

THIRD CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT

Covering the period April 2006 to March 2007



CONTENTS

CHAPTER	HEADING	PAGE
1.0	EXECUTIVE SUMMARY	3
2.0	INTRODUCTION	5
3.0	LOCAL DEVELOPMENT SCHEME IMPLEMENTATION	10
	<i>TABLE 1: LDF PROGRESS AGAINST LDS2 IN 2006/07</i>	10
	<i>TABLE 2 LOCAL DEVELOPMENT FRAMEWORK PROGRESS</i>	11
4.0	SAVED POLICIES	14
	<i>TABLE 3 NEW POLICIES INCLUDED IN RCBLP SINCE 1996 PLAN</i>	14
	<i>TABLE 4 RCBLP POLICIES NOT IMPLEMENTED</i>	16
5.0	HOUSING STOCK AND LAND SUPPLY	18
	<i>TABLE 5 RCBLP HOUSING SITE ALLOCATIONS</i>	18
6.0	INDICATORS	20
	<i>CHART 1 HOUSING TRAJECTORY</i>	22
	<i>TABLE 6 HOUSING TRAJECTORY</i>	23
7.0	FUTURE MONITORING	24
8.0	ACTION	25
	APPENDIX 1: INDICATORS	27
	APPENDIX 2: STATEMENT OF 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND	37
	APPENDIX 3: GLOSSARY	38

THIRD CHESTERFIELD BOROUGH ANNUAL MONITORING REPORT

For the period April 2006 to March 2007

1.0 EXECUTIVE SUMMARY

- 1.1 This third Annual Monitoring Report (AMR3) for Chesterfield Borough covers the period 1st April 2006 to 31st March 2007 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) is on target, with the milestones having been reached, namely the adoption of the Replacement Chesterfield Borough Local Plan and the submission of the Statement of Community Involvement to the Secretary of State, followed by adoption of the document.
- 1.5 Whilst progress on 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. Staff losses and competing demands of other essential activities have also reduced the resources available. This will require a revised programme for 2008, which will be published in the second quarter of the year as the third Chesterfield Local Development Scheme (LDS3).
- 1.6 The saved policies for this, the third Annual Monitoring Report (AMR3) before 7th June 2006 are those of the adopted 1996 Chesterfield Borough Local Plan, and from 7th June 2006 onwards are those of the newly adopted 2006 Replacement Chesterfield Borough Local Plan (RCBLP). Policies in the RCBLP are automatically saved for three years till June 2009 unless replaced before then.
- 1.7 Although the monitoring period of this report was covered by two local plans, this report is based solely on the local plan adopted in 2006, as monitoring the implementation of the soon replaced 1996 plan was not considered to be worthwhile.

- 1.8 The report illustrates the borough's housing trajectory in graphical and tabular form, comparing actual build rates since 2001 with the strategic and local policies which seek to guide them. Completions continue to exceed the implied annual rates significantly. The implication is that housing development on large (>10 dwellings) windfall sites would need to be severely constrained if development is not to exceed the currently approved strategic housing requirement. Because such limitation 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 Regional Spatial Strategy (RSS) and is likely to result in an increased strategic requirement in the revised RSS covering the period up to 2026. The outcome will need to be addressed in work on the borough's Local Development Framework (LDF).
- 1.9 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, since by then sustainability appraisal of development plan documents will be adding to our knowledge of significant effects indicators.
- 1.10 There are 7 contextual indicators, 22 core output indicators and 1 local output indicator covered in this report. These indicators are the main requirement of annual monitoring and are reported in an appendix to the report. Two indicators in particular are noteworthy and lead to comments in section 8 of the report under the heading 'Action'.
- 1.11 The monitoring of Core Output Indicator C7 suggests that housing proposals are being implemented at a faster rate than the target implied by the Structure Plan requirement. However, the emerging review of RSS recommends an increased annual provision and this can be accommodated by the operation of phasing policy HSN2 in the RCBLP, which allows sites intended for development post-2011 to come forward earlier if there is a strategic requirement.
- 1.12 Output Indicator C14 also 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.

2.0 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 has chosen to make the transition to the new system by first of all completing and adopting its replacement local plan. In doing so it has opted for a programme which will begin and deliver the new development documents at a date somewhat later than most comparable authorities.
- 2.2 The new act introduced a mandatory requirement for monitoring of LDS and LDDs, which is described below. This requirement is focussed on the new generation of plans, rather than the old, however. Chesterfield shares the same challenges as sister authorities in meeting the mandatory requirement for monitoring covering the transitional period. Although the monitoring period of this report was covered by two local plans (*before 7th June 2006 policies in the 1996 plan were in force and after that date, policies in the 2006 plan*), this report is based solely on the local plan adopted in 2006, since monitoring the implementation of the soon-to-be replaced 1996 plan was not considered to be worthwhile.

