

The Fourth Chesterfield Borough Council Annual Monitoring Report



December 2008

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FOURTH CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT

For the period April 2007 to March 2008

1. EXECUTIVE SUMMARY

- 1.1 This fourth Annual Monitoring Report (AMR4) for Chesterfield Borough covers the period 1st April 2007 to 31st March 2008 and is produced as a requirement of the Planning and Compulsory Purchase Act 2004.
- 1.2 The report monitors progress on Local Development Documents (LDDs) contained in the borough council's Local Development Scheme (LDS), including saved policies from the earlier generation of plans.
- 1.3 The report includes a profile of Chesterfield Borough. Key issues for the borough are identified as:
 - Economic Decline and Regeneration
 - Deprivation
 - Traffic congestion
- 1.4 The council's Second Local Development Scheme (LDS2) March 2007 is behind schedule with regard to the Development Plan Documents (DPDs) and will need to be revised. LDS 3 was delayed due to the need to reflect PPS12 and was submitted to the Secretary of State in November 2008.
- 1.5 Progress on the Supplementary Planning Documents (SPDs) listed in LDS2 has been good with 5 of the 7 documents being adopted. The other two documents having had preparation work done on them. The Shopfronts SPD is expected to be adopted December 2008 while the Residential Design Guide SPD will be completed once an Urban Design Officer is in post.
- 1.6 Policies in the RCBLP are automatically saved for three years until June 2009. Most of the policies within the replacement plan need to be saved for a period beyond June 2009, and are considered to be effective and up to date. The council will review the justification to save them and seek permission from the Secretary of State to do so.
- 1.7 Planning Policy Statement 12 requires local authorities to produce housing trajectories to illustrate several core output indicators in their annual monitoring reports. The role of the housing trajectory is to integrate the "plan, monitor, manage" approach to housing delivery by showing past performance and estimating future performance. The housing trajectory illustrates this information in a graphical form.
- 1.8 The report mentions improvements to be introduced in future annual monitoring reports. It is anticipated that different types of indicators can be more reliably established in future AMRs, as work commences

on sustainability appraisals for development plan documents will be adding to our knowledge base of significant effects indicators to look at.

- 1.9 There are 7 contextual indicators, 16 core output indicators and 2 local output indicators covered in this report. These indicators are the main requirement of annual monitoring and are reported in an appendix to the report. Indicators H2 and H5 in particular are noteworthy and lead to comments in section 8 of the report under the heading 'Action'.
- 1.10 Core Output Indicator H5 shows that there are problems in delivering affordable housing within the borough. The adoption of the Supplementary Planning Document on Affordable and Special Needs Housing (adopted in Oct 2007) is expected to go some way towards improving this situation, although it will not be seen in the form of bricks and mortar much before 2009. The adoption of a clearer and more robust policy on affordable housing, policy HSN7 in the RCBLP, will also help to increase the delivery of affordable housing as a proportion of new housing development.

2. INTRODUCTION

- 2.1. The Planning and Compulsory Purchase Act 2004 came in to force on the 1st September 2004, putting in place a new system of Local Development Schemes (LDSs) and Local Development Documents (LDDs). Chesterfield Borough Council chose to make the transition to the new system by first of all completing and adopting its replacement local plan. In doing so it opted for a programme beginning and delivering the new development documents at a date somewhat later than most comparable authorities.
- 2.2. The new act introduced a mandatory requirement for monitoring of LDS and LDDs, which is described below. This requirement is focussed on the new generation of plans, rather than the old, however. Chesterfield shares the same challenges as sister authorities in meeting the mandatory requirement for monitoring covering the transitional period. The report is based largely on the replacement local plan adopted in 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 2007 to March 2008
- 2.4. Planning Policy Statement 12: Local Development Frameworks (PPS12) June 2008 and the ODPM publications 'Local Development Framework Monitoring: A Good Practice Guide' and 'LDF Core Output Indicators Update 1/2005' provide detailed guidance on how AMRs should be produced and provide core indicators that must be monitored. They state that AMRs should:
 - *Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;*
 - *Assess the extent to which policies in local development documents are being implemented;*
 - *Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;*

- *Identify the significant effects of implementing policies in local development documents and whether they are as intended; and*
- *Set out whether policies are to be amended or replaced.*

Profile of Chesterfield Borough

- 2.5. The borough of Chesterfield is located in north eastern Derbyshire approximately 5 miles from the southern edge of Sheffield and on the eastern edge of the Peak District. The 2001 census recorded a population of approximately 99,000. The estimated resident population in 2007 is 100,600 (Office for National Statistics).
- 2.6. It is a predominantly urban district, although over half of the borough's 6,600 ha is open land in agricultural or woodland use, forming strategic gaps between the three main settlements of Chesterfield, Staveley and Brimington, and part of the North East Derbyshire green belt, to the south of Sheffield. The landscape is shaped by the river valleys of the Rother, Hipper and Doe Lea and the Holme, Barlow and Pools brooks.
- 2.7. The borough is served by East Midlands Trains and Cross Country Trains and by the M1 to the east. It is bisected by two major through routes – the A61 running north-south to Sheffield and Derby and the A617/A619 running east-west and linking the M1 to the peak district.
- 2.8. **Chesterfield**, with an estimated population of 74,350 at 2005, is the largest town in the administrative county of Derbyshire and the main centre in northern Derbyshire. It has an important sub-regional role in terms of jobs, industry and services, and as a shopping centre and tourist attraction. The main residential suburbs fan out to the north, west and south of the town centre, whilst the major industrial areas lie along the valleys of the Hipper and Rother rivers and the Barlow brook. Industrial decline at the end of the 20th century has resulted in significant areas of former industrial land along the river corridors becoming redundant.
- 2.9. **Staveley** lies on the eastern side of the borough approximately 5 miles from Chesterfield town centre and has a population of around 17,350 at 2005. The closure of the collieries during the 1980s and 1990s along with the associated contraction of the engineering and chemical industries has caused serious economic decline in the Staveley area resulting in problems of unemployment and economic and social deprivation. Staveley town centre has a significant grouping of shops and community facilities.
- 2.10. **Brimington** is located half way between Chesterfield and Staveley, on the A619, separated from Chesterfield by the Rother valley, and has an estimated population of 8,630 at 2005. Although it grew up to support the industrial development of the borough, Brimington itself

has largely escaped industrialisation and is essentially a residential suburb for Chesterfield and Staveley, with a local shopping centre at its centre.

Key issues for Chesterfield Borough

Economic Decline and Regeneration

- 2.11. The last colliery in the North East Derbyshire coalfield closed in 1992. Many traditional manufacturing industries have also closed or significantly scaled back their operations, with recent closures at Staveley Chemicals, Chesterfield Cylinders, Cadbury Trebor Basset, GKN Sheepbridge Stokes and, prior to that, Robinsons.
- 2.12. Between 1997 and 2007, the stock of businesses in Chesterfield increased at a faster rate than the national average (23.8% in Chesterfield and 12.7% nationally). Chesterfield's role as a sub-regional shopping centre is reflected in a high level of retail employment, 12.0% of total employment compared to 11.1% nationally. Though total employment in Chesterfield increased by 4% between 1995 to 2005, it was still lower than the regional (14%) and national level (17%).
- 2.13. Overall, the economy continues to under-perform. The overall measure of economic performance, GVA (Gross Value Added) per head of East Derbyshire (which covers Bolsover, Chesterfield, and North East Derbyshire, is the smallest geographical area for which GVA data is readily available), remains some way below the national and regional averages (at 72% and 79% of the national and regional averages respectively in 2004). This under-performance reflects a range of factors including the historic loss of economic output as a result of closures in coalmining and traditional manufacturing sectors. However, between 1995 and 2004 local economic output has grown at a faster rate (74% increase in East Derbyshire) than both the national (58% increase) and regional (55% increase) averages and this has resulted in a relative improvement in performance particularly compared to the regional average.
- 2.14. The scale of industrial closure over the last ten to fifteen years has left large areas of vacant and derelict former industrial land within the borough, concentrated along the Rother and Hipper river corridors. There also remain areas of despoiled land from former colliery workings, which require investment and environmental improvement. This need for regeneration demands a positive response in planning terms. Several very large projects including the redevelopment of the former Dema Glassworks, Markham Vale and the Chesterfield Cylinders site have already been granted planning permission, and several others were under preparation or being negotiated during the monitoring period. It has also prompted a series of initiatives such as the council's collaboration with local partners in an informal 'town

centre masterplan' approved in 2004 (an update of which will be carried out during the next monitoring period) and work on three 'areas of major change' identified in the replacement local plan. Each of the three areas requires an integrated approach to redevelopment, guided by a masterplan or general development framework. The first such masterplan was approved in July 2005. The second of these, the Land South of Chatsworth Road General Development Framework, was adopted during the 2006-2007 monitoring period. In the next monitoring period the masterplan for the third 'Area of Major Change' is likely to be adopted, and work will commence on a masterplan for another areas of industrial decline, the Staveley Works Corridor, to be taken forward as an Area Action Plan.

