replacement Chesterfield Borough Council Local Plan Policies

HSN 1 – Sites for Residential Development

HSN 3 – Residential Development on Larger Windfall Sites

HSN 5 – Layout and Design of Residential Development (including Residential Extensions)

Performance

No completed site applicable

Comments

The authority has two trained Building for Life assessors.

An effort is being made to provide a monitoring framework for this indicator.

Two Building for Life Assessments have been carried out for two applications submitted in the period 2009/10.

An outline application for Chesterfield Waterside CHE/09/00662/OUT scored 13 on the Building for Life Assessment and was approved subject to the signing of a Section 106.

An application at Land adjacent Frecheville Street, Staveley CHE/09/00768/FUL scored 9 on the Building for Life Assessment but was later refused at Planning Committee.

The Building for Life Assessment is a tool that is being used during the application process though the number of completions to date dictates that there is no data to feedback.

Environmental

E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Target

No planning permissions granted contrary to the advice of the Environment Agency.

2006 Replacement Chesterfield Borough Council Local Plan Policies - EVR 10 Development and Flood Risk

Performance

Zero planning permissions granted contrary to Environment Agency advice on flooding and water quality.

Comments

The Environment Agency did make objections to three planning applications during the 2009/2010 monitoring period. Two on Flood Risk one on Water Quality Ground.

Flood Risk

CHE/09/00556/FUL for a proposed motor vehicle dealership of Pottery Lane East was objected to on grounds that the Sequential Test was not adequately demonstrated. This objection was withdrawn by the Environment Agency after being resolved by the applicant submitting further information and was granted permission and no longer counted towards the indicator.

The second application that the Environment Agency objected to was CHE/09/00662/OUT for a large comprehensive mixed use development known locally as Chesterfield Waterside. The objection was originally for not providing a sequential test, this was resolved by the applicant who later submitted an appropriate sequential test and the objection was withdrawn. The proposal was granted permission subject to the signing of a Section 106 and no longer counted towards the indicator.

Water Quality

CHE/09/00552/FUL for a proposed conversion of barns and outbuildings to form one residential unit was objected to on grounds of Required Circular 3/99 or 10/99 Assessment. No decision was made on the proposal due to the withdrawal of the planning application and no longer counted towards the indicator.

E2 - Change in areas of biodiversity importance

Target

No Target

2006 Replacement Chesterfield Borough Council Local Plan Policies

- EVR 4 Protection of Wildlife Sites (1)
- EVR 5 Protection of Wildlife Sites (2)
- EVR 6 Protection of Habitats
- EVR 8 Protection of Trees and Woodlands and Hedgerows
- EVR 9 Tree and Woodland Planting

Performance

20 ha gained from the Extension of Norbriggs Flash Wildlife Site into Local Nature Reserve when designated April 2010.

Comments

The borough contains 29 Local Wildlife Sites and 1 Nature Reserve. The borough does not contain any sites beyond local significance such as SSSIs or RIGSSs.

National Indicator 197 is for Improved Local Biodiversity which is carried out by the Derbyshire Wildlife Trust. The indicator identifies the number of Local Wildlife Sites (LWS) that have been subject to positive management as defined by Defra.

The Derbyshire Wildlife Trust report on this indicator annually and have reported that 12 of 29 Local Wildlife Sites have been subject to Positive Management which is 41.2 % of Local Wildlife Sites with Chesterfield Borough Council.

E3 - Renewable energy generation

Target

Local target of 10% in line with national target - increase generation from renewable energy sources to 10% by 2010

2006 Replacement Chesterfield Borough Council Local Plan Policy

- EVR 22 Renewable Energy

Performance

a) renewable energy developments / installations granted planning permission

Wind: onshore = none

Solar photovoltaic = none

Hydro = none

Biomass = none

b) completed renewable energy development / installations

Wind: onshore = none

Solar photovoltaic = none

Hydro = none

Biomass = none

Comments

Core Output Indicator E3: Renewable Energy generation this indicator suggests that energy generation is low from large renewable sources within Chesterfield. The borough council is due to produce a Renewable Energy and Low Carbon study as part of its Local Development Framework Evidence Base, it will identify potential sites for Renewable Energy Generation within the borough and provide possible policy and monitoring frameworks for inclusion within the Chesterfield Borough's forthcoming Core Strategy and Local Development Framework.

