

The Seventh Chesterfield Borough Annual Monitoring Report



December 2011

Annual Monitoring Report 7
1st April 2010 – 31 March 2011

CONTENTS

1. EXECUTIVE SUMMARY	3
2. INTRODUCTION	6
3. LOCAL DEVELOPMENT FRAMEWORK PREPERATION	8
4. POLICY IMPLEMENTATION	11
5. HOUSING STOCK AND LAND SUPPLY	14
6. INDICATORS	19
7. FUTURE MONITORING	26
8. ACTION	27
APPENDIX 1 FIVE YEAR HOUSING LAND SUPPLY	29

1 EXECUTIVE SUMMARY

- 1.1 Chapter 3 provides an overview of the Local Development Scheme that has been submitted to the Secretary of State. The chapter outlines that a new LDS4 is more appropriate to comment upon due to the previously approved LDS2 being out of date due to its adoption in 2007. The chapter highlights that the timetable has been reprogrammed significantly from the previously approved LDS2 and sets a path for adoption of the three DPDs. It highlights that the majority of the new milestones set will be achieved in the next two monitoring periods.
- 1.2 Chapter 4 looks at policy implementation within the monitoring period. It highlights which policies were not used and why, as well as highlighting actions. Only two policies EMP6 and TRS3 were deemed to need further action, further action involves the review of the allocations as part of the LDF process. Chapter 4 looks at impact of the Supplementary Planning Documents that the Borough Council has adopted, consideration is given to the number of applications that the SPDs have been used on and the amount of unapplied Section 106 monies remaining for the topic area. For example there is £212,095 of Affordable Housing Contributions and £116,565 for Open Space and Play Provision contributions that remain unapplied. Chapter 4 also provides a reminder of the policies the Council 'saved' in 2009 and the reasons behind not saving three of the policies.
- 1.3 Chapter 5 focuses on Housing Stock and Land Supply. The chapters shows that there are 48,475 dwellings within the borough, which is made up of 37,540 private dwellings, 9,781 local authority homes and 1,424 either belonging to housing associations or other public bodies.
- 1.4 The chapter looks at housing supply and looks at the availability of Allocated sites from the Replacement Chesterfield Borough Local Plan, Deliverable 5-Year Land Supply Sites and the Strategic Housing Land Availability. All of these elements then filter into a housing trajectory that demonstrates the delivery of the strategic housing requirement of 7,600 dwellings over the period 2006-2026.
- 1.5 Chapter 6 looks at Indicators which cover the three broad areas of Business Development and Town Centres, Housing and Environmental Quality.
- 1.6 Within the Business Development and Town Centres Indicators, BD1 shows that 9,311m² of additional employment floorspace ('B' uses) was completed across the borough, BD2 shows 92% of which was on 'previously developed land'. BD3 states there is also approximately 113 hectares of employment land available for development, a lot of which is at Markham Vale. BD4 shows 6,041m² of additional floorspace for town centre uses (A1, A2, B1a and D2) were completed across the borough during the monitoring period.

- 1.7 H1 of the housing indicators shows the strategic housing requirement is 380 dwelling per year. The figures that make up H2 show the housing trajectory, one of the indicators of note should be H2 (b) which show that there were only 73 net additional dwellings completed within the monitoring period. H3 shows that 78% of the dwellings were completed on 'previously developed land'. H4 shows that there were no Gypsy and Travellers pitches either gained or lost. H5 shows that there were a total of 9 affordable housing units completed during the monitoring period.
- 1.8 The Environmental Quality Indicators shows that indicator E1 show that no planning permissions were granted contrary to Environment Agency advice during 2010/11. E2 shows that there was no net gain or loss in biodiversity during the period. This figure is presented alongside the percentage of local wildlife sites under positive management, the figure for the monitoring period stood at 41.4%. E3 shows that there were no significant Renewable Energy Installations in the borough.
- 1.9 Chapter 7 highlights the future approach towards monitoring as a result of Bob Neill MP's letter and the need to set a monitoring framework for the upcoming Development Plan Documents.
- 1.10 Chapter 8 sets out a number actions that refer to areas of the Annual Monitoring Report, most arise as result of indicators identified in Chapter 6. The actions are listed in paragraphs 1.11 to 1.15.
- 1.11 The council requires an updated Local Development Scheme, the timetable set in LDS2 was very out of date. LDS4 has been submitted to the Secretary of State and revises the Local Development Framework timetable. This AMR7 confirms the changes to the LDS showing the timetabling and milestones contained in achieving the adoption of Development Plan Documents contained within a LDF.
- 1.12 Indicator H2 continues to show that the current housing supply has been significantly affected by the recession and the economic downturn. Action to bring forward allocated housing sites and to use identified suitable deliverable housing sites from the Strategic Housing Land Availability Assessment to enhance the current housing supply will continue, as the borough continues to demonstrate a five year land supply. The council has formally begun to explore options to kick start housing delivery within the borough.
- 1.13 Indicator H5 shows that there are issues in delivering affordable housing within the borough. There were 9 new affordable housing completions in the monitoring period which accounted for 12% of all net completions for this year. The Affordable and Special Needs Housing SPD was adopted in Oct 2007, giving a cutting edge to policy HSN7 in the RCBLP. This document will continue to provide a mechanism for provision of affordable housing in the future. However the impact of the recession has severely restricted the council's ability to deliver affordable housing on the back of private development schemes. Once the effects of the

recession begin to decline HSN7 and the SPD may succeed in increasing the delivery of affordable housing as a proportion of new housing development. There are at this moment few large housing sites (over 15 units) within the borough with permission that have commenced which are able to contribute significant levels of affordable housing. Therefore the overall number of new affordable homes derived from this source is likely to be limited in the short term. During the monitoring period, the council began the use of deferred obligations and the use of staircasing in planning obligations in order to secure the potential for future affordable housing from sites where, at the time of approval, it would not be viable. These have the potential to deliver increased levels of affordable housing during future monitoring periods.

- 1.14 Indicator E1 shows that the council is continuing to take the threat of flooding and risks to water quality seriously. In the monitoring year the council did not grant planning permission for any developments contrary to the advice of the Environment Agency.
- 1.15 Indicator E3 continues to be low, since no large scale renewable energy projects have been approved or come on line as of yet. The borough council produced a Renewable and Low Carbon Energy study in July 2010 as part of its Local Development Framework Evidence Base. The study identifies potential sites for Renewable Energy Generation and provides possible policy and monitoring frameworks for inclusion within Chesterfield Borough's forthcoming Core Strategy and other Local Development Framework documents. In time this process will identify opportunities for renewable energy in the borough and provide a clear method of tracking and monitoring this information.
- 1.16 Appendix 1 to the Annual Monitoring Report is a 5 Year Housing Land Supply report. Guidance suggests that there must be a single published assessment (either stand alone or in the Annual Monitoring Report) which should conclude that 5 years supply is available. The 5 Year Housing Supply is made up of allocated sites, sites with planning permission under construction and not started and sites that have been identified within the Strategic Housing Land Availability Assessment (SHLAA) as deliverable in the next 5 years. The 5 year supply report concludes that there is a 5 year supply of 5.1 years which can be raised to 6.7 years if supplemented with sites identified within the SHLAA as deliverable in the next 5 years.

