

FIRST CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT

Covering the period April 2004 – March 2005



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FIRST CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT

For the period April 2004 to March 2005

1. EXECUTIVE SUMMARY

- 1.1 The first Annual Monitoring Report for Chesterfield Borough covers the period 1st April 2004 to 31st March 2005 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
- 1.4 The recently approved Local Development Scheme is on target, with the first milestone having been reached, namely the redeposit of the Replacement Chesterfield Local Plan in March 2005.
- 1.5 The main saved policies are those of the adopted 1996 Chesterfield Borough Local Plan. A replacement local plan is currently under preparation, with the public local inquiry part completed. It is intended that this plan will be adopted in mid-2006.
- 1.6 Among the saved policies of the adopted 1996 Chesterfield Borough Local Plan, most of those relating to site-specific policies have been used. The main exceptions are policies for industrial development and policies protecting land for county council projects (highways and schools).
- 1.7 Monitoring of area-wide policies saved from the adopted 1996 Chesterfield Borough Local Plan was not undertaken systematically in the past. As the plan will be superseded in 6 or 7 months' time, retrospective monitoring has not been carried out. Adoption of the replacement local plan will see unused policies of this kind discarded along with any site-specific policies which are fully implemented or no longer programmed. The report itemises 16 policies of this nature which are being discarded.
- 1.8 The new policies of the first deposit version of the replacement local plan were in place during the monitoring period. The report itemises 22 policies of this nature, many of which have seen considerable use despite the brief lifetime of the plan. 3 have been central to the consideration of major projects. Those relating to housing have also

been heavily used, whilst those relating to industrial sites have not, bar 2 major project policies.

- 1.9 Monitoring of the area-wide policies saved from the first deposit version of the replacement local plan was not undertaken systematically during the monitoring period. The plan was amended and redeposited at the end of the monitoring period, so it has not been judged appropriate worthwhile to carry this out retrospectively. 12 policies were discarded in response to representations. 19 new policies were added and one completely rewritten.
- 1.10 The report illustrates the borough's housing trajectory in graphical and tabular form, comparing actual build rates since 2001 with the strategic and local policies which seek to guide them. Completions continue to exceed the implied annual rates significantly. It is anticipated that introduction of a new policy for brownfield windfall sites will control the overrun.
- 1.11 The report mentions improvements to be introduced in future annual monitoring reports. These include a more thorough approach to recording data from planning applications and increased joint monitoring of contextual data. The latter is intended to involve other council services, specifically Housing and Economic Development. The council will be developing local indicators and additional contextual indicators. It will also develop the evidence base needed in order to commence work on the Development Plan Documents and Supplementary Planning Documents.
- 1.12 The council is making good progress on the programme spelled out in the LDS, with milestones reached as forecast. This first AMR indicates that no changes to it are necessary, therefore.
- 1.13 The core indicators which are the main requirement of annual monitoring are reported in an appendix to the report. Two in particular are noteworthy and lead to comments in section 8 of the report under the heading 'Action'.
- 1.14 The monitoring of Core Output Indicator C7 suggests that housing proposals are being implemented at a faster rate than the target implied by the Structure Plan requirement. However this should be addressed by the adoption of the phasing policy (HS1A) proposed in the replacement Chesterfield Borough Local Plan.
- 1.15 Output Indicator C14 also shows that there are problems in delivering affordable housing within the borough. The preparation of a Supplementary Planning Document on Affordable Housing (scheduled to begin in January 2006) is expected to go some way towards improving this situation although it will not be seen in the form of bricks and mortar much before 2008. The adoption of a clearer and more robust policy on affordable housing, policy HS5, in the replacement

Chesterfield Borough Local Plan will also help to increase the delivery of affordable housing as a proportion of new housing development.

2. INTRODUCTION

2.1 The Planning and Compulsory Purchase Act 2004 came in to force on the 1st September 2004, putting in place a new system of Local Development Schemes (LDS) and Local Development Documents (LDDs). As indicated at 3.3 below, Chesterfield Borough Council has chosen to make the transition to the new system by first of all completing and adopting its replacement local plan, which had already been placed on deposit in October 2003. In doing so it has opted for a programme which will begin and deliver 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. Its has additional problems, however, because it is in the process of bringing up to date an 'old-style' plan. As this report is based on the 1996 Adopted Plan it deliberately takes a very basic approach. Therefore it does not try to monitor the implementation of the saved 'old-style' plan (the adopted 1996 Chesterfield Borough Local Plan) in any detail, because the necessary indicators were neither known about nor monitored at the time covered by the report. For the same reasons it also does not try to monitor the implementation of the emerging replacement plan, but that case deserves a very basic approach even more because the process of taking it to adoption sees the plan constantly changing.

