

# **The Fifth Chesterfield Borough Council Annual Monitoring Report**



**December 2009**

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**FIFTH CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT**  
**For the period April 2008 to March 2009**

**1. EXECUTIVE SUMMARY**

- 1.1 This fifth Annual Monitoring Report (AMR5) for Chesterfield Borough covers the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009 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 has been revised. LDS 3 was initially delayed due to the need to reflect the new edition of PPS12 and then withdrawn following publication of amended Local Development regulations SI 401, in April 2009. It has since been revised and re-submitted to the Secretary of State in December 2009.
- 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 have been saved for a period beyond June 2009, and are considered to be effective and up to date. The council has reviewed the justification to save them and 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 monitoring of Core Output Indicator H2 has shown that the current housing supply has been affected by the adoption of the increased Regional Spatial Strategy strategic housing requirements, an increase of 100 dwellings per annum. Action will be required 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.
- 1.11 Core Output Indicator H5 shows that there are problems in delivering affordable housing within the borough. The adoption of the Supplementary Planning Document on Affordable and Special Needs Housing (adopted in Oct 2007) has gone some way towards improving this situation; however the impact of the 'credit crunch' has severely restricted the council's ability to deliver affordable housing within private development schemes. The adoption of a clearer and more robust policy on affordable housing, policy HSN7 in the RCBLP, provides an opportunity to increase the delivery of affordable housing as a proportion of new housing development once the effects of the 'credit crunch' begin to decline.
- 1.12 Core Output Indicators BD1, BD4 and E3 rely on strong specific monitoring. The current monitoring framework in place currently means improvements are needed. BD1 and BD4 indicators monitoring are expected to improve with the implementation of the East Midlands Regional Monitoring Initiative that Derbyshire County Council are coordinating for the county. The monitoring system CDP Smart will be able to monitor all retail and employment applications that would be applicable to the Core Output Indicators BD1 and BD4.
- 1.13 Core Output Indicator E3: Renewable Energy generation, this indicator suggests that energy generation is low from renewable sources, although this could be down to renewable energy features or capacities not being picked up after the application process through conditions or that permission was not needed for some features. It is proposed that a more detailed monitoring approach to renewable energy generation is required during and after the application process.

## 2. INTRODUCTION

- 2.1. The Planning and Compulsory Purchase Act 2004 came in to force on the 1<sup>st</sup> 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 2008 to March 2009.
- 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 2008 was 100,800 (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 and Doe Lea 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 74,350 at 2005, 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 20<sup>th</sup> 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 17,350 at 2005. 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 8,630 at 2005. 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 the Chesterfield Cylinders site have already been granted planning permission and are complete or undergoing development. Other regeneration sites are under preparation or being negotiated during the monitoring period.

- 2.15. The period of industrial restructuring mentioned above also 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 will replace the informal Town Centre Masterplan approved in 2004. The new masterplan will also cover the area known as the Town Centre Northern Gateway, one of the three 'areas of major change' mentioned in the 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. In the next monitoring period the masterplan for the third 'Area of Major Change' (Northern Gateway mentioned above) is likely to be adopted. Work will commence on a masterplan for another area of industrial decline, the Staveley Works Corridor, which will be taken forward as an Area Action Plan over the following years

### **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 rate was 4.5% in March 2009 an increase of 1.9% from the previous year and it is still above the England average (4%), as is youth unemployment below the age of 25 (8.8% compared with the England average of 6.4%). This rise in unemployment is expected to continue across the borough while the country is under the effects of the economic recession.
- 2.18. Chesterfield Borough Council as an authority is ranked the 77<sup>th</sup> 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 cut this congestion public transport is perceived as best alternative to the car. Currently in Chesterfield Borough the bus and other forms of public transport only account for 10% of journeys to work, compared to the national average of 15%.
- 2.22. Traffic Congestion in the borough has had significant knock on effects in terms of air quality along major transit routes within borough. There is a proposed Air Quality Management Area (AQMA) for the A61 and A619, this AQMA has yet to be adopted by the borough.

## **Housing Supply**

- 2.23. The East Midlands Regional, Regional Spatial Strategy was adopted in March 2009. The annual strategic housing requirement has increased with the borough now requiring an extra 100 dwellings per year until 2026. Over the Plan period an extra 2,000 dwellings are required taking the requirement up to 7,600 homes.
- 2.24. From having a 'stable' five year housing supply, the new strategic housing requirement has since reduced the length of time that available sites (i.e. those allocated and with planning permission) will last down to 3.5 years.
- 2.25. The council has recently adopted a Strategic Housing Land Availability Assessment (SHLAA) in October 2009, although outside the monitoring period, it is considered necessary to refer to it within this

