

Chesterfield Borough Council

Authority's Monitoring Report

April 2012 – March 2013



December 2013

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1. **Introduction and Regulations**

- 1.1 This report is Chesterfield Borough Council's Authority's Monitoring Report for the period covering 1st April 2012 – 31st March 2013

- 1.2 The Planning and Compulsory Purchase Act 2004 required every local planning authority to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This used to 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 (LDD) are being achieved. Such reports were to cover the period 1st April to 31st March.

- 1.3 The Localism Act 2011 was enacted on 15th November 2011. Section 113 removed the duty to make an annual report and the need to submit the final version to the Secretary of State. The Annual Monitoring Report was also now to be known as an Authority's Monitoring Report.

- 1.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce an Authority's Monitoring Report (AMR) and to make it available to the public.

- 1.5 The regulations state that a local planning authority must contain certain information covering a variety of areas. The list below provides a brief of what the Authority's Monitoring Report should contain.

Profile of Chesterfield

- 1.6 Further to the Authority's Monitoring Report, statistics and information regarding the borough of Chesterfield can be found in the State of the Borough Report 2013-2014 it can be viewed at <http://www.chesterfield.gov.uk/Branches/Chesterfield/Website/Files/Documents/State%20of%20the%20Borough%20Report%202013%20-%202014.pdf>.
- 1.7 The State of the Borough Report covers information such as population, accessibility, housing stock information and economic context and trends. Further updates of the State of the Borough will be forthcoming to account for the further release of the 2011 Census data.

2. **34.—(1) A local planning authority's monitoring report must contain the following information—**

(a) The title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) In relation to each of those documents—

(i) The timetable specified in the local planning authority's local development scheme for the document's preparation;

(ii) The stage the document has reached in its preparation; and

(iii) If the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval

- 2.1 The Local Development Scheme sets out the programme, including timetable and milestones for the production of document within the Local Development Framework (LDF). LDS5 covered the period 1st April 2012 – 31st March 2013. It was approved in November 2012, although approved halfway through the monitoring period, LDS5 is the most appropriate programme to follow progress against.
- 2.2 Table 1 below is an extract from the fifth Local Development Scheme (LDS5).
- 2.3 Table 2, 3 and 4 provide a programme, milestones and progress for each of the Development Plan Documents (Core Strategy, Staveley and Rother Valley Corridor AAP, Sites and Boundaries) listed in the LDS.
- 2.4 The main areas of progress during the monitoring period were:
- Submission to timetable of the Core Strategy to the Secretary of State on 28th September 2012.
 - The Examination in Public was held to timetable in the last two weeks of January 2013.
 - Public participation on a preferred option for the Staveley and Rother Valley Corridor Area Action Plan – November 2012 to February 2013.
 - Public participation on issues and options for the Sites and Boundaries document – November 2012 to February 2013.