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 2006 to March 2007.
- 2.4 Planning Policy Statement 12: Local Development Frameworks (PPS12) and the ODPM publications 'Local Development Framework Monitoring: A Good Practice Guide' and 'LDF Core Output Indicators Update 1/2005' provide detailed guidance on how AMRs should be produced and provide core indicators that must be monitored. 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.
- 2.6 It is a predominantly urban district, although over half of the borough's 6,600 ha is open land in agricultural or woodland use, forming strategic gaps between the three main settlements of Chesterfield, Staveley and Brimington, and part of the North East Derbyshire green belt, to the south of Sheffield. The landscape is shaped by the river valleys of the Rother, Hipper and Doe Lea and the Holme, Barlow and Pools brooks.
- 2.7 The borough is served by the Midland Mainline (from 4th November 2007 onwards, East Midlands 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 have fanned out to the north, west and south of the town centre, whilst the major industrial areas lie along the valleys of the Hipper and Rother rivers and the Barlow brook. Industrial decline at the end of the 20th century has resulted in significant areas of former industrial land along the river corridors becoming redundant.
- 2.9 **Staveley** lies on the eastern side of the borough approximately 5 miles from Chesterfield town centre and has a population of around 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 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 1995 and 2005, the stock of businesses in Chesterfield increased at a faster rate than both the national and regional averages (14.8% in Chesterfield, 15.0% regionally and 21.1% 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 and timely response in planning terms. Several very large projects 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 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 monitoring period.

Socio-Economic Indicators

- 2.15 Whilst unemployment in the borough has fallen since its peak in 1993/4 as a result of business and economic growth, at 3.3% in March 2007 it is still well above the England average (2.5%), as is youth unemployment below the age of 25 (13.3% compared with the England average of 9.7%).
- 2.16 Parts of 4 wards in the borough are amongst the 10% most deprived in the country (based on the Indices of Deprivation 2004). These are Middlecroft & Poolsbrook, Rother, Old Whittington and Loundsley Green. Employment and health deprivation are the most severe aspects of deprivation in Chesterfield, with nearly half of the borough's areas ranked in the 20% most deprived nationally. The borough also performs poorly on 'income' and 'education, training and skills' measures, with nearly a third of its areas amongst the 20% most deprived nationally.

Traffic Congestion

- 2.17 There is a large flow of traffic through Chesterfield, particularly in the Derby and Sheffield directions (along the A61) between the M1 and the Peak District via the A619/A617. This is partly due to the location of the borough at the intersection of main roads, 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.

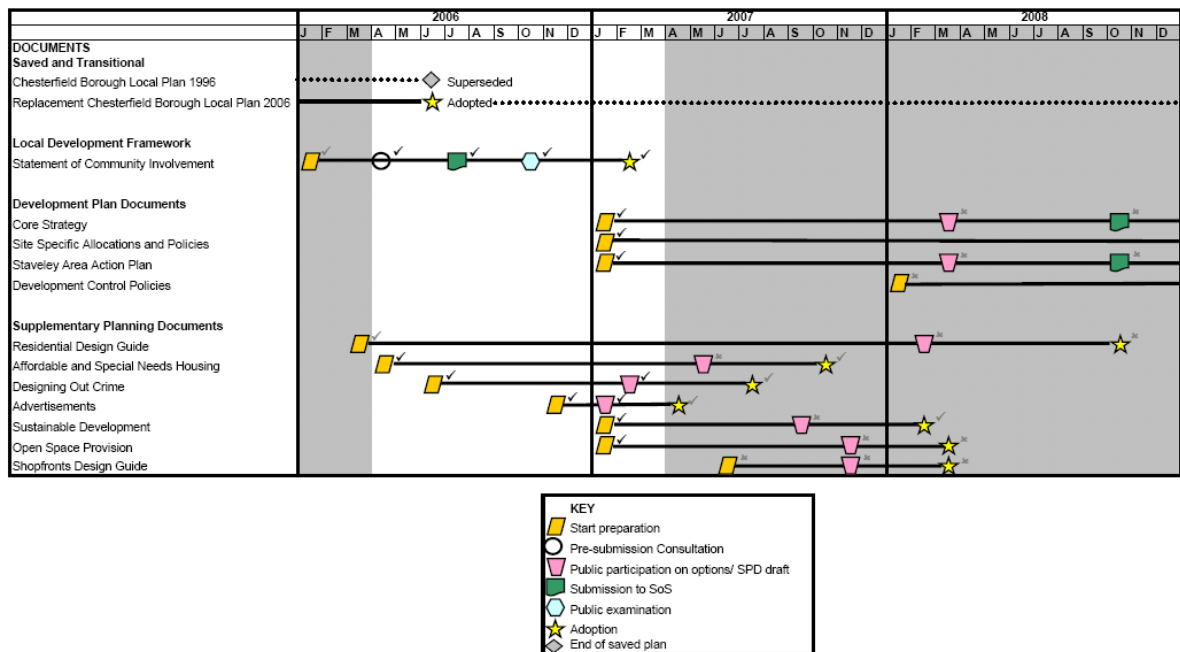
- 2.18 Highway congestion is increasingly identified as a problem by residents, businesses and other customers in comments logged by the council during community in development plan documents and at public meetings and the like.