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 will cover the period 1st April to 31st March and be submitted to the Secretary of State by 31st December each year. This AMR covers the period April 2004 – March 2005.

2.4 Planning Policy Statement 12: Local Development Frameworks (PPS12) 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. It states 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.
- 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 the Midland mainline railway 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 74,100, 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 have fanned out to the north, west and south of the town centre, whilst the major industrial areas lie along the valleys of the Hipper and Rother rivers and the Barlow brook. Industrial decline at the end of the 20th century has resulted in significant areas of former industrial land along the river corridors becoming redundant.
- 2.9 **Staveley** lies on the eastern side of the borough approximately 5 miles from Chesterfield town centre and has a population of around 10,000. 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.

- 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 8,600. Although it grew up to support the industrial development of the borough, Brimington 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 recent closures at Staveley Chemicals, Chesterfield Cylinders, Cadbury Trebor Basset and prior to that Robinsons.
- 2.12 There has been growth in the number of businesses overall in Chesterfield (12% between 1994-2003 compared to 6.9% nationally), in particular in the stock of manufacturing businesses and in the number of small businesses. Employment in retail and distribution and public service sectors has also grown. Overall, however the economy continues to under perform. The overall measure of economic performance, GVA (Gross Value Added), remains significantly below the national and regional averages in north eastern Derbyshire (at 67% and 73% of the national and regional averages respectively).
- 2.13 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 and timely response in planning terms, which has seen several very large projects negotiated and granted planning permission just after the monitoring period. It has also prompted a series of initiatives such as the council's collaboration with local partners in an informal 'town centre masterplan' approved in 2004 and work on three 'areas of major change'. Each of the three areas requires an integrated approach to redevelopment, guided by a masterplan. The first such masterplan was drafted and taken to public consultation in March 2005.

Socio-Economic Indicators

- 2.14 Whilst unemployment in the borough has fallen since its peak in 1993/4 as a result of business and economic growth, at 3.5% in Jan 2004 it is still well above the national average (2.6%), as is youth unemployment (6.4% compared with the national average of 5.1%).
- 2.15 Parts of 4 wards in the borough are amongst the 10% most deprived in the country (based on the Indices of Deprivation 2004)– Middlecroft &

Poolsbrook, Rother, Old Whittington 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 amongst the 20% most deprived nationally.

- 2.16 Average incomes in the borough are around 20% below national averages. The latest Housing Needs Survey for the borough carried out in 2004 shows that approximately a quarter of households would be unable to afford to rent or purchase housing on the open market, without some form of subsidy.

Traffic congestion

- 2.17 There is a large flow of traffic through Chesterfield, particularly between Derby and the M1 and Sheffield (along the A619 and A61) but also between the M1 and the Peak District via the A619/A617. This is partly due to the location of the borough at the intersection of main roads, but also by the amount of in and out commuting for work journeys that the borough experience.

3 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

- 3.1 The Local Development Scheme came into effect on 1st September 2005. It sets out the timetable and milestones for the production of documents within the Local Development Framework. For the monitoring period April 2004 – March 2005 the only milestone required, and reached, was the reposit of the Replacement Chesterfield Local Plan in March 2005.
- 3.2 Table 1 below sets out the progress on the preparation of the Chesterfield Borough Council Local Development Framework. Although none of the dates are within the monitoring period for this AMR, it is felt to be useful to explain the timetable for progress.
- 3.3 A full version of the Local Development Scheme is available on the CBC web site www.chesterfield.gov.uk under Local Development Framework.