Table 1 Local Development Scheme 5 timetable and milestones

LDF Programme November 2012

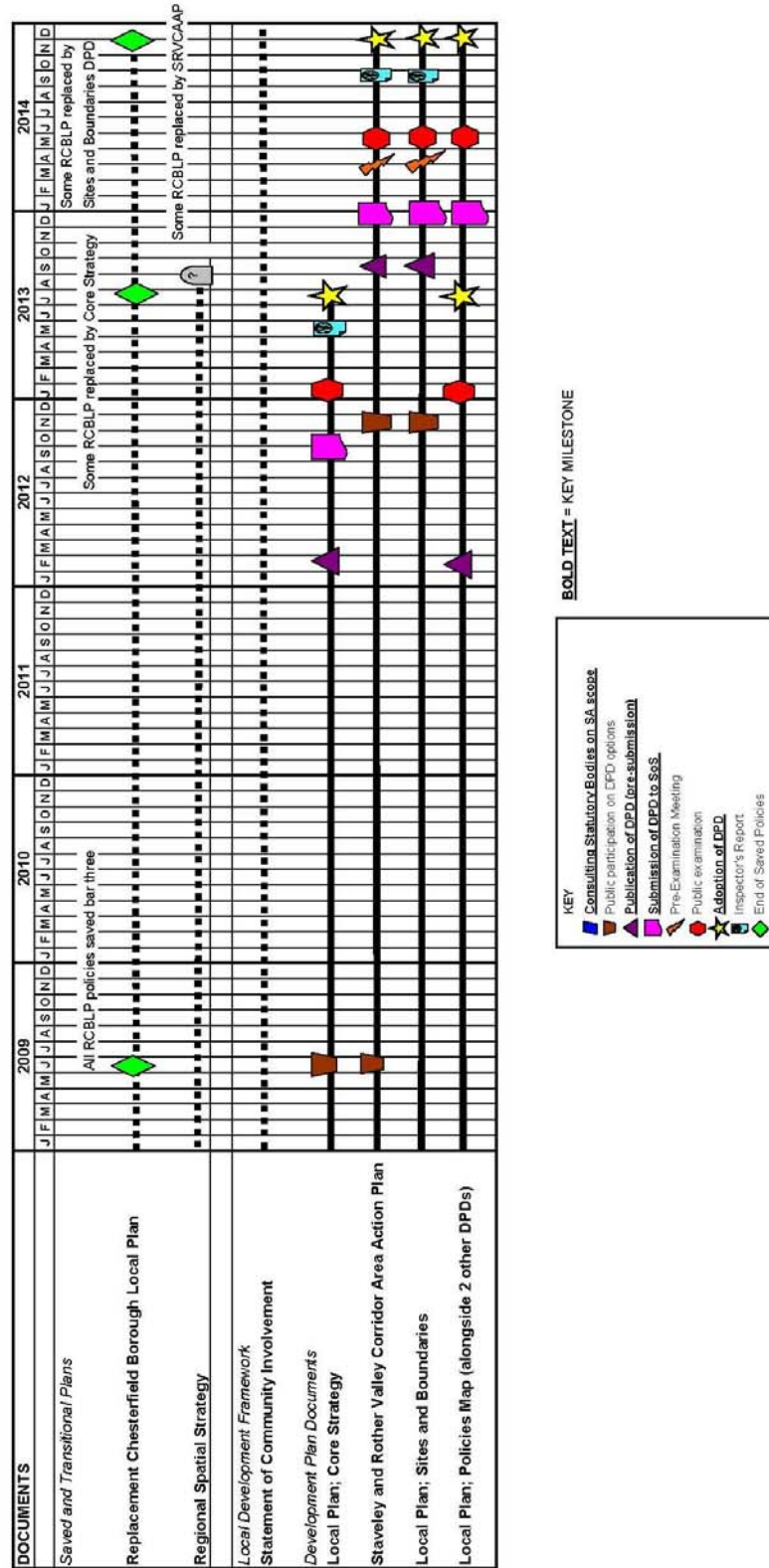


Table 2 Core Strategy Programme, Milestones and Progress

STAGE (*marks a 'milestone')	DATES	PROGRESS AT MARCH 31ST 2013
CONSULTING statutory bodies on scope of Sustainability Appraisal*	April 2007	Achieved (through SA baseline work).
Start of Public Participation on Options and Issues	June 2009	Achieved
Pre-Submission PUBLICATION *	February 2012	Achieved public consultation 9th February – 23rd March 2012
SUBMISSION To S of S*	September 2012	Achieved the Core Strategy was submitted to the Secretary of State on the 28th September 2012
Pre Examination Meeting	Not required	N/A
Examination	Winter 2012/13	The Examination in Public was held over the period 21st January 2013 – 31st January 2013
Receipt of Inspector's Report	May 2013	To be achieved in future monitoring period
ADOPTION *	July 2013	To be achieved in future monitoring period

Stage document has reached in preparation

- 2.5 The council achieved its goal of Submission of the Core Strategy on the 28th September 2012. The Examination in Public was also to timetable with it held in the last two weeks of January 2013. The remaining stages of the Core Strategy fall outside of the monitoring period.

Table 3 Staveley and Rother Valley Corridor AAP Programme, Milestones and Progress

STAGE (*marks a 'milestone')	DATES	PROGRESS AT MARCH 31ST 2013
<u>CONSULTING</u> statutory bodies on scope of Sustainability Appraisal*	April 2007	Achieved (through SA baseline work).
Start of Public Participation on Options and Issues	June 2009	Achieved
Public Participation on Preferred Option	November 2012	Achieved – A 14 week consultation was held between Friday 16th November 2012 to Friday 22nd February 2013
Pre-Submission <u>PUBLICATION</u> *	September 2013	To be achieved in future monitoring period
<u>SUBMISSION</u> To S of S*	December 2013	To be achieved in future monitoring period
Pre Examination Meeting	March 2014	To be achieved in future monitoring period
Examination	May 2014	To be achieved in future monitoring period
Receipt of Inspector's Report	September 2014	To be achieved in future monitoring period
<u>ADOPTION</u> *	November 2014	To be achieved in future monitoring period

Stage document has reached in preparation

- 2.6 Public participation on a preferred option was held according to timetable. Publication and submission of the Staveley and Rother Valley Corridor are scheduled for the next monitoring period

Table 4 Sites and Boundaries Programme, Milestones and Progress

STAGE (*marks a 'milestone')	DATES	PROGRESS AT 31st MARCH 2013
<u>CONSULTING</u> statutory bodies on scope of Sustainability Appraisal*	April 2007	Achieved (through SA baseline work).
Start of Public Participation on Options and Issues	November 2012	Achieved – A 14 week consultation was held between Friday 16th November 2012 to Friday 22nd February 2013
Pre-Submission <u>PUBLICATION</u> *	September 2013	To be achieved in future monitoring period
<u>SUBMISSION</u> To S of S*	December 2013	To be achieved in future monitoring period
Pre Examination Meeting	March 2014	To be achieved in future monitoring period
Examination	May 2014	To be achieved in future monitoring period
Receipt of Inspector's Report	September 2014	To be achieved in future monitoring period
<u>ADOPTION</u> *	November 2014	To be achieved in future monitoring period

Stage document has reached in preparation

- 2.7 Public participation on a preferred option was held according to timetable. Publication and submission of the Sites and Boundaries are scheduled for the next monitoring period.

Adoption of Local Plans or Supplementary Planning Documents

- 2.8 No Local Plans or Supplementary Planning Documents were adopted during the period 1st April 2012 – 31st March 2013.

3. **34 (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—**

(a) Identify that policy; and

(b) Include a statement of—

(i) The reasons why the local planning authority are not implementing the policy; and

(ii) The steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

3.1 The Replacement Chesterfield Borough Local Plan was adopted on 7th June 2006. The document contained 112 policies, there are now 109 saved policies.

3.2 To meet the requirements of Regulation 34 (2) in the Town and Country Planning (Local Planning) (England) Regulation 2012, this AMR has to identify any policy in the RBCLP which is not implemented during the monitoring period. Table 5 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 5 Policy Implementation

POLICY NOT USED DURING 2012/2013	REASON FOR NOT BEING USED	ACTION
HSN2	Policy not saved in 2009	None
EMP6	Long term safeguarding policy No relevant applications	Areas are under review as part of the LDF process
EMP11	Planning permission granted previously No relevant applications since	None
TRS3	Long term safeguarding policy No relevant applications	Alignment of safeguarded route to be reviewed as part of LDF process
TRS6	No relevant applications	Alignment of a safeguarded route to be reviewed as part of LDF process
TRS15	Policy not saved in 2009	None
SHC12	No relevant applications	None
SHC13	No relevant applications	None
CMT4	Planning permission	None

	granted previously. No relevant application since	
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The Use of Supplementary Planning Documents

3.3 The uses of the Supplementary Planning Documents in determining planning applications were as follows, where Section 106 agreement contributions are unapplied under a specific SPD they are also shown:

- Advertisements SPD
 - 46 applications
- Affordable Housing and Special Needs Housing SPD
 - 4 applications
- Designing Out Crime SPD
 - 483 applications
- Open Space and Play Provision SPD
 - 4 applications
 - £82,910 of Section 106 contributions for the Provision and Upgrade of Play Areas remains unapplied at 31st March 2013
- Shop Front Design SPD
 - 10 applications
- Sustainable Design SPD
 - 483 applications

Replacement Chesterfield Borough Council Local Plan 'Saved Policies'

3.4 The three-year period within which policies were automatically 'saved' came to an end in June 2009.

3.5 The three policies that have been allowed to lapse are as follows:

- 1 HSN2 Sites for Housing Development 2011 – 2016 this policy phased the development of a number of proposed housing sites to the latter half of the plan period. Because of the need to ensure the Five Year Housing Land Supply required by PPS3 (November 2006) these sites need to be allowed to come forward sooner. This phasing policy is therefore no longer appropriate.
- 2 EVR7 Protection of Species this policy was covered by other national legislation. This policy has therefore been dispensed with in line with guidance in the new PPS 12 (June 2008).

