



**Chesterfield Borough Council  
Authority Monitoring Report  
April 2013 – March 2014**

## **Introduction**

This report is Chesterfield Borough Council's Authority's Monitoring Report for the period covering 1<sup>st</sup> April 2013 – 31<sup>st</sup> March 2014.

### **Planning and Compulsory Purchase Act 2004**

The Planning and Compulsory Purchase Act 2004 previously 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 1<sup>st</sup> April to 31<sup>st</sup> March.

### **Localism Act 2011**

The Localism Act 2011 was enacted on 15<sup>th</sup> 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 Monitoring Report.

### **The Town and Country Planning (Local Planning) (England) Regulations 2012**

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

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 AMR should contain.

- Authority's progress against Local Development Scheme and timetable of key documents being produced.
- Review of planning policy implementation.
- Reflection on annual targets, specifically a report on housing supply, the 5 year housing land supply situation and the housing trajectory.
- An update of any neighbourhood development orders or neighbourhood development plans, if any.
- An update with respect to regulation 62 of Community Infrastructure Levy.
- Details of co-operation with another local planning authority, county council or a body or person prescribed under the regulations.
- An analysis of key indicators for which the borough collects data in relation to the Local Plan: Core Strategy

### **Profile of Chesterfield**

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, <http://www.chesterfield.gov.uk/Branches/Chesterfield/Website/Files/Documents/State%20of%20the%20Borough%20Report%202013%20-%202014.pdf>.

## Local Development Scheme

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

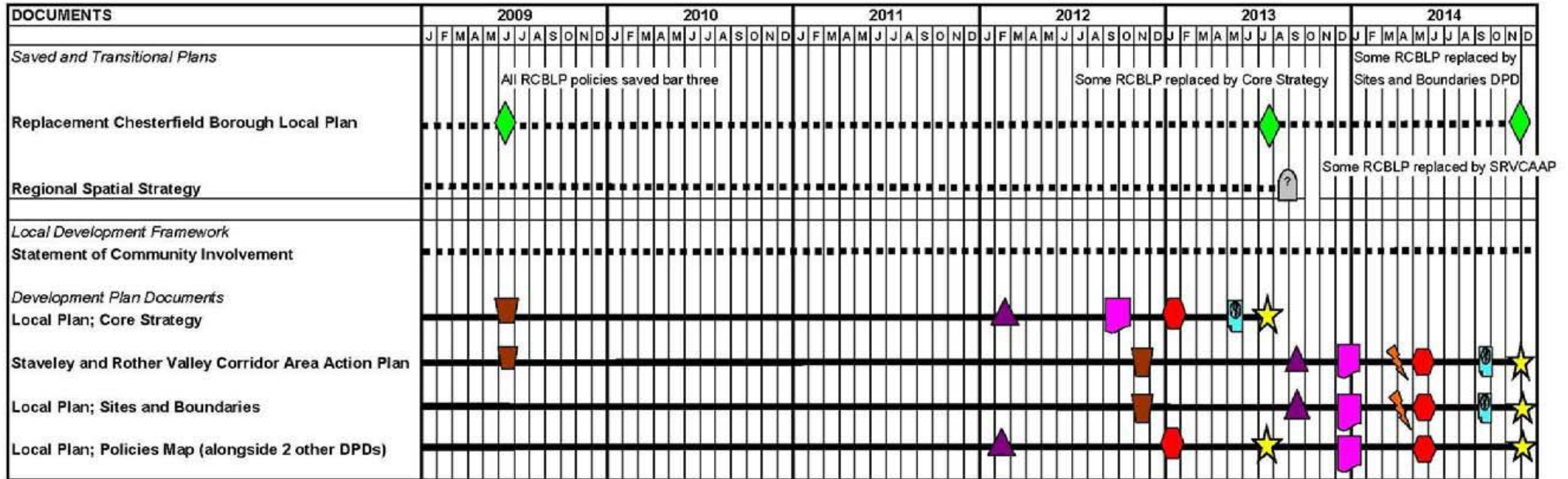
(iii) If the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and

(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

The Local Development Scheme (LDS) sets out the programme, including timetable and milestones for the production of document within the Local Development Framework (LDF). LDS5 covered the period 1<sup>st</sup> April 2013 – 31<sup>st</sup> March 2014. It was approved in November 2012, although near the end of its coverage LDS5 is the most appropriate programme to follow progress against. A new LDS is currently being produced to be published in the first half of 2015

The chart below is an extract from the fifth Local Development Scheme (LDS5) outlining the key milestones against which to monitor progress.

# LDF Programme November 2012



**KEY**

- Consulting Statutory Bodies on SA scope
- Public participation on DPD options
- Publication of DPD (pre-submission)
- Submission of DPD to SoS
- Pre-Examination Meeting
- Public examination
- Adoption of DPD
- Inspector's Report
- End of Saved Policies

**BOLD TEXT** = KEY MILESTONE

Below is a summary of progress against the milestones for each of the Development Plan Documents listed in the LDS, i.e. Local Plan: Core Strategy, Staveley and Rother Valley Corridor AAP, Local Plan: Sites and Boundaries.

### **Local Plan: Core Strategy**

After submission to the Secretary of State in 2012 and a public examination in early 2013 the Local Plan: Core Strategy was adopted by the council in July 2013. Outside of the Peak District National Park the council was the first district or borough to adopt a Core Strategy in Derbyshire. The Local Plan: Core Strategy alongside saved policies from the Replacement Chesterfield Borough Local Plan now form the local planning framework for the borough.

A revised proposals map was adopted alongside the Core Strategy , showing new and saved policies and boundaries.

### **Local Plan: Sites and Boundaries**

A 14 week consultation was held between Friday 16<sup>th</sup> November 2012 and Friday 22<sup>nd</sup> February 2013. Pre-submission publication was scheduled to be undertaken during the monitoring period, in September 2013.

Pre-submission consultation did not occur as scheduled, primarily as a result in delays in the completion of key evidence studies including the Derbyshire Gypsy and Traveller Accommodation Assessment (GTAA) and the update of the council's Parks and Open Spaces Strategy.

Subsequently, an updated Strategic Housing Market (SHMA) has been prepared and new Household projections published based on the 2011 census. The approach to the Local Plan: Sites and Boundaries DPD will be reviewed through the preparation of a new Local Development Scheme in early 2015 and a revised timetable published.

### **Staveley and Rother Valley Corridor AAP**

A 14 week consultation was held between Friday 16<sup>th</sup> November 2012 and Friday 22<sup>nd</sup> February 2013. Pre-submission publication was scheduled to be undertaken during the monitoring period, in September 2013.

Pre-submission consultation did not occur as scheduled. The route of HS2 was published in early 2013, including proposals to locate an Infrastructure Maintenance Depot on part of the former Staveley Works site. Uncertainty over HS2, combined with the availability of resources to progress the AAP, has resulted in a review of the approach to the regeneration of the site, facilitated by ATLAS.

The approach to the Staveley Area Action Plan DPD will be reviewed through the preparation of a new Local Development Scheme in early 2015 and a revised timetable published.