Socio-Economic Indicators

- 2.15. Unemployment in the borough has fallen since its earlier peak in 1993/4 as a result of business and economic growth. Whilst the rate was 2.6% in March 2008 a fall of 0.7% from the previous year, it is still above the England average (2.2%), as is youth unemployment below the age of 25 (5.5% compared with the England average of 3.7%).
- 2.16. Chesterfield Borough Council as an authority is ranked the 77th Most Deprived Local Authority within England. Parts of 4 wards in the borough are amongst the 10% most deprived in the country (based on the Indices of Deprivation 2007). These are Middlecroft & Poolsbrook, Rother, Barrow Hill & Netherthorpe and Loundsley Green. Employment and health deprivation are the most severe aspects of deprivation in Chesterfield, with nearly half of the borough's areas ranked in the 20% most deprived nationally. The borough also performs poorly on 'income' and 'education, training and skills' measures, with nearly a third of its areas being amongst the 20% most deprived nationally.

Traffic Congestion

- 2.17. There is a large flow of traffic through Chesterfield, particularly along the A61 in the Derby and Sheffield directions and between the M1 and the Peak District along the A619/A617. This is partly due to the location of the borough at the intersection of main roads, and partly the amount of in and out commuting for work journeys that the borough experiences. Comparing 1991 commuting patterns with those of 2001 it can be seen there has been little change, with movements between Chesterfield and North East Derbyshire, Sheffield, Bolsover and Derbyshire Dales continuing to be most important. The only changes of note are:
- An overall increase of net commuting into the Borough of approximately 600.
 - An increase of 650 commuters from Sheffield to Chesterfield.

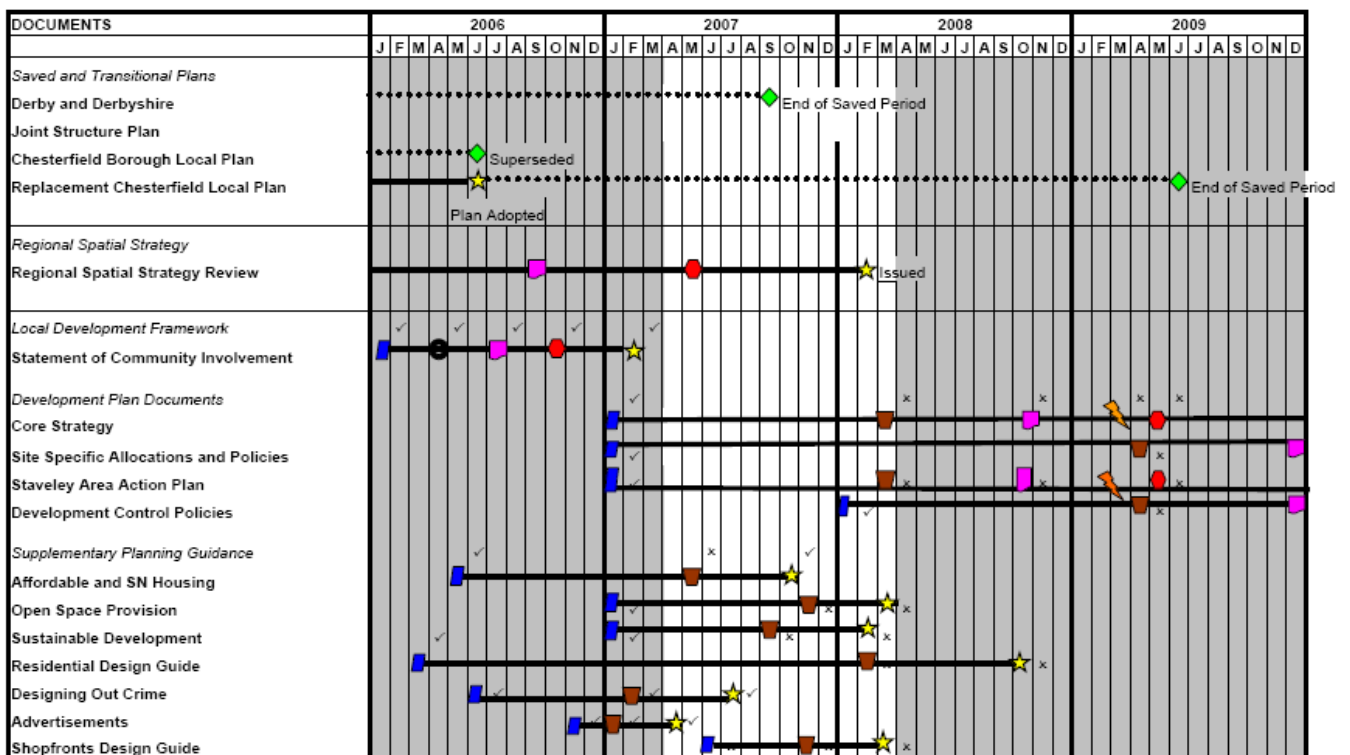
- An increase of 600 commuters from Chesterfield to North East Derbyshire. This probably reflects a decline in the availability of manufacturing employment within Chesterfield and an increase in manufacturing activity in North East Derbyshire, which saw a 17% rise between 1991 and 2002.
- 2.18 Highway congestion is increasingly identified as a problem by residents, businesses and other customers in comments logged by the council during community involvement in development plan documents and at other public meetings.
- 2.19 In order to cut this congestion public transport is perceived as best alternative to the car. Currently in Chesterfield Borough the bus and other forms of public transport only account for 10% of journeys to work, compared to the national average of 15%.
- 2.20 This could be explained by the fact that Chesterfield Borough is a small borough which does not lend itself to being a large urban transit area. With having isolated settlements away from urban areas there is not the regularity of public transport serving these areas which leads to people to use their cars.

3. LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

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). The Second Chesterfield Local Development Scheme (LDS2), which was submitted in March 2007 and approved by the Government Office for the East Midlands on 30th April 2007, is the one applicable to the monitoring period April 2007 – March 2008.

3.2. Table 1 below sets out the performance of the council on the preparation of the Local Development Framework (LDF) as stated in second Local Development Scheme (LDS2). That part of the programme which falls within the monitoring period is picked out with a paler background.

Table 1: LDF progress against LDS2 in 2007/08



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

3.3. A full version of LDS2 is available on the CBC web site www.chesterfield.gov.uk under Local Development Framework.

3.4. Table 2 sets out the council's performance in preparation of the LDF to date, with reference to the programme in LDS2.