Table 1 Local Development Framework Progress

LDF DOCUMENTS	MILESTONE	ON TARGET
Adopted Chesterfield Borough Local Plan 1996	Saved until September 2007	✓
Replacement Chesterfield Borough Local Plan	Inquiry to commence October	✓

	2005 Inquiry to close February 2006 Inspector's Report by April 2006 To be adopted July 2006 and saved	✓ ✓ ✓
Statement of Community Involvement	Start preparation January 2006	✓
<i>Development Plan Documents</i>		
Core Strategy	Start preparation January 2007	✓
Site Specific Allocations and Policies	Start preparation January 2007	✓
Staveley Area Action Plan	Start preparation January 2007	✓
Development Control Policies	Start preparation January 2008	✓
<i>Supplementary Planning Documents</i>		
Planning Obligations	Start preparation September 2005	✓
Affordable Housing	Start preparation January 2006	✓
Open Space Provision	Start preparation January 2006	✓
Sustainable Design Guide	Start preparation January 2006	✓
Residential Design Guide	Start preparation September 2005	✓
Crime Reduction Design Guide	Start preparation December 2005	✓

4 PROGRESS ON SAVED PLANS

- 4.1 For the monitoring period 04/05, the relevant local plan is the Chesterfield Borough Local Plan which was adopted in 1996 and covers the period up to 2001. Upon commencement of the Planning and Compulsory Purchase Act 2004 on 1st September 2004, the adopted plan is 'saved' for three years. The local plan is currently under review. The first deposit version of the Replacement Chesterfield Borough Local Plan was published in October 2003 and a revised version was re-deposited during the monitoring period on 3rd March 2005.

- 4.2 The programme thereafter requires account to be taken of the responses arising from the consultations, a public local inquiry to be held and the inspector's findings to be incorporated in the plan, with adoption by July 2006. The public inquiry commenced as intended in October 2005.
- 4.3 The replacement plan will cover the period up to 2016 and once adopted it will replace the 1996 local plan. Under the transitional arrangements provided by the Planning and Compulsory Purchase Act 2004, the replacement plan will then be "saved" for a period of three years from when it is adopted, to be progressively replaced by up to date Local Development Documents (LDDs) as part of a new Local Development Framework.

5 SAVED POLICIES

- 5.1 The concept of 'saved policies' dates from the Planning and Compensation Act 1991, but as advanced in the 2004 act it requires the Local Development Scheme (LDS) to specify and give effect to them. Since the 2004 Act was not introduced until half way through the monitoring period and the council's LDS only came in to effect on 1st September 2005, there were no saved policies identified during the monitoring period. Viewed retrospectively, however, it is logical to consider under this heading the extent to which the policies of two plans are being achieved: 1) the adopted Chesterfield Borough Local Plan, 1996 (currently the 'saved' plan in terms of the 2004 Act') and 2) the Replacement Chesterfield Borough Local Plan.

Adopted Chesterfield Borough Local Plan, 1996

- 5.2 The Chesterfield Borough Local Plan, 1996 has 85 policies and 5 Appendices concerned with development control. Of the policies themselves, 17 indicate proposals for specific, named sites, as follows:

Table 2 - Site Specific Policies in the 1996 Adopted Plan

POLICY	CONCERNING	USE IN MONITORING PERIOD
HSG1	New Housing Sites	37 sites separately identified. <i>22 developed or under construction for housing</i> <i>5 granted permission but not yet developed</i> <i>0 application under consideration</i> <i>3 carried forward as allocations in 2003 plan</i> <i>2 developed for other purposes</i> <i>2 deallocated in 2003 plan</i>
INB1	New Industrial Sites	15 sites separately identified. <i>4 developed for industry</i> <i>0 granted permission but not yet developed</i> <i>0 application under consideration</i>

		<i>7 carried forward as allocations in 2003 plan 2 developed for other purposes 2 deallocated in 2003 plan</i>
INB6	Tapton House	Innovation centre constructed In line with policy
ENV16	Trans-Pennine Trail	Developed in line with policy
TRN1 2 and 4	Staveley-Brimington Bypass, Design and Traffic Management Brimington	Used for protection purposes, but highway authority has so far chosen not to progress scheme
TRN3	Markham Road	Road widened in line with policy, but to modified scheme
TRN5	Compton Street	Not used; scheme not progressed
TRN6	Holywell Cross	Traffic scheme not implemented
TRN16	Holmebrook and Hipper Valley trails	Developed in line with policy
TRN17	Staveley-Arkwright Trail	Developed in line with policy
SHP4	Retail Warehousing Sites South of A619	Developed in line with policy
REC2	New OS Allocations	Two of three identified sites developed in line with policy
REC7	Mullan Park	Not used; scheme not progressed
REC8	Ecodome	Policy continues to inform consideration of a series of Section 73 applications arising from 1992 outline permission
CMY1	Notified Sites	<u>7 Sites protected for DCC developments</u> <i>1 developed 3 carried forward as protected sites in 2003 plan 3 notification withdrawn by DCC (1 developed for housing)</i>