## Review of Planning Policy Implementation

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.

The Replacement Chesterfield Borough Local Plan was adopted in June 2006. The document originally contained 112 policies however the majority of these have been superseded by the adoption of the Local Plan: Core Strategy

To meet the requirements of Regulation 34 (2) in the Town and Country Planning (Local Planning) (England) Regulation 2012, this AMR identifies any policies in the Replacement Chesterfield Borough Local Plan which are not implemented during the monitoring period. The table below shows the list of policies which were not and will not be used in the determination of planning applications and outlines where they are superseded by Local Plan: Core Strategy policies.

2006 PLAN NO.	LOCAL POLICY	2006 LOCAL PLAN POLICY TITLE	LOCAL PLAN: CORE STRATEGY POLICY/POLICIES
GEN 1		Overall Planning Vision for Chesterfield	CS1
GEN 2		Economic and Social Regeneration	CS1/CS13
GEN 3		Natural, Historic and Built Environment	CS19 & CS9
GEN 4		Urban Regeneration and Sustainable Land Use Mix	CS1/CS2
GEN 5		Homes and Neighbourhoods	CS1, CS6 8 CS11
GEN 6		Community Safety	CS18
GEN 7		Lifelong Learning, Health and Community Facilities and Services	CS17
GEN 8		Access for All	CS18
GEN 9		Infrastructure and Facilities	CS4
GEN 10		Sustainable Design	CS5/CS6/CS18
GEN 11		A61 Corridor Area of Major Change	PS3

<b>2006 PLAN NO.</b>	<b>LOCAL POLICY</b>	<b>2006 LOCAL PLAN POLICY TITLE</b>	<b>LOCAL PLAN: CORE STRATEGY POLICY/POLICIES</b>
GEN 12		Town Centre Northern Gateway Area of Major Change	PS1
GEN 13		Land South of Chatsworth Road Area of Major Change	PS2
HSN 3		Residential Development on Larger Windfall Sites	CS1/CS2
HSN 4		Re-use of Vacant or Underused Buildings	CS11, CS2 & CS18
HSN 5		Layout and Design of Residential Development (Including Residential Extensions)	CS18
HSN 6		Infill Residential Development	CS18
HSN 7		Affordable and Special Needs Housing	CS11
HSN 8		Sites for Gypsies and Travellers	CS12
EMP 1		Markham Vale Development	PS4 & CS13
EMP 3		Land for Employment Development in the A61 Corridor Area of Major Change	PS3 & CS13
EMP 4		Land for Employment Development in the Area of Major Change to the South of Chatsworth Road	PS2 & CS13
EMP 6		Sites for Employment Development in the Long Term	PS5 & CS13
EMP 8		Layout and Design of Employment Development	CS18
EMP 9		Business and Industrial Development in Residential Areas	CS2 & CS13
EMP 10		Tourism Developments	CS14
EMP 12		Proposals for Visitor Accommodation	CS14
EVR 3		Landscape Character	CS9 & CS18
EVR 4		Protection of Wildlife Sites (1)	CS9
EVR 5		Protection of Wildlife Sites (2)	CS9
EVR 6		Protection of Habitats	CS9
EVR 7		Protection of Species	CS9
EVR 8		Protection of Trees and Woodlands and Hedgerows	CS9
EVR 10		Development and Flood Risk	CS7
EVR 11		Surface Water Drainage	CS7

<b>2006 PLAN NO.</b>	<b>LOCAL POLICY</b>	<b>2006 LOCAL PLAN POLICY TITLE</b>	<b>LOCAL PLAN: CORE STRATEGY POLICY/POLICIES</b>
EVR 12		Sewerage and Sewage Disposal	CS7
EVR 13		Protection and Enhancement of River and Canal Environments	CS9 & CS1
EVR 14		Restoration of Chesterfield Canal	CS1
EVR 15		Contaminated Land	CS8
EVR 16		Hazardous Substance Establishments	CS2
EVR 17		Development in Proximity to Major Hazard Installations	Policy not replaced
EVR 18		Development in Proximity to High Voltage Power Lines	CS2 & CS8
EVR 19		Telecommunications	CS2
EVR 20		Provision of Waste Management and Recycling Facilities	CS4
EVR 21		Protection of Waste Management Facilities, Sewage Treatment Works and Similar Operations	CS2 & CS8
EVR 22		Renewable Energy	CS5
EVR 23		Pollution and other Adverse Environmental Impacts	CS8 & CS2
EVR 24		Advertisements	CS18
EVR 25		Shop Fronts	CS18
EVR 26		Building Security	CS18
EVR 27		Percent for Art	CS18
EVR 28		Scheduled Ancient Monuments and Archaeological Sites	CS19
EVR 30		Conservation Areas	CS19
EVR 31		Demolition of Buildings or Structures in Conservation Areas	CS19
EVR 32		Buildings of Architectural and Historic Interest (Listed Buildings)	CS19
EVR 33		Development Affecting the Setting of a Listed Building	CS19
EVR 34		Historic Parks and Gardens	CS19
EVR 35		Recording of Listed Buildings, Conservation Areas and Historic Parks and Gardens	CS19



<b>2006 PLAN NO.</b>	<b>LOCAL POLICY</b>	<b>2006 LOCAL PLAN POLICY TITLE</b>	<b>LOCAL PLAN: CORE STRATEGY POLICY/POLICIES</b>
TRS 1		Transport Implications of New Development	CS20
TRS 4		Safeguarding of Land required for Transport Infrastructure to serve the A61 Corridor Developments	PS2
TRS 5		Chesterfield Town Centre Northern Gateway Area of Major Change	PS1 & CS20
TRS 7		Park and Ride/ Walk Sites	CS20
TRS 8		Car, Motorcycle and Cycle Parking Provision	CS18
TRS 9		Development in Place of Existing Car Parks in Town, District and Local Centres	CS18 & PS1
TRS 10		Off-street Parking	CS18 & PS1
TRS 11		Travel Plans	CS20
TRS 12		Provision for Pedestrians and Cyclists	CS20
TRS 13		Proposed Greenways and Strategic Walking and Cycling Routes	CS9
TRS 14		Protection of Footpath and Cycle Routes	CS20
TRS 15		Provision for Buses	CS20
TRS 16		Contributions to Public Transport Infrastructure	CS20
TRS 17		Improving Access to the Railway Station	PS1
TRS 18		Provision for the Development of Rail Freight Facilities	PS4 & PS5
SHC 4		New Retail Development on Land Between Newbold Road and Saltergate	PS1
SHC 5		Large Format DIY Warehouse on Land at Derby Road	Policy not replaced (implemented)
SHC 6		Other Proposals for Retail Development in Edge-of-centre or Out-of-centre Locations	CS16
SHC 7		New Small Shops	CS16
SHC 8		Loss of Small Shops	CS17
SHC 9		Trade Retail and Showroom Type Premises	CS16 & CS13

2006 PLAN NO.	LOCAL POLICY	2006 LOCAL PLAN POLICY TITLE	LOCAL PLAN: CORE STRATEGY POLICY/POLICIES
SHC 10		Food and Drink Uses	CS15
SHC 11		Loss of Existing Food and Drink Uses	CS17
SHC 12		Nightclubs	CS15
SHC 13		Proposals for Amusement Centres and Casinos	CS15
SHC 14		Leisure Proposals	CS15 & CS14
POS 3		Public Open Space Requirements Resulting from New Development	CS9/CS4
POS 6		Chesterfield Football Club	Policy not replaced (implemented)
POS 7		Chesterfield Rugby Club	Policy not replaced (implemented)
CMT 2		Contributions towards Educational Facilities	CS4
CMT 4		Sites for Emergency Services	<i>Policy not replaced (implemented)</i>
CMT 5		Protection of Existing Community Facilities	CS17

The table below outlines the list of policies retained from the Replacement Chesterfield Borough Council that will remain in place until the introduction of a Sites and Boundaries document or revised Local Plan. The reasons for policy retention are also highlighted.