3.0 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. The second Local Development Scheme (LDS2), which was revised during 2006, submitted in March and approved by the Government Office for the East Midlands on 30th April 2007, is the one applicable to the monitoring period April 2006 – March 2007.

3.2 Table 1 below sets out the performance of the council on the preparation of the Local Development Framework as stated in the 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 2006/07



3.3 A full version of the second Local Development Scheme 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 Local Development Framework to date, with reference to the programme in LDS2. Although progress during the second, third and fourth quarters of 2007 is not within the monitoring period for this AMR, it is felt to be useful to explain the most recent progress, since this will need to be taken into account when updating the programme. The third Local Development Scheme will be submitted in the first quarter of 2008.

Table 2 Local Development Framework Progress

LDf DOCUMENTS	MILESTONE	ON TARGET
Adopted Chesterfield Borough Local Plan 1996	Superseded June 2006	✓
Replacement Chesterfield Borough Local Plan	Inspector's Report April 2006 Adopted June 2006 and automatically saved until June 2009	✓ ✓
Statement of Community Involvement	Pre-submission consultation April 2006 Submission to the Secretary of State July 2006 Public Examination October 2006 Adoption February 2007	✓ ✓ ✓ ✓
DEVELOPMENT PLAN DOCUMENTS (DPDs)		
Core Strategy	Start preparation January 2007 Preferred Options consultation March 2008 <i>2008 work likely to be reprogrammed</i>	✓ x
Staveley Area Action Plan	Start preparation January 2007 Preferred Options consultation March 2008 <i>2008 work likely to be reprogrammed</i>	✓ x
Site Specific Allocations and Policies	Start preparation January 2007 <i>2008 work likely to be reprogrammed</i>	✓
Development Control Policies	Start preparation January 2008 <i>2008 work likely to be reprogrammed</i>	✓
SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)		

LDF DOCUMENTS	MILESTONE	ON TARGET
Residential Design Guide	Start preparation September 2005 <i>Delayed to January 2006</i>	x
	Draft consultation February 2008 <i>2008 work likely to be reprogrammed</i>	x
Advertisements	Start preparation October 2006	✓
	Draft consultation January 2007	✓
	Adoption April 2007	✓
Designing Out Crime	Start preparation June 2006	✓
	Draft consultation February 2007	✓
	Adoption July 2007	✓
Affordable and Special Needs Housing	Start preparation May 2006	✓
	Draft consultation May 2007 <i>Delayed to July 2007</i>	x
	Adoption October 2007	✓
Open Space Provision	Start preparation January 2007	✓
	Draft consultation November 2007 <i>Likely to be delayed to April 2008</i>	x
	Adoption March 2008 <i>2008 work likely to be reprogrammed</i>	x
Sustainable Design	Start preparation January 2007	✓
	Draft consultation September 2007 <i>Delayed to November 2007</i>	x
	Adoption February 2008	✓

LDF DOCUMENTS	MILESTONE	ON TARGET
Shopfronts Design Guide	Start preparation June 2007 <i>Delayed to 2008</i>	x
	Draft consultation November 2007 <i>2008 work likely to be reprogrammed</i>	x
	Adoption February 2008 <i>2008 work likely to be reprogrammed</i>	x

- 3.5 The council's second Annual Monitoring Report (AMR2) covering the period April 2005 to March 2006 assessed progress on the second LDS (LDS2) and indicated that the proposed DPDs appeared to be on target. Since then several factors have emerged that point to the need to revise the timetable and the description of several elements in it.
- 3.6 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. Staff losses and competing demands of other essential activities have also reduced the resources available. This will require a revised programme for 2008, which will be published in the second quarter of the year as the third Chesterfield Local Development Scheme (LDS3).
- 3.7 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. Work on issues and options is running behind the anticipated timetable and it is likely that the formal 'Preferred Options' stages of both the Core Strategy DPD and the Staveley Area Action Plan will not be ready until the third quarter of 2008. Likewise, issues and options stages of the two other DPDs will also need to be reprogrammed.

4.0 SAVED POLICIES

- 4.1 The concept of 'saved policies' dates from the Planning and Compensation Act 1991, but as advanced in the 2004 act it requires the Local Development Scheme (LDS) to specify and give effect to them. There were two sets of 'saved' policies relevant to this monitoring period. From 1st April to 7th June 2006, the relevant policies were in the 1996 Chesterfield Borough Local Plan. From 7th June 2006 to 31st March 2007, policies in the 2006 Replacement Chesterfield Borough Local Plan (RCBLP) were in force.
- 4.2 Given that the public local inquiry into objections to the RCBLP was completed before the start of this monitoring period and that the Inspector's Report for the RCBLP was issued on 28th April 2006, it is not considered worthwhile to monitor policies in the 1996 plan. Only policies in the RCBLP are monitored in this AMR, therefore.