2 INTRODUCTION

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

Requirements of the Act

- 2.3 The Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved. Such reports are to cover the period 1st April to 31st March and are to be submitted to the Secretary of State by 31st December each year. This AMR covers the period April 2010 to March 2011.
- 2.4 Bob Neill MP wrote to all local planning authorities on 30th March 2011 regarding 'Preparation and Monitoring of Local Plans', in his letter he announced the withdrawal of the three documents that provided guidance on local plan monitoring. The remaining document that provides any guidance on AMRs is Planning Policy Statement 12: Local Spatial Planning (PPS12) June 2008 which stated that AMRs should:
- *Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.*
 - *Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects if the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to readdress the matter. Policies*

may also need to change to reflect changes in national or regional policy.

- *Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)) and update of housing trajectory to demonstrate how policies will deliver housing provision in their area.*
- *Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.*

2.5 Bob Neill MP announced that “it is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.

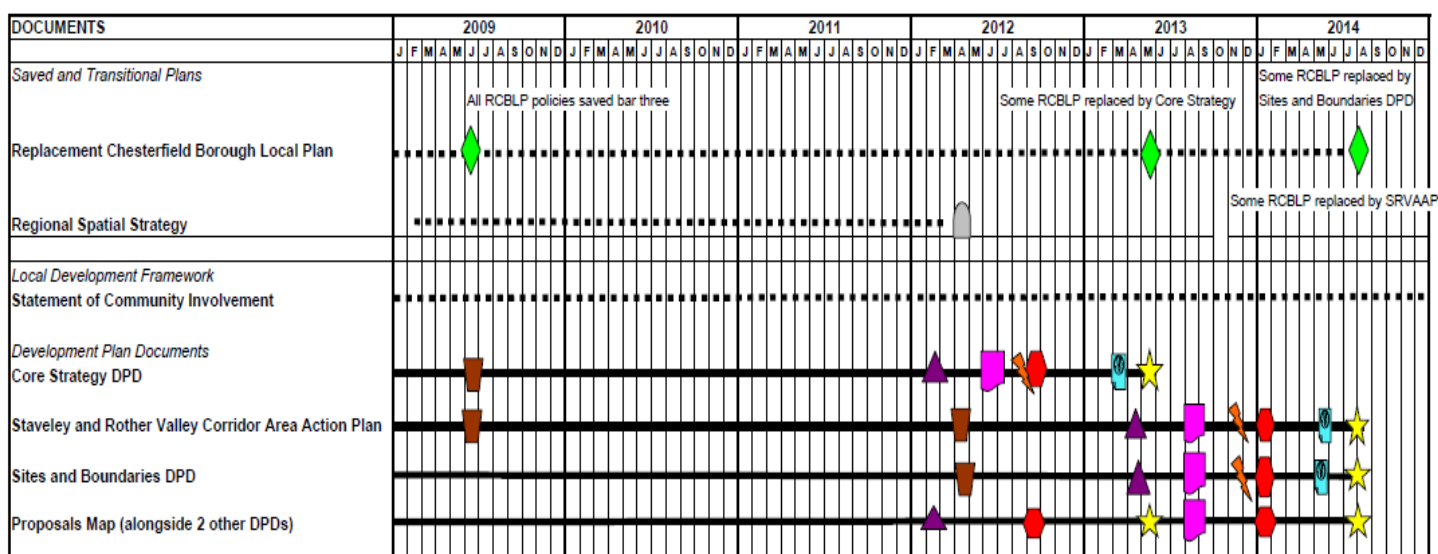
Profile of Chesterfield

2.6 Statistics and information regarding the borough of Chesterfield can be found in State of the Borough Report 2011 it can be viewed at <http://www.chesterfield.gov.uk/default.aspx?CATID=1159>. The State of the Borough Report covers information such as population, accessibility, housing stock information and economic context and trends.

3 LOCAL DEVELOPMENT FRAMEWORK PREPARATION

- 3.1 The Local Development Scheme sets out the programme, including timetable and milestones for the production of documents within the Local Development Framework (LDF). An updated document was submitted to the Secretary of State in November 2011, it is more accurate and useful than reporting against the milestones of LDS2 which was approved in 2007.
- 3.2 Table 1 below is an extract from the submitted fourth Local Development Scheme (LDS4).

Table 1: LDF Progress against LDS4 in 2010/11



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
	Inspectors Report
	End of Saved Policies

BOLD TEXT = KEY MILESTONE
(PPS 12 paragraph 4.55)

3.3 A full version of the LDS is available on the Chesterfield Borough Council web site at <http://www.chesterfield.gov.uk/default.aspx?CATID=557&CID=4932>.

3.4 Table 2 sets out the council's performance in preparation of the LDF to date, with reference to the programme in the submitted LDS4.

Table 2: Local Development Framework Progress

LDF DOCUMENTS	LDS MILESTONE <i>Date of milestone in italics</i>	ACTUAL PROGRESS
Core Strategy DPD	Public participation on DPD options <i>June 2009</i>	Achieved
	Publication of DPD February 2012	Future Monitoring Period
	Submission of DPD to Secretary of State June 2012	Future Monitoring Period
	Adoption of DPD May 2013	Future Monitoring Period
Staveley and Rother Valley Corridor Area Action Plan DPD	Public participation on DPD options <i>June 2009 & April 2012</i>	Achieved/Future Monitoring Period
	Publication of DPD <i>April 2013</i>	Future Monitoring Period
	Submission of DPD to Secretary of State <i>August 2013</i>	Future Monitoring Period
	Adoption of DPD <i>July 2014</i>	Future Monitoring Period
Sites and Boundaries DPD	Public participation on DPD options <i>April 2012</i>	Future Monitoring Period
	Publication of DPD <i>April 2013</i>	Future Monitoring Period
	Submission of DPD to Secretary of State <i>August 2013</i>	Future Monitoring Period
	Adoption of DPD <i>July 2014</i>	Future Monitoring Period

3.5 The council's seventh Annual Monitoring Report (AMR7) covering the period April 2010 to March 2011 assesses progress on LDS4 and indicates that there were no milestones set or achieved on proposed DPDs.

3.6 LDS4 shows that the timetables for the three DPDs have been reprogrammed significantly from the previously approved LDS2 and set a path for adoption of the three DPDs.

3.7 The milestones for DPDs are set out in Table 2. The majority of milestones are set in future monitoring years. The next two monitoring periods will see great progress made on both the Staveley and Rother

Valley Corridor Area Action Plan and the Sites and Boundaries DPD, while the Core Strategy is expected to be adopted by the end of this period.

- 3.8 The Development Control Policies DPD work was started through work on the baseline sustainability appraisal in January 2007. Following the revision of PPS12 it was felt that this DPD is no longer required. Areas of the document will be incorporated into the council's Core Strategy and Sites and Boundaries DPDs instead.
- 3.9 Milestones for SPDs are no longer a requirement of an LDS, but it is worth noting that two SPDs are being progressed; the Residential Design and Historic Environment SPDs.