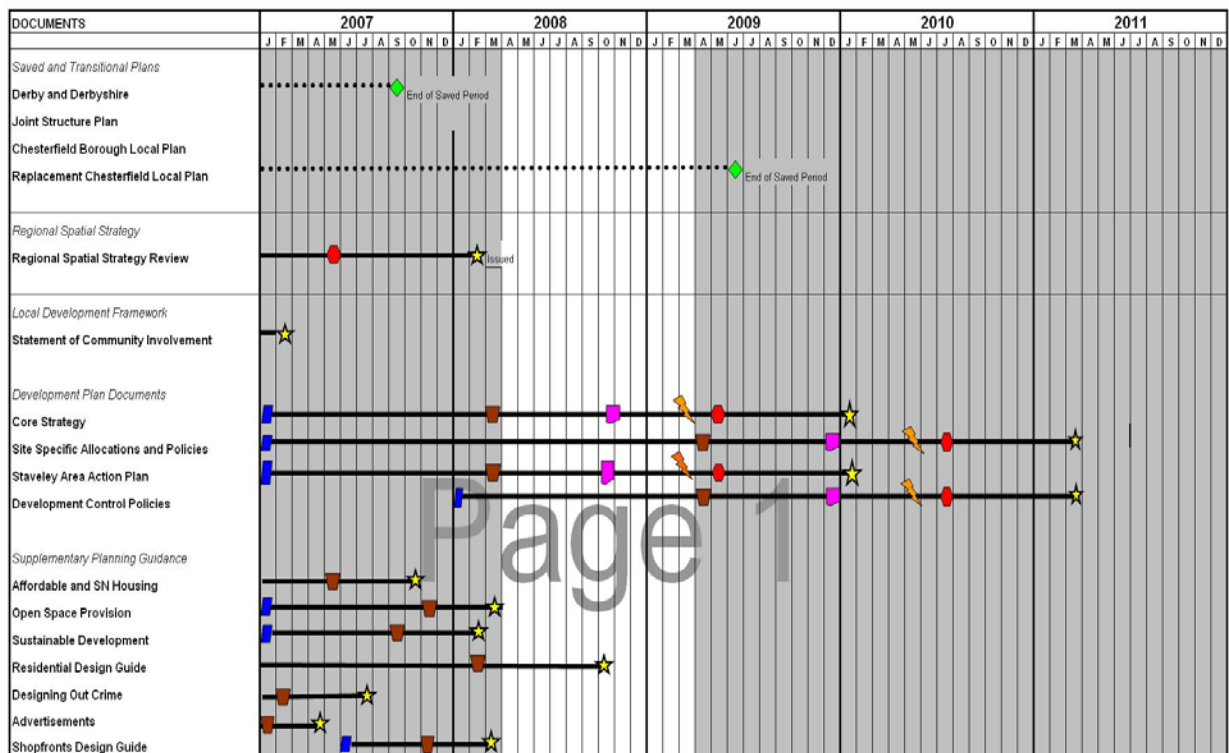
document as it will have an impact on future monitoring periods. The SHLAA has identified specific deliverable sites which can now be included within the 5 year housing land supply calculation. The inclusion of sites identified within the SHLAA has taken the supply of deliverable housing to 5.2 years; thus showing a 5 year supply of deliverable housing land.

### 3. LOCAL DEVELOPMENT FRAMEWORK PREPERATION

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 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 has no yet been approved. The Second Chesterfield Local Development Scheme (LDS2) therefore remains as the one applicable to the monitoring period April 2008 – March 2009. LDS2 was submitted in March 2007 and approved by the Government Office for the East Midlands on 30<sup>th</sup> April 2007.

3.2. 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 2008/09**



KEY	
	Start preparation
	Pre-submission Consultation
	Public participation on options/SPD draft
	Pre-Examination Meeting
	Submission to SoS
	Public examination
	Adoption
	End of Saved Plan

Pale Columns highlight monitoring period April 2008 - March 2009

3.3. Full versions of both LDS2 and the resubmitted LDS3 are available on the CBC web site [www.chesterfield.gov.uk](http://www.chesterfield.gov.uk) under Local Development Framework.

3.4. 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**

<b>LDF DOCUMENTS</b>	<b>MILESTONE</b>	<b>PROGRESS</b>
Core Strategy DPD	Start preparation January 2007  Preferred Options Consultation March 2008  <i>2008 and 2009 work reprogrammed in LDS3</i>	Achieved  Issues and Options Consultation Achieved June 2009
Staveley Area Action Plan DPD	Start preparation January 2007  Preferred Options Consultation March 2008  <i>2008 and 2009 work reprogrammed in LDS 3</i>	Achieved  Issues and Options Consultation Achieved June 2009
Site Specific Allocations and Policies DPD	Start preparation January 2007  <i>Baseline work for Sustainability Appraisal undertaken January 2007.</i>  <i>No milestone in monitoring period but site evidence collection underway in SHLAA and Employment Land Study</i>	Achieved
Development Control Policies DPD	Start preparation January 2008  <i>Baseline work for Sustainability Appraisal undertaken January 2007 but revised LDS and PPS12 indicates DPD not required</i>	Achieved  Work rolled in to revised Core Strategy DPD
Affordable and Special Needs Housing SPD		Adopted October 2008
Open Space Provision SPD		Adopted September 2008
Sustainable Design SPD		Adopted October 2008
Residential Design Guide SPD		Scoping achieved.  No progress in

<b>LDF DOCUMENTS</b>	<b>MILESTONE</b>	<b>PROGRESS</b>
		monitoring period. Restarted April 2009
Designing Out Crime SPD		Adopted July 2007
Advertisements SPD		Adopted April 2007
Shopfronts Design Guide SPD		Adopted October 2008

- 3.5. The council's fourth Annual Monitoring Report (AMR3) covering the period April 2007 to March 2008 assessed progress on LDS2 and indicated that the proposed DPDs appeared to be on target. Since then several elements had emerged that point to the need to revise the timetable and the description of several elements within it.
- 3.6. A new, third LDS was submitted to the Secretary of State in November 2008. This was later than the intention stated in paragraph 3.4 of AMR4 which indicated publication in April-June 2008. The delay was caused by the need to reflect the revised PPS12 (published June 2008) and to clarify best practice advice.
- 3.7. That updated LDS was withdrawn in 2009 before its approval, this was due to the changes to the regulations introduced in April 2009 and the need to include further programme changes
- 3.8. All DPDs started on time and baseline Sustainability Appraisal work for all four DPDs was completed in mid 2007, working jointly with North East Derbyshire.
- 3.9. Within the newly submitted LDS3 the timetables for all three DPD and Staveley Works AAP have been reprogrammed
- 3.10. Aspects of initial community involvement and preparation of studies for the evidence base has also been shared, but these parts of the process have all taken longer than foreseen. The milestones for work on issues and options consultation for the Core Strategy and Staveley Works AAP was missed and only achieved in June 2009 (after the monitoring period).
- 3.11. 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 the council's third LDS indicates that this DPD is no longer required. It is being incorporated into the council's Core Strategy DPD instead.