Table 2: Local Development Framework Progress

LDF DOCUMENTS	MILESTONE	ON TARGET
Core Strategy DPD	Start preparation January 2007	✓
	Preferred Options Consultation March 2008	x
<i>2008 work reprogrammed in LDS3</i>		
Staveley Area Action Plan DPD	Start preparation January 2007	✓
	Preferred Options Consultation March 2008	x
<i>2008 work reprogrammed in LDS 3</i>		
Site Specific Allocations and Policies DPD	Start preparation January 2007	✓
	<i>Baseline work for Sustainability Appraisal undertaken January 2007.</i>	
<i>No milestone in monitoring period but site evidence collection underway in SHLAA and Employment Land Study</i>		
Development Control Policies DPD	Start preparation January 2008	✓
	<i>Baseline work for Sustainability Appraisal undertaken January 2007 but revised LDS and PPS12 indicates DPD not required</i>	
Affordable and Special Needs Housing SPD	Start preparation May 2006	✓
	Draft consultation May 2007	x
	<i>Achieved July 2007</i>	
<i>Adoption October 2007</i>		
Open Space Provision SPD	Start preparation January 2007	✓
	Draft Consultation November 2007	x
<i>Achieved June 2008</i>		

LDF DOCUMENTS	MILESTONE	ON TARGET
	Adoption March 2008 <i>Achieved September 2008</i>	x
Sustainable Design SPD	Start preparation January 2007	✓
	Draft consultation September 2007	x
	Adoption February 2008 <i>Achieved October 2008</i>	x
Residential Design Guide SPD	Start preparation September 2006 Delayed to March 2007	x
	Public participation in options/SPD draft February 2008	x
	<i>2008 work reprogrammed in LDS3</i>	
Designing Out Crime SPD	Start preparation June 2006	✓
	Draft consultation February 2007	✓
	Adoption July 2007	✓
Advertisements SPD	Start preparation October 2006	✓
	Draft consultation January 2007	✓
	Adoption April 2007	✓
Shopfronts Design Guide SPD	Start preparation June 2007 <i>Achieved May 2008</i>	x
	Draft consultation November 2007 <i>Achieved October 2008</i>	x
	Adoption February 2008 <i>Expected adoption December 2008</i>	x

Highlighted text = milestones within monitoring period

- 3.5. The council's third Annual Monitoring Report (AMR3) covering the period April 2006 to March 2007 assessed progress on LDS2 and indicated that the proposed DPDs appeared to be on target. Since then several elements had emerged that point to the need to revise the timetable and the description of several elements within it.
- 3.6. A new, third LDS was submitted to the Secretary of State in November 2008. This was later than the intention stated in paragraph 3.4 of AMR3 which indicated publication in April-June 2008. The delay was caused by the need to reflect the revised PPS12 (published June 2008) and to clarify best practice advice.
- 3.7. Whilst progress on five of the seven SPDs has generally been good during 2007, the more complex work and 'front loading' required for the Core Strategy DPD and Staveley Area Action Plan have taken more time than anticipated. Competing demands of other essential activities have also reduced the resources available. This has led to a revised programme for the next monitoring period and beyond in the form of LDS3, which was submitted November 2008 to the Secretary of State.
- 3.8. All DPDs started on time and baseline Sustainability Appraisal work for all four was completed in mid 2007, working jointly with North East Derbyshire. Aspects of initial community involvement and preparation of studies for the evidence base has also been shared, but these parts of the process have all taken longer than foreseen. The milestone for work on issues and options consultation for the Core Strategy was missed. Within the newly submitted LDS3 the timetables for all DPDs have been reprogrammed and it is expected that consultation on options would occur in March 2009 for the Core Strategy.
- 3.9. The Development Control Policies DPD work was started through work on the baseline sustainability appraisal in January 2007 and hence was on target with the milestones set out in LDS2, although further active preparation has not been undertaken. Following the revision of PPS12 the council's third LDS indicates that this DPD is no longer required.

4. POLICY IMPLEMENTATION

- 4.1. The Replacement Chesterfield Borough Local Plan was adopted on 7th June 2006. The document contains 112 policies and 3 appendices.
- 4.2. To meet the requirements of Regulation 48 in the Local Development Regulations 2004, this AMR has to identify any policy in the RCBLP which is not being implemented during the monitoring period. Table 3 therefore shows the list of policies which were not used in the determination of planning applications and gives the reasons why they are not being implemented and any steps being taken to address that situation. The three-year period within which policies are automatically 'saved' will come to an end in June 2009, six months or so after the submission of this AMR4.

Table 3 – RCBLP Policies Not Used During Monitoring Period

POLICIES NOT USED DURING 2007/2008	REASON FOR NOT BEING USED	ACTION
HSN 8	No relevant applications	None
EMP 6	Long term safeguarding policy No relevant applications	None
EVR 14	No relevant applications	None
EVR 21	No relevant applications	None
EVR 34	No relevant applications	None
TRS 3	Long term safeguarding policy No relevant applications	None
TRS 4	No relevant applications	None
TRS 5	No relevant applications	None
TRS 9	No relevant applications	None
TRS 10	No relevant applications	None
TRS 15	No relevant applications	None
TRS 17	No relevant applications	None
TRS 18	No relevant applications	None
SHC 3	No relevant applications	None
SHC 4	No relevant applications	None
SHC 12	No relevant applications	None
SCH 13	No relevant applications	None

- 4.3. Once the period in which the policies are 'saved' is over, all the policies need to be endorsed for continuing use or to be discontinued; this point will be reached in June 2009. All policies within the replacement plan except for three need to be saved for a period beyond June 2009, and are considered to be effective and up to date. The council has reviewed the justification to save them and has sought permission from the Secretary of State to do so.
- 4.4. The three policies that will no longer be required, for the reasons given, are as follows:
1. **HSN2 Sites for Housing Development 2011 – 2016** this policy phased the development of a number of 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 so that the phasing is no longer appropriate.
 2. **EVR7 Protection of Species** this policy does not add anything significant to national legislation so that it can be dispensed with, as recommended in 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. Should the need arise, it is likely that policy *GEN 9 Infrastructure and Facilities* could be used to secure provision.
- 4.5. The Secretary of State has been requested to confirm that all other policies in the Replacement Local Plan apart from the three mentioned above will be saved beyond June 2009.

5. HOUSING STOCK AND LAND SUPPLY

- 5.1. The Regional Annual Monitoring return for EMRA, as of March 31st 2008 gives the total housing stock of Chesterfield borough in the monitoring period as 48,453. 9,823 dwellings belonged to the Local Authority, 1,346 to Registered Social Landlords (RSLs), 171 to other parts of the public sector and 36,658 to the private sector.
- 5.2. The RCBLP allocates a series of sites for housing development. These are listed in Table 5 below. The sites are all considered to be deliverable, suitable and achievable, an assessment which met with the approval of the Inspector conducting the Public Local Inquiry into the plan in 2005/2006.

Table 4 RCBLP Housing Site Allocations

Policy Ref.	Location	Estimated Dwellings (as in RCBLP 2006)
Allocated Site with permission at March 2008		
H4	Laurel Crescent, Hollingwood	22
H8	Elm Street, Hollingwood	17
H24	Land at Gate Inn, Mastin Moor	25
H30	William Street North	11
H31	Land at rear of Penmore House	12
H39	Part of former UEF site, Derby Road	279
TOTAL ALLOCATIONS COMMITTED		366
Allocated Sites Not Yet Committed		
H10	Land between Elm Street and Sycamore Road, Hollingwood	18
H19	Former Goldwell Rooms (frontage only)	18
H20	Walton Hospital (North)	60
H21	Walton Hospital (South)	60
H25	Newbold School	60
H35	Shorts Builders Yard, Sheffield Road	20
H38a	Former Walton Works, Chatsworth Road	150
H38b	Former Wheatbridge Mills, Wheatbridge	70
H40a	A61 Corridor Regeneration Scheme before 2011	320
H40b	A61 Corridor Regeneration Scheme after 2011 (only part of site included in 5 year land supply)	450
SUB TOTAL	ALLOCATIONS NOT YET COMMITTED	1226

- 5.2 428 new dwellings were completed in the borough during the monitoring year. As at 31st March 2008, there were 42 dwellings

under construction and 291 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites (1,292 dwellings), Chesterfield borough had a 5 year housing land supply capable of delivering 1,429 dwellings as of the 31st March 2008. These figures are reflected in Appendix 1, indicators H2(c) and H2(d), and in Appendix 2 concerning 5 year supply of deliverable housing sites (see also 5.4 below).