Replacement Chesterfield Borough Local Plan (RCBLP)

- 4.3 The RCBLP was adopted on 7th June 2006. There were 112 policies and 3 Appendices. Table 3 shows the new policies added in the adopted RCBLP since the 1996 Plan.

Table 3 New Policies included in RCBLP since 1996 Plan

POLICY	CONCERNING	REASON FOR INCLUSION
GEN6	Community Safety	New policy direction
GEN10	Sustainable Design	New policy direction
GEN11	Areas of Major Change	New policy direction
GEN12	Areas of Major Change	New policy direction
GEN13	Areas of Major Change	New policy direction
HSN2	Sites for Housing Development 2011-2016	To reflect PPG3 advice on phasing
HSN3	Residential Development on Larger Windfall Sites	New policy direction
HSN6	Infill Housing Development	Policy omission in first deposit
EMP1	Markham Vale Development	Policy omission in first deposit
EMP2	Donkin/ UEF site, Derby Road	New policy direction
EMP3	Employment Development in the A61 Corridor Area of Major Change	To identify employment priority in new mixed-use scheme
EMP4	Employment Development in the Area of Major Change to the South of Chatsworth Road	New policy direction
EMP6	Employment Development in the Long Term	To reflect constraints through phasing

POLICY	CONCERNING	REASON FOR INCLUSION
EVR7	Protection of Species	To accommodate representees' comments
EVR11	Surface Water Drainage	To accommodate Environment Agency comments
EVR12	Sewerage and Sewage Disposal	To accommodate Environment Agency comments
EVR20	Waste Management and Recycling Facilities	New policy direction
EVR22	Renewable Energy	New policy direction
EVR23	Pollution and other Adverse Environmental Impacts	New policy direction
EVR35	Recording of Listed Buildings, Conservation Areas and Historic Parks and Gardens	Policy omission in first deposit
TRS4	Land for Transport Infrastructure to serve the A61 Corridor Developments	New policy direction
TRS5	Land for Transport Infrastructure to serve the A61 Corridor Developments	New policy direction
TRS6	Whitting Valley Link Road	Policy omission in first deposit
TRS7	Park and Ride/ Walk Sites	Policy omission in first deposit
SHC4	New Retail Development on land between Newbold Road and Saltergate	New policy direction
SHC5	Large Format DIY Warehouse on Land at Derby Road	New policy direction
SHC6	Other Proposals for Retail Development	Policy omission in first deposit
SHC7	Small Shops	New policy direction
SHC8	Loss of Small Shops	Policy omission in first deposit
SHC10	Food and Drink Uses	New policy direction
SHC11	Loss of Existing Food and Drink Uses	Policy omission in first deposit
SHC12	Nightclubs	New policy direction
SHC13	Proposals for Amusement Centres and Casinos	New policy direction
SHC14	Leisure Proposals	New policy direction
POS6	Chesterfield Football Club	New policy direction
POS7	Chesterfield Rugby Club	Policy omission in first deposit
CMT4	Sites for Emergency Services	New policy direction
CMT5	Protection for Existing Community Facilities	New policy direction

4.4 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 (i.e. not being used in the determination of planning applications) during the monitoring period. Table 4 therefore shows the list of policies which were not implemented during the monitoring period 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 AMR4. Their implementation will be reviewed again in that document and since the LDF process is intended to replace them in due course, no other measures to amend the suite of policies are foreseen at present.

Table 4 RCBLP Policies not implemented

POLICIES NOT IMPLEMENTED DURING 2006/2007	REASON FOR NOT BEING IMPLEMENTED	ACTION
GEN 13	No relevant applications	None
HSN 2	Phasing policy post 2011	None
HSN 8	No relevant applications	None
EMP 1	Main application granted previously	None
EMP 2	Main application granted previously	None
EMP 3	Main application granted previously	None
EMP 4	Application under negotiation	None
EMP 6	Long term safeguarding policy	None
EMP 10	No relevant applications	None
EMP 11	Main application granted previously	None
EVR 9	No relevant applications	None
EVR 13	No relevant applications	None
EVR 14	Application under negotiation	None
EVR 16	No relevant applications	None
EVR 18	No relevant applications	None
EVR 21	No relevant applications	None
EVR 23	No relevant applications	None
EVR 28	No relevant applications	None
EVR 31	No relevant applications	None
TRS 2	No relevant applications	None