#### 4. POLICY IMPLEMENTATION

- 4.1. The Replacement Chesterfield Borough Local Plan was adopted on 7<sup>th</sup> June 2006. The document contained 112 policies, there are now 109 'saved' policies and 3 appendices.
- 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**

<b>POLICIES NOT USED DURING 2007/2008</b>	<b>REASON FOR NOT BEING USED</b>	<b>ACTION</b>
HSN 2	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 so that the phasing is no longer appropriate.	One of RCBLP policies not to be saved after June 2009
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
EVR 7	Does not add anything significant to national legislation	One of RCBLP policies not to be saved after June 2009
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 9	No relevant applications	None
TRS 10	No relevant applications	None
TRS 15	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. Should the need arise, it is likely that policy <i>GEN 9 Infrastructure and Facilities</i> could be use to secure provision.	One of RCBLP polices not to be saved after June 2009
TRS 18	Safeguarding policy No relevant applications	None
SHC 3	No relevant applications	None
SHC 4	No relevant applications	None
SHC 12	No relevant applications	None
SCH 13	No relevant applications	None

### **The Use of Supplementary Planning Document**

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

#### **Advertisements SPD**

57 applications

#### **Affordable Housing and Special Needs Housing SPD**

5 applications (Affordable Housing outcomes subject to negotiation)

#### **Designing Out Crime SPD**

257 applications

#### **Open Space and Play Provision SPD**

3 applications (since adoption date 16<sup>th</sup> September 2008)  
£ 0 Contributions

#### **Shop Front Design SPD**

7 applications (since adoption date 12<sup>th</sup> December 2008)

#### **Sustainable Design SPD**

114 applications (since adoption date 13<sup>th</sup> October 2008)

## **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, although outside the monitoring period it is important that this is discussed.
- 4.5. The three policies that are no longer included in the plan, 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 has 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 Regional Annual Monitoring return for EMRA, as of March 31<sup>st</sup> 2009 gives the total housing stock of Chesterfield borough in the monitoring period as 48,517. 9,808 dwellings belonged to the Local Authority, 1,346\* to Registered Social Landlords (RSLs), 171 to other parts of the public sector and 37,017 to the private sector.

\*Note – 1,346 RSLs is the 2008 figure.

5.2. The RCBLP allocates a series of sites for housing development. These 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**

Policy Ref:	Location	Application No.	Actual Dwellings	Estimated Dwellings (as in RCBLP 2006)
<b><i>Allocated Site with permission at 31<sup>st</sup> March 2009</i></b>				
H4	<i>Laurel Crescent, Hollingwood</i>	CHE/07/00297/FUL	42	22
H8	<i>Elm Street, Hollingwood</i>	CHE/1101/0621/OUT	-	17
H19	<i>Former Goldwell Rooms (Frontage Only)</i>	CHE/08/00553/FUL	13	18
H24	<i>Land at Gate Inn, Mastin Moor</i>	CHE/04/00974/FUL	30	25
H30	<i>William Street North</i>	CHE/04/00722/REM	9	11
H31	<i>Land at rear of Penmore House</i>	CHE/04/00562/FUL	20	12
H39	<i>Part of former UEF site, Derby Road</i>	CHE/1203/0846/FUL	272	279
<b>Total Allocations Committed</b>			<b>386</b>	<b>384</b>
<b><i>Allocation Sites Not Yet Committed at 31<sup>st</sup> March 2009</i></b>				
H10	<i>Land between Elm Street and</i>	-	-	18

	<i>Sycamore Road, Hollingwood-</i>			
<b>H20</b>	<i>Walton Hospital (north)</i>	-	-	60
<b>H21</b>	<i>Walton Hospital (south)</i>	-	-	60
<b>H25</b>	<i>Newbold School</i>	-	-	60
<b>H35</b>	<i>Shorts Building Yard, Sheffield Road</i>	-	-	20
<b>H38a</b>	<i>Former Walton Works, Chatsworth Road</i>	-	-	150
<b>H38b</b>	<i>Former Wheatbridge Mills, Wheatbridge Road</i>	-	-	70
<b>H40a</b>	<i>A61 Corridor Regeneration Scheme before 2011</i>	-	-	320
<b>H40b</b>	<i>A61 Corridor Regeneration Scheme after 2011</i>	-	-	450
<b>Allocations Not Yet Committed</b>				<b>1208</b>

5.2 64 new dwellings were completed in the borough during the monitoring year. As at 31st March 2009, there were 18 dwellings under construction and 605 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites (1,208 dwellings), Chesterfield borough has housing land supply capable of delivering 2,042 dwellings as of the 31<sup>st</sup> March 2009. 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, which has introduced a new strategic housing provision requirement.

- 5.4 Guidance from the Department of Communities and Local Government states that an Annual Monitoring Report submitted in December 2009 should report its Five Year Land Supply for the period April 2010 to March 2015. Appendix 2 gives the Chesterfield Borough Council Five Year Land Position for the period.