- 3 TRS15 Provision for Buses since bus priority measures, which are the subject of this policy, are rarely proposed on any land other than highway, this policy is most unlikely to be required and is therefore superfluous. Should the need arise, it is likely that policy *GEN 9 Infrastructure and Facilities* could be used to secure provision.
- 3.6 The Secretary of State confirmed that all other policies in the Replacement Local Plan apart from the three mentioned above have been saved since 6th June 2009.

4. **34 (3) Where a policy in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned –**

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved

- 4.1 The Housing Reconciliation Flows collected by CLG, as of March 31st 2013 give the total housing stock of Chesterfield borough in the monitoring period as 48,540 dwellings.
- 4.2 The 2006 RCBLP allocates a series of sites for housing development. Allocated housing sites without permission are listed in Table 6 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 RCBLP in 2005/2006.

**Table 1 RCBLP Housing Site Allocations without Planning Permission
31st March 2013**

Policy Ref:	Location	Dwellings
H8	Elm Street, Hollingwood	18
H10	Land between Elm Street and Sycamore Road	18
H19	Former Goldwell Rooms	18
H20	Walton Hospital (north)	60
H21	Walton Hospital (south)	60
H25	Newbold School	60
H30	William Street North, Old Whittington	11
H38a	Former Walton Works	150
H38b	Former Wheatbridge Mills, Wheatbridge Road	70

- 4.3 155 net new dwellings were completed in the borough during the monitoring year. As at 31st March 2013, there were 138 dwellings under construction and 1,968 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites, Chesterfield borough has housing land supply capable of delivering 2292 dwellings as of September 2013.

5-Year Supply of Deliverable Housing Sites

- 4.4 Within the National Planning Policy Framework (NPPF) paragraph 47, states that "local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an

additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

- 4.5 Appendix 1 to this Authority’s Monitoring Report is a statement of Chesterfield Borough’s 5 year deliverable housing land supply. The statement of Chesterfield Borough’s 5 year deliverable housing land supply shows that the borough’s current supply using the Liverpool method at 5.58 years with no NPPF buffer, 5.31 years with a 5% buffer and 4.65 years with a 20% buffer.

Strategic Housing Land Availability Assessment

- 4.6 The council adopted SHLAA1 in October 2009, SHLAA2 adopted February 2011 and SHLAA3 in October 2012. Within NPPF para. 159 it states that local planning authorities should:

“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”

- 4.7 An element contained within the SHLAA is the collection of sites identified as ‘deliverable sites’ is included in the 5 year housing land supply calculation following the adoption of the SHLAA.
- 4.8 The intention is for the SHLAA to be updated on an annual basis to coincide with the Residential Land Availability Survey carried out in the April of each year. It will identify new and replacement suitable and deliverable sites and will act as a ‘top up’ for a deliverable housing supply.
- 4.9 SHLAA3 identifies 23 sites without planning permission that are potentially deliverable housing sites within the next five years. These 23 sites cover an area of 23.8 hectares and have potential for 607 dwellings over the next five years.

Housing Trajectory

- 4.10 The National Planning Policy Framework paragraph 47 states Local Planning Authorities should “for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target”.

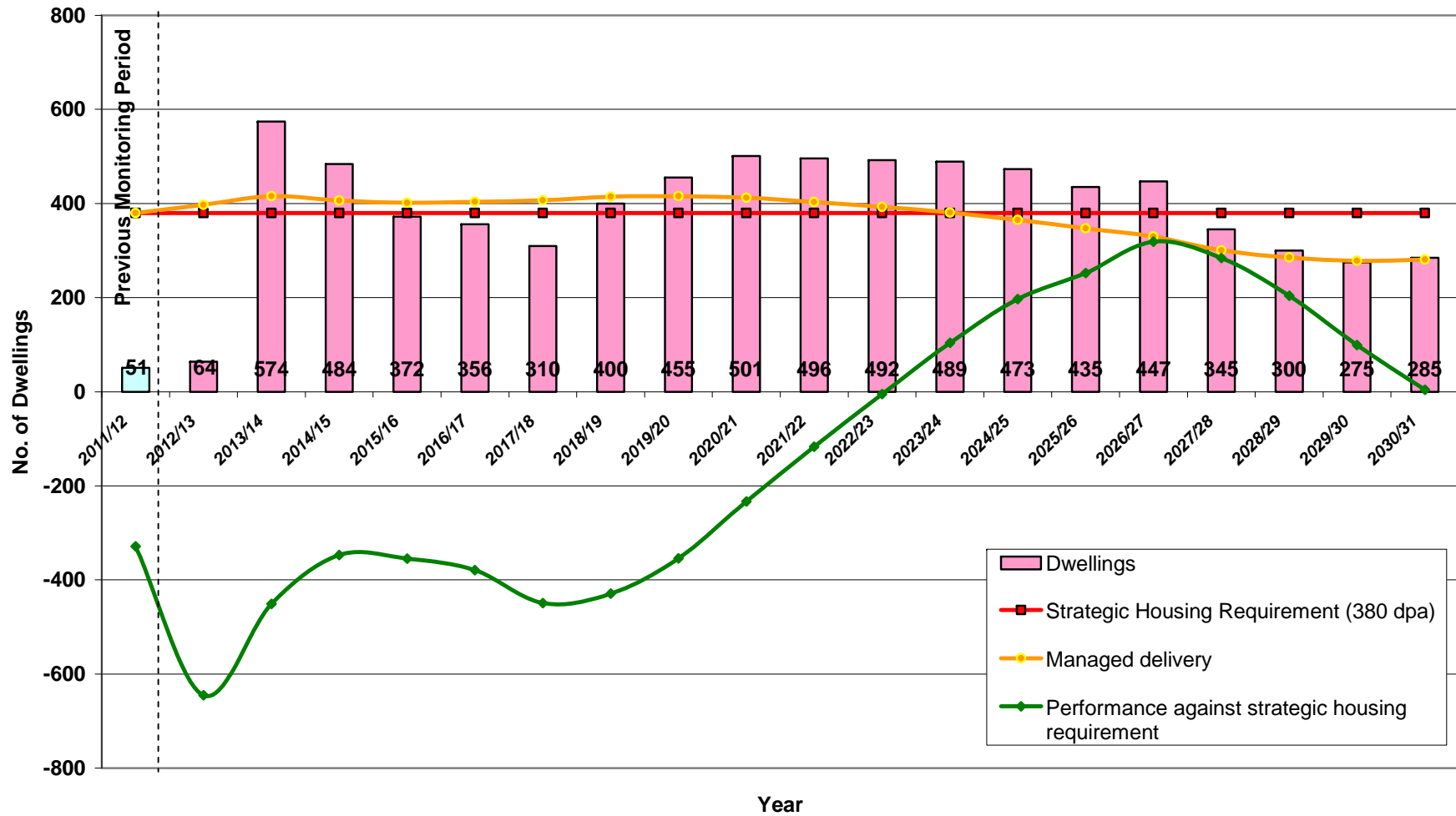
- 4.11 A housing trajectory has been produced and illustrates both past completions, estimated future delivery and the council's past and future performance against the strategic housing requirement. This information is shown in both Table 7 and in Chart 1.
- 4.12 The projections for housing completions for 2012/13 to 2031 consist of sites under construction, with permission, allocated sites and the use of the Borough Council's recently adopted and reviewed Strategic Housing Land Availability Assessment (SHLAA). A series of assumptions underlies the trajectory. Sites under construction are assumed to be developed at the same rate as before. Allocated sites are assumed to progress at a constant rate allowing for an initial modest start.
- 4.13 A review of the strategic housing requirement has been undertaken. The requirement will continue to mirror the previous Regional Spatial Strategy target to deliver the 7,600 dwellings over the period 2012 – 2031, an annual requirement of 380 dwelling per annum.