- 5.3 During the monitoring period records were not kept concerning the use of area-wide policies in the adopted 1996 local plan to determine applications for planning permission. It is not considered practical to research this information retrospectively, neither is it considered very worthwhile because the policies had already been reviewed and amended in the light of experience prior to the monitoring period. In the future the same comment will be true for the period covered by the second Annual Monitoring Report, although steps are being taken to improve the evidence base in time for the third Annual Monitoring Report, (following anticipated adoption of the replacement local plan).
- 5.4 The monitoring period spans an active section of the review of the 1996 local plan, when the council had already reviewed the policies and chosen to amend them in the first deposit version of the replacement

plan, or to omit some entirely. The following policies were omitted entirely:

Table 3 – 1996 Policies omitted from 2003 Replacement Plan

POLICY	CONCERNING	REASON FOR OMISSION
HSG2	Existing Residential Areas	Concept of 'primarily residential areas' dropped
HSG4	Multi Occupation	New policy direction
HSG5	Care Homes	Covered in other, revised policies
INB6	Tapton House	Scheme completed
ENV16	Trans Pennine Trail	Covered in other, revised policies
ENV20	Water Quality	Covered in other, revised policies
ENV23	Derelict Land Reclamation	Policy considered unnecessary
ENV24	Environmental Improvements	Covered in other, revised policies
TRN5	Compton Street	Changed priorities of Highway Authority
TRN9	Multi-Storey Car parks	New policy direction
TRN13	Private Drive	Changed priorities of Highway Authority
TRN14	Traffic Calming	Schemes generally did not need consent so policy considered unnecessary
SHP2	Shopping Outside Centres	New suite of policies required to better fit with PPS6 and Joint Structure Plan
SHP6	A2 Uses in Centres	Policy considered unnecessary
SHP7	Residential upper Floors	Policy considered unnecessary
REC6	Newby Road Allotments	Site too small to be viable, now shown as part of wildlife site

Replacement Chesterfield Borough Local Plan

- 5.5 As it stood during the monitoring period, the replacement plan (first deposit version 2003) had 96 policies and 1 Appendix concerned with development control. Of the policies themselves, 22 indicate proposals for specific, named sites, as follows:

Table 4 - Site Specific Policies in the 2003 Replacement Plan

POLICY	CONCERNING	USE IN MONITORING PERIOD
HS1	Housing Sites	39 sites separately identified. <i>16 developed or under construction for housing</i> <i>7 granted permission but not yet</i>

		<i>developed</i> 3 applications under consideration 12 carried forward as allocations in 2005 plan 1 deallocated in 2005 plan
EP1	Donkin/UEF	Major application granted during monitoring period in line with policy
EP2	Employment Sites	12 sites separately identified. 0 developed for industry 0 granted permission but not yet developed 1 application under consideration 10 carried forward as allocations in 2005 plan 1 developed for other purposes 0 deallocated in 2005 plan
EP3	North Brimington	Not used
EP4	Troughbrook Works	Not used
EP5	Robinsons Sites	Two applications submitted and considered in line with policy but not yet determined.
EP10	Ecodome	Policy continues to inform consideration of a series of Section 73 applications arising from 1992 outline permission
EP12	Mullan Park	Not used; scheme not progressed
TR2	MEGZ/M1	Major application submitted and considered in line with policy, (granted in April 2005 outside monitoring period).
TR3	Regeneration Route	Used for protection purposes, but highway authority chose not to progress scheme.
TR4	Markham Road	Scheme completed during monitoring period.
TR5	Holywell Cross	Investigations progressed in line with policy
TR15	Bus Station	Permission granted in line with policy and construction started. (Opened May 2005)
TR16	Rail Station Access	Not used. Amended policy brought forward during monitoring period.
SH2	Markham Road Shopping	Application submitted and considered in line with policy, (determined outside monitoring period).
SH3	Newbold Road Shopping	Policy has informed discussions

		with developers during monitoring period.
SH4	Holywell Cross Shopping	Policy has informed discussions with developers during monitoring period.
SH5	Derby Road DIY	Major application granted during monitoring period in line with policy
PR2	New OS Allocations	4 sites. For 2 of them policy has informed discussions with developers during monitoring period. All 4 allocations carried forward to 2005 plan
PR6	Football Club	Policy has informed discussions with developers during monitoring period. Amended policy brought forward during monitoring period.
CM1	Notified Sites	All 3 sites protected as per policy
CM3	Health and Further Education	Policy has informed discussions with developers during monitoring period. Amended policy brought forward during monitoring period.