It should be noted that a variety of sustainability measures have been secured in schemes where possible which are not monitored through Core Output Indicators (e.g.: Green Travel Plans, green roofs, solar shading and orientation, natural lighting, rainwater harvesting etc) and that every new housing development has a condition attached which states that dwellings should be completed to Code Level 3 of the Code for Sustainable Homes.

It is felt that the monitoring of smaller scaled renewable energy features or capacities are not being picked up in some cases as some eligible features no longer require planning permission due to permitted development rights. Since the beginning of 2010, a more detailed monitoring approach to renewable energy generation has commenced which picks up developments which would not meet the threshold required to be included in the E3: Core Output Indicator but do display features of renewable energy and energy efficiency.

Since 1st January 2010 – 31st March 2010 Chesterfield Borough Council has approved

- 3 housing developments to be built to Code for Sustainable Homes Level 4
- 2 housing developments to be built to Code for Sustainable Homes Level 3
- 2 non-residential developments to be built to BREEAM Level 'Very Good'
- 3 housing developments with conditions requiring in total 36 Solar Photovoltaics

Local Output Indicators

L1 - Sustainable Drainage Schemes (SuDS); permissions granted

Target

No target identified

2006 Replacement Chesterfield Borough Council Local Plan Policy

- EVR 11 Surface Water Drainage

Performance

This measure looks at planning permissions granted for new housing sites of 10+ dwellings and non-domestic sites greater than 0.4ha land area or 1,000sqm floorspace which include a SuDS scheme.

	No of sites	Total area of sites ha.
Domestic Sites	1	0.75 ha
Non-Domestic Sites	3	6.65 ha
Total	4	7.4 ha

Comments

Monitored is currently limited to larger sites which met the regional thresholds for site size. There is opportunity for further monitoring of this indicator within the CDP Smart monitoring system for which Chesterfield Borough Council use, so that it is hoped in the near future that all sites will be considered.

L2 - Supply of ready to develop housing sites

Target

100% or greater

2006 Replacement Chesterfield Borough Council Local Plan Policy

- HSN 1 Site for Residential Development
- HSN 3 Residential Development on Large Sites
- HSN 4 Re-use of Vacant or Underused Buildings
- HSN 6 Infill Residential Development

Performance

$(2338 / 2280 * 100 = 102.5\%$ (RSS 380 dwellings per year)

$x/y*100$ where

x = Supply of Housing and

y = Strategic Housing Requirement x 6 years

Comments

Target met with the inclusion of specific sites identified through the reviewed Strategic Housing Land Availability Assessment.

2338 potential dwellings were identified with a discount applied to take account for non-implementation of permissions.

The strategic requirement is 380 x 6 years as stated in PPS; this gives a strategic requirement of 2,280 dwellings that are needed to be provided over the 6 year period.

The calculation shows Chesterfield Borough Council has a supply of ready to develop housing site for the next 6 years.

See Five Year Housing Land Supply in Appendix 2 of Annual Monitoring Report for further detail

APPENDIX 2: FIVE YEAR HOUSING LAND SUPPLY **APRIL 2011 – MARCH 2016**

1.0 Introduction

1.1 Planning Policy Statement 3: Housing (Para. 60) requires that all Local Planning Authorities in England must undertake work to establish whether or not a Five-Year Housing Land Supply exists in their area.

1.2 The Department of Communities and Local Government (DCLG) has issued guidance for local planning authorities when carrying out 5 year land supply assessments. It states that assessments should meet the following criteria:

- There must be a single published assessment (either stand alone or in the Annual Monitoring Report) which should conclude that 5 years supply is available;
- It must set out the 5-year period covered;
- The assessment must be based on the current development plan;
- The assessment must include a schedule/list of all sites and the status of sites;
- It should identify sufficient specific deliverable sites to deliver housing in the first five years;
- It should include a commentary (in the schedule) on how deliverability has been assessed against the requirements of paragraph 54 of PPS3;
- The current 5 year supply should not have been rejected by the planning inspectorate.

1.3 The following paragraphs set out the 5-year land supply position for Chesterfield borough in accordance with these criteria.