4 POLICY IMPLEMENTATION

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

Table 3: RCBLP Policies Not Used During Monitoring Period

POLICIES NOT USED DURING 2010/2011	REASON FOR NOT BEING USED	ACTION
HSN 2	Policy not saved in 2009	None
HSN 8	No relevant applications	None
EMP 6	Long term safeguarding policy No relevant applications	Areas are under review as part of the LDF process.
EMP 11	Planning permission granted previously No relevant applications since	None
EVR 7	Policy not saved in 2009	None
EVR 9	No relevant applications	None
TRS 3	Long term safeguarding policy No relevant applications	Alignment of safeguarded route to be reviewed as part of LDF process
TRS 5	No relevant applications	None
TRS 6	No relevant applications	None
TRS 9	No relevant applications	None
TRS 15	Policy not saved in 2009	None
TRS 18	Safeguarding policy No relevant applications	None
SHC 3	No relevant applications	None
SHC 4	No relevant applications	None
SHC 5	Planning permission granted previously No relevant applications since	None
SHC 12	No relevant applications	None
SHC 13	No relevant applications	None
CMT 4	Planning permission	None

	granted previously No relevant applications since	
--	---	--

The Use of Supplementary Planning Documents

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

- **Advertisements SPD**
 - 48 applications
- **Affordable Housing and Special Needs Housing SPD**
 - 5 applications
 - £212,095 of Section 106 contributions for Affordable Housing remains unapplied at 31st March 2011.
- **Designing Out Crime SPD**
 - 194 applications
- **Open Space and Play Provision SPD**
 - 10 applications
 - £116,565 of Section 106 contributions for the Provision and Upgrade of Play Areas remains unapplied at 31st March 2011
- **Shop Front Design SPD**
 - 17 applications
- **Sustainable Design SPD**
 - 194 applications

Replacement Chesterfield Borough Council Local Plan 'Saved Policies'

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

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

- 1 **HSN2 Sites for Housing Development 2011 – 2016** this policy phased the development of a number of proposed housing sites to the latter half of the plan period. Because of the need to ensure the Five Year Housing Land Supply required by PPS3 (November 2006) these sites need to be allowed to come forward sooner. This phasing policy is therefore no longer appropriate.

- 2 **EVR7 Protection of Species** this policy was covered by other national legislation. This policy has therefore been dispensed with in line with guidance in the new PPS 12 (June 2008).
 - 3 **TRS15 Provision for Buses** since bus priority measures, which are the subject of this policy, are rarely proposed on any land other than highway, this policy is most unlikely to be required and is therefore superfluous. Should the need arise, it is likely that policy *GEN 9 Infrastructure and Facilities* could be used to secure provision.
- 4.6 The Secretary of State confirmed that all other policies in the Replacement Local Plan apart from the three mentioned above have been saved since 6th June 2009.

5 HOUSING STOCK AND LAND SUPPLY

- 5.1 The Housing Reconciliation Flows collected by CLG, as of March 31st 2011 give the total housing stock of Chesterfield borough in the monitoring period as 48,475. 9,781 dwellings belonged to the Local Authority, 74 dwellings belonging to other public bodies, 1,350 to Registered Social Landlords (RSLs) and 37,540 to the private sector.
- 5.2 The 2006 RCBLP allocates a series of sites for housing development. Allocated housing sites without permission are listed in Table 5 below. The sites are all considered to be deliverable, suitable and achievable, an assessment which met with the approval of the Inspector conducting the Public Local Inquiry into the plan in 2005/2006.

**Table 4 - RCBLP Housing Site Allocations without Planning Permission
31st March 2011**

Site Location:	Potential 5 year dwelling supply
Walton Works	150
Wheatbridge Mills	70
Walton Hospital (north)	60
Walton Hospital (south)	60
Newbold School	60
William Street North	11
Shorts Building Yard	20
Sycamore Road	18
Total	449

- 5.3 73 net new dwellings were completed in the borough during the monitoring year. As at 31st March 2011, there were 48 dwellings under construction and 2086 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites (449 dwellings), Chesterfield borough has housing land supply capable of delivering 2535 dwellings as of the 31st March 2011.

5-Year Supply of Deliverable Housing Sites

- 5.4 Under Planning Policy Statement 3: Housing (PPS3) paragraphs 68 to 73, when making planning decisions for housing developments, local planning authorities should consider whether or not they have an up-to-date 5 year supply of deliverable housing sites. PPS 3 paragraphs 75 and 76 indicate that the Annual Monitoring Report is the place to give this information. Accordingly, Appendix 1 to this AMR is a statement of Chesterfield Borough's 5 year deliverable housing land supply. In summary, using the housing provision figures in the adopted Development Plan, the borough's current supply of deliverable housing land is just over five years. This assessment will be reviewed from time to time as required to reflect changes in the Development Plan and land availability. The assessment includes the strategic housing requirement

from the East Midlands Regional Spatial Strategy adopted March 2009, which is soon to be revoked.

- 5.5 Guidance from the Department of Communities and Local Government states that an Annual Monitoring Report submitted in December 2011 should report its Five Year Land Supply for the period April 2012 to March 2017. Appendix 1 gives the Chesterfield Borough Council Five Year Land Position for the period.

Strategic Housing Land Availability Assessment

- 5.6 The council adopted a Strategic Housing Land Availability Assessment (SHLAA) in October 2009 and sites that are identified within the SHLAA as being suitable and deliverable are included within the 5 year housing land supply calculation. The 2010 review was carried out and approved in February 2011, as a result further sites have been considered and added to the supply taking the supply of deliverable housing land to 6.2 years, thus showing a 5 year supply of deliverable housing land.
- 5.7 The intention is for the SHLAA to be updated on an annual basis to coincide with the Residential Land Availability Survey carried out in the April of each year. It will identify new and replacement suitable and deliverable sites and will act as a 'top up' for a deliverable housing supply.
- 5.8 The 2010 SHLAA review identified 25 sites without planning permission that are potentially deliverable housing sites within the next five years. These 25 sites cover an area of 21.7 hectares and have potential for 754 dwellings over the next five years.