POLICIES NOT IMPLEMENTED DURING 2006/2007	REASON FOR NOT BEING IMPLEMENTED	ACTION
TRS 3	Long term safeguarding policy	None
TRS 4	No relevant applications	None
TRS 5	No relevant applications	None
TRS 6	No relevant applications	None
TRS 7	No relevant applications	None
TRS 9	No relevant applications	None
TRS 13	No relevant applications	None
TRS 14	No relevant applications	None
TRS 15	No relevant applications	None
TRS 17	No relevant applications	None
TRS 18	No relevant applications	None
SHC 2	No relevant applications	None
SHC 4	No relevant applications	None
SHC 5	No relevant applications	None
SHC 6	No relevant applications	None
SHC 8	No relevant applications	None
SHC 12	No relevant applications	None
SHC 13	No relevant applications	None
POS 2	No relevant applications	None
POS 4	No relevant applications	None
POS 5	No relevant applications	None
POS 6	No relevant applications	None
POS 7	No relevant applications	None
CMT 1	No relevant applications	None
CMT 2	No relevant applications	None
CMT 4	No relevant applications	None

5.0 HOUSING STOCK AND LAND SUPPLY

- 5.1 The Housing Strategy Statistical Appendix return, 2007 gives the total housing stock of Chesterfield borough in 2007 as 47,627. 9,889 dwellings belonged to the Local Authority, 1,398 to Registered Social Landlords (RSLs), 170 to other parts of the public sector and 36,170 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 5 RCBLP Housing Site Allocations

Policy Ref.	Location	Dwellings [#]
<i>Allocated Sites with Planning Permission at March 2007</i>		
H4	Laurel Crescent, Hollingwood	(22)
H8	Elm Street, Hollingwood	(17)
H31	Land at the rear of Penmore House	12
H39	Part of former UEF site, Derby Road	279
<i>Allocated Sites Not Yet Committed</i>		
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
H30	William Street North, Old Whittington	11
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
SUB TOTAL	ALLOCATIONS NOT YET COMMITTED	1237

! Sites to be developed after 2011 subject to policy HSN2

Site sizes are calculated at a minimum rate of 30 dwellings per hectare. In fact, recent experience indicates that higher densities will almost certainly be achieved, so the supply is likely to be considerably more than estimates given here.

- 5.3 348 new dwellings were completed in the borough during the monitoring year. As at 31st March 2007, there were 333 dwellings under construction and 304 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites (1,237 dwellings), Chesterfield borough has a housing land supply capable of delivering 1,874 dwellings. These figures are reflected in

Appendix 1, indicators C7 and C8, and in Appendix 2 concerning 5 year supply of deliverable housing sites (see also 5.4 below).

5-Year Supply of Deliverable Housing Sites

- 5.4 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 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 seven years. This assessment will be reviewed from time to time as required to reflect changes in the Development Plan and land availability.

6.0 INDICATORS

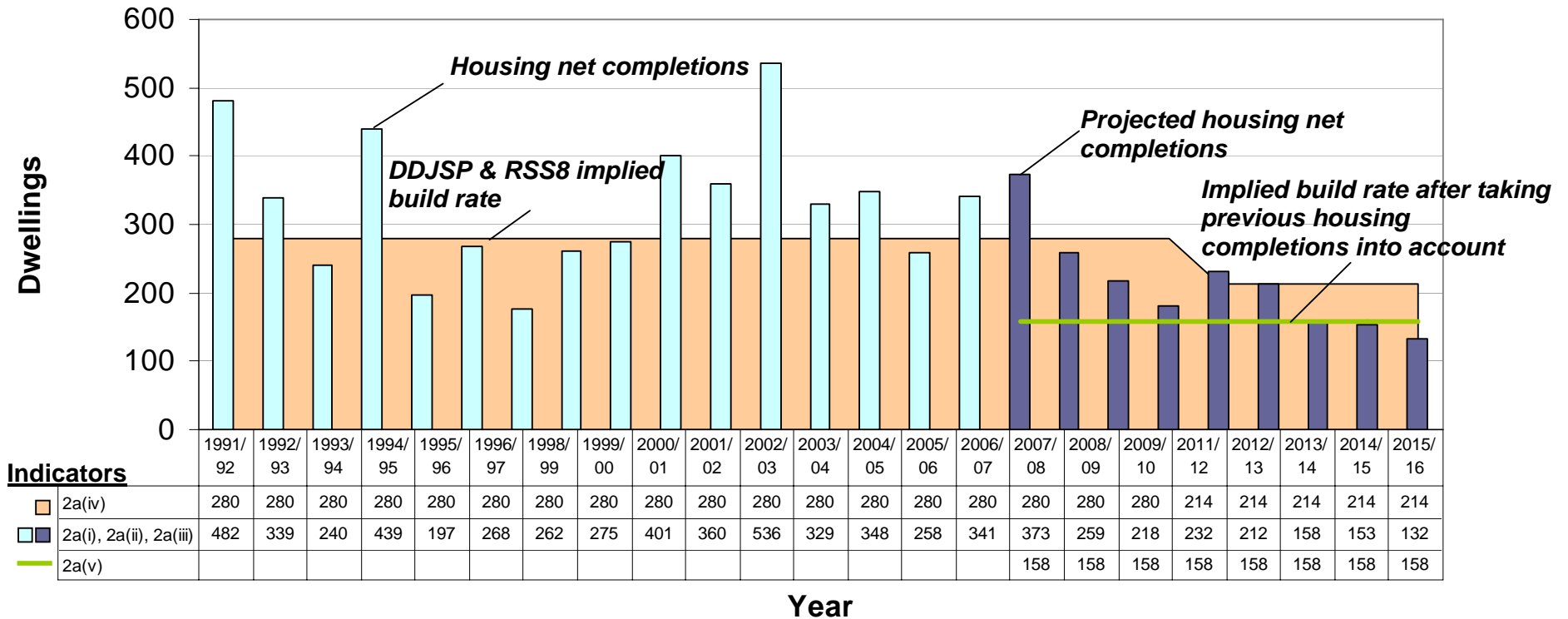
- 6.1 **Core output indicators** are set by the government and relate to matters of national concern for which consistent data is required that can be compared between, and aggregated from, each council area. There are 22 core output indicators which measure quantifiable physical activities that are 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** will 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 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. At the moment not all the data required to monitor certain core indicators are available, so it makes little sense to set targets for those indicators now.
- 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 performance 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 2016 consist of sites under construction, allocated sites and a continuing allowance for small sites and demolitions. 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. The sites subject to the phasing policy are assumed to be developed after 2011. No allowance has been made for large windfalls as these are assumed to be negligible following the allocation of the best sites from the council's urban capacity study and the strict policy restraint handed down by the inspector considering objections to the replacement local plan as policy HSN3 in the RCBLP.
- 6.10 Chart 1 shows that the level of net housing completions has exceeded the strategic housing requirement derived from the Joint Structure Plan for ten of the fifteen years so far. The housing trajectory reflects the strength of 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 (>10 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 2008. The anticipated higher strategic housing provision will need to be addressed in the borough's LDF looking forward to 2026, which may then allow further sites to be brought forward.