2006 PLAN NO.	LOCAL POLICY	2006 LOCAL PLAN POLICY TITLE	JUSTIFICATION
HSN 1		Sites for Residential Development	Retention of allocations
EMP 2		Donkin / UEF site, Derby Road	Retention of boundary
EMP 5		Other Sites for Employment Development	Retention of boundary
EMP 7		Development in Existing Business and Industrial Areas	Retention of boundary
EMP 11		Ecodome Proposal	Retention of boundary
EVR 1		Green Belt	Retention of boundary
EVR 2		Development in the Open Countryside and Other Open Land	Retention of designation
EVR 9		Tree and Woodland Planting	Retention of allocation
EVR 29		Chesterfield Town Centre Historic Core	Retention of boundary

<b>2006 PLAN NO.</b>	<b>LOCAL POLICY</b>	<b>2006 LOCAL PLAN POLICY TITLE</b>	<b>JUSTIFICATION</b>
TRS 2		Transport Schemes Associated with Markham Employment Growth Zone (Markham Vale) and the M1	Retention of allocation
TRS 3		Chesterfield – Staveley Regeneration Route	Retention of allocation
TRS 6		Whitting Valley Link Road	Detailed issue to be determined at Sites and Boundaries stage.
SHC 1		Development within existing Town, District and Local Centres	Retention of allocations
SHC 2		Provision of New or Extended Local Centres	Retain site ( c )
SHC 3		New Retail Warehousing on Land at Markham Road	Retention of allocation
POS 1		Existing Parks and Open Spaces	Retention of allocation
POS 2		New Public Open Space	Retention of allocation
POS 4		Sports Pitches and Playing Fields	Retention of allocation
POS 5		Allotments	Retention of allocation
CMT 1		Education Sites	Retain site c
CMT 3		Development of Health and Further Education Provision	Retention of allocation

## Housing Delivery and the Five Year Housing Land Supply

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

### Housing Delivery

In order to meet the housing needs of a growing population and expanding economy the Local Plan: Core Strategy looks to make provision for the development of 7,600 dwellings between 2011 and 2031. This requires, on average, the completion of 380 dwellings each year throughout the plan period.

Throughout the 2013/14 financial year 148 net dwellings were completed. This is calculated using the following equation:

$$\text{(New Build Completions) + (Net Change of Use to Residential) + (Net Conversation to Residential) - (Demolitions)}$$

The associated data is below:

<b>NET ADDITIONAL DWELLINGS</b>	<b>148</b>
<b>New Build Completions</b>	<b>163</b>
<b>Change of Use to Res: Net Change</b>	<b>9</b>
Non-Res to Res	9
Res to Non-Res	0
<b>Conversion to Res: Net Change</b>	<b>9</b>
Conversion to Res	14
Conversions to Non-Res	5
<b>Demolitions</b>	<b>33</b>

The delivery of 148 dwellings throughout 2013/14 fell below the annual target of 380 leaving a shortfall of 232. The under delivery of dwellings, combined with persistent under delivery in previous financial years, will place an increased pressure on the 5 year supply of housing land to provide capacity for any shortfall.

Of the 163 new build completions 100 were built on previously developed land, this equates to 61% of all new dwellings. The council look to concentrate new development close to existing town, district and local centers on previously developed land. Two major sites at the former Chesterfield Rugby Club off Sheffield Road and land adjacent to Frecheville Street account for the vast majority of development not on previously developed land.

Throughout the AMR year 38 affordable units were constructed or gained. This is the overall number of units including major developments requiring planning permission, such as 20 new units on land adjacent to Frecheville Street, and market to affordable conversions which do not require planning permission.

### Five Year Housing Land Supply

The National Planning Policy Framework (NPPF) in 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% (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”*

The following paragraphs set out the 5 year land supply position for Chesterfield in accordance with the NPPF and take into account both the current **shortfall** of housing delivery and the trajectory of housing **supply** over the next 5 years.

### Dwelling Shortfall

Housing delivery performance against the Local Plan: Core Strategy target of 380 dwelling per annum, after three years, shows a cumulative shortfall of 791 dwellings. This is outlined below:

NET HOUSING DELIVERY		SHORTFALL	
2011/12	51	2011/12	329
2012/13	150	2012/13	230
2013/14	148	2013/14	232
<b>TOTAL</b>	<b>349</b>	<b>TOTAL</b>	<b>791</b>

As a dwelling 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 is the ‘Liverpool method’ and the second is the ‘Sedgefield method’.

Under the Liverpool method, the total shortfall is divided by the number of years remaining in the plan period. In Chesterfield’s case the remaining plan period is 17 years, the shortfall of 791 dwellings spread over the plan period and will account for an additional 47 dwellings to be added to the annual target of 380 dwellings and therefore equate to a revised annual target of 427 dwellings per annum.

The Sedgefield method requires the whole of any shortfall to be factored into the housing requirement for the 5 year assessment period. For Chesterfield this means

the shortfall of 791 dwellings being spread over five years. This equates to an additional 158 dwellings being added to the annual target of 380 dwellings and therefore the revised annual target becomes 538 dwellings per annum for five years, reverting back to 380 per annum for the subsequent years. The Sedgfield method is that preferred in National Planning Practice Guidance (NPPG)

### Housing Sites and Dwelling Supply

The trajectory of housing supply is made up of sites either with planning permission, under construction, allocated in a plan<sup>1</sup> or those deemed suitable (i.e. suitable for housing use and in accordance with the *Local Plan: Core Strategy*) and deliverable for housing within the next five years based on the council's adopted Strategic Housing Land Availability Assessment (SHLAA)<sup>2</sup>.

An assumption of 34 dwellings per year has been made to account for windfall sites; this assumption is based on evidence collected over the previous 20 years. Over the 5 year housing supply period a total of 170 windfall dwellings are therefore assumed.