Housing Trajectory

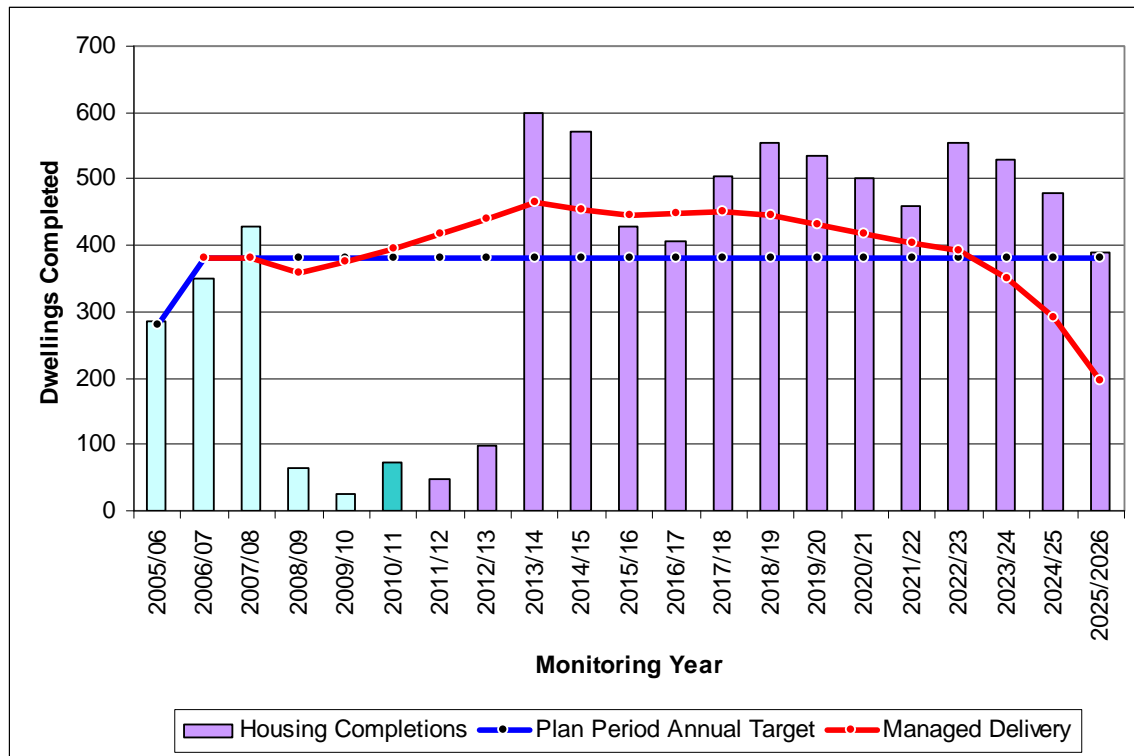
- 5.9 Planning Policy Statement 12 requires local authorities to produce 'housing trajectories' to illustrate several core output indicators in their annual monitoring reports. The role of the housing trajectory is to integrate the "plan, monitor, manage" approach to housing delivery by showing past delivery and estimating future performance. The housing trajectory illustrates this information in a graphical form (Chart 1).
- 5.10 The projections for housing completions for 2011/12 to 2026 consist of sites under construction, with permission, allocated sites and the use of the Borough Council's recently adopted and reviewed Strategic Housing Land Availability Assessment (SHLAA). A series of assumptions underlies the trajectory. Sites under construction are assumed to be developed at the same rate as before. Allocated sites are assumed to progress at a constant rate allowing for an initial modest start.
- 5.11 In view of the need to maintain a five year land supply and to meet the strategic housing requirement derived from the Regional Spatial Strategy the council removed phasing policy HSN2 in respect of identified

allocated sites. This was carried out as part of the ‘Saved Policies’ process.

5.12 The replacement RSS was adopted in March 2009. This increased the strategic housing requirement from 2006 onwards to 380 dwellings each year up to 2026. Over the last year, the Borough Council has sought to make use of sites identified as suitable, developable and deliverable within the next five years (through its SHLAA), to meet its strategic requirements.

5.13 A review of the strategic housing requirement is being undertaken. At this stage the requirement will continue to aim to deliver the 7,600 dwellings set within the Regional Spatial Strategy at an average annual rate of 380 dwellings.

Chart 1 - Chesterfield Borough Housing Trajectory 2005 – 2026

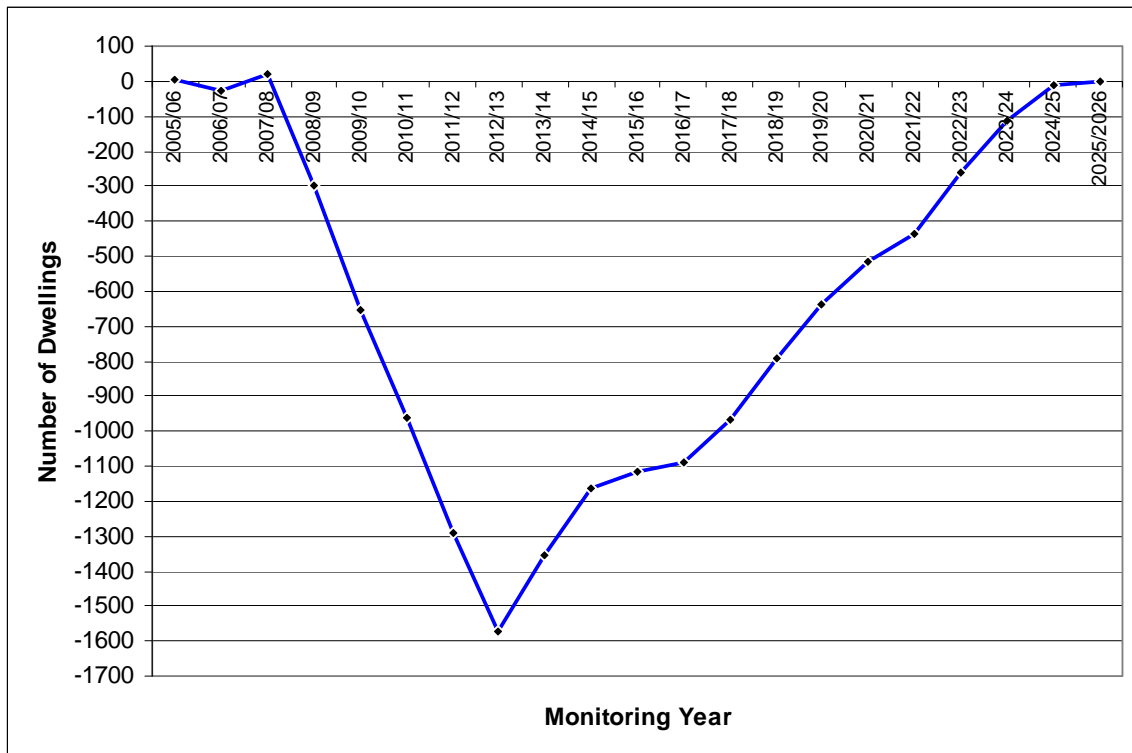


5.14 Chart 1 shows housing completions achieved between 2005/06 and 2009/10, the 2010/11 housing completions and future housing completions. Also shown is the housing target from the Regional Spatial Strategy that Chesterfield Borough Council has worked towards. From 2006 to 2026 the East Midlands Regional Plan set a target of 380 dwellings per annum. A managed delivery target is also displayed (red line) which accounts for previous completions when setting an annual housing target, in order to achieve the overall strategic housing requirement in the long run.

5.15 The housing trajectory anticipates 3 years of good levels of completions towards the end of the first five year period 2013 – 2016, this period is

due to coincide with beginning of the development of Chesterfield Waterside a major redevelopment site which will include 1,500 dwellings, although the majority of the site will be delivered beyond the initial 5 year period. It is anticipated that delivery thereafter will be consistent over the medium term, with delivery being below the strategic housing requirement. An expected further push in housing completions is expected towards the end of the plan period with the long-term regeneration of the former Staveley Works site coming on stream.