2.0 **Five Year Land Supply Position for April 2011 - March 2016**

- 2.1 This 5-year land supply assessment is for the period April 2011 to March 2016 and is set out in Table 1 below. It is based on the saved policies of the adopted local plan for Chesterfield borough, the Replacement Chesterfield Borough Local Plan, which was adopted in June 2006.
- 2.2 In March 2009 the East Midlands Regional Spatial Strategy was adopted, Chesterfield Borough Council now has a strategic requirement of 380 dwelling per year from 2006 - 2026.
- 2.3 The Five Year Land Supply Position takes into account the Residential Land Availability field survey results for 31st March 2010 and the Adopted Strategic Housing Land Availability Assessment 22nd October 2009 and 2010 Review.
- 2.4 Within the calculations a number of factors and assumptions have been considered. The remaining planning permissions have had a discount applied to reflect non-implementation. This has been done as whilst few permissions lapse each year it is accepted that on average 10 % do so. However in the current economic conditions; research from a neighbouring authority has shown that owners/developers consider around 30% of sites may not come forward in the short term. A discount of 30 % has therefore been made to the dwellings with planning consent presently.
- 2.5 Two calculations of the housing supply have been made one showing the housing land supply of sites with permission, allocated and under construction. The second calculation includes sites that have been deemed deliverable for housing within the next five years within the Borough's adopted Strategic Housing Land Availability Assessment (SHLAA).
- 2.6 The strategic requirement for Chesterfield Borough is the 380 dwellings per annum set by the East Midlands Regional Plan adopted March 2009. However the recent economic downturn has meant that the number of dwellings completed in the monitoring years 2008/2009 and 2009/2010 have not matched the annual target.
- 2.7 The council adopted its Strategic Housing Land Availability Assessment in October 2009 and an updated 2010 Review adopted November 2010. Within PPS 3: Housing Para. 54, with regard to Strategic Housing Land Availability Assessments it states that "*Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years*".

- 2.8 This element of sufficient specific deliverable sites is now included in the 5 year housing land supply calculation following the adoption of the SHLAA. The calculation of the 5 year land supply is shown within the blue box; the inclusion of sites identified within the SHLAA has taken the supply to 6.2 years thus showing a 5 year supply of deliverable housing land.
- 2.9 Chesterfield Borough Council's supply of deliverable housing land is set out on the next page in Table 1.

**Table 1: Chesterfield Borough Council's Housing Supply Position
April 2011 - March 2016**

FACTOR	NUMBER OF DWELLINGS	YEARS SUPPLY
a) Under Construction	40	
b) With Planning Permission up until 31 st March 2010 (discounted by 30% to reflect non-implementation)	555	
c) Deliverable Allocated Sites in Replacement Chesterfield Borough Local Plan, but without planning consent at present: H10, H20, H21, H25, H35, H38a, H38b, H40a and part of H40b	989	
d) Strategic Housing Requirement per annum	380	
Total Available Supply deliverable with permission, allocated or under construction	1584/380	4.2 years
Sites identified in the Strategic Housing Land Availability Assessment as 5 Year Land Supply List of Deliverable Potential Housing Sites	754	
Total Available Supply + SHLAA Deliverable Sites / Strategic Housing Requirement	1584 + 754 = 2338 2338/380	6.2 years

2.10 All the allocated sites listed in Table 1 are considered to be deliverable, as stated by the council in 2005 in its evidence to the Public Local Inquiry into the replacement local plan. The inspector accepted this assessment of deliverability. 'Deliverable' has subsequently been defined as "available, suitable and achievable" in Planning Policy Statement 3 Housing (PPS3) paragraph 53, and all sites remain deliverable. Appendix A provides a commentary on each site and assessment of its deliverability against the requirements in paragraph 54 of PPS3.

2.11 Dwelling numbers for allocated sites are estimated using the minimum density cited in PPS3, of 30 dwellings per hectare. However, recent experience indicates that higher densities will almost certainly be achieved, so the supply is likely to be more than the estimates given here.

2.12 This statement of 5 year supply has not been rejected by the Planning Inspectorate. It will be reviewed from time to time, as required to reflect changes in the Development Plan, the Strategic Requirement and in housing land availability.

3.0 **Economic Slowdown**

3.1 The effects of the recession have had a great effect on the rate of house building within the borough with only 24 net dwellings completed in the monitoring year, a drop of 63% from the previous year. The effects of the recession are expected to continue and are likely to be shown when the Residential Land Availability Survey is carried out in April 2011.