Chart 1 Housing Trajectory



Indicator	Definition
C7 2a (i)	Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer
C8 2a (ii)	Net additional dwellings for the current year
C9 2a (iii)	Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer
C10 2a (iv)	The annual net additional dwelling requirement (<i>From year 1991 to 2011 = Structure Plan requirement = 280 a year; From year 2011- 2015 = (Strategic Housing Requirement, based on current approved RSS) / 5 years = (6670-5600)/5 = 214 a year</i>)
C11 2a (v)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance. (<i>(Strategic Housing Requirement - Cumulative Completions) / remaining years = (6670 - 5252) / 9 = 158</i>)

Table 6 Housing Trajectory

YEAR	HOUSING NET COMPLETIONS	CUMULATIVE NET COMPLETIONS	BALANCE OF STRATEGIC HOUSING REQUIREMENT
			6670
1991/92	482	482	6188
1992/93	339	821	5849
1993/94	240	1061	5609
1994/95	439	1500	5170
1995/96	197	1697	4973
1996/97	268	1965	4705
1997/98	177	2142	4528
1998/99	262	2404	4266
1999/00	275	2679	3991
2000/01	401	3080	3590
2001/02	360	3440	3230
2002/03	536	3976	2694
2003/04	329	4305	2365
2004/05	348	4653	2017
2005/06	258	4911	1759
2006/07	341	5252	1418
<i>2007/08</i>	<i>373</i>	<i>5625</i>	<i>1045</i>
<i>2008/09</i>	<i>259</i>	<i>5884</i>	<i>786</i>
<i>2009/10</i>	<i>218</i>	<i>6102</i>	<i>568</i>
<i>2010/11</i>	<i>182</i>	<i>6284</i>	<i>386</i>
<i>2011/12</i>	<i>232</i>	<i>6516</i>	<i>154</i>
<i>2012/13</i>	<i>212</i>	<i>6728</i>	<i>-58</i>
<i>2013/14</i>	<i>158</i>	<i>6886</i>	<i>-216</i>
<i>2014/15</i>	<i>153</i>	<i>7039</i>	<i>-369</i>
<i>2015/16</i>	<i>132</i>	<i>7171</i>	<i>-501</i>

Italic font style = projection

7.0 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 involved in developing/ improving the employment monitoring database and updating the existing residential land availability database. 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.
- 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.

8.0 ACTION

- 8.1 Although the council is making good progress on the programme spelled out in LDS2, this AMR3 indicates that changes to it are necessary. The reasons why LDS2 needs to be revised are set out in paragraph 3.6 & 3.7 above.
- 8.2 The monitoring of Core Output Indicator C7 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 housing requirement for Chesterfield Borough which closely reflects the current average annual house building rate. It is possible that the Secretary of State will revise this building rate upwards as has happened in relation to other recently adopted RSSs. If that proves to be the case, action will be required to bring forward allocated housing sites currently phased after 2011 by policy HSN 2 and perhaps to approve large windfall sites as described in HSN3. This could allow sites to come forward if there is a need in terms of the strategic housing requirement or the regeneration of key areas of the borough.
- 8.3 Core Output Indicator C14 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) 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.