### **Strategic Housing Land Availability Assessment**

- 5.5 The council has recently adopted its Strategic Housing Land Availability Assessment (SHLAA) it proposes 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 inclusion of sites identified within the SHLAA have been considered and added to the supply taking the supply to 5.2 years thus showing a 5 year supply of deliverable housing land.
- 5.6 The intention is that the SHLAA will 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.
- 5.7 The SHLAA identifies 21 sites that are potentially deliverable housing sites within the next five years. These 21 sites cover an area of 18.4 hectares and have potential for 651 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 the appendix, 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

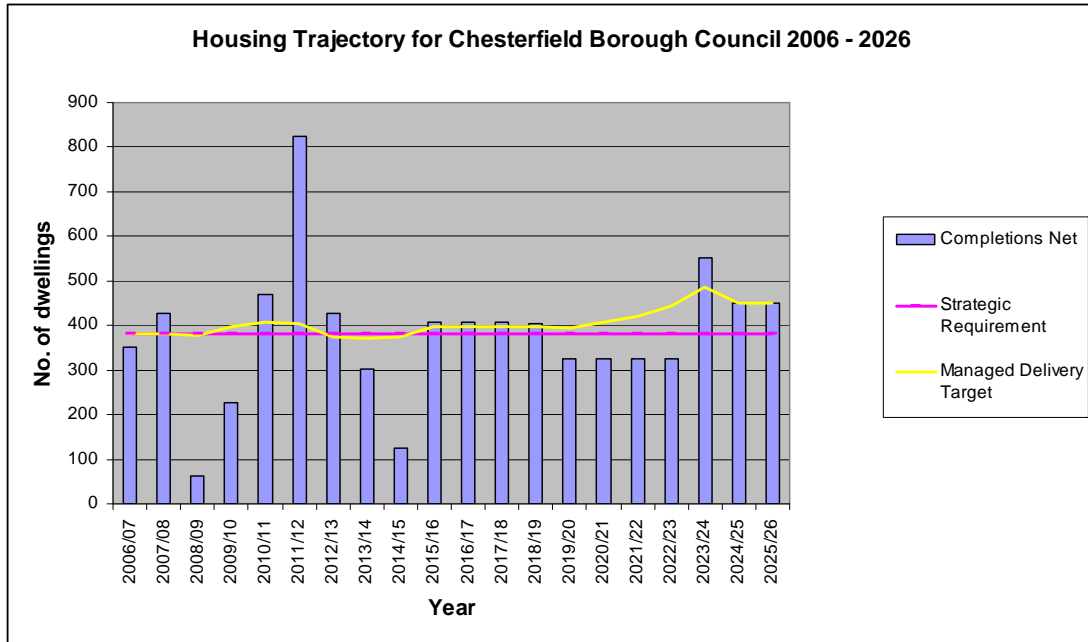
once a sustainability appraisal of new-style development plan documents has been undertaken.

- 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 the report.

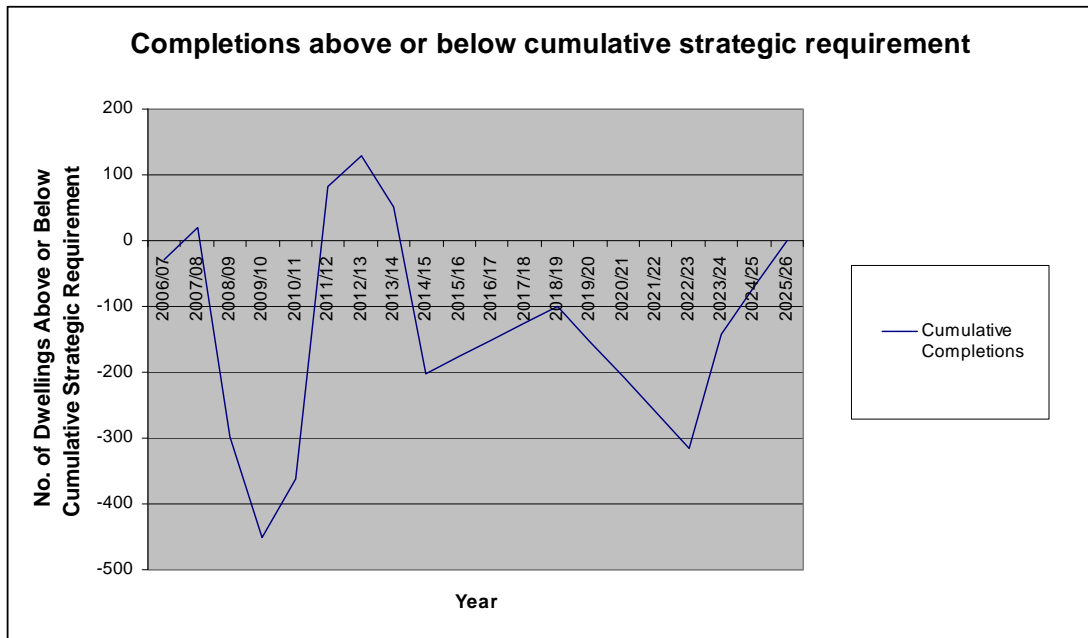
### **Housing Trajectory**

- 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 2009/10 to 2026 consist of sites under construction, with permission, allocated sites and the use of the Borough Council's recently adopted 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. In view of the need to maintain a five year land supply and the increase in strategic housing requirement derived from the Regional Spatial Strategy the council has removed the phasing policy HSN2 in respect of identified allocated sites. This was carried out as part of the 'Saved Policies' process.
- 6.10 The replacement RSS was adopted in March 2009. This has increased the strategic housing requirement. At this time the Borough Council will seek to make use of sites identified as suitable, developable and deliverable within the next five years through its SHLAA to meet its strategic requirements.

**Chart 1: Housing Trajectory for Chesterfield Borough up to 2026**



**Chart 2: Completions above or below cumulative strategic requirement**



6.11 Chart 1 and Chart 2 show that the level of net housing completions is set to exceed the strategic housing requirement derived from the East Midlands Regional Spatial Strategy from 2011/12 up until 2013/14.