Chart 2 - Chesterfield Borough Cumulative Annual Performance Against Strategic Housing Requirement



5.16 Chart 2 shows that the level of net housing completions will be below the requirement for the majority of the plan period. The closing of the gap between the delivery and the strategic housing requirement will happen from 2013 onwards. This is expected to coincide with the recovery of both the housing and construction industries in Chesterfield from the current recession. The two key regeneration sites that will deliver a large proportion of the housing are Chesterfield Waterside and the former Staveley Works Site.

5.17 The strength of previous housing demand in the borough and the council's objective of encouraging housing-led regeneration will be a key aspect in the future supply of housing. The implication of the graphs is that the identification of housing development sites will be important in order for the strategic housing requirement to be met.

5.18 The identification of future development sites, through tools such as the Strategic Housing Land Availability Assessment (SHLAA), will inform the

borough's Core Strategy and Sites and Boundaries DPD. This is important in progressing towards meeting the current strategic housing requirement of 7,600 homes by 2026.

6 INDICATORS

- 6.1 The council will continue to monitor the majority of Core Output Indicators that were previously set by government up until the March 2011 Bob Neill MP letter which removed the guidance on the Core Output Indicators.
- 6.2 The Core Output Indicators related to matters of national concern for which consistent data was required that could be compared between, and aggregated from, each council area. There were 16 core output indicators which measured quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.
- 6.3 A review of Chesterfield Borough Council's performance against the Core Output Indicators will follow with a brief commentary commenting on any performance achievements, issues or actions.

Business Development and Town Centres

BD1: Total amount of additional employment floorspace – by type

Use Class	Additional Floorspace m ²
B1(a)	1,305 m ²
B1(b)	0 m ²
B1(c)	620 m ²
B1	3,270 m ²
B2	592 m ²
B8	3,524 m ²
TOTAL	9,311m ²

- 6.4 A total of 9,311 m² net additional employment floorspace was completed across Chesterfield borough through March 2011 – April 2011. This is a fall of 6,466m² on the previous year. This outcome matches the national trend in terms of limited economic growth for the year.

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

Use Class	Additional Floorspace m ² on PDL	%PDL
B1(a)	1,305 m ²	100%
B1(b)	0 m ²	-
B1(c)	620 m ²	100%
B1	3,270 m ²	100%
B2	592 m ²	100%
B8	2,745 m ²	77%
TOTAL	8,532 m ²	92%

- 6.5 The total amount of net additional employment floorspace on previously developed land was 92%. This demonstrates Chesterfield Borough's continued performance in achieving its objective of regeneration throughout the borough with a focus on the development of previously developed land.

BD3: Employment land available – by type

TOTAL	113.07 ha
-------	-----------

- 6.6 There is a large amount of employment land (B1, B2 and B8 uses) available in Chesterfield Borough either as part of a development plan allocation or with outline planning permission. One of the largest areas of employment land currently available can be found at Markham Vale in the east of the borough served by the junction 29a of the M1. An outline planning permission was granted in 2005, at this time approximately 65 ha of employment land is available for development.

BD4: Total amount of net additional floorspace for 'town centre uses'

Use Class	Within Town or District Centre Boundary	Outside Town or District Centre Boundary	Local Authority Total
A1	941 m ²	1,317 m ²	2,258 m ²
A2	151 m ²	77 m ²	228 m ²
B1a	0 m ²	1,305 m ²	1,305 m ²
D2	0 m ²	4,868 m ²	4,868 m ²
TOTAL	1,092 m ²	4,949 m ²	6,041 m ²

- 6.7 Just over 6,000 m² of net additional floorspace for 'town centre uses' was completed within Chesterfield Borough between April 2010 and March 2011. The figures show that there was just over 1,000 m² of net additional floorspace within either Chesterfield and Staveley Town Centres or the Chatsworth Road or Whittington Moor District Centres, while almost 5,000 m² of net additional was completed outside of the town and district centres.
- 6.8 Planning Policy Statement 4: Planning for Sustainable Economic Growth which states that these uses are to be primarily located within town and district centres. Although the figures suggest that this is the case, the following reasons highlighted below could account for the pattern of development highlighted.
- 6.9 The high occupancy levels within the town and district centres make units and land within the town and districts centre hard to come by and make any sort of development, extension or change of use difficult to achieve and partly accounts for the low levels of net additional floorspace (the proposed Northern Gateway Development is intended to address this issue). Secondly, within the Town and District Centres

changes are likely to occur within units and within the same use class. This change usually applies to occupiers rather than to the use, so even though a number of perceived changes may have occurred within a centre these are not subject to planning permission and do not contribute to any net additional floorspace.

Housing

H1: Plan period and housing targets

Plan	Plan Period	Total Plan Target	Annual Target
Derby and Derbyshire Joint Structure Plan	1991-2011	5,600 dwellings	280 dpa
Regional Spatial Strategy	2006-2026	7,600 dwellings	380 dpa

6.10 The current plan period and housing targets are based on the housing requirement from the East Midlands Plan - the Regional Spatial Strategy. This target is based on 380 dwelling per annum from 2006 – 2026.

6.11 The Strategic Housing Requirement is under review outside of the monitoring period as a result of the announcement of the revocation of the Regional Spatial Strategy and the borough's work on the production of the Core Strategy DPD. A new strategic requirement will be resolved by in the 2011/2012 monitoring period.

H2(a): Net additional dwelling – in previous years

Year	Net additional dwellings
2009/10	24
2008/09	64
2007/08	428
2006/07	351
2005/06	286

6.12 Completions against the RSS strategic requirement 2006 – 2010 totaled 867 dwelling which works out as a delivery of 217 dwellings per annum over the 4 year period highlighted. Delivery is 163 dwellings per annum less than the Regional Spatial strategic requirement of 380 dwellings per year. Delivery of only 64 and 24 dwellings in the last two previous monitoring years had a severe impact upon the 4 year delivery average.

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

	Net additional dwellings
a) new build completions	108
b) demolitions	45
c) change of use	7
d) conversion	3

TOTAL (a-b+c+d)	73
-----------------	----

- 6.13 Although at a 3 year high, the number of net additional dwellings during 2010/11 was 73 dwellings; this is an unusually low number of dwellings. The number of dwellings completed is significantly lower than the strategic housing requirement of 380 dwellings per annum as set out in the Regional Spatial Strategy of March 2009.
- 6.14 The low continues to coincide with the previous recession and existing low levels of economic growth, the low availability of private finance for homebuyers and public finance for developers in assisting the viability of new developments has meant the construction industry has taken a restrained approach to development. As a result the level of completions within the borough is largely outside council control.
- 6.15 The factors that the council does have control over which could be reasonable to relate to performance are 1) the granting of planning permissions 2) allocation of land for development 3) preparation of a Strategic Housing Land Availability Assessment. On all these counts the council has delivered the necessary inputs, so that there is no shortage of land for residential development for around 5 years to come.