- 5.6 Records were not kept during the monitoring period about the use of area-wide policies in the 2003 replacement local plan to determine applications for planning permission. It is not considered practical to research this information retrospectively, neither is it considered very worthwhile because the policies had already been reviewed and amended in the light of experience prior to and during the monitoring period. In the future the same comment will be true for the period covered by the second Annual Monitoring Report, although steps are being taken to improve the evidence base in time for the third Annual Monitoring Report, (following anticipated adoption of the replacement local plan).
- 5.7 The monitoring period spans 12 months when the 2003 first deposit version of the replacement local plan was being amended by the council in response to representations received. When the revised plan was redeposited on 5th March 2005, the following policies from the 2003 first deposit version were omitted entirely:

Table 5 – 2003 Policies omitted from 2005 Replacement Plan

POLICY	CONCERNING	REASON FOR OMISSION
EP3	Land at North Brimington	Covered in other, revised policies
EP4	Troughbrook Works Site	Covered in other, revised policies
EN6	Protection of Additional Wildlife and Geological Sites	Covered in other, revised policies

EN8	Enhancing the Natural Environment	Covered in other, revised policies
EN11	Flood Protection	To accommodate Environment Agency comments
EN13 and EN14	Surface and Foul water Drainage (1) and (2)	To accommodate Environment Agency comments
EN16	Enhancement of River and Canal Environments	Subject covered in other, revised policies
TR4	Markham Road Widening	Scheme implemented 2004
TRN12	Provision for Walking and Cycling in Highway Schemes	Subject covered in other, revised policies
TR15	Provision for Buses on Land to the South of Beetwell Street	Scheme implemented 2004/5
SH4	Feasibility Study for the Holywell Cross Roundabout Site	Policy replaced with more integrated approach in revised SCH3

5.8 The following new policies were added in the 2005 version of the replacement local plan, when it was redeposited on 5th March 2005:

Table 6 – New Policies included in 2005 Replacement Plan

POLICY	CONCERNING	COMMENT
GS11	Areas of Major Change	New policy direction
HS1A	Sites for Housing development 2011-2016	To reflect PPG3 advice on phasing
HS4A	Infill Housing Development	Policy omission in first deposit
EP1A6	Markham Vale Development	Policy omission in first deposit
EP1B	Land for Employment Development in the A61 Corridor Area of Major Change	To identify employment priority in new mixed-use scheme
EP3A	Sites for Employment Development in the Long Term	To reflect constraints through phasing
EV7A	Protection of Species	To accommodate representees' comments
EV12A	Surface Water Drainage	To accommodate Environment Agency comments
EV13A	Sewerage and Sewage Disposal	To accommodate Environment Agency comments
EV34	Recording of Listed Buildings, Conservation Areas and Historic	Policy omission in first deposit

	Parks and Gardens	
TR5A	Whitting Valley Link Road	Policy omission in first deposit
TR5B	Park and Ride/Walk Sites	Policy omission in first deposit
SC5A	Other Proposals for Retail Development	Policy omission in first deposit
SC6A	Loss of Small Shops	Policy omission in first deposit
SC8A	Loss of Existing Food and Drink uses	Policy omission in first deposit
SC9	Nightclubs	New policy direction
SC10	Proposals for Amusement Centres and Casinos	New policy direction
SC11	Leisure Proposals	New policy direction
PR6A (Completely rewritten)	Chesterfield Football Club	New policy direction
PR6B	Chesterfield Rugby Club	Policy omission in first deposit