5-Year Supply of Deliverable Housing Sites

- 5.3 Under Planning Policy Statement 3: Housing (PPS3) paragraphs 68 to 73, when making planning decisions for housing developments, local planning authorities should consider whether or not they have an up-to-date 5 year supply of deliverable housing sites. PPS 3 paragraphs 75 and 76 indicate that the Annual Monitoring Report is the place to give this information. Accordingly, Appendix 2 to this AMR is a statement of Chesterfield Borough's 5 year deliverable housing land supply. In summary, using the housing provision figures in the adopted Development Plan, the borough's current supply of deliverable housing land is enough for almost six and a half years. This assessment will be reviewed from time to time as required to reflect changes in the Development Plan and land availability. The next assessment is likely to occur in line with expected approval of the new Regional Spatial Strategy in early 2009, which will introduce a new strategic housing provision requirement.
- 5.4 Guidance from the Department of Communities and Local Government states that an Annual Monitoring Report submitted in December 2008 should report its Five Year Land Supply for the period April 2009 to March 2014. Appendix 2 gives the Chesterfield Borough Council Five Year Land Position for the period.

6. INDICATORS

- 6.1. **Core output indicators** are set by the government and relate to matters of national concern for which consistent data is required that can be compared between, and aggregated from, each council area. There are 16 core output indicators which measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.
- 6.2. **Contextual indicators** are used to describe the wider social, environmental and economic background against which to consider the effects of policies. They help inform the interpretation of output indicators. This reflects increasing government recognition of the importance of taking into account the social, environmental and economic circumstances of each planning authority's area, when developing policies for the LDF. Such issues are also matters for the wider-ranging Community Strategy, prepared by the Local Strategic Partnership (LSP) in which the borough council is a partner.
- 6.3. As set out in the appendix, the contextual indicators selected for this report are:
- Population size
 - Unemployment level
 - Crime rate per 1000 population
 - Overall district ranking in Index of Multiple Deprivation
 - Ranking of Super Output Areas (SOAs) of deprivation in Chesterfield, out of the whole of England and Wales
 - Average property price
 - Percentage change in business stock

These provide a background position of the wider social, economic and environmental circumstances of the district.

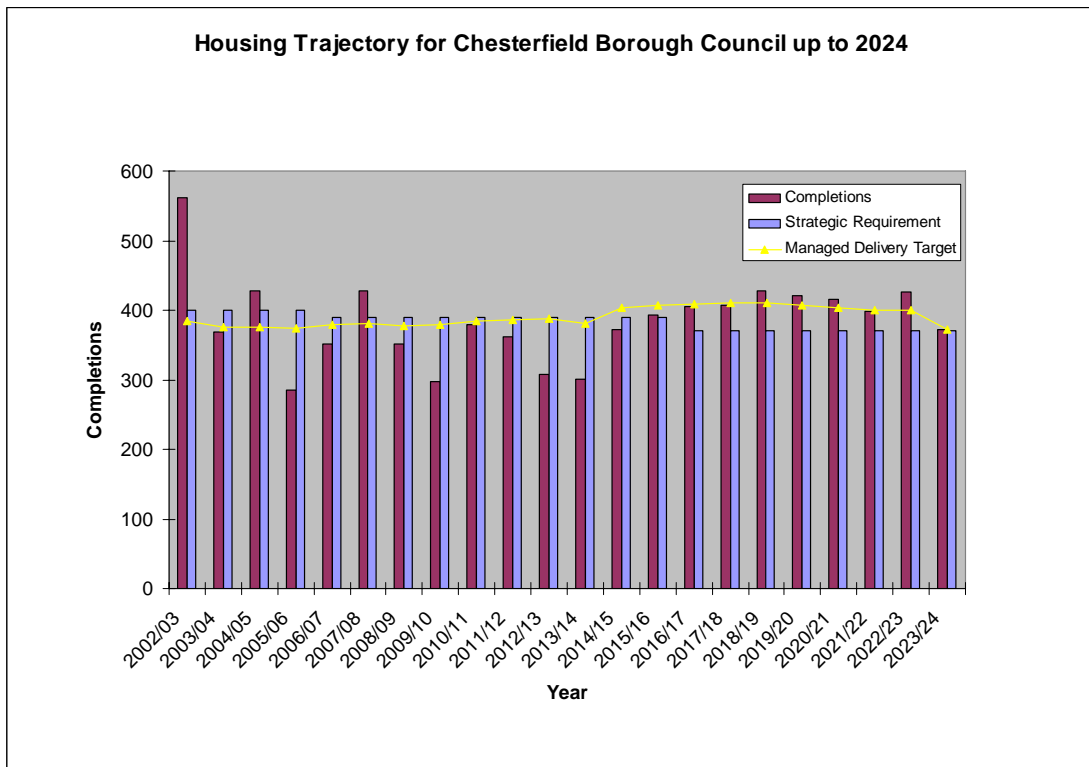
- 6.4. **Local output indicators** address the outputs of some of the policies not covered by the core output indicators. Advice from the government is that these indicators will vary according to particular local circumstances and issues, and that there should be enough of them to ensure a robust assessment of policy implementation. This report includes one local output indicator, L1 Sustainable Drainage permissions granted.
- 6.5. **Significant effects indicators** are usually linked to the sustainability appraisal objectives and indicators. Monitoring these effects should enable a comparison to be made between the predicted and the actual effects measured during implementation of the policies. Since a detailed 'new-style' sustainability appraisal was not carried out for the Replacement Chesterfield Borough Local Plan (adopted in June 2006), significant effects indicators will only be taken on board in future AMRs once a sustainability appraisal of new-style development plan documents has been undertaken.

- 6.6 At this stage the council is setting seven contextual indicators, one local output indicator and no significant effects indicators. Targets for contextual indicators and a number of core output indicators are set. The reason for not setting targets for all the core output indicators is that the current data collection system is not fully developed yet.
- 6.7 The detail of each contextual, core and local output indicator is given in Appendix 1 to the report.

Housing Trajectory

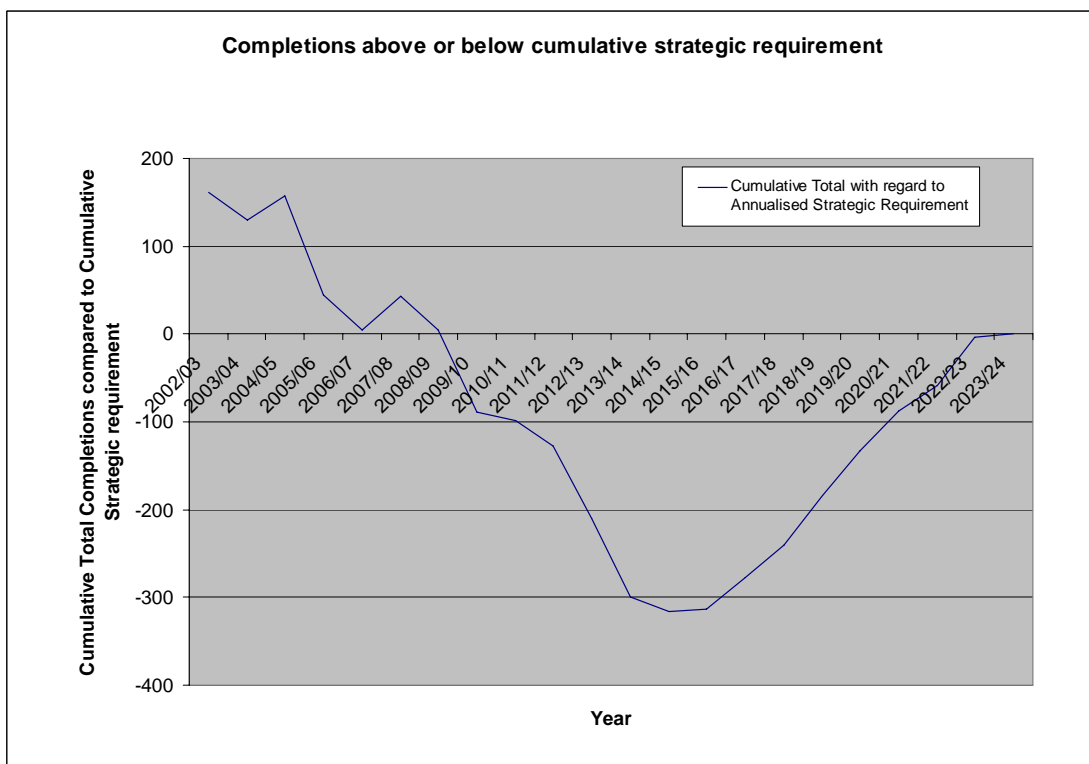
- 6.8 Planning Policy Statement 12 requires local authorities to produce 'housing trajectories' to illustrate several core output indicators in their annual monitoring reports. The role of the housing trajectory is to integrate the "plan, monitor, manage" approach to housing delivery by showing past delivery and estimating future performance. The housing trajectory illustrates this information in a graphical form (Chart 1).
- 6.9 The projections for housing completions for 2007/8 to 2024 consist of sites under construction, allocated sites and a continuing allowance for small sites and demolitions, as well as use of the Borough Council's upcoming Strategic Housing Land Availability Assessment (SHLAA). A series of assumptions underlies the trajectory. Sites under construction are assumed to be developed at the same rate as before. Allocated sites are assumed to progress at a constant rate allowing for an initial modest start. In view of the need to maintain a five year land supply and the increase in strategic housing requirement derived from the Regional Spatial Strategy the council has resolved to rescind part of the phasing policy HSN2 in respect of sites with known development interest. The replacement RSS is currently due to be adopted in January 2009. This will increase the strategic housing requirement further. At this time the Borough Council will seek to make use of sites identified as suitable, developable and deliverable within the next five years through its SHLAA to meet its strategic requirements.