Table 2 Chesterfield Housing Trajectory 2012 – 2031

Planning Permissions / Core Strategy Location for Development	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Dwellings	
Planning Permissions as of 31st March 2013		64	242	214	169	132	110	110	110	110	110	110	110	110	110	110	0	0	0	0	1968	
Staveley and Rother Valley Corridor	Previous Monitoring Period	0	0	0	0	0	50	150	150	150	150	150	150	150	150	150	150	150	150	150	2000	
Chesterfield Town Centre		0	10	25	0	63	50	50	50	50	50	52	50	50	50	50	50	50	50	50	50	800
Staveley Town Centre		0	24	10	35	15	0	0	0	20	20	20	20	20	20	20	20	20	20	20	16	300
Chatsworth Road District Centre		0	35	102	79	50	0	0	25	25	25	25	0	0	0	15	19	0	0	0	0	400
Whittington Moor District Centre		0	64	35	0	0	20	20	20	20	21	0	0	0	0	0	0	0	0	0	0	200
Holme Hall		0	33	0	11	32	30	30	35	35	35	35	24	0	0	0	0	0	0	0	0	300
Hasland		0	16	0	15	10	10	0	0	0	0	0	0	20	20	20	20	25	25	19	0	200
Brimington		0	0	18	31	0	0	0	25	25	25	25	25	25	25	25	25	26	25	0	0	300
Mastin Moor		0	12	0	40	40	40	40	40	40	40	40	40	40	28	0	0	0	0	0	0	400
Poolsbrook		0	0	0	0	0	0	0	0	0	0	0	20	20	20	20	20	20	0	0	0	100
Duckmanton		0	0	0	0	14	0	0	0	16	40	40	40	40	40	40	40	40	30	30	30	400
Barrow Hill		0	0	0	0	0	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0	50
Birdholme		0	78	60	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	150
Old and New Whittington		0	60	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	100
Total		51	64	574	484	380	356	310	400	455	501	526	507	489	473	435	462	345	300	275	285	7672
Strategic Housing Requirement	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	7600	
Cumulative Completions	51	115	689	1173	1553	1909	2219	2619	3074	3575	4101	4608	5097	5570	6005	6467	6812	7112	7387	7672		
Target	380	760	1140	1520	1900	2280	2660	3040	3420	3800	4180	4560	4940	5320	5700	6080	6460	6840	7220	7600		
Managed delivery	380	397	416	407	402	403	407	414	415	411	403	389	374	358	338	319	283	263	244	213		
Performance against strategic housing requirement	-329	-645	-451	-347	-347	-371	-441	-421	-346	-225	-79	48	157	250	305	387	352	272	167	72		

Chart 1 Chesterfield Housing Trajectory 2011 – 2031 and Performance versus Strategic Housing Requirement

Housing Delivery Trajectory 2011 - 2031



- 4.14 Table 7 illustrates a breakdown of housing land supply for the period 2011 - 2031. It draws upon the Strategic Housing Land Availability Assessment (SHLAA).
- 4.15 The housing target for the borough implies an annual average rate of 380 dwellings per annum over the plan period. The trajectory indicates that delivery will be lower than this for some years of the first part of the plan period (2011 – 2021) reflecting the ongoing impacts of economic recession and the significantly lower than average completion rates seen in the borough in the early years of the plan period. A gradual return to higher delivery rates and higher than average rates is anticipated for the middle period of the plan. Overall the identified supply from the Core Strategy adoption date of July 2013 is sufficient to meet planned requirements over the plan period (2011-2031).
- 4.16 Table 7 illustrates that approximately 2000 dwellings have already either been built since 2011 or are currently committed for development in terms of having an extant planning permission or being allocated in the 2006 Replacement Chesterfield Borough Local Plan. The Core Strategy makes a strategic site allocation at the Staveley and Rother Valley Corridor to achieve a further 2000 dwellings in the Borough. Further capacity is identified for an additional 5675 dwellings and site allocations will need to be made in the Local Plan: Sites and Boundaries. These 'identified sources' comprise more than 95% of the overall housing target to 2031.
- 4.17 Development from small windfall sites will contribute to land supply throughout the course of the plan period but is not factored into delivery of the overall housing requirement. Guidance in the NPPF specifically requires local planning authorities to identify sufficient sites or sites and broad locations for the first ten years of the plan.
- 4.18 In summary, the Core Strategy sets a housing target to achieve at least 7,600 over the plan period 2011 – 2031. A significant proportion of this delivery will be secured within the plan's five locations for major new housing development but development in sustainable brownfield locations elsewhere the Borough will also be actively encouraged.

Housing Implementation Strategy

- 4.19 In line with guidance contained within the NPPF the council have produced a Housing Implementation Strategy as part of a Housing Topic Paper. The paper dated August 2012 coincided with submission of the Core Strategy.
- 4.20 Part 3 of the Housing Topic Paper is dedicated to the Housing Trajectory and the Housing Implementation Strategy; the paper can be viewed on the council's website.
<http://www.chesterfield.gov.uk/Branches/Chesterfield/Website/Files/Docu>

[ments/Environment/Local%20Development%20Framework/Core%20Strategy/Examination/Housing%20Topic%20Paper.pdf](#)

5. ***34 (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan , the local planning authority's monitoring report must contain details of these documents***
- 5.1 Not applicable to Chesterfield Borough Council.
- 5.2 No neighbourhood development orders or neighbourhood development plans in place.