The expected 5 year supply of deliverable housing sites, including distinction made for greenfield SHLAA sites, in Chesterfield and associated number of dwellings is outlined below:

SUPPLY OF DELIVERABLE SITES	NO. DWELLINGS
Deliverable sites with planning permission, including sites under construction and those not started	1043
Deliverable sites allocated in the Chesterfield Borough Replacement Local Plan without planning permission	474
Deliverable SHLAA sites within the next five years (PDL)	508
<b>Deliverable greenfield SHLAA sites within the next five years</b>	<b>687</b>
Windfall site assumptions	170
<b>TOTAL EXCLUDING GREENFIELD</b>	<b>2195</b>
<b>TOTAL INCLUDING GREENFIELD</b>	<b>2882</b>

Two supply scenarios have been outlined. One scenario in which only brownfield SHLAA sites are brought forward, as is normally compliant with local planning policies, and deliverable greenfield sites are excluded from the trajectory of housing supply. Also a second scenario in which deliverable greenfield SHLAA sites are brought forward<sup>3</sup> and included in the trajectory of housing supply. This second scenario is outlined in response to the persistent under delivery of housing in Chesterfield and as the council has not been able to evidence a 5 year housing land

<sup>1</sup> See Appendix 1 for sites allocated in the Replacement Chesterfield Borough Local Plan and an update on any progress

<sup>2</sup> See Appendix 2 for deliverable SHLAA sites on previously developed land

<sup>3</sup> See Appendix 3 for deliverable SHLAA sites on greenfield land

supply in line with the NPPF. As a result policy CS10 of the *Local Plan: Core Strategy* is relevant, and the council may consider greenfield housing development in order to boost supply. The greenfield SHLAA sites that have been included are considered deliverable and compliant with policies CS1 and CS2 of the *Local Plan: Core Strategy*.

### Five Year Housing Land Supply from April 2014 to March 2019

Chesterfield Borough Council's 5 year housing land supply position is outlined below using both Liverpool and Sedgfield methods. The two supply scenarios have also been highlighted, one that assumes only brownfield SHLAA sites are included in the trajectory of housing supply and another which includes greenfield sites. Finally in order to reflect paragraph 47 of the NPPF 5% and 20% buffers have 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. In relation to Chesterfield the persistent under delivery of housing means the council assumes a 20% buffer when calculating the 5 year housing land supply.

5 YEAR SUPPLY: LIVERPOOL METHOD	TOTAL	TOTAL (INC. GREENFIELD SITES)
5 year housing requirement (380 x 5)	1900	1900
Delivery shortfall, 2011-14	791	791
Annual target accounting for shortfall ((791 / 17) + 380)	427	427
<b>5 year housing target (427 x 5)</b>	<b>2135</b>	<b>2135</b>
Annual housing target accounting for shortfall and NPPF buffers		
0%	427	427
5%	448	448
<b>20%</b>	<b>512</b>	<b>512</b>
5 year housing target accounting for shortfall and NPPF buffers		
0%	2135	2135
5%	2242	2242
<b>20%</b>	<b>2562</b>	<b>2562</b>
Number of years housing supply accounting for shortfall and NPPF buffers (deliverable sites / annual housing target)		
0%	5.14	6.75
5%	4.90	6.43
<b>20%</b>	<b>4.28</b>	<b>5.62</b>

5 YEAR SUPPLY: SEDGEFIELD METHOD	TOTAL	TOTAL (INC. GREENFIELD SITES)
5 year housing requirement (380 x 5)	1900	1900
Delivery shortfall, 2011-14	791	791
Annual target accounting for shortfall ((791 / 5) + 380)	538	538
<b>5 year housing target (538 x 5)</b>	<b>2690</b>	<b>2690</b>
Annual housing target accounting for shortfall and NPPF buffers		
0%	538	538
5%	565	565
<b>20%</b>	<b>646</b>	<b>646</b>
5 year housing target accounting for shortfall and NPPF buffers		
0%	2690	2690
5%	2825	2825
<b>20%</b>	<b>3228</b>	<b>3228</b>
Number of years housing supply accounting for shortfall and NPPF Buffers (deliverable sites / annual housing target)		
0%	4.08	5.36
5%	3.89	5.10
<b>20%</b>	<b>3.40</b>	<b>4.46</b>

Using the Liverpool method the council can demonstrate 5.6 years of housing land where a 20% buffer is applied and greenfield sites are brought forward. However if a 20% buffer is applied and greenfield sites are not brought forward the council cannot demonstrate a 5 year housing land supply with 4.3 years of housing land.

Using the Sedgefield method the council cannot demonstrate a 5 year housing land supply. If a 20% buffer is applied and greenfield sites are brought forward then 4.5 years of housing land can be demonstrated. If greenfield sites are removed this falls to 3.4 years of housing land.

Although the council argues that the Liverpool method is reasonable for calculating housing shortfall the NPPG places precedent on the Sedgefield method stating:

*“local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’”*

If therefore the council adopts the Sedgefield method a 5 year housing land supply cannot currently be demonstrated even with the release of identified greenfield SHLAA sites when a 20% buffer is accounted for.



## **Neighbourhood Planning**

*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*

Not applicable to Chesterfield Borough Council. There are no neighbourhood development orders or neighbourhood development plans in place or in preparation within the borough.

## **Community Infrastructure Levy**

*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.*

Not applicable to Chesterfield Borough Council as the council has not reached the relevant stage of regulations.

The Council published a Draft Charging Schedule, which was examined in August 2014. A positive Examiner's report has been received and a CIL charging regime is likely to be adopted in the 2015/16 monitoring period.

## **Duty to Cooperate**

*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.*

The Localism Act and the NPPF place a duty on local planning authorities and other bodies to co-operate constructively and actively on with each other to address strategic issues in the preparation of development plan documents.

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.

The council already has strong co-operation arrangements in place at a Housing Market Area Level with North East Derbyshire, Bolsover, Bassetlaw and the Derbyshire and Nottinghamshire County Councils; and at County Level through existing strategic planning and monitoring arrangements.

The borough is also part of two Local Economic Partnerships (LEPs): Sheffield City Region (SCR) and Derby and Derbyshire & Nottingham and Nottinghamshire (D2N2). Although LEPs are not themselves subject to the Duty to Co-operate, the council must 'have regard' to the work of the LEPs and, in particular, their growth plans. Joint working arrangements with the other LPAs within SCR are already well-established, although similar arrangements with D2N2 need to be more clearly established.

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).