H2(c): Net additional dwelling – in future years

Year	Net additional dwellings
2011/12	48
2012/13	98
2013/14	598
2014/15	572
2015/16	428
2016/17	406
2017/18	505
2018/19	555
2019/20	534
2020/21	502
2021/22	459
2022/23	555
2023/24	530
2024/25	480
2025/26	390
Total	6,660

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

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

940 dwelling previously completed + 6,660 net additional dwellings = 7,600 dwellings = strategic housing requirement.

H2(d): Managed delivery target

Year	Managed delivery target
2011/12	416
2012/13	441
2013/14	465
2014/15	455
2015/16	445
2016/17	447
2017/18	451
2018/19	445
2019/20	431
2020/21	417
2021/22	402
2022/23	391
2023/24	350
2024/25	290
2025/26	195

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

H3: New and converted dwellings – on previously developed land

	New and converted dwellings on PDL	% PDL
New build completions	80	100/128*100 = 78%
Change of use	11	
Conversions	9	
Total	100	

6.19 Development on previously developed land within Chesterfield Borough continues to surpass the National Target within Planning Policy Statement 3: Housing of 60% of development and conversions on previously developed land (PDL) with a total of 78%. Over the last four years the percentage of completions on previously developed land has continued to be well above the 60% PDL target in PPS3.

6.20 The development of previously developed land continues to remain high due to the legacy of past industry that has since left Chesterfield. Much of this land has been highlighted for development through large schemes

and allocations. Sites such as Chesterfield Waterside will continue to put this strategy into motion.

H4: Net additional pitches (Gypsy and Travellers)

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

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

H5: Gross affordable housing completions

Type	New dwellings
a) Social rented housing	6
b) Intermediate affordable housing	3
TOTAL	9

6.22 There were 9 new affordable housing completions in the monitoring period. They accounted for 12% of all net completions for this year.

6.23 The Affordable and Special Needs Housing SPD was adopted in Oct 2007. This should continue to improve provisions of affordable housing in the future. High numbers of affordable housing are not expected, due to the low number of large sites with permission currently available, the low availability of external funding and low economic growth.

H6: Housing Quality – Building for Life Assessments

No completed sites

6.24 The authority has two trained Building for Life assessors.

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

Environmental Quality

E1: Number of planning permission granted contrary to Environment Agency advice on flooding

Nil permissions granted contrary to Environment Agency advice through 2010/11

6.26 Chesterfield Borough Council did not grant any planning permissions that were granted contrary to the Environment Agency advice on flooding.

E2: Change in areas of biodiversity importance

No net change to areas of biodiversity importance

National Indicator 197 – Positive Management of Local Wildlife Sites	41.4%
--	-------

6.27 As of the 2010/11 monitoring period the borough contained 29 Local Wildlife Sites and 2 Nature Reserve. In June 2011, Blue Bank Pools was designated as Chesterfield Borough's third Local Nature Reserve (LNR), the addition will be accounted for within next year's Annual Monitoring Report. The borough does not contain any sites beyond local significance such as SSSIs or RIGSs.

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

6.29 The Derbyshire Wildlife Trust report on this indicator annually and have reported that 12 of 29 Local Wildlife Sites have been subject to Positive Management which is 41.4% of Local Wildlife Sites with Chesterfield Borough Council.

E3: Renewable Energy generation

No relevant data

6.30 Widespread renewable energy generation is yet to take off within the borough. The borough council produced a Renewable Energy and Low Carbon study which was approved in July 2010 as part of its Local Development Framework Evidence Base, it identifies potential sites for renewable energy generation within the borough and provides possible policy and monitoring frameworks for inclusion within the Chesterfield Borough's forthcoming Core Strategy and Local Development Framework.

6.31 The study suggested that the main potential source for renewable energy generation was from wind, hydro and a number of identified areas for district heating systems.

7 FUTURE MONITORING

- 7.1 As a result of the removal of national guidance referring to the monitoring of Local Development Frameworks, a review of the content of an Annual Monitoring Report has been necessary. Although assent granted for the Localism Act in November 2011 now means that the statutory requirement to submit an Annual Monitoring Report to the Secretary of State will be discontinued. The general requirement to monitor LDF preparation and implementation remains however. The borough council has decided to continue to monitor the majority of the 'Core Output Indicators' defined in previous AMRs, however, due to the usefulness of the data that can be collected. The indicators provide a picture of the impact of the policies of the Replacement Chesterfield Borough Local Plan.
- 7.2 Chesterfield Borough Council has implemented the 'CDP Smart' monitoring system. The borough council now uses this system to monitor residential, employment, retail and leisure uses across the borough. CDP Smart provides instant access to data about planning permissions granted and progress in carrying out developments it allows continuous updating and a direct link to the planning application processing systems of the Derbyshire Local Planning Authorities. The system is a monitoring tool delivered through a partnership with Derbyshire County Council that allows reliable data collection and quality across the county for its use as indicators in this report. With this system available continued reporting of the AMR indicators is less onerous than before, and continuity of data is valuable in meeting the ongoing general requirement to monitor.
- 7.3 Looking to the future, the preparation of a monitoring framework for each of the Development Plan Documents is a continuing statutory requirement to allow for the efficient monitoring of plans and policies contained in newly adopted DPDs.

8 ACTION

- 8.1 The council requires an updated Local Development Scheme as the timetable set in LDS2 has been overtaken by events and became very out of date. LDS4 has been submitted to the Secretary of State and revises the Local Development Framework timetable. This AMR7 confirms the changes to the LDS showing the timetabling and milestones contained in achieving the adoption of Development Plan Documents contained within a LDF.
- 8.2 Indicator H2 continues to show that the current housing supply has been significantly affected by the recession and the economic downturn. As the borough continues to demonstrate a five year land supply, action will continue to bring forward allocated housing sites and to use identified suitable deliverable housing sites from the Strategic Housing Land Availability Assessment to enhance the current housing supply. The council has formally begun to explore extra options to kick-start housing delivery within the borough.
- 8.3 Indicator H5 shows that there are issues in delivering affordable housing within the borough. There were 9 new affordable housing completions in the monitoring period which accounted for 12% of all net completions for this year. The Affordable and Special Needs Housing SPD was adopted in Oct 2007, giving a cutting edge to policy HSN7 in the RCBLP. This document will continue to provide a mechanism for provision of affordable housing in the future. However the impact of the recession has severely restricted the council's ability to deliver affordable housing on the back of private development schemes. Once the effects of the recession begin to decline HSN7 and the SPD may succeed in increasing the delivery of affordable housing as a proportion of new housing development. There are at this moment few large housing sites (over 15 units) within the borough with permission that have commenced and which are able to contribute significant levels of affordable housing. Therefore the overall number of new affordable homes derived from this source is likely to be limited in the short term. During the monitoring period, the council began the use of deferred obligations and the use of staircasing in planning obligations in order to secure the potential for future affordable housing from sites where, at the time of approval, it would not be viable. These have the potential to deliver increased levels of affordable housing during future monitoring periods.
- 8.4 Indicator E1 shows that the council is continuing to take the threat of flooding and risks to water quality seriously. In the monitoring year the council did not grant planning permission for any developments contrary to the advice of the Environment Agency.
- 8.5 Indicator E3 continues to be low, since no large scale renewable energy projects have been approved or come on line as yet. The borough council produced a Renewable and Low Carbon Energy study in July 2010 as part of its Local Development Framework Evidence Base. The

study identifies potential sites for renewable energy generation and provides possible policy and monitoring frameworks for inclusion within the council's forthcoming Core Strategy and other Local Development Framework documents. In time this process will identify opportunities for renewable energy projects in the borough and provide a clear method of tracking and monitoring this information.