Chart 1: Housing Trajectory for Chesterfield Borough up to 2024



Note: Housing Trajectory anticipates approval of the new RSS figures included in Secretary of State Changes. The figure included in 5 Year Land Supply Statement is Current Strategic Requirement expressed in RSS 8 (2005), 214 dwellings per year.

Chart 2: Completions above or below cumulative strategic requirement



6.10 Chart 1 and Chart 2 show that the level of net housing completions is set to exceed the strategic housing requirement derived from the Joint Structure Plan up until 2013/14. The housing trajectory reflects the strength of recent housing demand in the borough and the council's objective of encouraging housing-led regeneration. The implication of the graph is that housing development on large (>9 dwellings) windfall sites would need to be severely constrained if the total completions are not to exceed the currently approved strategic housing requirement. But this will conflict with the ability of the borough to regenerate significant areas of derelict and despoiled land. This issue has been addressed in the borough's response to the review of the RSS and is likely to be reflected in higher levels of strategic provision in the new RSS, which will be approved in 2009. The anticipated higher strategic housing provision will need to be addressed in the borough's LDF looking forward to 2026, which will then allow further sites to be brought forward.

7 FUTURE MONITORING

- 7.1 In response to changing data requirements, including monitoring of the Regional Spatial Strategy, the County Council and all the Derbyshire authorities are currently developing/ improving and the employment monitoring database and updating the existing residential land availability database. The new 'CDP Smart' system will allow continuous updating, greater access for the public to the monitoring information and a direct link to the planning application processing systems of the Derbyshire Local Planning Authorities. Chesterfield Borough Council is participating in this work.
- 7.2 There are currently a number of gaps against performance for a number of indicators. Some of the data not currently monitored will become available in the future through the development of the appropriate monitoring systems, including technical advancements and improved data collection methods. In particular, a more thorough approach to recording data from planning applications is required, and the next monitoring year 2008/9 will draw on some of the data derived from the new national online planning application system ('1APP').
- 7.3 The monitoring scheme will be kept under review and amended to reflect any changes in priorities. In future monitoring, the council will be developing significant effects indicators and additional local output indicators. Significant effects indicators will also follow from the preparation of Sustainability Appraisals for Development Plan Documents. This work will be part of developing the evidence base needed to commence work on the Development Plan Documents and Supplementary Planning Documents, as set out in the council's Local Development Scheme and highlighted in section 3.

8 ACTION

- 8.1 Although the council is making good progress on the programme spelled out in LDS2, this AMR4 confirms that changes to it were necessary and this has been reflected in the recent submission of LDS3.
- 8.2 The monitoring of Core Output Indicator H2 (a) and (b) shows that housing proposals are being implemented at a faster rate than the target implied by the Structure Plan requirement. The need to address this over-provision is likely to be eliminated by the new housing targets in the revised RSS. The panel's report has accepted the draft RSS strategic housing requirement figure for Chesterfield Borough of which closely reflects the current average annual house building rate. The Secretary of State will revise this building rate upwards to 390 as has happened in relation to other recently adopted RSSs. When the new RSS is formally approved (expected to be in January 2009) action will be required to bring forward allocated housing sites and to use identified suitable housing sites from the Strategic Housing Land Availability Assessment. This would allow sites to come forward if there is a need in terms of the strategic housing requirement or the regeneration of key areas within the borough.
- 8.3 Core Output Indicator H5 also shows that there are problems in delivering affordable housing within the borough. The adoption and operation of a Supplementary Planning Document on Affordable and Special Needs Housing (adopted Oct 2007) is expected to help improve this situation, although the results will not be seen in the form of bricks and mortar before 2009 at the earliest. The adoption of a clearer and more robust policy on affordable housing, (policy HSN7 in the RCBLP, 2006) will also help to increase the delivery of affordable housing as a gain from other new housing development. However, because there are few large housing sites within the borough able to contribute significant levels of affordable housing, the overall number of new affordable homes derived from this source is likely to be limited.

APPENDIX 1: INDICATORS

Contextual Indicators

Reference	Output Indicator	Target	2006 RCBLP	Performance	Comment
X1	Unemployment level	Borough level no more than 1% higher than national average	Not applicable	At March 2008 unemployment rates as based on working age population = 2.6%	<p>March 2008 England = 2.2% Derbyshire = 1.8%</p> <p>The borough has achieved its borough level target of being less than 1% above the national average.</p> <p>4 wards in Chesterfield are within the county top 10 for unemployment.</p> <ul style="list-style-type: none"> - Rother - St Helens - Middlecroft and Poolsbrook - Dunston <p>Attention is needed to address the high levels of unemployment in these Chesterfield wards. This could be addressed through projects</p>

					commissioned through the Working Neighbourhoods Fund																		
X2	Overall district ranking in Index of Multiple Deprivation	Index of Multiple Deprivation ranking more prosperous than poorest 30% of local authority areas	Not applicable	77 th poorest out of 354 local authorities in England and Wales (average rank) and within the poorest 22%.	Further work to do to raise the district's level in the indices. Retain indicator and target.																		
X3	Average property price	Borough average no higher than England and Wales average	Not applicable	Average property price for Chesterfield in:- Apr - Jun 07 = £143,763 Jul - Sep 07 = £149,637 Oct - Dec 07 = £154,092 Jan - Mar 08 = £153,230	Average property price for England and Wales in:- Apr - Jun 07 = £179,389 Jul - Sep 07 = £182,804 Oct - Dec 07 = £184,204 Jan - Mar 08 = £184,088																		
X4	Population	Higher than existing population	Not applicable	2007 based population projections = 100,600	2001 census = 98,845																		
X5	Ranking of Super Output Areas (SOAs) of deprivation in Chesterfield, out of the whole of England and Wales	<30% of SOAs in the Borough within the poorest 20% in employment, health and disability and education, skills and training	Not applicable	Super Output Areas in Chesterfield in the poorest 20% :- - 68 areas in Chesterfield	Overall the borough falls short of its target by 1%, though this is still an improvement from the previous period.																		
				<table border="1"> <thead> <tr> <th>Deprivation Indices</th> <th>No. in poorest 20%</th> <th>% in poorest 2005</th> </tr> </thead> <tbody> <tr> <td>Overall</td> <td>21</td> <td>31%</td> </tr> <tr> <td>Income</td> <td>17</td> <td>25%</td> </tr> <tr> <td>Employment</td> <td>29</td> <td>43%</td> </tr> <tr> <td>Health and disability</td> <td>30</td> <td>44%</td> </tr> <tr> <td>Education,</td> <td>17</td> <td>25%</td> </tr> </tbody> </table>	Deprivation Indices	No. in poorest 20%	% in poorest 2005	Overall	21	31%	Income	17	25%	Employment	29	43%	Health and disability	30	44%	Education,	17	25%	All but one of deprivation categories has seen an improvement. With the only drop seen in the 'Barrier to housing and services' category.
Deprivation Indices	No. in poorest 20%	% in poorest 2005																					
Overall	21	31%																					
Income	17	25%																					
Employment	29	43%																					
Health and disability	30	44%																					
Education,	17	25%																					