Arrangement	Who?	Purpose
<b>Local Plan Liaison Meetings</b>	CBC, NEDDC, Bolsover DC, Bassetlaw DC, DCC, NCC	Quarterly meetings to discuss progress on Local Plans, identify shared strategic issues and opportunities for joint evidence preparation
<b>Sheffield City Region Planning Policy Officers Group (SCRPOG)</b>	South Yorkshire and North Derbyshire LPAs	Bi monthly meetings to discuss progress on Local Plans, identify shared strategic issues and opportunities for joint evidence preparation
<b>Sheffield City Region Heads of Planning Meetings</b>	South Yorkshire and North Derbyshire LPAs	Quarterly meetings to discuss and identify strategic input into emerging SEPs and other SCR programmes
<b>Derbyshire Planning Policy Officers Meeting</b>	All Derbyshire LPAs	quarterly forum to monitor progress on Local Plans and identify strategic issues and opportunities for joint evidence preparation
<b>Derbyshire Planning and Implementation Monitoring Officers Group</b>	All Derbyshire LPAs	Held three times a year to identify county wide monitoring issues across the county and co-operation on monitoring practices.
<b>Derbyshire Heads of Planning Meeting:</b>	All Derbyshire LPAs	Quarterly forum to identify strategic issues and opportunities for joint evidence preparation
<b>North East Derbyshire Infrastructure Planning Group</b>	CBC, NEDDC, BDC and DCC	Quarterly meetings to ensure co-operation on provision of infrastructure through planning obligations and CIL
<b>Chesterfield Canal Partnership</b>	Chesterfield Canal Trust, British Waterways, CBC, NEDDC, Bassetlaw District Council, DCC, NCC, Rotherham Metropolitan Borough Council, Inland Waterways Association, Environment Agency, Natural England, Groundwork, Nottinghamshire Wildlife Trust, Yorkshire Wildlife Trust and Derbyshire Wildlife Trust.	The partnership meets every three months to co-operate on regeneration and management of Canal and related infrastructure

Action undertaken under the Duty to Co-operate over the 2013-14 monitoring period is set out below:

Strategic Issue	How?	Who?	Outcomes 2013-14
homes and jobs	Joint SHMAA	CBC, NEDDC, Bolsover DC, Bassetlaw DC, DCC, NCC	Updated SHMAA adopted 14/15 monitoring period
	Joint GTAA	All Derbyshire LPAs, DCC,	Updated GTAA to be adopted 14/15 monitoring period
	SCR Strategic Economic Plan	Sheffield City Region LEP, plus: CBC, NEDDC, Bolsover DC, Bassetlaw DC, DCC, NCC and all South Yorkshire LPAs	SCR SEP approved March 2014
	Local Plan Liaison Meetings	CBC, NEDDC, Bolsover DC, Bassetlaw DC, DCC, NCC	Agreed approach to SHMA and household projections
	SCR Strategic Economic Plan	Sheffield City Region LEP, plus: CBC, NEDDC, Bolsover DC, Bassetlaw DC, DCC, NCC and all South Yorkshire LPAs	SEP approved March 2014
	D2N2 Strategic Economic Plan	All Derbyshire and Nottinghamshire LPAs plus Derby and Nottingham City Councils	SEP approved March 2014
provision of retail, leisure and other commercial development	SCR Strategic Economic Plan	Sheffield City Region LEP, plus: CBC, NEDDC, Bolsover DC, Bassetlaw DC, DCC, NCC and all South Yorkshire LPAs	SEP approved March 2014
	Update of Chesterfield and North East Derbyshire Retail Study	CBC, NEDDC, Bolsover DC	Brief for study to be agreed and study carried out in 14/15
	D2N2 Strategic Economic Plan	All Derbyshire and Nottinghamshire LPAs plus Derby and Nottingham City Councils	SEP approved March 2014
provision of infrastructure	HS2 – Response to route consultation	Derbyshire County Council, Chatsworth Settlement Trust (landowner), Chesterfield Canal Trust	Commissioned joint studies on Economic and Transport impacts of proposed maintenance depot
	North East Derbyshire Traffic Model	CBC, NEDDC, BDC, DCC	Provided Aligned responses to HS2 ltd SATURN traffic model produced and validation undertaken
	North East Derbyshire	CBC, BDC, NEDDC, DCC	Updated protocol for

	Infrastructure Planning Group		planning obligations published and agreed
provision of health, security, community and cultural infrastructure and other local facilities	Restoration of Chesterfield Canal  North East Derbyshire Infrastructure Planning Group	Chesterfield Canal partnership (incl CBC, NEDDC, DCC and other LPAs along route of canal) CBC, BDC, NEDDC, DCC	Undertook joint discussions with HS2 Ltd and provided aligned responses to consultation on route Updated protocol for planning obligations published and agreed
climate change and conservation	Restoration of Chesterfield Canal	Chesterfield Canal partnership (incl CBC, NEDDC, DCC and other LPAs along route of canal)	Undertook joint discussions with HS2 Ltd and provided aligned responses to consultation on route
Site Specific Issues	Markham Vale	CBC, NEDDC, BDC, DCC	Implementation of jointly agreed PPA in determining planning applications
	Avenue Coking Works	CBC, NEDDC, DCC	Regular Liaison meetings undertaken

## **Local Plan: Core Strategy Indicators**

*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*

Given that the Local Plan: Core Strategy has now been adopted the monitoring framework will now start to be reviewed. Please see Appendix 4 for an update of progress against specific indicators.

## Appendix 1

Deliverable allocated sites in the Chesterfield Borough Replacement Local Plan without planning permission

<b>RCBLP Reference:</b>	<b>Location</b>	<b>No. of dwellings</b>	<b>Under construction</b>	<b>Not Started</b>
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	22	0	22
<b>TOTAL (c)</b>		<b>474</b>	<b>0</b>	<b>474</b>



## **Status of Allocated Sites**

### **H8 Land at junction of Elm Street and Station Road**

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 and the site will be marketed for residential development in 2015.

### **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. Pre-application discussions are underway on both sites during 2014.

### **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 will be put out for sale by tender in 2015. There would appear to be no 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 2

Deliverable SHLAA sites on previously developed land

<b>SHLAA Reference:</b>	<b>Location</b>	<b>No. of dwellings</b>	<b>Under construction</b>	<b>Not Started</b>
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	25	0	25

	Street			
2009/061	Spencer Street Healthcentre	50	0	50
2009/062	Marsden Street, (Northern Gateway)	85	0	85
<b>TOTAL (d)</b>		<b>508</b>	<b>0</b>	<b>508</b>

### Appendix 3

#### Deliverable SHLAA sites on greenfield land

SHLAA Reference	Location	No. Dwellings (up to 2019)	Under Construction	Not Started
2009/099	Adjacent Troughbrook House, Middlecroft	29 (29)	0	29
2009/102	Linacre Road	312 (160)	0	312
2009/219, 220, 225 & 2001/279	Land South and south east of Mastin Moor	400 (160)	0	400
2009/147, 263 and 223	Land south of Tom Lane and East and West of Duckmanton Road	400 (160)	0	400
2011/286	Former Greyhound Stadium at Wheeldon Mill	150 (150)	0	150
2009/014	Land off Victoria Avenue, Staveley	11	0	11
2009/049	Land off Ireland Close , Lowgates, Staveley	17	0	17
Total		1,319 (687)		

## Appendix 4

Progress against Local Plan: Core strategy indicators. Most indicators have been flagged with a colour to represent progress:

**Green** – good progress and on target

**Amber** – progress being made and nearly on target

**Red** – progress being made but missed target

**Automatic** – data not collected or no longer relevant

Policy CS1	Target	Indicator	Trigger	Update 2013/14
CS1 RPAs	Improvement on IMD ranking	IMD ranking	No planning application proposal by 2016.  A Decline in IMD Ranking	Pre-app discussion around Mastin Moor, Holme Hall and Duckmanton  IMD baseline data is for 2010 will report on differentials when new data is released
CS1 Housing growth	7,600 dwellings up to 2031	Net new dwellings built each year as monitored in the AMR	Shortfall of 25% of cumulative 3 year target as set in the housing trajectory  Inability to demonstrate 5 year plus 20% housing land supply	2011/12 – 51 net dwellings 2012/13 – 150 net dwellings 2013/14 – 148 net dwellings  Shortfall triggered and not able to demonstrate a 5 year housing land supply, see CS10 Local Plan: Strategy
CS1 Economic growth	79 hectares up to 2031	Square metres of new floorspace on business use and industrial & business use land for economic development uses	Less than 20 hectares gross by 2016/17	6,146 sqm of net B land use  Will check cumulative gross figure in 2016/17
CS1 Green Belt	No net loss of, or inappropriate development on	Loss of, or inappropriate development on	More than one appeal allowed for development on Green	None

	green belt	green belt	Belt	
<b>CS1 Strategic Gaps / Green Wedges</b>	<b>No net loss of, or inappropriate development</b>	<b>Loss of, or inappropriate development within Strategic Gaps / Green Wedges</b>	<b>More than one appeal allowed for development within Strategic Gaps / Green Wedges</b>	<b>None</b>
Policy CS2	Target	Indicator	Trigger	
<b>CS2</b>	<b>60% of new development on previously developed land No more than 10% loss of grade 3 agricultural land</b>	<b>Planning permissions on Greenfield land</b>	<b>Average of 40% of planning permissions on greenfield land within a rolling 5 year period</b>	<b>39% of residential development on greenfield land.</b>
		<b>Planning permissions on gardens</b>	<b>More than 15 approved applications for development on gardens in a year</b>	<b>Not collected</b>
Policy CS3	Target	Indicator	Trigger	
<b>CS3</b>	<b>Delivery of sustainable development in accordance with the spatial strategy</b>	<b>Application of the Local Plan: Core Strategy</b>	<b>See triggers for CS1</b>	<b>Ongoing</b>
Policy CS4	Target	Indicator	Trigger	
<b>CS4</b>	<b>Delivery of Strategic Infrastructure</b>	<b>Delivery of individual infrastructure</b>	<b>Non delivery of infrastructure requirements through</b>	<b>Ongoing</b>



	highlighted in Infrastructure Delivery Plan	requirements for strategy area	Section 106 before adoption of Community Infrastructure Levy	
Policy CS5	Target	Indicator	Trigger	
<b>CS5 Wind</b>	Turbines equating to 10 MW installed capacity over plan period	Pre-application and applications for wind turbines, either stand alone or as part of a larger development	No proposals for wind turbine development received by 2016  Proposal for wind turbine refused.	Approval for one wind turbine at Tom Lane, Duckmanton
<b>CS5 District Heating</b>	Investigation of district heating as part of Northern Gateway, Staveley Area Action Plan and land south of Chatsworth Road	Pre-application and applications for these sites that demonstrate investigation.	No evidence of investigation submitted.	None
<b>CS5 Hydro</b>	1 small scale 'showcase' hydro scheme by 2016	Planning application received	No application received by 2016 or application refused.	None
Policy CS6	Target	Indicator	Trigger	
<b>CS6 Residential developments pre 2016</b>	100% residential developments will be to a minimum Code for Sustainable Homes Level 4 or BREEAM	Monitoring of planning permissions and completions	25% of relevant permissions do not meet policy requirement due to viability	Not collected

	residential Very Good			
CS6 Non-residential developments pre 2016	100% of qualifying non-residential buildings a minimum of BREEAM Very Good	Monitoring of planning permissions and completions	25% of relevant permissions do not meet policy requirement due to viability	Not collected
CS6 Residential developments post 2016	100% new residential development should be to a minimum Code for Sustainable Homes Level 5, BREEAM residential Excellent	Monitoring of planning permissions and completions	25% of relevant permissions do not meet policy requirement due to viability	N/A
CS6 Non-residential developments post 2016	100% of qualifying new non-residential buildings a minimum of BREEAM Excellent	Monitoring of planning permissions and completions	25% of relevant permissions do not meet policy requirement due to viability	N/A
CS6 Carbon emissions	Reduction in current per capita carbon dioxide emissions in the Borough	Per capita carbon dioxide emissions in the Borough (former NI186)	If national statistics show a rise in carbon dioxide emissions per capita in the borough	2011 – 5.9 t Co2 per capita 2012 – 6.4 t Co2 per capita  Data not available for 2013/14

Policy CS7	Target	Indicator	Trigger	
<b>CS7 Flood Risk</b>	<b>None</b>	<b>Development approved contrary to Environment Agency advice</b>	<b>More than five applications approved over a rolling five year period.</b>	<b>None</b>
<b>CS7 Drainage Network</b>	<b>100% new major development to incorporate SuDS.</b>	<b>Number of major development with adopted SUDs schemes</b>	<b>5 applications where lack of approval for or adoption of SUDs from Derbyshire County Council is causing developments to stall</b>	<b>Not collected, DCC taking over as the approving body in 2015.</b>
Policy CS8	Target	Indicator	Trigger	
<b>CS8 Air Quality</b>	<b>For air quality not to exceed the Air Quality Concentration limits in Schedule 2 of the Air Quality Standards Regulations 2010</b>	<b>Annual mean value of nitrogen oxide (NO<sub>2</sub>).  (Only pollutant currently measured)</b>	<b>The designation of an Air Quality Management Area</b>	<b>No AQMA designated</b>
<b>CS8 Water Contamination</b>	<b>None</b>	<b>Development approved contrary to Environment Agency advice</b>	<b>More than five applications approved over a rolling five year period.</b>	<b>None</b>
<b>CS8 Unstable and Contaminated Land</b>	<b>None</b>	<b>% and Number of applications referred to Coal Authority.</b>		<b>Not collected, by nature of Chesterfield's location the vast proportion of applications are referred to the Coal Authority</b>

				or subject to standing advice
Policy CS9	Target	Indicator	Trigger	
CS9 Green Belt	No net loss of, or inappropriate development on green belt	Loss of, or inappropriate development on green belt	More than one appeal allowed for development on Green Belt	None
CS9 Green Wedge and Strategic Gaps	No net loss of, or inappropriate development on green wedge or strategic gap	Loss of, or inappropriate development on green wedge or strategic gap	More than one appeal allowed for development on green wedge or strategic gap	None
CS9 Local Green Space	No net loss of, or inappropriate development on local green space	Loss of, or inappropriate development on local green space	More than one appeal allowed for development on local green space	None, request received for designation of GKN sports ground resolved through local plan preparation.
CS9 Chesterfield Canal	Restoration of the Chesterfield Canal within the borough to a navigable state	Remaining length of un-navigable stretch of Chesterfield Canal in Chesterfield Borough (Chesterfield Canal Trust)	No additional stretch of canal brought back into navigation over a three period	To be reviewed 2016
CS9 Chesterfield Strategic Cycle	Implementation and development	Length of walking and cycling routes	No new stretch/route developed over a two	Ongoing, in particular discussions around links to the