- 6.12 The housing trajectory reflects the recent recession with low numbers of completions in Chart 1 which coincides with a deficit shown when compared to the delivery of the strategic housing requirement in Chart 2 focusing on the years 2008/09 – 2009/10.
- 6.13 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.
- 6.14 The identification of future development sites within the borough's upcoming Core Strategy and Site and Boundaries Development Plan Document is important to maintain progress towards meeting the strategic housing requirement of 7,600 homes up until 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 authorities are currently developing/improving the employment monitoring database and updating the existing residential land availability database. The new 'CDP Smart' system will allow 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; full implementation is expected from January 2010.
- 7.2 There are currently a number of gaps against performance for a number of indicators, specifically employment and retail. Some of the data not currently monitored will become available in the future through the development of the appropriate monitoring systems, including technical advancements and improved data collection methods through partnership with Derbyshire County Council.
- 7.3 A more thorough approach to recording data from planning applications is required with regard to Sustainable Design elements such as Renewable Energy and Sustainable Drainage Schemes (SuDS); this needs to improve to coincide with 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 In future monitoring, the council will be develop significant effects indicators and additional local output indicators which will follow from the preparation of Sustainability Appraisals for Development Plan Documents. This work will be part of developing the evidence base needed to commence work on the 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 had made progress on the programme spelled out in LDS2 with the completion of 6 SPDs. This AMR5 confirms that changes to the LDS with timetabling and changes to the LDF regime were necessary and this has been reflected in the recent submission, withdrawal and re-submission of LDS3.
- 8.2 The monitoring of Core Output Indicator H2 has shown that the current housing supply has been affected by the adoption of the increased Regional Spatial Strategy strategic housing requirements, an increase of 100 dwellings per annum. Action will be required 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.
- 8.3 Core Output Indicator H5 shows that there are problems in delivering affordable housing within the borough. Although this year due to the low number of completions, Affordable Housing has accounted for 21% of new housing, the adoption of the Supplementary Planning Document on Affordable and Special Needs Housing (adopted in Oct 2007) has gone some way towards improving this situation; however the impact of the 'credit crunch' has severely restricted the council's ability to deliver affordable housing within private development schemes. The adoption of a clearer and more robust policy on affordable housing, policy HSN7 in the RCBLP, provides an opportunity to increase the delivery of affordable housing as a proportion of new housing development once the effects of the 'credit crunch' begin to decline. However, because there are few large housing sites (over 15 units) within the borough able to contribute significant levels of affordable housing, the overall number of new affordable homes derived from this source is likely to be limited.
- 8.4 Core Output Indicators BD1, BD4 and E3 rely on strong specific monitoring. The monitoring framework currently in place does not have these characteristics so improvements are needed. Monitoring BD1 and BD4 indicators is expected to improve with the implementation of Derbyshire County Council monitoring system CDP Smart which will monitor all retail and employment applications that would be applicable to the Core Output Indicators BD1 and BD4.
- 8.5 Core Output Indicator E3: Renewable Energy generation this indicator suggests that energy generation is low from renewable sources, although this could be down to renewable energy features or capacities not being picked up after the application process through conditions or that permission was not needed for some features. A more detailed monitoring approach to renewable energy generation is required and 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).

- 8.6 The council continues to take the threat of flooding and water quality seriously, this has been demonstrated by not granting planning permission for any developments that the Environment Agency have objected to for which the issue has then not been resolved by the council (Core Output Indicator E1).

## **APPENDIX 1: INDICATORS**

### **Contextual Indicators**

#### **X1 – Unemployment Level**

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

National Level at March 2009 – 4%

#### **Performance**

##### **Unemployment Rates (%) Chesterfield Borough Council and Derbyshire County Council**

<b>Month</b>	<b>Chesterfield Borough Council</b>	<b>Derbyshire County Council</b>
April 2008	2.5%	1.8%
May 2008	2.5%	1.8%
June 2008	2.4%	1.8%
July 2008	2.6%	1.9%
August 2008	2.7%	2.0%
September 2008	2.8%	2.1%
October 2008	2.9%	2.2%
November 2008	3.1%	2.5%
December 2008	3.3%	2.8%
January 2009	3.9%	3.2%
February 2009	4.5%	3.6%
March 2009	4.5%	3.8%

#### **Comment**

The borough has achieved its borough level target of being less than 1% above the national average at 4.5% compared nationally with 4% in March 2009.

Over the monitoring period the rate of the number of people unemployed has risen by 2%. This sharp rise coincided with the failure of the global economy and the effects of a recession within the United Kingdom.

Two wards within Chesterfield Borough are within the top 10 highest unemployment rates within the county, they are Rother and St Helens.

It should be noted that this is an improvement with a reduction of 50% on the previous year as 4 wards were previously within the county top 10.

This improvement could be a result of projects commissioned by the Working Neighbourhood Fund in these wards.

## **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)

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

### **Comment**

Chesterfield Borough Council is the 77<sup>th</sup> deprived local authority out of 354 local authorities in England and Wales (average rank) which equates within the poorest 22%.

Further work is needed to be done to raise the district'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 position for the monitoring period is not known and currently awaiting future release and update of IMD data in the next few years.

### **X3 – Average Property Prices**

**Target** - Borough average no higher than England and Wales average

#### **England and Wales Average**

Apr – Jun 2008	Jul – Sep 2008	Oct – Dec 2008	Jan – Mar 2009
£219,208	£223,937	£204,517	£197,899

#### **Performance**

##### **Chesterfield Borough Council Average**

Apr – Jun 2008	Jul – Sep 2008	Oct – Dec 2008	Jan – Mar 2009
£144,251	£143,246	£133,518	£124,438

#### **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 fall by £19,813 a drop of 13.7% over the monitoring period Mar 2008 – Apr 2009, while nationally there has been a drop of £21,309 a drop of 9.7%.

Chesterfield Borough Council currently has the 2<sup>nd</sup> lowest average house price in the county behind Bolsover District Council which in March 2009 was at £107,360.

## **X4 – Population**

**Target** – Higher than existing population

### **Performance**

Year	Population
2007	100600
2008	100800

### **Comment**

The mid-2008 residential population data from the Office for National Statistics suggest a rise of 200 people from last years mid-2007 residential population data a rise of 0.2%. The Mid-2008 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 exact 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.