				<table border="1"> <tr> <td>skills, training</td> <td></td> <td></td> </tr> <tr> <td>Barrier to housing and services</td> <td>5</td> <td>7%</td> </tr> <tr> <td>Crime</td> <td>4</td> <td>6%</td> </tr> <tr> <td>Living Environment</td> <td>4</td> <td>6%</td> </tr> </table>	skills, training			Barrier to housing and services	5	7%	Crime	4	6%	Living Environment	4	6%	Further work to do to raise the Chesterfield SOAs level in the indices. Retain indicator and target.
skills, training																	
Barrier to housing and services	5	7%															
Crime	4	6%															
Living Environment	4	6%															
X6	Crime Rate per 1,000 population	Borough rate no higher than average for England and Wales	Not applicable	Offences per 1000 population in Chesterfield during Apr 07 - Mar 08 = 55	<p>Offences per 1,000 population in England and Wales during Apr 07 – Mar 08 = 54</p> <p>Target has not been reached as offences per 1,000 population are higher than national level. Figure for both national and borough levels have more than doubled from the previous year. This is down to different collection methodology.</p> <p>Retain indicator and target.</p>												
X7	Percentage change in Business Stock	Percentage change no less than that of UK	Not applicable	Percentage change in business stock in Chesterfield (1997 – 2007) = 23.9%	<p>Percentage change in business stock in UK (1997 - 2007) = 12.7%</p> <p>Figure likely to be high as borough is overcoming a</p>												

					long period of economic decline and a structural change in industry.
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Core Output Indicators

Reference	Core Output Indicators	Target	2006 RCBLP Policy	Performance	Comments
BUSINESS DEVELOPMENT					
BD1	Total amount of additional employment floorspace - by type	Target derived from structure plan referred to B1, B2 and B8 uses together 9.5ha per year	EMP1-5, 9-12	B1 = 0 ha B2 = 5.89 ha B1/B2/B8 = 0 ha Total = 5.89 ha	County Council are on the verge of setting up county wide monitoring system that should enable monitoring of this type of information in greater detail
BD2	Total amount of additional floorspace on previously developed land – by type	Target derived from structure plan referred to B1, B2 and B8 uses together 9.5ha per year	EMP 1-5	B1 = 0 ha B2 = 5.89 ha B1/B2/B8 = 0 ha Total = 5.89 ha 100%	County Council are on the verge of setting up county wide monitoring system that should enable monitoring of this type of information in greater detail.
BD3	Employment land available – by type	Derived structure plan requirement 2007 to 2016 of 83.8ha B1, B2 and B8 uses	EMP 1-5	B1 = 3.3 ha B2 = 46.7 ha Mixed = 64.50 ha Total = 114.50 ha	County Council are on the verge of setting up county wide monitoring system that should enable monitoring of this type of information in greater detail

BD4	Total amount of floorspace for 'town centre uses'	No target identified	SHC Chapter	i) town centre areas = 0 sqm ii) the local authority area Mixed Use = 1,309 sqm Total = 1,309 sqm	County Council are on the verge of setting up county wide monitoring system that should enable monitoring of this type of information in greater detail
HOUSING					
H1	Plan period and housing targets	Figures by the Derby and Derbyshire Joint Structure Plan (1991 – 2011) and Regional Spatial Strategy (2001 – 2026)		H1(a): 1/4/1991 to 31/3/2011 = 5,600 dwellings (Derby and Derbyshire Joint Structure Plan) H1(b); 1/4/2001 to 31/3/2026 = 9,600 dwellings (Regional Spatial Strategy)	Requirement from the Regional Spatial Strategy is likely to be significantly higher from January 2009 when the revised RSS is expected to be adopted
H2 (a)	Net additional dwellings – in previous years	Completion of 5600 dwellings 1991-2011 to satisfy the Derby and Derbyshire Joint Structure Plan strategic housing requirement. (280 a year, implied target 4200)	HSN 1 - 2	2002/03 = 561 2003/04 = 369 2004/05 = 428 2005/06 = 286 2006/07 = 351 Total = 1995	Completions have been high compared to strategic requirement.
H2 (b)	Net additional dwellings – for the reporting year	Local plan target 280		2007/08 = 428	Completions have been high compared to strategic requirement.

H2 (c)	Net additional dwellings – in future years	To meet Cumulative strategic requirement		Year	Net additions	Net additions over the Housing Trajectory period come from Current Allocated Sites, Sites with Planning Permissions, Large Windfall Site (forthcoming) and SHLAA sites that will feed into the Site Specific DPD that will give the borough its future allocations. <i>Note: Housing Trajectory anticipates approval of the new RSS figures included in Secretary of State Changes. The figure included in 5 Year Land Supply Statement is Current Strategic Requirement expressed in RSS 8 (2005), 214 dwellings per year.</i>
				2008/9	351	
				2009/10	297	
				2010/11	380	
				2011/12	361	
				2012/13	308	
				2013/14	301	
				2014/15	373	
				2015/16	393	
				2016/17	405	
				2017/18	407	
				2018/19	427	
				2019/20	421	
				2020/21	415	
2021/22	399					
2022/23	426					
2023/24	373					
H2 (d)	Managed delivery target	To meet Cumulative strategic requirement		Year	Managed Delivery Target	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.
				2008/9	377	
				2009/10	379	
				2010/11	385	
				2011/12	385	
				2012/13	387	

					meet key regeneration objectives of the Borough
H4	Net additional pitches (Gypsy and Travellers)	Regional Spatial Strategy Requirement = 0 pitches	HSN 8	0 pitches	Total is consistent with current and emerging Regional Spatial Strategy target
H5	Gross affordable housing completions	10 units for 2007/08	HSN 7	10 Social Rented Completions = 10 Intermediate Affordable Housing Completions = 0	The Affordable and Special Needs Housing SPD was adopted in Oct 2007. This should improve provisions of affordable housing in the future.
H6	Housing Quality – Building for Life Assessments			No data available	No monitoring system is in place currently; though this is hoped to be rectified in future monitoring periods.
ENVIRONMENTAL QUALITY					
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	No planning permissions granted contrary to the advice of the Environment Agency	EVR 10	= 2 Applications: CHE/07/00171 CHE/07/00172	The indicator shows that the targets were not met. Applications were granted contrary to EA advice. Main issues appeared to be regarding safe access and escape routes. Which the council considers had been provided through amendment during the application process.