APPENDIX 1 – FIVE YEAR HOUSING LAND SUPPLY

FIVE YEAR HOUSING LAND SUPPLY POSITION - MAY 2011

1.0 Introduction

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

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

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

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

2.0 **Five Year Land Supply Position for April 2012 - March 2017**

- 2.1 This 5-year land supply assessment is from the period April 2012 to March 2017 and is set out in Table 1. It is based on the saved policies of the adopted local plan for Chesterfield borough, the Replacement Chesterfield Borough Local Plan, which was adopted in June 2006.
- 2.2 In March 2009 the East Midlands Regional Spatial Strategy was adopted, Chesterfield Borough Council has a strategic requirement of 380 dwelling per year from 2006 - 2026.
- 2.3 The Five Year Land Supply Position takes into account the Residential Land Availability field survey results for 31st March 2011, SHLAA2 approved 22nd February 2011 and planning permissions approved up to 30th September 2011.
- 2.4 Within the calculations a number of factors and assumptions have been considered. The remaining planning permissions have had a discount applied to reflect non-implementation. This has been done as whilst few permissions lapse each year it is accepted that on average 10 % do so. However in the current economic conditions; research from a neighbouring authority has shown that owners/developers consider around 30% of sites may not come forward in the short term. A discount of 30 % has therefore been made to the dwellings with planning consent presently to reflect a degree of realism.
- 2.5 Two calculations of the housing supply have been made one showing the housing land supply of sites with permission, allocated and under construction. The second calculation includes sites that have been deemed deliverable for housing within the next five years within the Borough's adopted Strategic Housing Land Availability Assessment (SHLAA).
- 2.6 The strategic housing requirement for Chesterfield Borough is the 380 dwellings per annum set by the East Midlands Regional Plan adopted March 2009. However the recent economic downturn has meant that the number of dwellings completed in the monitoring years 2008/2009, 2009/2010 and 2010/2011 have not met the annual target.
- 2.7 The council adopted its Strategic Housing Land Availability Assessment (SHLAA1) in October 2009 and SHLAA2 adopted February 2011. Within PPS 3: Housing Para. 54, with regard to Strategic Housing Land Availability Assessments it states that "*Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years*".

- 2.8 This element of 'sufficient specific deliverable sites' is now included in the 5 year housing land supply calculation following the adoption of the SHLAA.
- 2.9 The calculation of the 5 year land supply without the inclusion of deliverable 5 Year SHLAA sites are shown within the red box, this shows the supply to enough for 5.1 years. An alternative calculation adding in the extra 'deliverable within 5 years' sites identified in the SHLAA2, and listed in Annexe C gives 6.7 years' supply.
- 2.10 Chesterfield Borough Council's supply of deliverable housing land is set out on the next page in Table 1.

**Table 1: Chesterfield Borough Council's Housing Land Supply
Position April 2012 - March 2017**

FACTOR	NUMBER OF DWELLINGS	YEARS SUPPLY
a) Under Construction	47	
b) With Planning Permission up until 31 st May 2011 (discounted by 30% to reflect non-implementation)	1448	
c) Deliverable Allocated Sites in Replacement Chesterfield Borough Local Plan, but without planning consent at present: H10, H20, H21, H25, H35, H38a, H38b,	449	
d) Strategic Housing Requirement per year	380	
Total Available Supply deliverable with permission, allocated or under construction	1944/380	5.1 years
Sites identified in the Strategic Housing Land Availability Assessment as 5 Year Land Supply List of Deliverable Potential Housing Sites	590	
Total Available Supply + SHLAA Deliverable Sites / Strategic Housing Requirement	1944+590 = 2534 2630/380	6.7 years

- 2.11 All the allocated sites listed in Table 1 are considered to be deliverable, as stated by the council in 2005 in its evidence to the Public Local Inquiry into the replacement local plan. The inspector accepted this assessment of deliverability. 'Deliverable' has subsequently been defined as "available, suitable and achievable" in Planning Policy Statement 3 Housing (PPS3) paragraph 53, and all sites remain deliverable. Appendix A provides a commentary on each site and assessment of its deliverability against the requirements in paragraph 54 of PPS3.
- 2.12 Dwelling numbers for allocated sites are estimated using the previous minimum density cited in PPS3, of 30 dwellings per hectare.
- 2.13 This statement of 5 year supply has not been rejected by the Planning Inspectorate. It will be reviewed from time to time, as required to reflect

changes in the Development Plan, the Strategic Housing Requirement and/or housing land availability.

3.0 **Strategic Housing Land Availability Assessment (SHLAA)**

3.1 The SHLAA has been adopted and is a tool that **identifies *potential housing land supply but does not seek to make policy decisions on which sites should be developed.***

3.2 It provides a pool of potential housing sites against which other policy considerations will need to be balanced. It will be used to support decision-making and does not pre-judge the strategic approach that the Chesterfield Borough LDF will eventually take.

3.3 The use of the SHLAA as a tool for identifying housing supply has been included within this five year housing land supply, Using that approach it has been used to “top-up” the supply of available developable sites, either allocated or with permission or under construction, to meet the strategic housing requirement that is set out in the Regional Spatial Strategy.

3.4 SHLAA2 identified 22 sites without planning permission that are potentially deliverable housing sites within the next five years. These 22 sites cover an area of 18 hectares and have potential for 590 dwellings over the next five years.

3.5 It is the council's intention to produce SHLAA3 during 2011 to search and further assess potential residential sites across the borough.

ANNEX A – STATUS OF ALLOCATED SITES

There are currently 8 allocated sites remaining from the Replacement Chesterfield Borough Local Plan:

Site Location:	Potential 5 year dwelling supply
Newbold School	60
Shorts Builders Yard	20
Sycamore Road	18
Walton Hospital (south of site)	60
Walton Hospital (west of site)	60
Walton Works	150
Wheatbridge Mills	70
William Street North	11
Total	449

Source: Replacement Chesterfield Borough Local Plan June 2006

Allocated Sites Commentary

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 was prepared for the site's development and put out for public consultation, following which it was adopted by the council in January 2007. There would appear to be no special infrastructure difficulties or costs preventing this site being developed before 2016.