6. ***34 (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.***
- 6.1 Not applicable to Chesterfield Borough Council as council have not reached relevant stage of regulations.
- 6.2 The Council were preparing to consult on a Draft Preliminary Charging Schedule for the Community Infrastructure Levy in June 2013.

7. **34 (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.**
- 7.1 The Localism Act and the NPPF place a duty on local planning authorities and other bodies to co-operate with each other to address strategic issues relevant to their areas. The duty requires constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection to strategic infrastructure. This will need to be set out in a Statement of Compliance with the Duty to Co-operate so a development plan can be found sound at examination.
- 7.2 'Sustainable development' and 'Strategic matters' are defined in the Localism Act 110 (3) and (4) as sustainable development or use of land that has or would have a significant impact on at least two planning areas, strategic infrastructure that would have a significant impact on at least two planning areas, or a county matter. Paragraph 156 of the National Policy Planning Framework 2012 states that strategic matters relate in particular to:
- homes and jobs needed in the area;
 - provision of retail, leisure and other commercial development;
 - provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 7.3 In paragraphs 178 to 181, the NPPF comments about the diverse forms the co-operation might take and where joint working might be appropriate. It is worth noting that the duty to cooperate is not a duty to reach consensus, although in the majority of cases that is the intention.
- 7.4 At the regional and sub-regional level the District council has made an active contribution to, either through the joint commissioning, involvement and/or preparation of the following plans and studies in the period of AMR9 (1st April 2012 – 31st March 2013).
- Commissioned the Strategic Housing Market Area Assessment - SHMAA (HMA)
 - Commissioned the Gypsy and Traveller Accommodation Assessment (County-wide)

- Avenue Coking Works Planning Application (with NEDDC)
 - SCR Growth Plan (with SCR authorities)
 - A61 Corridor Strategy (with DCC, NEDDC and BDC)
 - North Derbyshire SATURN model (with DCC, NEDDC and BDC)
 - Establishment of SCR Enterprise Zone including Markham Vale (with SCR authorities)
 - Household and Population projections (with SCR authorities)
 - Public Examination of Chesterfield Borough Council's Local Plan; Core Strategy
- 7.5 A series of standing arrangements allow planning officers and representatives of the other organisations to share concerns and to network regularly. This is an important aspect of the co-operation that is both required (for statutory reasons) and desirable (for reasons of best practice).
- 7.6 **LDF Liaison Meetings.** Since May 2009 Bolsover District, Chesterfield Borough and North East Derbyshire District have held a regular series of officer-level meetings to discuss progress on their Local Development Frameworks. Almost at once, Bassetlaw District in Nottinghamshire, the other East Midlands authority forming part of the Sheffield Housing Market area, was invited to join the conversation, then too Derbyshire County and Nottinghamshire County.
- 7.7 The usefulness of this forum has been recognised by all participants since it began and in 2012 a Memorandum of Understanding was signed by all participants to formalise these meetings. The LDF Liaison Meetings were held up at Public Examination of Chesterfield Borough Council's Local Plan; Core Strategy as an example of the on going duty to cooperate with neighbouring authorities.
- 7.8 **Heads of Service Liason Meetings.** The Heads of Services from Chesterfield, Bolsover District and North East Derbyshire meet regularly to discuss strategic matters and cross-boundary issues affecting the three boroughs.
- 7.9 **Sheffield City Region Spatial Development Group.** From 2009 meetings of the Sheffield City Region Spatial Development Group brought together planning, transport and economic development officers interested in taking a City Region wide approach.
- 7.10 **Sheffield City Region Planning Policy Officers Group (SCRPOG).** The regular three-monthly meetings of South Yorkshire Planning Policy Officers (SYPOG), used to be augmented from time to time by attendance of a representative from one of the East Midlands authorities, particularly on occasions when a subject of mutual interest was on the agenda. Since approval of the Sheffield City Region LEP, the SYPOG became SCRPOG and membership was expanded to include the East Midlands authorities. These meetings take place every

2 months. Participants share progress reports, and discuss items of mutual concern, concentrating particularly on strategic matters.

- 7.11 **Sheffield City Region Heads of Planning Meeting.** Heads of Planning from all the Sheffield City Region planning authorities meet every three months to share progress reports and discuss items of mutual concern, concentrating particularly on strategic matters. This meeting is the setting from which briefings are prepared for members of the LEP board.
- 7.12 **Derbyshire Planning Policy Officers Meeting.** A long-running series of meetings, this quarterly forum is a further opportunity for co-operation between the authorities.
- 7.13 **Derbyshire Planning and Implementation Monitoring Officers Group.** A long-running series of meetings, this forum held three times a year is an opportunity for monitoring officers across the county for co-operation and knowledge sharing with regards to monitoring practices.
- 7.14 **Derbyshire Heads of Planning Meeting.** Like the policy officers' meeting above, this quarterly forum is another opportunity for co-operation between the authorities.
- 7.15 **North East Derbyshire Infrastructure Planning Group.** Starting in February 2012, this group includes representatives from Bolsover, Chesterfield, North East Derbyshire and Derbyshire County Council. This group meets on a quarterly basis.
- 7.16 **Chesterfield Canal Partnership.** A partnership group set up for the preservation, restoration and sustainable development of the Chesterfield Canal. The partnership meets every three months and is made up of the following organisations; Chesterfield Canal Trust, British Waterways, Bassetlaw District Council, Chesterfield Borough Council, Derbyshire County Council, North East Derbyshire District Council, Nottinghamshire County Council, Rotherham Metropolitan Borough Council, Inland Waterways Association, Environment Agency, Natural England, Groundwork, Nottinghamshire Wildlife Trust, Yorkshire Wildlife Trust and Derbyshire Wildlife Trust.

8. **34 (7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available**

Residential

8.1 Net additional dwellings

- 150 net additional dwellings

The net number of completions for the period 2011/12 can be calculated using the formula a) - b) + c) + d). This translates into 129 – 0 + 20 + 1 which gives a net completions figure of 150 dwellings.

- a) 129 new build dwellings completed
- b) 0 demolitions
- c) 20 Net Change of Use from Non-Res to Res
 - 21 Change of Use from Non-Res to Res
 - 1 Change of Use from Res to Non-Res
- d) 1 Net Conversion from Non-Res to Res
 - 3 Conversions to Res
 - 2 Conversions to Non-Res

Delivery of net additional dwellings was below the annual housing target of 380 dwellings, although slightly concerning, the council's position is strong with a good supply of specific deliverable sites in the pipeline or with planning permission awaiting commencement.