3.2 If the survey continues to show few completions, the borough's land supply position is likely to last longer and more will become available in the future, though a greater build rate will be required for the following years to meet the strategic requirement.

- 4.0 **Strategic Housing Land Availability Assessment (SHLAA)**
- 4.1 The SHLAA has been adopted and is a tool that **identifies *potential* housing land supply but does not seek to make policy decisions on which sites should be developed.**
- 4.2 It provides a pool of potential housing sites against which other policy considerations will need to be balanced. It will be used to support decision-making and does not pre-judge the strategic approach that the Chesterfield Borough LDF will eventually take.
- 4.3 The use of the SHLAA as a tool for identifying housing supply has been included within this five year housing land supply, Using that approach it has been used to “top-up” the supply of available developable sites, either allocated or with permission or under construction, to meet the strategic housing requirement that is set out in the Regional Spatial Strategy.
- 4.4 The council adopted a Strategic Housing Land Availability Assessment (SHLAA) in October 2009, it proposed that sites identified as specific deliverable sites are now included within the 5 year housing land supply calculation following the adoption of the SHLAA. The 2010 review has also been carried out, inclusion of sites identified within the SHLAA review have been considered and added to the supply taking the supply to 6.2 years thus showing a 5 year supply of deliverable housing land.
- 4.5 The intention is the SHLAA will continue to be updated on an annual basis to coincide with the Residential Land Availability Survey carried out in the April of each year to identify new and replacement suitable and deliverable sites and will act as a ‘top up’ for a deliverable housing supply.
- 4.6 The SHLAA 2010 review identified 25 sites without planning permission that are potentially deliverable housing sites within the next five years. These 25 sites cover an area of 21.7 hectares and have potential for 754 dwellings over the next five years.

ANNEX A – STATUS OF ALLOCATED SITES

There are currently 9 allocated sites remaining from the Chesterfield Borough Council Replacement Local Plan:

Site Location:	Potential 5 year dwelling supply
Chesterfield Waterside	770
Newbold School	60
Shorts Builders Yard	20
Sycamore Road	18
Walton Hospital (south of site)	60
Walton Hospital (west of site)	60
Walton Works	200
Wheatbridge Mills	70
William Street North	11
Total	1269

Source: Replacement Chesterfield Borough Local Plan June 2006

Allocated Sites Commentary

H40a and H40b A61 Corridor Regeneration Scheme, 770 dwellings

Part of the A61/River Rother Corridor General Development Framework area, covered by policy GEN11 in the replacement local plan and known as Chesterfield Waterside. An outline application was submitted in November 2009 for a mixed use regeneration scheme for the entire site. The application was resolved to be approved by planning committee. Approval is still pending the signing of a Section 106 agreement. The application suggests that up to 1500 dwellings will be possible on site, almost doubling the 770 dwellings estimated within the 2006 Replacement Chesterfield Borough Council Local Plan.

All reserved matters except point of access were submitted. If approved, this will commit development in outline, but future, reserved matters planning permissions would need to be brought forward for the later phases of housing.

Given the probable limits on market demand and constructors' capacity, it is obvious that H40b site will not be completed until after 2016. In the period over the housing land supply period up until 2016 it is believed that up to 490 dwellings are deliverable.

H25 Newbold School, 60 dwellings

The former site of Newbold Community School, this site was cleared of buildings in 2006. It belongs to the borough council, having been leased to the county council for its previous school use. A brief has been prepared for the site's development and put out for public consultation, following which it was adopted by the council in January 2007. There would appear to be no

special infrastructure difficulties or costs preventing this site being developed before 2016.

H35 Shorts Builders Yard, Sheffield Road, 20 dwellings

The site is on Sheffield Road adjacent to the existing Chesterfield Rugby Club ground. It is currently used as a builder's yard. It is sustainably located, close to facilities in Chesterfield Town Centre and to local shops on Sheffield Road. Access is direct from Sheffield Road and there are frequent bus services to and from the town centre. The development requires the relocation of the builder's yard, but other than this there are no known constraints to development. The site is part of an application dating back to the early 90s for an outline for residential development (CHE/00792/0417).