Further work to do to raise 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 Council	England and Wales Average	Performance
Violence against the person offences per 1,000 population 08/09	20	16	✗
Sexual offences per 1,000 population 08/09	1	1	✓
Robbery offences per 1,000 population 08/09	0	1	✓
Burglary dwelling offences per 1,000 population 08/09	4	5	✓
Theft of a motor vehicle offences per 1,000 population 08/09	2	3	✓
Theft from a vehicle offences per 1,000 population 08/09	7	7	✓
Interfering with a motor vehicle offences per 1,000 population 08/09	1	1	✓
Recorded crime BCS comparator offences per 1,000 population 08/09	55	50	✗

### **Comment**

The success of the target has been mixed. Violence against persons and Overall recorded crime are both higher than the England and Wales average for offences per 1,000 population.

Total recorded crime per 1,000 population has had no change between now and the previous monitoring period in Chesterfield Borough, over the same period the England and Wales average has fallen by 8%.

It should be noted that in the other 6 offence categories that Chesterfield Borough Council level of offences per 1,000 population were lower than or



equal to the England and Wales average, thus meeting the target outlined for the indicator.

Retain indicator and target.

## **X7 - Percentage change in Business Stock**

**Target** - Percentage change no less than that of UK

### **Performance**

	1997 – 2007	1998 – 2008
Chesterfield Borough	26.8%	25.2%
UK	20.7%	21.2%
Performance	✓	✓

### **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**

Target derived from structure plan and included in saved local plan referred to B1, B2 and B8 uses together 9.5ha per year

##### **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** – 0 sqm<sup>2</sup>

**B2** – 0 sqm<sup>2</sup>

**B8** – 952 sqm<sup>2</sup>

**B1/B2/B8** – 5979 sqm<sup>2</sup>

**Total** – 6931 sqm<sup>2</sup> / 6.93ha

##### **Comments**

The majority of development contained in the figure above was contributed by the Markham Vale Development in the east of the borough, located adjacent to the new Junction 29a on the M1.

Monitoring is currently limited to mostly allocated sites due to resources available, although this should start to change through Derbyshire County Council setting up a county wide monitoring system that should enable monitoring of this type to be easily available and in far greater detail. Work is underway to update employment monitoring within the borough and the effects of the change in practice should be seen within the next monitoring period.

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

### **Target**

Target derived from structure plan and is included in the saved local plan referred to B1, B2 and B8 uses together 9.5ha per year

### **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** – 0 sqm<sup>2</sup>

**B2** – 0 sqm<sup>2</sup>

**B8** – 952 sqm<sup>2</sup>

**B1/B2/B8** – 5979 sqm<sup>2</sup>

**Total** – 6931 sqm<sup>2</sup> / 6.93ha

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 currently is mostly limited to allocated sites due to resources available although this should start to change through Derbyshire County Council setting up a county wide monitoring system that should enable monitoring of this type to be easily available and in far greater detail. Work is underway to update employment monitoring within the borough, the effects of the change in practice should be seen within the next monitoring period.

## **BD3 - Employment land available – by type**

### **Target**

Derived structure plan requirement 2007 to 2016 of 83.8ha B1, B2 and B8 uses.

### **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.

Monitoring currently is mostly limited to allocated sites due to resources available although this should start to change through Derbyshire County Council setting up a county wide monitoring system that should enable monitoring of this type to be easily available and in far greater detail. Work is underway to update employment monitoring within the borough, the effects of the change in practice should be seen within the next monitoring period.

## **BD4 - Total amount of floorspace for 'town centre uses'**

### **Target**

No target identified

### **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**

- (i) town centre areas = 101 sq m
- (ii) the local authority area = 1375 sq m

### **Comments**

Derbyshire County Council is on the verge of setting up county wide retail monitoring system that should enable monitoring in greater detail in the near future. Work is underway to update retail monitoring within the borough; the effects of the change in practice should be seen within the next monitoring period.

Some data that is available on retail floorspace is provided for the years between 1998 and 2007 DCLG data suggests that there has not been retail floorspace built 300m outside Town Centre Activity areas. There has been previously been some retail floorspace built outside areas of town centre activity in the years 1983 to 1987, 1988 to 1992 and 1993 to 1997.

*Local Authority percentages of retail floorspace built in Areas of Town Centre Activity and Areas of Town Centre Activity plus 300m buffer, 1973-2007; based on 1st April 2008 dataset*

Year	Percentage built in Areas of Town Centre Activity							Percentage built in areas of Town Centre Activity plus 300m buffer						
	1973 to 1977	1978 to 1982	1983 to 1987	1988 to 1992	1993 to 1997	1998 to 2002	2003 to 2007	1973 to 1977	1978 to 1982	1983 to 1987	1988 to 1992	1993 to 1997	1998 to 2002	2003 to 2007
Chesterfield	13	75	12	12	X	85	49	14	75	61	12	62	85	49

Source DCLG

## **Housing**

### **H1 - Plan period and housing targets**

#### **Target**

1<sup>st</sup> Plan Period - Derby and Derbyshire Joint Structure Plan (1991 – 2011)

2<sup>nd</sup> 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 has changed from previous year following adoption of the document in March 2009.

## **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

Completions in 2006/07 = 351 dwellings

Completions in 2007/08 = 428 dwellings

### **Comments**

Completions have been higher than the strategic requirement with a delivery of 399 dwellings per annum over the 7 year period shown above.



## **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 2008/09 = 64 dwellings

### **Comments**

Completions during 2008/09 of 64 dwellings were of a record low number. The number of dwellings completed is significantly lower than the strategic housing requirement set out in the Regional Spatial Strategy of March 2009.