8.2 New dwellings on previous developed (brownfield) land

- 84% residential development on brownfield land

153 gross new dwellings, of which 128 were built, converted or changed in use on brownfield land. The council continue to deliver a high proportion of new dwellings on brownfield land. 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 Chesterfield Waterside and the Staveley and Rother Valley Corridor will continue to put this strategy into motion.

8.3 Gross additional affordable housing

- 19 additional affordable housing dwellings
 - 12 social rented
 - 7 intermediate

There were 9 new affordable dwellings built over the monitoring period, 12 were social rented and 7 were intermediate affordable housing.

High numbers of affordable housing are still not expected to be delivered in the short term as a result over questions of affordable housing viability through the low availability of external funding and low economic growth.

8.4 Net additional Travellers Pitches

- 0 net additional travellers pitches

	Net additional pitches
New pitches completed	0
Existing pitches lost	0
Total	0

The 2006 Chesterfield Borough Council Replacement Local Plan has a Gypsy and Travellers sites policy in place, the (soon to be revoked) Regional Spatial Strategy does not require Chesterfield Borough to provide any pitches.

Employment

8.5 Net additional employment floorspace

- 11,449 (net) m² employment floorspace

Use Class	Net additional floorspace (m ²)
B1 a	13
B1 b	0
B1 c	0
B1	381
B2	-124
B8	11,179
B (various or mix not known)	0
Total	11,449

Within Chesterfield over the monitoring period 11,449m² of new employment floorspace was created in the borough. This is an increase of approximately 3,000m² from the previous year.

Town Centre Uses

8.6 Net additional town centre uses floorspace

Use Class	Net additional floorspace (m ²)	Net additional floorspace in town or district centres (m ²)

A1	-525	-33
A2	0	0
A3	878	-27
A4	182	300
A5	0	0
B1a	13	-1,075
B1	381	0
D1	-411	129
D2	-9,665	-445
Total	-9,147	-1151

As a result of a loss of 9,147 m² of town centre uses floorspace was seen within Chesterfield Borough between April 2012 and March 2013. The figures show that there was a loss of 1,151m² of floorspace seen within either Chesterfield and Staveley Town Centres or the Chatsworth Road or Whittington Moor District Centres.

The largest loss was seen with the redevelopment of the former Chesterfield FC football ground on Saltergate this accounted for approximately 9,000m² of D2 leisure floorspace. Additional floorspace will be seen over the next monitoring period with the redevelopment of Market Hall, construction of a medical practice on Saltergate and an expansion of retail units at Ravenside Retail Park.

Renewable Energy

8.7 Chesterfield borough total renewable energy installation linked to Feed in Tariff 2012/13

Technology	Domestic Installations	Domestic Installations Installed Capacity (MW)	Commercial Installations	Commercial Installations Installed Capacity (MW)	Total Installations	Total Installed Capacity (MW)
Photovoltaic	723	2.461	4	0.059	727	2.520

The data shows that new domestic installations in the borough claiming the Feed in Tariffs has almost doubled to 723 installations this year. Photovoltaics is the only technology in Chesterfield currently being used to claim the Feed in Tariff.

8.8 Chesterfield borough total renewable energy installation linked to Feed in Tariff 2010/11 – 2012/13

Technology	Domestic Installations	Domestic Installations Installed Capacity (MW)	Commercial / Industrial / Community Installations	Commercial Installations Installed Capacity (MW)	Total Installations	Total Installed Capacity (MW)
Photovoltaic	1300	4.312	13	0.141	1313	4.453

Since 01/04/2010 there has been 1300 domestic installations of photovoltaic in the borough and 13 commercial installations, these installations provide a total installed capacity of 4.453 MW

Biodiversity

8.9 Positive Management of Local Wildlife Sites

Year	% of sites receiving positive management in CBC	% of sites receiving positive management in Derbyshire
2013	48.3%	35.5%
2012	41.4%	34.5%
2011	41.4%	35.7%
2010	41.4%	35.33%
2009	37.9%	32.53%

Positive management has gradually increased on Local Wildlife Sites in the borough over the previous five years. The current % of sites receiving positive management is above the county average and has continued to be so for the past five years.

8.10 Changes in the Extent of Habitats and Species

Habitat	Net Change (ha)
Lowland meadow	0 ha
Lowland dry acid grassland	0 ha
Lowland calcareous grassland	0 ha
Purple moor-grass and rush pasture	0 ha
Calaminarian grassland	0 ha
Open mosaic habitats on Previously Developed Land	-32.1 ha
Upland heathland	0
Reedbeds	+3.58 ha
Lowland heathland	0 ha
Lowland wood-pasture and parkland	None known
Native hedgerows	None known
Lowland Fen	-3.58 ha
Lowland deciduous woodland	0 ha
Wet woodland	0 ha
Eutrophic Water – ponds and lakes	0 ha

The main changes seen in the extent of habitats within the borough are from either revisions in boundaries in mapping (open mosaic habitats on PDL) or the change in designation of a habitat (Lowland Fen to Reedbeds).

8.11 Changes in area designated for their intrinsic environmental value

Year	Area	Net change +/-
2013	253.3 ha	0 ha
2012	253.3 ha	0 ha
2011	253.3 ha	0 ha
2010	253.3 ha	0 ha
2009	253.3 ha	0 ha

No change has been seen over the previous five years in areas designated for their intrinsic environmental value.

The council continues to support the protection and creation of biodiversity across the borough with a no net loss performance.

Flood Risk and Water Quality

8.12 Number of planning permission granted contrary to Environment Agency advice on flooding or water quality

Nil planning permission was granted contrary to Environment Agency advice on flooding or water quality. 4 applications received objections of flood risk grounds but were overcome and satisfied before planning permission was granted.

Appendix 1

FIVE YEAR HOUSING LAND SUPPLY POSITION

A1. Introduction

- A1.1 National Planning Policy Framework (Para.47, bullet 2) states that local planning authorities should:

“identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”

- A1.2 The following paragraphs set out the 5-year land supply position for Chesterfield borough in accordance with the NPPF.