H10 Land between Elm Street and Sycamore Road, Hollingwood, 18 dwellings

Part of an area of scrubland located within Hollingwood estate surrounded by other housing and served by local facilities and schools. Site is accessible by public transport along Sycamore Road. South of the site is earmarked for the provision of open space lacking in Hollingwood. Development of site would assist regeneration of the area. The site is the remaining vacant site within the estate. Overhead electricity powerlines run alongside the western boundary, but otherwise there are no known constraints to development. Previous outline permissions for development have expired.

H20 Walton Hospital (North), 60 dwellings and H21 Walton Hospital (South), 60 dwellings

The two sites H20 and H21 were originally allocated for housing development in the 1996 Chesterfield Borough Local Plan. Not having been developed within that plan period and apparently not needed imminently, they were then phased for development between 2011 and 2016. Changes in the organisation and resourcing of health services have now made their development more of a priority for the primary care trust, which sees sale of the sites as a way of paying for improvements to the health facilities at Walton. Planning permission was granted two years ago improvements to the health facilities. In the context of the 5 year housing land supply there would appear to be no specific infrastructure constraints to prevent the two sites being developed before 2016.

H38a Former Walton Works, Chatsworth Road, 150 dwellings

Part of the Chatsworth Road General Development Framework area, covered by policy GEN13 in the replacement local plan. The once industrial site has been cleared through demolition. The only surviving building on the cleared site is the Grade II* Listed Building Walton Works. There have been ongoing discussions with the owners about new development and the conversion of the Grade II* Listed Building for housing. A previous application was refused for residential development in 2007. There are no known constraints to development. This site is developable before 2016.

H38b Former Wheatbridge Mills, Wheatbridge Road, 70 dwellings

Part of the Chatsworth Road General Development Framework area, covered by policy GEN13 in the replacement local plan. This site is currently occupied by industrial units and subject to a lease, both of which mean is not expected to be available for development before 2013. In assessing the requirements for development of this site, measures to manage flood risk will need attention through a flood risk assessment, given the recent flooding events and national changes of priority in respect of flood risk areas. These factors can be mitigated for before the lease ends on the industrial units, and there would be no reason stopping the site coming forward by 2016.

ANNEX B – SCHEDULE AND STATUS OF ALL SITES

Schedule of Sites, Permission sites remaining for 10 dwellings or more as of 31st March 2010

Application Number	Location	Under Construction	Not Started	Total	Current Status
CHE04/00974/FUL	Site Of Former Gate Inn, Worksop Road	0	30	30	Two applications have been submitted. One for an Extension of time application for residential development. The second application is for two 14 bed independent hospitals. Neither have been decided as of yet. Site is cleared and is deliverable, achievable, and suitable.
CHE/07/00765/FUL	Former Chesterfield Cylinders Site, Derby Road	0	198	198	Site is cleared and is deliverable, achievable, and suitable. The site is the 2 nd phase of the large Derby Road Donkins site. Discussions with the developer regarding

					the implementation of this site are on-going.
CHE/08/00553/FUL	Site Of Former Goldwell Rooms Ashgate Road	0	13	13	Well served by facilities and jobs in the town centre and local schools. Access directly from Ashgate Road. Frequent bus service along Ashgate Road. Development would retain the majority of the Public car park. Site is owned by the Council. No known constraints to Development.
CHE/1001/573	Marshfield Grove, Netherthorpe	4	17	21	First phase of development underway Achievable, Available and Deliverable
CHE/1107/513	103,105,105a Newbold Road	0	16	16	Available and Deliverable Demolition and clearance of the site has occurred. Permission is awaiting commencement
CHE/09/00102/FUL	Land adjoining Elm Street	0	23	23	Available and Deliverable Site is overgrown and in need of clearance before work can commence

CHE/07/00297/FUL	Land at Laurel Crescent	0	42	42	Available and Deliverable Section 106 agreement signed, development expected to be begin in 2010
CHE/08/00288/FUL	216 Old Hall Road	0	10	10	Available and Deliverable Site Cleared demolition of previous dwelling carried out. Site is being marketed as a residential development.
CHE/09/00756/OUT	Inky Social Club, Dade Avenue	0	11	11	Available and Deliverable Site would need clearing before any development can occur
	Total	4	360	364	