6.0 OUTPUT INDICATORS

- 6.1 There are 16 core output indicators that have been selected to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. This section gives the background, while the detail of each output is given in the appendix to the report.
- 6.2 For future monitoring reports the council will be including a number of contextual indicators and local output indicators.
- 6.3 Contextual output indicators are used to describe the wider social, environmental and economic background against which to consider the effects of policies and inform the interpretation of output indicators. This reflects increasing government recognition of the importance of taking into account the social, environmental and economic circumstances which exist within the borough, when developing policies for the LDF. Such issues are also matters for the wider-ranging Community Strategy, prepared by the District Council and its partners on the Local Strategic Partnership (LSP).
- 6.4 As set out in the appendix the contextual indicators selected for this report are
- Unemployment level
 - Overall district ranking in Index of Multiple Deprivation
 - Average dwelling price
 - Population size

- 6.5 Local output indicators will address the outputs of some of the policies not covered by the local development framework core output indicators. Advice is that these indicators will vary according to particular local circumstances and issues. There should be enough of them to ensure a robust assessment of policy implementation.
- 6.6 At this stage the council is suggesting only four contextual indicators and no local indicators. It is anticipated that these can be more reliably established, once 1) the 1996 local plan has been superseded and does not have to be monitored, 2) the shape and precise content of the replacement plan is finalised with its adoption and 3) Better data collection is in place.

Housing Trajectory

- 6.7 Planning Policy Statement 12 requires local authorities to produce housing trajectories as part of their annual monitoring reports. Housing trajectories constitute one of the core output indicators that districts are required to monitor in their Annual Monitoring Reports.
- 6.8 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 should illustrate this information in a graphical form.

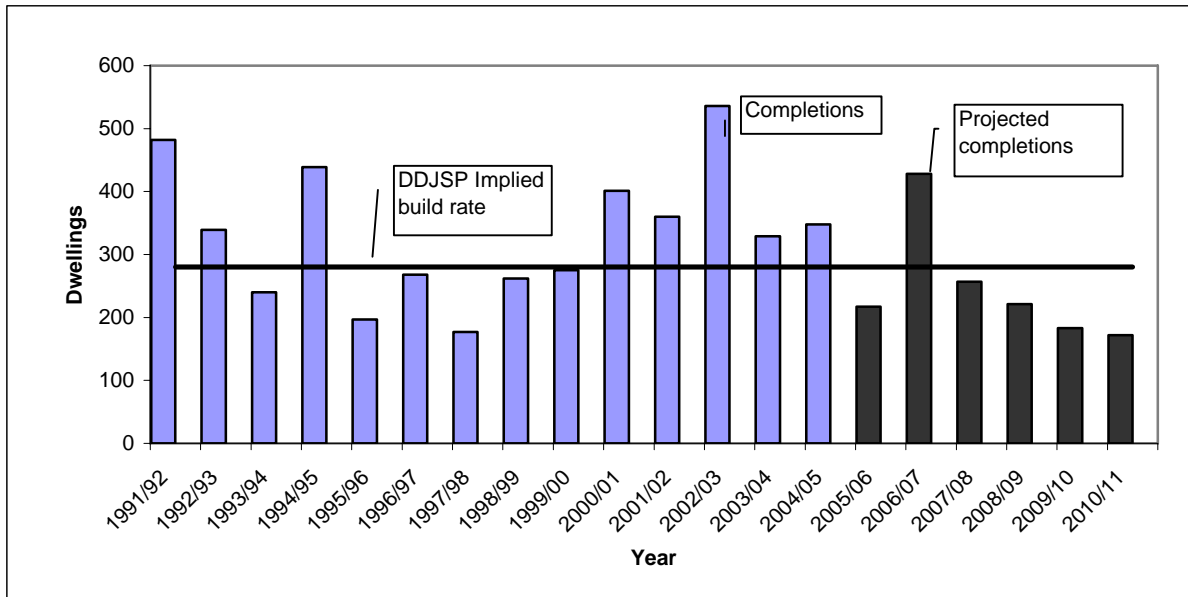
Table 7 – Housing Trajectory

Housing net completions

1991/92	482
1992/93	339
1993/94	240
1994/95	439
1995/96	197
1996/97	268
1997/98	177
1998/99	262
1999/00	275
2000/01	401
2001/02	360
2002/03	536
2003/04	329
2004/05	348

Projected completions

2005/06	217
2006/07	428
2007/08	257
2008/09	221
2009/10	183
2010/11	172



6.9 The projections for housing completions for 2005/6 to 2011 consist of sites under construction allocated sites and a continuing allowance for small sites. The 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. The sites subject to the phasing policy are assumed to be developed after 2011. No allowance has been made for large windfalls as these are assumed to be negligible following the allocation of sites from the council's urban capacity study.