Five Year Land Supply Position for April 2013 - March 2018

- A1.3 This 5-year land supply assessment is from the period April 2013 to March 2018 and is set out in Table 1. 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.
- A1.4 In March 2009 the East Midlands Regional Spatial Strategy was adopted, Chesterfield Borough Council had a strategic requirement of 380 dwelling per year from 2006 - 2026. On the 12th April 2013 the East Midlands RSS was revoked, as a result the most appropriate strategic housing requirement is that contained within the July 2013 adopted Chesterfield Local Plan; Core Strategy. The annual target matched what was contained within the RSS at 380 dwellings per annum.
- A1.5 Past performance of delivery of new dwellings against the plan target is included within the Five Year Housing Land Supply calculation, after two years it currently shows a shortfall of 561 dwellings. As a shortfall is identified, it must be delivered within the plan period and be planned for. There are two recognised approaches to dealing with the shortfall within land supply calculations, one the ‘Liverpool Method’ and the second being the ‘Sedgefield Method’.
- A1.6 Under the Liverpool method, the total number of homes still left to build is divided by the number of years remaining in the plan period. In Chesterfield’s case the remaining plan period is 18 years, the shortfall of 561 dwellings spread over the plan period and will account for an

additional 31 dwellings to be added to the annual target of 380 dwellings and thus equate to an annual target of 411 dwellings per annum.

- A1.7 The Sedgefield method requires the whole of any shortfall to be factored into the housing requirement for the five-year assessment period. For Chesterfield this would mean the shortfall of 561 dwellings being spread over five years meaning that an additional 112 dwelling would be added to the annual target of 380 dwellings and thus equate to an annual target of 492 dwellings per annum.
- A1.8 The Five Year Land Supply Position takes into account the Residential Land Availability field survey results for 30th June 2013, SHLAA3 approved 12th October 2012 and planning permissions approved up to 30th September 2013.
- A1.9 The housing supply calculation is made up of sites either with permission, allocated, under construction or deemed deliverable for housing within the next five years based upon the finding of the Borough's adopted Strategic Housing Land Availability Assessment (SHLAA). An assumption of 34 dwellings per years has been made to account for windfall sites each year, this assumption is based on evidence collected over the previous 20 years. The housing land supply calculation has been reviewed to account for an update with some sites removed and some sites added to account for availability and deliverability. These changes will be reflected within an updated version of the SHLAA.
- A1.10 In order to reflect the NPPF a 5% and 20% buffer has also been included to demonstrate that there is a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- A1.11 The council adopted SHLAA1 in October 2009, SHLAA2 was adopted February 2011 and SHLAA3 October 2012. Within NPPF Para. 159 local planning authorities should:
- “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”*
- A1.12 An element contained within the SHLAA is the collection of sites identified as 'deliverable' these are included in the 5 year housing land supply calculation.
- A1.13 Sites that are Deliverable Planning Permissions under construction and not started as of 30th September 2013 can be viewed in Appendix A.

A1.14 Sites that are Deliverable Allocated Sites in Replacement Chesterfield Borough Local Plan, but without planning consent at present can be viewed Appendix B

A1.15 Sites that contain Deliverable dwellings on SHLAA sites within the next 5 years can be viewed in Appendix C

A1.16 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 2013 – March 2018

Element of Supply	Number of Dwellings						
a) Deliverable Planning Permissions under construction and not started as of 30 th September 2013	1143						
b) Deliverable Allocated Sites in Replacement Chesterfield Borough Local Plan, but without planning consent at present	470						
c) Deliverable dwellings on SHLAA sites within the next 5 years	508						
d) Windfall Site Assumptions per annum * 5	171						
Total Available Supply of Deliverable Sites (a+b+c+d)	2292						
Annual target	380						
Shortfall method	Liverpool			Shortfall method	Sedgefield		
Shortfall in delivery from 2011-2013	561			Shortfall in delivery from 2011-2013	561		
Shortfall annual target spread across plan period 2013-2031	31			Shortfall annual target spread across period 2013-2018	112		
Annual target including 2011-2013 shortfall	411			Annual target including 2011-2013 shortfall	492		
Land Supply Calculation	NPPF Buffer	Five Year Supply Calculation	Supply	Land Supply Calculation	NPPF Buffer	Five Year Supply Calculation	Supply
	0%	2292/411	5.58 years		0%	2292/492	4.65 years
	5%	2292/432	5.31 years		5%	2292/517	4.43 years
	20%	2292/493	4.65 years		20%	2292/590	3.88 years

- A1.17 Using the 'Liverpool Method' the Housing Land Supply concludes that Chesterfield Borough Council does have an appropriate land supply for both a 0% and 5% buffer outlined in Para 47 of the NPPF but not a 20% buffer.
- A1.18 If Chesterfield Borough Council were to use the 'Sedgefield Method' the Housing Land Supply concludes that Chesterfield Borough Council does not have an appropriate land supply for either a 0%, 5% or 20% buffer as outlined in Para 47 of the NPPF.
- A1.19 Both methods identified are defined as good practice examples in the May 2009 *Land Supply Assessment Checks* prepared for DCLG and have both have successfully been used in planning appeals.
- A1.20 Chesterfield Borough Council believe the use of 'Liverpool Method' is the most appropriate method for this borough as it is a realistic measure that is both deliverable and achievable in this housing market. The 'Sedgefield Method' provides an unrealistic annual target with which the Council has only delivered once since 2000. This view was supported by the Planning Inspector P N Jarratt in his report into the examination of the Chesterfield Local Plan; Core Strategy 2011 – 2031. Within paragraph 51 of his report he states,
- "I accept that the capacity of the house building industry may not be a constraint but the market locally has a limited capacity to purchase. There is no indication to suggest that any improvement in the national or local economy is likely to trigger a resurgence of house building activity at a level that has rarely been achieved in the past and never for a sustained period of time."*
- P N Jarratt (Planning Inspector) June 2013*
- A1.21 The shortfall between a supply that meets a land supply of 5 years plus 20% (6 years supply) using the 'Liverpool Method is 173 homes.
- A1.22 The five year supply has reduced dramatically over the last year recently through a pick up in housing completions in the borough with an increase of 61% between 2012 and 2013 which has seen a reduction in the supply of planning permissions.
- A1.23 The supply has also been constrained by delivery figure of 1500 dwellings within the five year period that was attached to the Chesterfield Waterside planning permission which has now been rationalised to reflect expected delivery of the site over the next five years to 490 dwellings.