H35 Shorts Builders Yard, Sheffield Road, 20 dwellings

The site is on Sheffield Road adjacent to the existing Chesterfield Rugby Club ground. It is currently used as a builder's yard. It is sustainably located, close to facilities in Chesterfield Town Centre and to local shops on Sheffield Road. Access is direct from Sheffield Road and there are frequent bus services to and from the town centre. The development requires the relocation of the builder's yard, but other than this there are no known constraints to development. The site is part of an application dating back to the early 90s for an outline for residential development (CHE/00792/0417). A fresh application CHE/11/00717/FUL has been submitted for 126 dwellings which includes the site.

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

Part of an area of scrubland located within Hollingwood estate surrounded by other housing and served by local facilities and schools. Site is accessible by public transport along Sycamore Road. South of the site is earmarked for the

provision of open space lacking in Hollingwood. Development of site would assist regeneration of the area. The site is the remaining vacant site within the estate. Overhead electricity powerlines run alongside the western boundary, but otherwise there are no known constraints to development. Previous outline permissions for development have expired.

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

The two sites H20 and H21 were originally allocated for housing development in the 1996 Chesterfield Borough Local Plan. Not having been developed within that plan period and apparently not needed imminently, they were then phased for development between 2011 and 2016. Changes in the organisation and resourcing of health services have now made their development more of a priority for the primary care trust, which sees sale of the sites as a way of paying for improvements to the health facilities at Walton. Planning permission was granted two years ago 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 2016.

H38a Former Walton Works, Chatsworth Road, 150 dwellings

Part of the Chatsworth Road General Development Framework area, covered by policy GEN13 in the replacement local plan. The 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. There are no known constraints to development. This site is developable before 2016.

H38b Former Wheatbridge Mills, Wheatbridge Road, 70 dwellings

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

H11 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 has subsequently lapsed. 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 2016.

ANNEX B – SCHEDULE AND STATUS OF ALL SITES

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

Application Number	Location	Under Construction	Not Started	Total	Current Status
CHE/08/00553/FUL	Site Of Former Goldwell Rooms, Ashgate Road, Chesterfield, Derbyshire	0	13	13	Well served by facilities and jobs in the town centre and local schools. Access directly from Ashgate Road. Frequent bus service along Ashgate Road. Development would retain the majority of the public car park. Site is owned by the Council. No known constraints to development.
CHE/09/00662/OUT	Land At East Of A61 Known As Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire	0	1500	1500	Outline permission granted, major regeneration focus of borough. Reserved Matters application for 1 st phase of development

					expected before the end of the year.
CHE/10/00041/FUL	Former Chesterfield Cylinders Site, Derby Road, Chesterfield, Derbyshire	25	74	99	Construction on site has begun with completions in previous year. Delivery expected to be consistent over next 2-3 years.
CHE/10/00238/OUT	Land To The Rear Of and Including 146 - 150 Spital Lane, Chesterfield, Derbyshire	0	38	38	Available and Deliverable Negotiation underway for submission of reserved matters application.
CHE/10/00596/EOT	103, 105 And 105a Newbold Road, Chesterfield, Derbyshire	0	16	16	Available and Deliverable Demolition and clearance of the site has occurred. Extension of Time of permission recently approved suggesting interest in site remains
CHE/11/00005/COU	Cavendish House, 14 Cavendish Street, Chesterfield,	0	10	10	Recently granted permission site is vacant, site is

	Derbyshire, S40 1UY				available and deliverable. No specific site constraints to be overcome before development can commence.
CHE/0000/1658	Land adjoining, Netherthorpe, Chesterfield	0	17	17	First phase of development Underway – remainder of site needed to be completed. Achievable, Available and Deliverable
CHE/09/00102/FUL	Land At Junction With Elm Street, Station Road, Hollingwood, Chesterfield, Derbyshire	0	23	23	Available and Deliverable Site is overgrown and in need of clearance before work can commence
CHE/09/00756/OUT	Inky Social Club, Dade Avenue, Chesterfield	0	11	11	Available and Deliverable Site would need clearing before any development can Occur
CHE/11/00252/FUL	Garage Site Barker Lane	0	10	10	Available and Deliverable

CHE/11/00189/OUT	The Recreation Ground Stadium St Margarets Drive	0	68	68	Available and Deliverable Site need clearing before any development can occur
Total		25	1780	1805	

Schedule of Sites, 9 dwellings or less

	Under Construction	Not Started
Sites of 9 dwellings or less	22	284

ANNEX C – SHLAA SUITABLE AND DELIVERABLE SITES

Site Reference:	Site Location:	BF/GF:	Site Size (ha):	Potential Number of dwellings	Potential 5 year supply	Estimated Year of Delivery						
						11-12	12-13	13-14	14-15	15-16	16-17	Developable Year 6-10
2009/028	Land off Dock Walk	BF	1.3	57	57	0	0	35	22	0	0	0
2009/041	Frecheville Street, Staveley. Land off,	GF	0.9	24	24	0	0	24	0	0	0	0
2009/048	Sheffield Road (Ash Glen Garden Centre etc.), Sheepbridge	BF	1.2	30	30	0	0	30	0	0	0	0
2009/058	Abercrombie Primary School, St.Helens Street	BF	0.3	12	12	0	0	12	0	0	0	0
2009/059	Ashbrook Centre & Hostel	BF	1.2	33	33	0	0	33	0	0	0	0
2009/083	Deatons	BF	1.1	50	50	0	0	0	0	35	15	0
2009/086	Miller Avenue	BF	0.4	12	12	0	0	12	0	0	0	0
2009/108	Brockwell Court, Cheedale Avenue	GF	0.7	28	28	0	0	28	0	0	0	0
2009/109	Bank Street Garage Site	BF	0.3	10	10	0	0	0	10	0	0	0
2009/110	Rugby Club, Sheffield Road	GF	2.9	85	85	0	0	35	35	15	0	0
2009/160	Old Road Ambulance Station	BF	0.4	11	11	0	0	0	0	11	0	0
2009/166	Builders Yard, St Phillips Drive	BF	0.5	15	15	0	0	0	0	15	0	0
2009/170	Rear of Storrs Road	GF	1.1	10	10	0	0	0	0	10	0	0
2009/185	Spital Lane, Opposite Spital Cemetery,	BF	0.2	10	10	0	0	10	0	0	0	0
2009/199	White Bank Close	GF	0.6	16	16	0	0	16	0	0	0	0
2009/202	Sheffield Road former Boat Sales site	BF	1.3	50	50	0	0	30	20	0	0	0
2010/241	Brendon House, Brendon Avenue, Loundsley Green	BF	0.4	17	17	0	0	0	17	0	0	0
2010/245	Land adjacent 300 Manor Road, Brimington	BF	0.9	31	31	0	0	0	0	31	0	0
2010/246	Computer Services, Barker Lane	BF	1.1	39	39	0	0	0	20	19	0	0
2010/264	Land north of East Crescent, Duckmanton	GF	0.5	14	14	0	0	0	0	0	14	0
2010/271	DCC Social Services, West Street, Chesterfield	BF	0.5	25	25	0	0	0	25	0	0	0
2010/272	Saltergate Stadium Frontage	BF	0.2	11	11	0	0	11	0	0	0	0
Total			18	590	590	0	0	276	132	136	29	0

ANNEX D – CURRENT 5 YEAR LAND SUPPLY

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