Schedule of Sites, 9 dwellings or less

	Under Construction	Not Started
Sites of 9 dwellings or less	36	248

ANNEX C – SHLAA SUITABLE AND DELIVERABLE SITES

Site Reference:	Site Location:	BF/GF:	Site Size (ha):	Potential Number of dwellings	Potential 5 year supply	Estimated Year of Delivery						
						10-11	11-12	12-13	13-14	14-15	15-16	Developable Year 6-10
2009/028	Land off Dock Walk	BF	1.3	57	57	0	0	35	22	0	0	0
2009/038	Saltergate Stadium Site	BF	1.9	96	96	0	0	35	35	26	0	0
2009/041	Frecheville Street, Staveley. Land off,	GF	0.9	24	24	0	0	24	0	0	0	0
2009/048	Sheffield Road (Ash Glen Garden Centre etc.), Sheepbridge	BF	1.2	30	30	0	0	30	0	0	0	0
2009/058	Abercrombie Primary School, St.Helens Street	BF	0.3	12	12	0	0	12	0	0	0	0
2009/059	Ashbrook Centre & Hostel	BF	1.2	33	33	0	0	33	0	0	0	0
2009/083	Deatons	BF	1.1	50	50	0	0	0	0	35	15	0
2009/086	Miller Avenue	BF	0.4	12	12	0	0	12	0	0	0	0
2009/104	Spital Lane, 146-150	GF	1.3	50	50	0	0	35	15	0	0	0
2009/108	Brockwell Court, Cheedale Avenue	GF	0.7	28	28	0	0	28	0	0	0	0
2009/109	Bank Street Garage Site	BF	0.3	10	10	0	0	0	10	0	0	0
2009/110	Rugby Club, Sheffield Road	GF	2.9	85	85	0	0	35	35	15	0	0
2009/113	Foolow Court, Boythorpe	GF	0.6	18	18	0	0	18	0	0	0	0
2009/160	Old Road Ambulance Station	BF	0.4	11	11	0	0	0	0	11	0	0
2009/166	Builders Yard, St Phillips Drive	BF	0.5	15	15	0	0	0	0	15	0	0
2009/170	Rear of Storrs Road	GF	1.1	10	10	0	0	0	0	10	0	0
2009/185	Spital Lane, Opposite Spital Cemetery,	BF	0.2	10	10	0	0	10	0	0	0	0
2009/199	White Bank Close	GF	0.6	16	16	0	0	16	0	0	0	0
2009/202	Sheffield Road former Boat Sales site	BF	1.3	50	50	0	0	30	20	0	0	50
2010/241	Brendon House, Brendon Avenue, Loundsley Green	BF	0.4	17	17	0	0	0	0	0	0	0
2010/245	Land adjacent 300 Manor Road, Brimington	BF	0.9	31	31	0	0	0	0	31	0	0
2010/246	Computer Services, Barker Lane	BF	1.1	39	39	0	0	0	20	19	0	0
2010/250	Inky Social Club, Inkersall Green*	BF	0.5	16	16	0	0	16	0	0	0	0
2010/264	Land north of East Crescent, Duckmanton	GF	0.5	14	14	0	0	0	0	0	14	0
2010/271	DCC Social Services, West Street, Chesterfield	BF	0.5	25	25	0	0	0	25	0	0	0
2009/056	Donkins phase 2*	BF	3.4	149	149	0	40	40	40	29	0	0
2009/187	Netherthorpe/ Marshfield Close*	GF	0.7	21	21	0	0	10	11	0	0	0
2010/272	Saltergate Stadium Frontage	BF	0.2	11	11	0	0	11	0	0	0	0
Total			26.3	940	940	0	40	430	233	191	29	50

***Sites with planning permission on 31st March 2010**

ANNEX D – CURRENT 5 YEAR LAND SUPPLY

The current 5 year land supply in place has not been rejected by the Planning Inspectorate either at appeal or enquiry.