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

## **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
2009/10	226	0	0	226
2010/11	133	326	10	469
2011/12	126	340	358	824
2012/13	80	210	137	427
2013/14	56	140	107	303
2014/15	0	110	15	125
2015/16	0	100	307	407
2016/17	0	100	306	406
2017/18	0	100	306	406
2018/19	0	100	305	405
2019/20	0	100	226	326
2020/21	0	100	226	326
2021/22	0	100	226	326
2022/23	0	100	226	326
2023/24	0	100	453	553
2024/25	0	0	451	451
2025/26	0	0	451	451
TOTAL	621	2026	4110	6757

### **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.

843 dwelling previously completed + 6757 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
2009/10	397
2010/11	408
2011/12	404
2012/13	374
2013/14	370
2014/15	376
2015/16	398
2016/17	398
2017/18	397
2018/19	396
2019/20	394
2020/21	406
2021/22	421
2022/23	445
2023/24	485
2024/25	451
2025/26	451

### **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	% Previously Developed Land	Performance on previous year
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 2008/09 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**

2008/09 – 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 = **6** dwellings

Number of new intermediate housing completions = **8** dwellings

Total Affordable Housing Completions = **14** dwellings

### **Comments**

The Local Authority has achieved affordable housing completions 17% above the baseline highlighted within National Indicator 155 even within a year of significantly low completions.

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.

## **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 data available

### **Comments**

The authority has three trained Building for Life assessors.

An effort is being made to provide a monitoring framework for this indicator for the monitoring year 2009/10.

There would not have been a returned figure for the monitoring period 2008/09 due to there not being any sites that met the criteria of 10 dwellings+.

## **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 two planning applications during the 2008/2009 monitoring period. CHE/08/00757/FUL for a hybrid mixed used development at Lockoford Lane was objected to on grounds that the Sequential Test was not adequately demonstrated. This objection was resolved through the committee report and permission was granted and not counted for the indicator. The second application that the Environment Agency objected to was CHE/09/00088/FUL due to the requirement for a Flood Risk Assessment; this was never resolved due to the withdrawal of the application and not counted for the indicator.

Source: [http://www.environment-agency.gov.uk/static/documents/Research/FR\\_Objections\\_Mids.pdf](http://www.environment-agency.gov.uk/static/documents/Research/FR_Objections_Mids.pdf)



## **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**

- 0 ha losses or gains\*

### **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 RIGSs.

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 11 of 29 Local Wildlife Sites have been subject to Positive Management which is 37.9% of Local Wildlife Sites with Chesterfield Borough Council.

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\*Gains which have may have not been reported previously from 2007/08 and 2006/07 monitoring period are listed below.

#### Local Wildlife Site Gains

2007/08 = 9.51 ha gained

2006/07 = 4.89 ha gained

## **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 = 0.02 MW

Solar photovoltaic = 18 photovoltaics x 2.2 kWp = 0.04 MW

Hydro = none

Biomass = none

b) completed renewable energy development / installations

Wind: onshore = none

Solar photovoltaic = none

Hydro = none

Biomass = none

### **Comments**

There have been very few schemes with renewable energy generation aspects included; the completed installations are at zero due to the lack of development progress on most sites during the monitoring period.

In the future the drive to increasing renewable energy use in schemes will gather pace. The adoption of the SPD on Sustainable Design October 2008 has helped however additional policy support which will emerge from the LDF which will assist considerably in pushing this issue. Furthermore there is a continued to push for sustainable measures, green travel and design measures and initiatives 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).

## **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**

Criteria of sites included in total is for 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	2	4.17 ha
Non-Domestic Sites	7	138.93 ha
Total	9	143.1 ha

#### **Comments**

Monitored is currently limited to larger sites which meet the regional thresholds for site size. 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**

$(2054 / 1988) * 100 = 103.3\%$

$x/y*100$  where  $x$  = Supply of Housing and  $y$  = Strategic Housing Requirement

### **Comments**

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

See Five Year Housing Land Supply in Appendix 2 of Annual Monitoring Report. Figure also equates to National Indicator 15.

## **APPENDIX 2: FIVE YEAR HOUSING LAND SUPPLY** **APRIL 2010 – MARCH 2015**

### **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 2010 - March 2015**

- 2.1 This 5-year land supply assessment is for the period April 2010 to March 2015 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 2009 and the Adopted Strategic Housing Land Availability Assessment 22<sup>nd</sup> October 2009.
- 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 has now been set by the regional plan at 380 dwellings per annum. However the recent economic downturn has meant that this number of dwellings was not completed in the monitoring years 2008 - 2009. In order to catch up, an average target of 397.5 dwelling per annum is now required to meet the strategic requirement. This has been calculated by using the difference between the targeted strategic housing requirement and the actual strategic housing requirement, and then spreading the difference over the remaining plan period to give a new minimum target of 397.5 dwellings per year for the next 17 years.
- 2.7 The change in strategic housing requirement resulting from the adoption of the East Midlands Regional Spatial Strategy has meant a dramatic increase of an extra 100 dwellings per annum until 2026.

This has reduced the 5 year housing land supply to 3.5 years as highlighted in the boxes bordered in red in Table 1.