E2	Change in areas of biodiversity importance	No target	EVR 4 -8	= 0 losses or gains	The borough contains 26 Local Wildlife Sites and 1 Nature Reserve. The borough does not contain any sites beyond local significance such as SSSIs or RIGSs. Improvement or decline of such sites in the borough is largely outside the control of the council.
E3	Renewable energy generation	Local target of 10% in line with national target - increase generation from renewable energy sources to 10% by 2010	EVR 22	<p>Staveley Healthy Living Centre:</p> <ul style="list-style-type: none"> - Solar water heating - State-of-the-art gas turbine combined heat and power unit - Grey water recycling - Waste heat recycling - Pool cover - Wind catchers <p>Solar Thermal panels = 75,000kwh/pa with CO² saving of 55,000kg/pa</p> <p>Other capacities are unknown.</p>	<p>The Sustainable Design SPD was adopted in October 08. The target from the SPD is to generate at least 10% of energy used from renewable sources.</p> <p>Many more sites are to come forward in next monitoring period with schemes being agreed on large sites such as the Eco-dome and new stadium for Chesterfield Football Club new ground. After that the effects of the Sustainable Design SPD (Adopted October 2008) will add to the total.</p>

Local Output Indicators

Reference	Output Indicator	Target	2006 RCBLP Policy	Performance	Comments
L1	Sustainable Drainage Schemes (SuDS); permissions granted	No target identified	EVR11	0	No SuDS granted for the monitoring period. It is expected that a number of schemes will be included in the next monitoring period.
L2	Supply of ready to develop housing sites	100% or greater.	HSN1, HSN2 and HSN3	<p>5 Year Land Supply as of 31st March 2008: 112.5%</p> <p>5 Year Land Supply as of 31st March 2009: 129.6%</p>	<p>Equates to National Indicator 159: Total Land (Supply/Requirement*Years)</p> <p>Calculation 31st March 2008 = 1429/254*5 years</p> <p>Calculation 31st March 2009 = 1555/240*5 years</p>

APPENDIX 2: FIVE YEAR HOUSING LAND SUPPLY POSITION APRIL 2009 – MARCH 2014

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 2009 - MARCH 2014

- 2.1 This 5-year land supply assessment is for the period April 2009 to March 2014 and is set out in Table 1 below. It is based on the adopted local plan for Chesterfield borough, the Replacement Chesterfield Borough Local Plan, which was adopted in June 2006.
- 2.2 Taking in to account the Residential Land Availability field survey results for 31st March 2008 and current planning permissions agreed up to 18th November 2008. The figure of 317 dwellings included in the calculation arises from the permissions granted from the 1st April 2008 – 18th November 2008 and the figure of 30 dwellings is from the 291 dwellings outstanding from permissions in the previous year to account for the non-implementation of them. (This figure is an estimate as the Council only surveys housing sites in April of each year to check on completions) These permissions are looked at in greater detail in the tables in Appendix B. The zero figure given in the under construction section is an assumption that all

previous under construction sites would be completed within the monitoring period, along with majority of permissions highlighted in the previous Five Year Housing Land Supply for March 2008. The borough's supply of deliverable housing land is currently enough to last for almost six and a half years. The calculation is set out in Table 1 below.

Table 1: Housing Land Supply Position April 2009 – March 2014

FACTOR	NUMBER OF DWELLINGS	YEARS SUPPLY
a) Under construction	0	
b) With planning permission (See Appendix B)	317	
c) Planning Permission not implemented from the previous year	30	
d) Allocated in Replacement Chesterfield Borough Local Plan, but without planning consent at present: H10, H20, H21, H25, H35, H38a, H38b, H40a and part H40b	1208	
Total available supply (a+b+c+d)	1555	
Supply set against strategic requirement as expressed in saved Replacement Chesterfield Borough Local Plan, based on computed strategic housing requirement to meet structure plan provision by 2011 (2 years @ 280) then 3 years to 2014 at current RSS rate of 214) =1202 or 240 per year	1555/240 =	6.48 Years Supply

2.3 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.

2.4 Dwelling numbers for allocated sites are estimated using the minimum density cited in PPS3, of 30 dwellings per hectare. However, recent experience indicates that higher densities will almost certainly be achieved, so the supply is likely to be more than the estimates given here.

- 2.5 This statement of 5 year supply has not been rejected by the Planning Inspectorate. It will be reviewed from time to time, as required to reflect changes in the Development Plan, the Strategic Requirement and in housing land availability.

3.0 REGIONAL SPATIAL STRATEGY

- 3.1 Changes are proposed to the East Midlands Regional Spatial Strategy, which would increase the strategic housing land requirement for Chesterfield Borough to 2026 to 390 dwellings per year. The RSS is likely to be adopted during early 2009 and this will reduce the borough's housing land supply position to below 5 years at that point.
- 3.2 The revised 5-year land supply based on the proposed new RSS requirement is set out in Table 2 for comparison. This indicates a shortfall of one year worth of supply arising at the beginning of 2009, when the new RSS is due to be adopted. However, by that time it is anticipated that the borough's Strategic Housing Land Availability Assessment (SHLAA) will have been completed. According to the terms of PPS3, the better-performing sites in the SHLAA should be the next recourse in the event of a shortfall in 5 year deliverable housing land supply.

Table 2: Current Housing Supply compared to the proposed RSS Housing Land Requirement of 390 dwellings a year

FACTOR	NUMBER OF DWELLINGS	YEARS SUPPLY
a) Under construction	0	
b) With planning permission (See Appendix B)	317	
c) Planning Permission not implemented from the previous year	30	
d) Allocated in Replacement Chesterfield Borough Local Plan, but without planning consent at present: H10, H20,H21,H25, H35,H38a,H38b,H40a and part of H40b	1208	
Total available supply (a+b+c+d)	1555	
Supply set against strategic requirement, based on expected new RSS build rate of 390 dwellings dpa.	1555/390 =	3.99 Years Supply

- 3.3 The borough council therefore intends to use the SHLAA to supplement the 5 year supply in this way, pending the adoption of a new 'Sites Specific Allocations' Development Plan Document, which is not scheduled until 2012. In practice this will mirror the way the land supply is likely to expand, for example large new windfall sites are likely to come forward in the next 5 years (e.g. Saltergate Football Ground).

4 ECONOMIC SLOWDOWN

- 4.1 It is not yet clear to see what effects the current economic situation has had on the rate of house building within the borough. An indication of the effects is expected to be seen when the Residential Land Availability Survey is carried out in April 2009 giving the number of completions between April 2008 and March 2009.
- 4.2 If the survey shows few completions, the borough's land supply position is likely to last longer.

APPENDIX A – STATUS OF ALLOCATED SITES

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

Table 1 - Allocated Sites

Policy Ref:	Location	Dwellings
H10	Land between Elm Street and Sycamore Road, Hollingwood	18
H20	Walton Hospital (North)	60
H21	Walton Hospital (South)	60
H25	Newbold School	60
H35	Shorts Builders Yard, Sheffield Road	20
H38a	Former Walton Works, Chatsworth Road	150
H38b	Former Wheatbridge Mills, Wheatbridge Road	70
H40a	A61 Corridor Regeneration Scheme before 2011	320
H40b	A61 Corridor Regeneration Scheme after 2011	450

Source: Replacement Chesterfield Borough Local Plan June 2006

Allocated Sites Commentary

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

Part of an area of scrubland located within Hollingwood estate surrounded by other housing and served by local facilities and schools. Site is accessible by public transport along Sycamore Road. Southern part of site would enable provision of open space lacking in Hollingwood. Development of site would assist regeneration of the area. The site formerly owned by British Steel now in the hand of Orchid Properties is the remaining vacant site within the Estate. Overhead electricity powerlines run alongside the western boundary, otherwise there are no known constraints to development. The council has been involved in extensive pre-application discussions with a developer active in the area regarding the deliverability of the site.

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

The two sites H20 and H21 were originally allocated for housing development in the 1996 Chesterfield Borough Local Plan. Not having been developed within that plan period and apparently not needed imminently, they were then phased for development between 2011 and 2016. Changes in the organisation and resourcing of health services have now made their development more of a priority for the primary care trust, which sees sale of the sites as a way of paying for improvements to the health facilities at Walton. Planning permission was granted last year 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 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 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 2014.

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 along with the neighbouring Chesterfield Rugby Club, for an outline

permission for residential development (CHE/00792/00417). Chesterfield Rugby Club has been given permission for a new ground elsewhere within the borough, the application has since moved forward with drawings being submitted for consideration alongside the application.

H38a Former Walton Works, Chatsworth Road, 150 dwellings

Part of the Chatsworth Road General Development Framework area, covered by policy GEN13 in the replacement local plan. The once industrial site has been largely cleared through demolition. The only surviving building 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. There are no known constraints to development. This site is developable before 2014

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, there would be no reason stopping the site coming forward by 2014.