REFERENCES

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

INDICATORS

CONTEXTUAL INDICATORS

REFERENCE	OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
X1	Unemployment level	District level no more than 1% higher than national average	Not applicable	At March 2007 unemployment rates based on working age population = 3.3%	March 2007 England rate = 2.5%
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	73 rd poorest out of 354 local authorities in England and Wales and within the poorest 21%.	Further work to do to raise the district's level in the indices. Retain indicator and target.
X3	Average property price	County average no higher than average for England and Wales	Not applicable	Average property price for Chesterfield in:- Apr - Jun 06 = £142,309 Jul - Sep 06 = £138,889 Oct - Dec 06 = £144,148 Jan - Mar 07 = not available	Average property price for England & Wales in:- Apr - Jun 06 = £165,379 Jul - Sep 06 = £167,669 Oct - Dec 06 = £171,982 Jan - Mar 07 = £176,882
X4	Population size	Population size higher than the existing number	Not applicable	2003 based population projections = 99,900	2001 census = 98,845

REFERENCE	OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
X5	Ranking of Super Output Areas (SOAs) of deprivation in Chesterfield, out of the whole of England and Wales	<30% of SOAs in the district within the poorest 20% in employment, health and disability and education, skills and training	Not applicable	Super Output Areas in Chesterfield (there are 68 SOAs in Chesterfield) in lowest 20% :- Income = 22 (32%) Employment = 33 (49%) Health and disability = 33 (49%) Education, skills, training = 24 (35%) Barrier to housing and services = 0 (0%) Crime = 6 (9%) Living Environment = 4 (6%)	
X6	Crime rate per 1000 population	District rate no higher than average for England and Wales	Not applicable	Offences per 1000 population in Chesterfield during Apr 05 - Mar 06 = 24.20	Offences per 1000 population in England and Wales during Apr 05 - Mar 06 = 25.78
X7	Percentage change in business stock	Percentage change no less than that of UK	Not applicable	Percentage change in business stock in Chesterfield (1995 - 2005) = 21.1%	Percentage change in business stock in UK (1995 - 2005) = 14.8%

CORE OUTPUT INDICATORS

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
<u>Business Development</u>					
C1 1a	Amount of floorspace developed for employment 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= 0.5 ha B1/B2/B8= 1.6ha Total: 2.1ha	
C2 1b	Amount of floorspace developed for employment by type. In employment or regeneration areas.	Target derived from structure plan referred to B1, B2 and B8 uses together 9.5ha per year	EMP1-5	B1= 0 ha B2= 0.5 ha B1/B2/B8= 1.6ha Total: 2.1ha	
C3 1c	Amount of floorspace by employment type, which is on previously developed land.	Ongoing target of 50%	No policy identified	B1= 0 ha (G) B2= 0.5 ha (B) B1/B2/B8 = 1.6ha (G) Total: 2.1 ha 1.6 / 2.1 = 76%	
C4 1d	Employment land available by type.	Derived structure plan requirement 2007 to 2016 of 83.8ha B1, B2 and B8 uses	EMP1-5	B1 = 4.44ha B2 54.09ha B1/B2/B8 = 31.4ha Total: 89.93ha	This is derived from baseline total site areas and annual completion figures. Does not take into account land under-construction.

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
C5 1e	Losses of employment land in (i) Employment/regeneration areas and (ii) local authority area	No target identified	Not applicable	No employment land that was allocated and available for employment in the previous monitoring year (1d) has been lost to complete non-employment uses in the current monitoring year.	This excludes loss of existing employment uses for other uses which are not in the allocated employment areas.
C6 1f	Amount of employment land lost to residential development	No target identified	Not applicable	942.9m ²	This is the loss of existing and allocated employment land for residential uses.

Housing (see housing trajectory, Chart 1, page 22)

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE		COMMENT
				NET	GROSS	
C7 2a (i)	Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer	Completion of 5600 dwellings 1991-2011 to satisfy the Derby and Derbyshire Joint Structure Plan strategic housing requirement. (280 a year, implied target 4200)		1999/ 00	275	286
				2000/ 01	401	415
				2001/ 02	360	373
				2002/ 03	536	561
				2003/ 04	329	369
				2004/ 05	348	429
				2005/ 06	258	269
				2006/ 07	341	348
				5252 dwellings (net) have been completed during the period 1991 – 2007.		
C8 2a (ii)	Net additional dwellings for the current year	Local plan target 280	HSN1 HSN2	2006/ 07	= 341	