- 2.8 The council adopted its Strategic Housing Land Availability Assessment in October 2009. 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”*.
- 2.9 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 5.2 years thus showing a 5 year supply of deliverable housing land.
- 2.10 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 2010 - March 2015**

FACTOR	NUMBER OF DWELLINGS	YEARS SUPPLY
a) Under Construction	<b>18</b>	
b) With Planning Permission up until 1 <sup>st</sup> November 2009 (discounted by 30% to reflect non-implementation)	<b>475</b>	
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	<b>928</b>	
d) Strategic Housing Requirement per annum	380	
e) Status of Strategic Requirement 2006 – 2026	Housing completed so far... 2006 -2009 = 843 dwellings  Strategic Requirement so far... 2006 - 2009 = 1140 dwellings  297 dwellings behind Strategic Requirement  Remaining requirement / Plan period $6757/17=397.5 =$  <b>New Requirement to meet                      Strategic Requirement in                      2026 = 397.5 dpa</b>	
Total Available Supply deliverable with permission, allocated or under construction	<b>1403/397.5</b>	<b>3.5 years</b>
Sites identified in the Strategic Housing Land Availability Assessment as 5 Year Land Supply List of Deliverable Potential Housing Sites	651	
Total Available Supply + SHLAA Deliverable Sites / Strategic Housing Requirement	$1403 + 651 = 2054$  <b>2054/397.5</b>	<b>5.2 years</b>



- 2.11 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.
- 2.12 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.
- 2.13 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 64 dwellings completed in the monitoring year, a drop of 85% 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 2010 giving the number of completions between April 2009 and March 2010.
- 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 set out in the Regional Spatial Strategy.
- 4.4 The intention is that the SHLAA will be updated on an annual basis following, the Residential Land Availability Survey carried out in the April of each year to identify new and replacement suitable and deliverable sites.

## **APPENDIX A – Status of Allocated Sites**

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

<b>Allocation Sites Not Yet Committed at 31<sup>st</sup> March 2009</b>		
<b>H10</b>	<i>Land between Elm Street and Sycamore Road, Hollingwood</i>	18
<b>H20</b>	<i>Walton Hospital (north)</i>	60
<b>H21</b>	<i>Walton Hospital (south)</i>	60
<b>H25</b>	<i>Newbold School</i>	60
<b>H35</b>	<i>Shorts Building Yard, Sheffield Road</i>	20
<b>H38a</b>	<i>Former Walton Works, Chatsworth Road</i>	150
<b>H38b</b>	<i>Former Wheatbridge Mills, Wheatbridge Road</i>	70
<b>H40a</b>	<i>A61 Corridor Regeneration Scheme before 2011</i>	320
<b>H40b</b>	<i>A61 Corridor Regeneration Scheme after 2011</i>	450
<b>Allocations Not Yet Committed</b>		<b>1208</b>

*Source: Replacement Chesterfield Borough Local Plan June 2006*

### **Allocated Sites Commentary**

#### **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, formerly owned by British Steel and now in the hands of Orchid Properties 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. The council has been involved in pre-application discussions with a developer active in the area in the past regarding the deliverability of the site.

#### **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 2015.

### **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 2015.

### **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).

### **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 2015.

### **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 2015.

### **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 has been submitted in November 2009 for a mixed use regeneration scheme for the entire site. At this stage the application suggests that up to 1500 dwellings will 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 have been 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 probably not be completed until after 2015. In the period over the housing land supply period up until 2015 it is believed that up to 490 dwellings are deliverable.

## **APPENDIX B – SCHEDULE AND STATUS OF ALL SITES**

Schedule of Sites, Permission sites remaining for 10 dwellings or more as of 1<sup>st</sup> November 2009

<b>Application Number</b>	<b>Location</b>	<b>Under Construction</b>	<b>Not Started</b>	<b>Total</b>	<b>Current Status</b>
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 <sup>nd</sup> 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	0	22	22	Available and Deliverable  Site has been cleared and maintained. Permission is awaiting commencement
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  replaces previous application CHE/1101/621	Land adjoining Elm Street	0	21	21	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.  Plant machinery on site.  Site is being marketed as a residential development.
	Total	0	322	322	

**Schedule of Sites, 9 dwellings or less**

	<b>Under Construction</b>	<b>Not Started</b>
Sites of 9 dwellings or less	18	293

## **APPENDIX C – 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**

<b>Term</b>	<b>Explanation</b>
<b><i>Annual Monitoring Report (AMR)</i></b>	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.
<b><i>Allocated Sites</i></b>	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.
<b><i>Contextual Indicators</i></b>	Measure changes in the wider social, economic, and environmental background against which policies operate.
<b><i>Core Strategy</i></b>	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.
<b><i>Development plan</i></b>	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.
<b><i>Development Plan Documents (DPDs)</i></b>	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).
<b><i>Evidence Base</i></b>	Information gathered by planning authority to support preparation of local development documents. Includes quantitative and qualitative data.
<b><i>Housing Trajectory</i></b>	Means of showing of past and future housing performance by identifying the predicted provision of housing over a period of time.
<b><i>Local Development Documents (LDDs)</i></b>	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.)
<b><i>Local Development</i></b>	The name for the portfolio of local development documents; and development plan documents, supplementary planning documents, a statement of

<b>Term</b>	<b>Explanation</b>
<b><i>Framework (LDF)</i></b>	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.
<b><i>Local Development Scheme (LDS)</i></b>	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.
<b><i>Monitoring</i></b>	Regular and systematic collection and analysis of information to measure policy implementation.
<b><i>National Land Use Database (NLUD)</i></b>	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.
<b><i>Output Indicators</i></b>	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.
<b><i>Planning and Compulsory Purchase Act 2004 (the Act)</i></b>	The piece of legislation that introduced the new development planning system. The Act commenced 28th September 2004.
<b><i>Planning Policy Statements (PPS)</i></b>	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).
<b><i>Previously Developed Land (PDL)</i></b>	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.
<b><i>Regional Spatial Strategy (RSS)</i></b>	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.

<b>Term</b>	<b>Explanation</b>
<b>Registered Social Landlords (RSLs)</b>	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.
<b>Saved Policies or plans</b>	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.
<b>Spatial Planning</b>	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.
<b>Statement of Community Involvement (SCI)</b>	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.
<b>Strategic Environmental Assessment (SEA)</b>	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.
<b>Supplementary Planning Document (SPD)</b>	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.
<b>Sustainability Appraisal (SA)</b>	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.
<b>Targets</b>	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).
<b>Windfall Sites</b>	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.