H40a and H40b A61 Corridor Regeneration Scheme, 770 dwellings

Part of the A61/River Rother Corridor General Development Framework area, covered by policy GEN11 in the replacement local plan and known as Chesterfield Waterside. An outline application is due to be submitted late 2008 for the entire site, together with a detailed application for the first phase at the southern end of the site. If approved, this will commit development in outline, but future reserved matters planning applications would need to be brought forward for the later phases of housing. Given the probable limits on market demand and constructors' capacity, it seems likely that not all of the H40b site will be developed until after 2013. It is reasonable to believe that the build rate on site will be high due to the suggested dwelling types of apartments. It is estimated that a build rate of 160 dwellings a year would be suitable for such a site, giving a figure of 320 dwellings completed up to 2013 and then the remaining for the allocation site H40b if work starts in 2011.

The build rate is assumed from the future development of allocation site H40a. The development of H40a is targeted for completion in 2011. An application for the site is expected at the end of 2008, once the project begins it is expected that there will be 2 years to build the dwellings before the expected 2011 finish date. This would have to occur at 160 dwellings a year to meet 320 dwellings allocated for the site. Hence the estimated build rate for the site H40b. The remaining 130 dwellings could then be completed in the final year of this five year period.

APPENDIX B – SCHEDULE AND STATUS OF ALL SITES

Table 2 - Schedule of Sites, Permission sites for 10 dwellings or more from 1st April 2008 – 18th November 2008

Application Number	Location	Under Construction	Not Started	Total	Current Status
CHE/07/00765/FUL	Former Chesterfield Cylinders Site, Derby Road	0	198	198	Site is cleared and is deliverable, achievable, and suitable. The site is the 2 nd phase of the large Derby Road Donkins site.
CHE/08/00553/FUL	Site Of Former Goldwell Rooms Ashgate Road	0	13	13	Well served by facilities and jobs in the town centre and local schools. Access directly from Ashgate Road. Frequent bus service along Ashgate Road. Development would retain the majority of the Public car park. Site is owned by the Council. No known constraints to Development.
	Total	0	211	211	

Source: UNI-form Development Management System

Table 3 - Schedule of Site, 9 dwellings or less

	Under Construction	Not Started
Sites of 9 dwellings or less	0	136

Source: Source: UNI-form Development Management System

Table 4: Sites of 10 dwellings or more that may fall into the permission not implemented category from previous year.

Possible sites of 10 dwellings or more not implemented from previous year					
CHE/1101/621	Land adjoining Elm Street	0	21	21	Available and Deliverable Site is overgrown and in need of clearance before work can commence
CHE/1107/513	103,105,105a Newbold Road	0	16	16	Available and Deliverable Demolition and clearance of the site has occurred. No start on new development at 31 st March 2008.
CHE/1001/573	Marshfield Grove, Netherthorpe	0	22	22	Available and Deliverable Site has been cleared and maintained. No start on new development at 31 st March 2008.

APPENDIX C – CURRENT FIVE YEAR HOUSING LAND SUPPLY

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

APPENDIX 3: GLOSSARY

Term	Explanation
<i>Annual Monitoring Report (AMR)</i>	Part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and extent to which Local Development Documents are being implemented. It is the main mechanism for assessing the Local Development Framework's performance and effects.
<i>Allocated Sites</i>	Sites that are proposed for residential, employment or mixed-use development in the local plan or development plan documents. The local authority is required to provide housing and employment land to serve the needs of the district.
<i>Contextual Indicators</i>	Measure changes in the wider social, economic, and environmental background against which policies operate.
<i>Core Strategy</i>	Sets out the long term spatial vision for the local planning area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a development plan document.
<i>Development plan</i>	Formerly comprising of the Structure Plan and Local Plan, the Development Plan will now consist of the RSS and LDDs. The Development Plan is a set of land-use policies against which planning applications will be determined unless material considerations indicate otherwise.
<i>Development Plan Documents (DPDs)</i>	Spatial planning documents that are subject to independent examination, and together with the regional spatial strategy, will form the Local Development Document for a local authority area. They can include for example a core strategy, site-specific allocations of land, and area action plans (where needed).
<i>Evidence Base</i>	Information gathered by planning authority to support preparation of local development documents. Includes quantitative and qualitative data.
<i>Housing Trajectory</i>	Means of showing of past and future housing performance by identifying the predicted provision of housing over a period of time.
<i>Local Development Documents (LDDs)</i>	The collective term in the Act for development plan documents, supplementary planning documents, and the statement of community involvement. (The local development scheme and annual monitoring report are related documents and part of the LDF.)
<i>Local Development</i>	The name for the portfolio of local development documents; and development plan documents, supplementary planning documents, a statement of

Term	Explanation
<i>Framework (LDF)</i>	community involvement, the local development scheme and annual monitoring report. Together all these documents will provide a framework for delivering the spatial planning strategy for a local authority area. The LDF should be continually reviewed and revised.
<i>Local Development Scheme (LDS)</i>	A related LDF document that sets out the programme for preparing local development documents. All authorities must submit a scheme to the Secretary of State for approval.
<i>Monitoring</i>	Regular and systematic collection and analysis of information to measure policy implementation.
<i>National Land Use Database (NLUD)</i>	Local authorities submit annual returns data to a partnership of the DCLG, English Partnerships and Ordnance Survey on vacant and derelict sites, and other PDL that may be available for redevelopment.
<i>Output Indicators</i>	Measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information. Regional and annual monitoring reports contain 9 Core or National Core Output Indicators (NCOIs). Annual monitoring reports can also contain local output indicators to cover the outputs of policies not covered by the LDF core output indicators.
<i>Planning and Compulsory Purchase Act 2004 (the Act)</i>	The piece of legislation that introduced the new development planning system. The Act commenced 28th September 2004.
<i>Planning Policy Statements (PPS)</i>	Set out national planning policies to be taken into account by local authorities when preparing Local Development Documents. They replace existing Planning Policy Guidance notes (PPGs).
<i>Previously Developed Land (PDL)</i>	Or 'brownfield' is land that has been previously developed. Land that is, or was, occupied by a permanent structure. This may include sites in the countryside, which have been developed for industrial or other purposes. The definition also covers the curtilage of development. However, the definition does not include buildings or land used for agricultural purposes, or land in built-up areas that has not been developed previously, e.g. parks, recreation grounds, and allotments. Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape over time.
<i>Regional Spatial Strategy (RSS)</i>	Sets out the region's policies in relation to the development and use of land and forms part of the development plan. The RSS will replace Structure Plans and Regional Planning Guidance.

Term	Explanation
<i>Saved Policies or plans</i>	Existing adopted old-style development plans such as Replacement Chesterfield Borough Local Plan are saved for three years from the date of the commencement of the Act / from the date of adoption.
<i>Spatial Planning</i>	Spatial Planning involves policies concerned with the use of land and combines them with other policies and plans that cannot be delivered purely by the grant or refusal of planning permission.
<i>Statement of Community Involvement (SCI)</i>	Sets out how the Council intends to involve local communities and key stakeholders in the preparation of the LDDs. The SCI will be subject to independent examination.
<i>Strategic Environmental Assessment (SEA)</i>	An assessment of the environmental impacts of policies contained within LDDs. Combined with the Sustainability Appraisal the SEA is vital to producing a sound LDD.
<i>Supplementary Planning Document (SPD)</i>	Provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.
<i>Sustainability Appraisal (SA)</i>	All LDDs will be subject to Sustainability Appraisal. The Appraisal process involves identifying the environmental, social and economic impacts of different policy proposals to help find the most sustainable solution.
<i>Targets</i>	Thresholds that identify the scale of change to be derived from policies over a specific time period (e.g. the number of affordable homes to be built by a set date).
<i>Windfall Sites</i>	Sites that have not been proposed in the Plan, but which have become available for small-scale residential development such as a conversion or sub-division. They are normally found within development boundaries.