6.10 The level of net housing completions has exceeded the strategic housing requirement from the Joint Structure Plan for eight of the fourteen years so far. The housing trajectory reflects the strength of housing demand in the borough and the objectives of the borough to encourage housing led regeneration. The implication of the graph is that in order to adhere to the strategic housing requirement housing demand would need to be severely constrained. This will conflict with the ability of the borough to regenerate significant areas of derelict and despoiled land. This issue will need to be addressed in the borough's response to the review of the RSS and in the development of the borough's LDF.

7.0 FUTURE MONITORING

7.1 In response to changing data requirements, the County Council and all the Derbyshire authorities and are currently involved in developing an employment monitoring database and updating the existing residential land availability database.

- 7.2 There are currently a number of gaps against performance for a number of indicators. Some of the data not currently monitored will be available in the future by the development of such monitoring systems, including technical advancements and improved data collection methods. In particular a more thorough approach to recording data from planning applications is required. More effective monitoring will also be enabled through increased joint monitoring of contextual data with other council departments and sections, specifically Housing and Economic Development, who are in the process of establishing their own monitoring processes.
- 7.3 The monitoring scheme will be kept under review and amended to reflect any changes in priorities.
- 7.4 In particular the council in future monitoring, will be developing local indicators and additional contextual indicators, linked to developing the evidence base needed in order to commence work on the Development Plan Documents and Supplementary Documents set out in the Council's Local Development Scheme and highlighted in section 3.

8.0 ACTION

- 8.1 The council is making good progress on the programme spelled out in the LDS so that this first AMR indicates that no changes to it are necessary. This situation will be reviewed routinely towards the end of 2006 (when the next AMR falls due) and adjustments to the LDS will be brought forward if needed.
- 8.2 The monitoring of Core Output Indicator C7 suggests that housing proposals are being implemented at a faster rate than the target implied by the Structure Plan requirement. However this should be addressed by the adoption of the phasing policy (HS1A) proposed in the replacement Chesterfield Borough Local Plan
- 8.3 Core Output Indicator C14 also shows that there are problems in delivering affordable housing within the borough. The preparation of a Supplementary Planning Document on Affordable Housing (scheduled to begin in January 2006) is expected to go some way towards improving this situation although it will not be seen in the form of bricks and mortar much before 2008. The adoption of a clearer and more robust policy on affordable housing, policy HS5, in the replacement Chesterfield Borough Local Plan will also help to increase the delivery of affordable housing as a proportion of new housing development. However the limited number of large housing sites within the borough, able to contribute significant levels of affordable housing, is likely to remain a limiting factor.

REFERENCES

- *Planning and Compulsory Purchase Act 2004 (HMSO)*
- *Town and Country Planning (Local Development) (England) Regulations 2004 (HMSO)*
- *Local Development Framework Monitoring: A Good Practice Guide (ODPM, March 2005)*
- *Local Development Framework Core Output Indicators (ODPM, October 2005)*
- *Planning Policy Statement 12: Local Development Frameworks*

CONTEXTUAL INDICATORS

APPENDIX

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT
X1	Unemployment level	Outside Local Planning Authority control	Not applicable	At March 2005 unemployment rates based on working age population = 3.1%	March 2004 figure = 3.3%
X2	Overall district ranking in Index of Multiple Deprivation	Outside Local Planning Authority control	Not applicable	73 rd poorest out of 354 local authorities in England and Wales	
X3	Average property price	Outside Local Planning Authority control	Not applicable	£106,385.	Average property price for England & Wales is £166,353.
X4	Population size	Outside Local Planning Authority control	Not applicable	2003 based population projections = 99,900	2001 census = 98,845

CORE OUTPUT INDICATORS

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT
<u>Business Development</u>					
C1 1a	Amount of floorspace developed for employment by type	The implied structure plan target (in hectares) is 9.5ha per year.	INB1 INB2 INB3 INB4 INB5	B1 use = 0.22ha B2 use = 1.08ha	Employment development has previously been monitored in hectares (gross). The council will move towards providing net floorspace data for future monitoring periods.