Network	of the Chesterfield Strategic Cycle Network	completed in Chesterfield Borough (DCC)	year period	A61 corridor improvement works. Permission subsequently granted for connections to station.
CS9 Tree Cover	Increase tree cover in suitable locations in the borough	National Forestry Inventory Map (0.5 ha +).  Number of new trees planted  Number of trees lost	Decrease of tree cover over a two year period	Not granted permission for any application resulting in the loss of woodland.
CS9 Open Space, Play Provision and Sports Facilities	No net loss of open space, play provision and sports facilities	Loss of open space, play provision and sports facilities	Net loss of open space, play provision and sports facilities over a three year period	None
Policy CS10	Target	Indicator	Trigger	
CS10	At least 60% of new development on previously developed land.	% of new dwellings on brownfield land  Five Year Housing Land Supply	Shortfall of 25% of cumulative 3 year target as set in the housing trajectory  Inability to demonstrate 5 year plus 20% housing land supply	61% of residential development on brownfield land  Shortfall in dwelling supply triggered and not able to demonstrate a 5 year housing land supply. See monitoring for CS1.

Policy CS11	Target	Indicator	Trigger	
<b>CS11 Affordable Housing</b>	<b>30% affordable homes (60% social rented and 40% intermediate) on sites of 15 dwellings or more.</b>  <b>114 dwellings per annum</b>	<b>Number of affordable housing completions (net) Social rented and Intermediate</b>	<b>Shortfall of 25% of cumulative 3 year target</b>	<b>38 affordable units gained through construction and conversion of market housing to affordable. Review at 2016.</b>
<b>CS11 Housing Type and Size</b>	<b>Meet the needs of the Strategic Housing Market Assessment (SHMA)</b>	<b>Number of 1, 2, 3, 4, and more than 4 bed roomed houses completed</b>  <b>Numbers of dwellings completed by type (house, flat, maisonette, bungalows, dwellings comprising bedsits, and extra care housing).</b>	<b>Over a three year period a higher proportion of 3 bed homes for owner occupiers than other combined.</b>  <b>Higher proportion 4 or above bed homes for private rented sector than other combined.</b>  <b>Higher proportion of 1, 4 or more bedroom homes in the social rented section than other combined.</b>	<b>1 bed – 19 dwellings</b> <b>2 bed – 33 dwellings</b> <b>3 bed – 72 dwellings</b> <b>4 bed – 38 dwellings</b> <b>5 bed – 2 dwellings</b>  <b>Not collected</b>  <b>Not collected</b>
Policy CS12	Target	Indicator	Trigger	

<b>CS12 Sites for Travellers</b>	No sites currently required, to be updated pending further evidence.	Net additional pitches granted planning permission  Frequency and size of unauthorised pitches	Submission of a planning application for a travellers site or an unauthorised site within the borough.	Application received for three pitches. New evidence is coming into place and will need to be reviewed.
<b>Policy CS13</b>	<b>Target</b>	<b>Indicator</b>	<b>Trigger</b>	
<b>CS13 Employment land</b>	79 ha of additional employment land (B1, B2 and B8) between 2011 and 2031  19.75ha additional land with planning permission by 2018  39.50ha additional land with planning permission by 2023	Total amount of additional employment Floorspace (net) – by type (B1, B2, B8)  Amount of industrial land released for redevelopment to other uses not in B Use Class	If delivery is 25% below five year cumulative target of 19.75 ha  If delivery is 25% below ten year cumulative target of 39.50 ha	B1(a) – 1,505 sqm B1(b) – 0 sqm B1(c) - 1,068 sqm B1 (business) – 953 sqm B2 – 39 sqm B8 – 2598 sqm  Review at 2018 and 2023
<b>CS13 Local Labour Agreements</b>	Local Labour Agreement secured on 100% of all major schemes (10+	% of major schemes where Local Labour Agreements are secured	If Local Labour Agreement are secured on less than 75% of all major over a two year period	Data collected from July 2013, will review in 2015

	dwelling, +1,000sq m of floorspace)			
Policy CS14	Target	Indicator	Trigger	
<b>CS14 Tourism and Visitor Economy</b>	<p><b>Increase in D2 floorspace</b></p> <p><b>Increase in hotel bed spaces with planning permission by 2016</b></p>	<p><b>Total amount of new D2 floorspace</b></p> <p><b>Total number of hotel bed spaces</b></p> <p><b>No. of excursion coaches using the new coach station</b></p>	<p><b>A fall in the number of excursion coaches using coach station</b></p>	<p><b>No new tourism related D2 floorspace. Market Hall refurbishment completed.</b></p> <p><b>No new hotels</b></p> <p><b>Number of hotel rooms not collected</b></p>
Policy CS15	Target	Indicator	Trigger	
<b>CS15 Viability and Vitality of Centres</b>	<p><b>Increase in planning permissions for town centre uses,</b></p>	<p><b>Total amount of new floor space for town centre uses</b></p>	<p><b>A net loss of floorspace in 'A' uses over a one year period.</b></p> <p><b>A loss of 10% of A1 floorspace in primary retail areas.</b></p>	<p><b>Not collected</b></p>



	No new retail floorspace (except Small Shops) outside of existing defined centres or allocated site	Total amount of new floor space for town centre use completed outside of centres or allocated sites	Approval of large format retail or foodstore outside of town centre boundary not allocated in Local Plan.	None
	Ensure viability and vitality of centres.  Vacancy rate below national and regional average	Town and District Centre Health Checks	Vacancy rate equal to or above national or regional average in any year	Not collected
Policy CS16	Target	Indicator	Trigger	
CS16 Retail	Planning permission in place for 2,800 sqm of new net convenience floorspace by 2016, including a new large foodstore.  Planning permission in place	Total amount of new A1 floorspace	Non-commencement of Northern Gateway scheme by April 2015	9,033 sqm largely accounted for by the completion of the Commerce Park (J29a, M1) at Markham Vale  Northern Gateway project is not underway, largely due to the lack of viability of a large retail store led development

	for 19,100 sqm of new net comparison floorspace up to 2016			
	No new retail floorspace (expect Small Shops) outside of existing defined centres or allocated site	Total amount of new floor space for town centre use completed outside of centres or allocated sites	Approval of large format retail outside of town centre boundary not allocated in Local Plan.	None
Policy CS17	Target	Indicator	Trigger	
CS17 Social Infrastructure	80% of new residential development to be within 20 minutes (walking or public transport modes) of key social infrastructure (GPs, Pharmacy, Post Office, Primary and Secondary School and Supermarkets)	No. of new developments built within 20 minutes or less of social infrastructure  (GPs, Pharmacy, Post Office, Primary and Secondary School and Supermarkets)	More than 20% of new development in a single year being more than 20 minutes of social infrastructure  (GPs, Pharmacy, Post Office, Primary and Secondary School and Supermarkets)	Not collected
Policy CS18	Target	Indicator	Trigger	