APPENDIX 3: GLOSSARY

Term	Explanation
<i>Annual Monitoring Report (AMR)</i>	Part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and extent to which Local Development Documents are being implemented. It is the main mechanism for assessing the Local Development Framework's performance and effects.
<i>Allocated Sites</i>	Sites that are proposed for residential, employment or mixed-use development in the local plan or development plan documents. The local authority is required to provide housing and employment land to serve the needs of the district.
<i>Contextual Indicators</i>	Measure changes in the wider social, economic, and environmental background against which policies operate.
<i>Core Strategy</i>	Sets out the long term spatial vision for the local planning area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a development plan document.
<i>Development plan</i>	Formerly comprising of the Structure Plan and Local Plan, the Development Plan will now consist of the RSS and LDDs. The Development Plan is a set of land-use policies against which planning applications will be determined unless material considerations indicate otherwise.
<i>Development Plan Documents (DPDs)</i>	Spatial planning documents that are subject to independent examination, and together with the regional spatial strategy, will form the Local Development Document for a local authority area. They can include for example a core strategy, site-specific allocations of land, and area action plans (where needed).
<i>Evidence Base</i>	Information gathered by planning authority to support preparation of local development documents. Includes quantitative and qualitative data.
<i>Housing Trajectory</i>	Means of showing of past and future housing performance by identifying the predicted provision of housing over a period of time.
<i>Local Development Documents (LDDs)</i>	The collective term in the Act for development plan documents, supplementary planning documents, and the statement of community involvement. (The local development scheme and annual monitoring report are related documents and part of the LDF.)
<i>Local Development</i>	The name for the portfolio of local development documents; and development plan documents, supplementary planning documents, a statement of

Term	Explanation
<i>Framework (LDF)</i>	community involvement, the local development scheme and annual monitoring report. Together all these documents will provide a framework for delivering the spatial planning strategy for a local authority area. The LDF should be continually reviewed and revised.
<i>Local Development Scheme (LDS)</i>	A related LDF document that sets out the programme for preparing local development documents. All authorities must submit a scheme to the Secretary of State for approval.
<i>Monitoring</i>	Regular and systematic collection and analysis of information to measure policy implementation.
<i>National Land Use Database (NLUD)</i>	Local authorities submit annual returns data to a partnership of the DCLG, English Partnerships and Ordnance Survey on vacant and derelict sites, and other PDL that may be available for redevelopment.
<i>Output Indicators</i>	Measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information. Regional and annual monitoring reports contain 9 Core or National Core Output Indicators (NCOIs). Annual monitoring reports can also contain local output indicators to cover the outputs of policies not covered by the LDF core output indicators.
<i>Planning and Compulsory Purchase Act 2004 (the Act)</i>	The piece of legislation that introduced the new development planning system. The Act commenced 28th September 2004.
<i>Planning Policy Statements (PPS)</i>	Set out national planning policies to be taken into account by local authorities when preparing Local Development Documents. They replace existing Planning Policy Guidance notes (PPGs).
<i>Previously Developed Land (PDL)</i>	Or 'brownfield' is land that has been previously developed. Land that is, or was, occupied by a permanent structure. This may include sites in the countryside, which have been developed for industrial or other purposes. The definition also covers the curtilage of development. However, the definition does not include buildings or land used for agricultural purposes, or land in built-up areas that has not been developed previously, e.g. parks, recreation grounds, and allotments. Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape over time.
<i>Regional Spatial Strategy (RSS)</i>	Sets out the region's policies in relation to the development and use of land and forms part of the development plan. The RSS will replace Structure Plans and Regional Planning Guidance.

Term	Explanation
Registered Social Landlords (RSLs)	Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.
Saved Policies or plans	Existing adopted old-style development plans such as Replacement Chesterfield Borough Local Plan are saved for three years from the date of the commencement of the Act / from the date of adoption.
Spatial Planning	Spatial Planning involves policies concerned with the use of land and combines them with other policies and plans that cannot be delivered purely by the grant or refusal of planning permission.
Statement of Community Involvement (SCI)	Sets out how the council intends to involve local communities and key stakeholders in the preparation of the LDDs. The SCI will be subject to independent examination.
Strategic Environmental Assessment (SEA)	An assessment of the environmental impacts of policies contained within LDDs. Combined with the Sustainability Appraisal the SEA is vital to producing a sound LDD.
Supplementary Planning Document (SPD)	Provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.
Sustainability Appraisal (SA)	All LDDs will be subject to Sustainability Appraisal. The Appraisal process involves identifying the environmental, social and economic impacts of different policy proposals to help find the most sustainable solution.
Targets	Thresholds that identify the scale of change to be derived from policies over a specific time period (e.g. the number of affordable homes to be built by a set date).
Windfall Sites	Sites that have not been proposed in the Plan, but which have become available for small-scale residential development such as a conversion or sub-division. They are normally found within development boundaries.