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT																					
C2 1b	Amount of floorspace developed for employment by type. In employment or regeneration areas.	No target identified	INB1 INB2 INB4 INB5	No data for monitoring period	Employment development has previously been monitored in hectares (gross). The council will move towards providing net floorspace data for future monitoring periods.																					
C3 1c	Amount of floorspace by employment type, which is on previously developed land.	No target identified	No policy identified	20% of all completions in the monitoring period was on PDL.																						
C4 1d	Employment land available by type.	No target identified	INB1	There was approximately 62.19 hectares of land identified as available for industrial development at March 2005.	No information is available in respect of "type" for this monitoring report.																					
C5 1e	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	No target identified	Not applicable	No data for monitoring period	No information available for this monitoring report.																					
C6 1f	Amount of employment land lost to residential development	No target identified	Not applicable	No data for monitoring period	No information available for this monitoring report.																					
Housing (see housing trajectory, Table 2, page 10)																										
C7 2a (i)	Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer		HSG1 HSG2	<table border="1"> <thead> <tr> <th></th> <th>NET</th> <th>GROSS</th> </tr> </thead> <tbody> <tr> <td>1999/ 00</td> <td>275</td> <td>286</td> </tr> <tr> <td>2000/ 01</td> <td>401</td> <td>415</td> </tr> <tr> <td>2001/ 02</td> <td>360</td> <td>373</td> </tr> <tr> <td>2002/ 03</td> <td>536</td> <td>561</td> </tr> <tr> <td>2003/ 04</td> <td>329</td> <td>369</td> </tr> <tr> <td>2004/ 05</td> <td>348</td> <td>429</td> </tr> </tbody> </table>		NET	GROSS	1999/ 00	275	286	2000/ 01	401	415	2001/ 02	360	373	2002/ 03	536	561	2003/ 04	329	369	2004/ 05	348	429	
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C8 2a (ii)	Net additional dwellings for the current year	No target identified	HSG1 HSG2	348																						
C9 2a (iii)	Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer			Not applicable – see housing trajectory																						

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT
C10 2a (iv)	The annual net additional dwelling requirement			Not applicable – see housing trajectory	
C11 2a (v)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance			Not applicable – see housing trajectory	
C12 2b	Percentage of new and converted dwellings on previously developed land	No target identified in local plan. National target in PPG3 is 60%	No policy identified	93%	
C13 2c	Percentage of new dwellings completed at i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare			less than 30 dwellings per hectare = 0 between 30 and 50 dwellings per hectare = 36% above 50 dwellings per hectare = 64%	Information relates to wholly completed sites.
C14 2d	Affordable housing completions	No target identified	HSG7	0	No completions but contributions received.
<u>Transport</u>					
C15 3a	Amount of completed non-residential development within UCOs A,B and D complying with car-parking standards set out in the local development framework	No target identified	TRN12	Parking provision for non-residential development has not been monitored.	The council will put in place measures to monitor this for inclusion in future AMR's.
C16 3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; of employment; and major retail centre(s).	No target identified	No policy relevant	The relatively compact nature of the borough has the benefit of making virtually all residential development in the borough comply with this indicator, regardless of location.	

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT
<u>Local Services</u>					
C17 4a	Amount of completed retail, office and leisure development.	No target identified	No policy relevant	No data for monitoring period	The council will put in place measures to monitor this for inclusion in future AMR's.
C18 4b	Amount of completed retail, office and leisure development in town centres	No target identified	No policy relevant	No data for monitoring period	
C19 4c	Amount of eligible open spaces managed to Green Flag Award standards.	No target identified	No policy relevant	No open spaces managed to green flag award standard	
<u>Flood Protection and Water Quality</u>					
C20 7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	No target identified	ENV 13 & 14	No planning applications have been granted contrary to the advice of the Environment Agency	
<u>Biodiversity</u>					
C21 8	Change in areas and populations of biodiversity importance, including i) change in priority habitats and species (by type) ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	No target identified	ENV5 ENV7 ENV8	i) No change ii) No change	The borough contains 26 Sites of Importance for Nature Conservation and one Nature Reserve. The borough does not contain any sites beyond local significance e.g. SSSI's or RIGS's.

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT
<u>Renewable Energy</u>					
C22 9	Renewable energy capacity installed by type	No target identified	No policy identified	During the monitoring period no renewable energy resources of a measurable scale have been installed within the borough.	