Appendix A

Deliverable Planning Permissions under construction and not started as of 30th September 2013

Planning Permissions for 10+ dwellings as of 30th September 2013				
Reference:	Location	No. of dwellings	Under construction	Not Started
CHE/09/00662/OUT	Chesterfield Waterside	490	0	490
CHE/10/00041/FUL	Derby Road Phase II	27	13	14
CHE/11/00252/FUL	Garage Site, Barker Lane	10	0	10
CHE/11/00717/FUL	Chesterfield Rugby Club, Sheffield Road	124	0	124
CHE/11/00862/FUL	Land adjacent 17 Spital Lane	14	0	14
CHE/12/00106/REM	Saltergate Football Stadium	38	18	20
CHE/12/00213/FUL	Foolow Court	55	10	45
CHE/12/00780/REM CHE/13/00273/REM	Land to the rear of 146-150 Spital Lane	38	0	38
CHE/13/00119/FUL	103 – 105 Newbold Road	12	0	12
CHE/13/00282/FUL CHE/10/00550/FUL	102 Storforth Lane	17	0	17
CHE/13/00352/OUT	49 Barker Lane	40	0	40
CHE/0000/1658	Land adjoining Netherthorpe	17	0	17
CHE/12/00065/FUL	Frecheville Street	20	20	0
TOTAL (a)		902	61	841

Planning Permissions for 9 or less dwellings as of 30th September 2013			
	No. of dwellings	Under construction	Not Started
TOTAL (b)	241	76	165

Schedule of Sites, Permission sites for 10 or more dwellings with remaining dwellings to be completed as of 30th September 2011

Application Number	Location	Under Construction	Not Started	Total	Current Status
CHE/09/00662/OUT	Land At East Of A61 Known As Chesterfield	0	1500	1500	Outline permission granted, major regeneration focus of borough.

	Waterside, Brimington Road, Chesterfield, Derbyshire				1 st Reserved matters application submitted for 19 dwellings – CHE/13/00464/REM
CHE/10/00041/FUL	Former Chesterfield Cylinders Site, Derby Road, Chesterfield, Derbyshire	13	14	27	Site under construction, consistent delivery on site
CHE/11/00252/FUL	Garage Site Barker Lane	0	10	10	Available and Deliverable
CHE/11/00717/FUL	214 and Land at Chesterfield Rugby Club, Sheffield Road, Chesterfield	0	124	124	Available and Deliverable Site under construction, three show homes built. Consistent delivery on site expected.
CHE/11/00862/FUL	Land adjacent 17 Spital Lane	0	14	14	Available and Deliverable
CHE/12/00106/REM	Saltergate Football Stadium	0	38	38	Site under construction, consistent delivery on site
CHE/12/00213/FUL	Foolow Court	10	45	55	Site under construction
CHE/12/00780/REM CHE/13/00273/REM	Land To The Rear Of and Including 146 - 150 Spital Lane, Chesterfield, Derbyshire	0	38	38	Available and Deliverable Reserved Matters approved, conditions are being discharged.
CHE/13/00119/FUL	103 – 105 Newbold Road	0	12	12	Available and deliverable Site has been cleared and is currently being marketed as a residential development site.

CHE/13/00282/FUL – Phase II CHE/10/00550/FUL – Phase I	102 Storforth Lane	0	17	17	Available and deliverable Phase I application has been resubmitted and considered - CHE/13/00640/FUL
CHE/13/00352/OUT	49 Barker Lane	0	40	40	Available and deliverable Site has been cleared and is currently being marketed as a residential development site.
CHE/12/00065/FUL	Frecheville Street	20	0	20	Site under construction
CHE/0000/1658	Land adjoining, Netherthorpe, Chesterfield	0	17	17	First phase of development Underway – remainder of site needed to be completed. Achievable, Available and Deliverable
Total		61	841	902	

Appendix B

Deliverable Allocated Sites in Replacement Chesterfield Borough Local Plan, but without planning consent at present

RCBLP Reference:	Location	No. of dwellings	Under construction	Not Started
H38A	Walton Works	150	0	150
H38B	Wheatbridge Mills	70	0	70
H20	Walton Hospital (west of site)	60	0	60
H21	Walton Hospital (south of site)	60	0	60
H25	Newbold School	60	0	60
H30	William Street North	11	0	11
H10	Sycamore Road	18	0	18
H8	Land at junction of Elm Street and Station Rd	23		23
H19	Site of former Goldwell Rooms	18	0	18
TOTAL (c)		470	0	470

Status of Allocated Sites

H8 Land at junction of Elm Street and Station Rd

An area of backland scrubland located within the Hollingwood estate surrounded by other housing and served by local facilities and school. Site is accessible by public transport along Victoria Street or Dorset Drive. There are no known constraints to development. A previous permission (CHE/09/00102/FUL) for 23 dwellings has recently expired and demonstrates that the site is deliverable, suitable and available.

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

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

H19 Former Goldwell Rooms, 18 dwellings

Site neighbours public car park on Ashgate Road in a predominantly residential area. The site is well served by facilities and jobs in the town centre and local schools. Sites would be accessible directly from Ashgate Road, there is also a frequent bus service along Ashgate Road that would serve the site. The development would retain the majority of the public car park. The site is owned by the Council and had planning permission granted in 2008 (CHE/08/00553/FUL) and expired as recently as November 2011. There are no known constraints to development presently.

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 for 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 2018.

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 has been put out for sale by tender. A preferred bidder has been chosen. There would appear to be no special infrastructure difficulties or costs preventing this site being developed before 2018.

H30 William Street North, Old Whittington, 11 dwellings

An area of scrubland in Old Whittington that had reserved matters permission for 9 dwellings in 2005, the permission subsequently lapsed in 2010. In the context of the 5 year housing land supply there would appear to be no specific infrastructure constraints to prevent the site being developed before 2018.

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 former 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 for residential development was refused in 2007. An application (CHE/12/00309/FUL) is currently pending for mixed use regeneration including the redevelopment of

the listed building for residential development. There are no known constraints to development. This site is developable before 2018.

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 2018.

Appendix C

Deliverable dwellings on SHLAA sites within the next 5 years

SHLAA Reference:	Location	No. of dwellings	Under construction	Not Started
2009/028	Land off Dock Walk	57	0	57
2009/048	Ash Glen Garden Centre, Sheffield Rd	30	0	30
2009/059	Ashbrook Centre and Hostel	33	0	33
2009/086	Miller Avenue	12	0	12
2009/111	Staveley Basin Development	10	0	10
2009/108	Brockwell Court, Cheedale Avenue	28	0	28
2009/199	Whitebank Close	16	0	16
2009/185	Former Boat Sales, Sheffield Road	50	0	50
2010/241	Brendon House, Brendon Avenue	17	0	17
2010/245	Land adjacent 300 Manor Road, Brimington	31	0	31
2010/246	Computer Services, Barker Lane	39	0	39
2010/250	Inky Social Club	11	0	11
2010/264	Land North of East Crescent, Duckmanton	14	0	14
2010/271	DCC Social Services, West Street	25	0	25
2009/061	Spencer Street Healthcentre	50	0	50
2009/062	Marsden Street, (Northern Gateway)	85	0	85
TOTAL (d)		508	0	508

Appendix D

Current Five Year Housing Land Supply

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