<b>CS18 Design</b>	<b>75% or new residential development to achieve a score of 12 on Building for Life</b>	<b>Number of residential developments achieving a score of 12 on Building for Life</b>	<b>Less than 75% of schemes over a two year period achieving a score of 12 on Building for Life</b>	<b>Not collected</b>
<b>Policy CS19</b>	<b>Target</b>	<b>Indicator</b>	<b>Trigger</b>	
<b>CS19 Historic Environment</b>	<b>Zero heritage assets on the 'at-risk' register</b>	<b>Number of heritage assets on the 'at-risk' register</b>	<b>If heritage asset stays on the 'at-risk' register for longer than 12 months</b>	<b>Walton Works remains on the 'at risk' register</b>
	<b>Zero Listed Buildings demolished</b>	<b>Number of Listed Buildings demolished</b>	<b>If a listed building gets demolished</b>	<b>None</b>
		<b>Number and area of Conservation Areas and Article 4 Directions</b>		<b>12 Conservation Areas &amp; 4 Article 4 Directives (the latter apply to Abercrombie St, Barrow Hill, Chesterfield Town Centre and Upper Newbold Close)</b>

	<b>Zero Scheduled Ancient Monuments damaged</b>	<b>Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development</b>	<b>If a Scheduled Ancient Monument gets damaged as a result of development</b>	<b>None</b>
	<b>100% of Conservation Areas with up to date Character Appraisals and Management Plans</b>	<b>Number of Conservation Areas with up to date Character Appraisals and Management Plan</b>	<b>If 25% do not have a character appraisal and management plan or it is out of date.</b>	<b>All 12 Conservation Areas are up to date</b>
Policy CS20	Target	Indicator	Trigger	
<b>CS20 Influencing the demand for travel</b>	<b>Delivery of the Chesterfield Strategic Network</b>	<b>Delivery of new cycle network.</b>	<b>No new stretches delivered over a two year period</b>	<b>Ongoing, A61 north off road route under construction.</b>
Policy CS21	Target	Indicator	Trigger	
<b>CS21 Major Transport Infrastructure</b>	<b>Safeguard land for Major Transport Infrastructure including the scheme for the</b>	<b>Planning permissions granted in areas safeguarded for major transport</b>	<b>If planning permission is granted for development in safeguarded area.</b>	<b>None</b>

	<b>Chesterfield- Staveley Regeneration Route</b>	<b>infrastructure</b>		
<b>Policy PS1</b>	<b>Target</b>	<b>Indicator</b>	<b>Trigger</b>	
<b>PS1 Chesterfield Town Centre</b>	<b>Regeneration of Chesterfield Town Centre in line with the priorities within the Chesterfield Town Centre Masterplan</b>	<b>Dwellings and Retail and commercial Floorspace within the Chesterfield Town Centre Masterplan area and specific priority areas.</b>		<b>Not collected</b>

	<b>Delivery of regeneration priorities</b>	<b>Progress on regeneration priorities</b>	<b>Non-commencement on any of regeneration priorities by April 2015</b>	<b>Review in 2015</b>
	<p><b>Planning permission for Northern Gateway in place by end 2013. Completion of retail by end 2016</b></p> <p><b>Increase in residential properties within Town Centre masterplan area by 2016 and 2021</b></p> <p><b>Completion of Hollis Lane Link road before 2031</b></p>	<p><b>Dwellings and Retail and commercial Floorspace within the Chesterfield Town Centre Masterplan area and specific priority areas.</b></p>		

	Improvement of Chesterfield Town Centre ranking (currently 130 <sup>th</sup> out of 4,000 retail centres. CACI 2010)	Chesterfield Town Centre ranking (CACI)	Chesterfield Town Centre ranking drop in its position of retail centres.	Chesterfield ranked 140 <sup>th</sup> nationally as of 2010. This baseline will be updated when more data is available.
	Ensure viability and vitality of Chesterfield Town Centre.  Vacancy rate below national and regional average  70% market stall occupancy by 2015	Vacancy rates within the Chesterfield Town Centre. Town Centre Health check	Vacancy rate equal to or above national or regional average in any year	7.1% of Chesterfield's Town Centre units were vacant as of 2011. This baseline will be updated when more data is available.
Policy PS2	Target	Indicator	Trigger	
PS2 Chatsworth Road	Regeneration in the area 'Land South of Chatsworth Road' in line with adopted Masterplan.	Dwellings and Floorspace within the Land South of Chatsworth Road Masterplan area. Area of vacant land.	Buildings remain on 'at risk' register post 2016  Reduction in vacant land less than 50%.	Review at 2016  Not collected

	<p>No buildings on 'at risk' register by 2016</p> <p>50% reduction in vacant land by 2021 (from 2012 figure)</p> <p>Ensure viability and vitality of the Chatsworth Road District Centre. Vacancy rates below national and regional average within district centre</p>	<p>Number of buildings on 'at risk' register.</p> <p>Vacancy rates within the Chatsworth Road District Centre</p>	<p>Vacancy rate equal to or above national or regional average in any year</p>	<p>Not collected</p>
Policy PS3	Target	Indicator	Trigger	
PS3 Waterside and the potteries	<p>Comprehensive redevelopment of area in line with approved masterplan by 2031.</p>	<p>Planning permission granted</p> <p>Dwelling and floorspace completions</p>	<p>Non-commencement of reserved matters planning permissions by end of 2016</p>	<p>Review 2016</p>



	<p><b>Reserved Matter Planning permissions in place for first phases of housing and commercial development by 2016</b></p> <p><b>Post 2016: year on year increase in number of dwellings and commercial floorspace up to completion</b></p>			
<b>Policy PS4</b>	<b>Target</b>	<b>Indicator</b>	<b>Trigger</b>	
<b>PS4 Markham Vale</b>	<p><b>Development of Markham Vale to reflect its importance of being identified as a strategic employment site and Enterprise Zone</b></p> <p><b>Year on year</b></p>	<p><b>Completion of employment floorspace (B Use Classes) within the Markham Vale site.</b></p>	<p><b>Commencement on the Seymour Junction (north) phase by 2018.</b></p>	<b>Review 2018</b>

	<p>increase in completed employment floorspace</p> <p>Enhanced Capital Allowance (ECA) qualifying development developed before 2017</p>			
Policy PS5	Target	Indicator	Trigger	
PS5 Staveley and Rother Valley Corridor	<p>Adopt Area Action Plan by end 2014</p> <p>Detailed targets to be set out in AAP</p>	Adoption date of AAP	AAP not adopted by end 2014	<b>AAP not adopted</b>
Policy PS6	Target	Indicator	Trigger	
PS6 Neighbourhood Plans	Timetable and programme of support agreed in response to any formal requests for	<p>Number of Neighbourhood Plans commenced</p> <p>Number of</p>	A Neighbourhood Plan being approved.	<b>N/A, no neighbourhood plans in progress</b>

	<b>neighbourhood plans.</b>	<b>Neighbourhood Plans approved</b>		
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