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
C9 2a (iii)	Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	Completion of 6,670 net additional dwellings 1991-2016 to satisfy the strategic housing requirement. Projected 7,171 dwellings will be completed if 1,919 net additional dwellings are to be built from 2007-2016		2007/ 08 = 373 2008/ 09 = 259 2009/ 10 = 218 2010/ 11 = 182 2011/ 12 = 232 2012/ 13 = 212 2013/ 14 = 158 2014/ 15 = 153 2015/ 16 = 132 Total: 1,919	
C10 2a (iv)	The annual net additional dwelling requirement	Derby and Derbyshire Joint Structure Plan strategic housing requirement is 280 a year in 1991-2011 Strategic housing requirement implied by RSS8 is 214 a year in 2011-2015		2006/07 = 341 (see also housing trajectory)	
C11 2a (v)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	(Strategic Housing Requirement) - (Completions during 1991-2007)/9 = (6670-5252)/9 = 1418/9 = 158		2006/07 = 341 (see also housing trajectory)	

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
C12 2b	Percentage of new and converted dwellings on previously developed land	Local target 92%	No policy identified	93.7%	
C13 2c	Percentage of new dwellings completed at i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare	Percentage of new dwellings completed at i) 0% ii) 100% iii) 0%		Percentage of new dwellings completed at i) 0% ii) 81% iii) 19%	Information relates to new housings on sites of 10 or more completions.
C14 2d	Affordable housing completions	3 units in 2006/7	HSN7	3 Rented: 3 Shared ownership: 0 Other: 0	The Affordable and Special Needs Housing SPD was adopted in Oct 07. This should improve provisions of affordable housing in the future.
Transport					
C15 3a	Amount of completed non-residential development within UCOs A,B.and D complying with car-parking standards set out in the local development framework	Local target 100%	TRS8	Parking provision for non-residential development has not been monitored.	The council will put in place measures to monitor this for inclusion in future AMRs.

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
C16 3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; of employment; and major retail centre(s).	Local target 100%	GEN10, TRS1	100%; the relatively compact nature of the borough has the benefit of making all residential development in the borough comply with this indicator, regardless of location.	
Local Services					
C17 4a	Amount of completed retail, office and leisure development.	No target identified	No policy relevant	B1(a) = 0.7ha (3,590m ²) Other classes not monitored for this AMR	B1(a) = 0.7ha The council will put in place measures to monitor this indicator fully in future AMRs.
C18 4b	Amount of completed retail, office and leisure development in town centres	No target identified	No policy relevant	B1(a) = 0 m ² Other classes not monitored for this AMR	The council will put in place measures to monitor this indicator fully in future AMRs.
C19 4c	Amount of eligible open spaces managed to Green Flag Award standards.	No target identified	EVR35	Queen's Park was awarded Green Flag Award in April 2006. (9.8 ha)	

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
<u>Flood Protection and Water Quality</u>					
C20 7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	No planning permissions granted contrary to the advice of the Environment Agency	EVR 10, 11	No planning applications have been granted contrary to the advice of the Environment Agency	
<u>Biodiversity</u>					
C21 8	Change in areas and populations of biodiversity importance, including i) change in priority habitats and species (by type) ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	i) No target identified ii) No target identified	EVR4 - 7	i) No change ii) No change	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.

REFERENCE	CORE OUTPUT INDICATOR	TARGET	2006 RCBLP POLICY	PERFORMANCE	COMMENT
<u>Renewable Energy</u>					
C22 9	Renewable energy capacity installed by type	Local target of 10% in line with national target - increase generation from renewable energy sources to 10% by 2010	GEN10	Solar panels installed at 30 new homes, Derby Road. Capacity unknown.	The Sustainable Design SPD (currently in draft) is expected to be adopted in Feb 08. The target is to generate at least 10% of energy used from renewable sources.

LOCAL OUTPUT INDICATORS

REFERENCE	OUTPUT INDICATOR	TARGET	POLICY (Adopted Chesterfield Borough Local Plan – 1996)	PERFORMANCE	COMMENT
L1	Sustainable Drainage Schemes (SuDS); permissions granted	No target identified	EVR11	Number of planning permissions covered by a Sustainable Drainage Scheme (SuDS): <ul style="list-style-type: none"> • New domestic dwelling sites = 0 • New industrial/business sites = 5 	
L2	Supply of ready to develop housing sites	100% or greater.	HSN1, HSN2 and HSN3	117%	(equates to National Indicator 159: expressed as number of dwellings that can be built on deliverable housing sites as % of housing supply requirement. $1874 \div (6 \times 267) \times 100 = 116.97$)

STATEMENT OF 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND**December 2007**

A2.1 Taking in to account the field survey results at 1st April 2007 the borough's supply of deliverable housing land was enough to last for 7 years, calculated as follows:

FACTOR	NUMBER OF DWELLINGS	YEARS SUPPLY
a) Under construction	333	
b) With planning permission, but not yet started	304	
c) Allocated in Replacement Chesterfield Borough Local Plan, but without planning consent at present: H10,H19,H20,H21,H25,H30, ,H35,H38a,H38b,H40a,H40b	1237	
Total available supply (a +b+c)	1874	
Current Five Year requirement expressed in saved Replacement Chesterfield Borough Local Plan, based on computed strategic housing requirement to meet structure plan provision by 2011 (4 years @ 280) then one year to 2012 at current RSS rate of 214) =1334 or 267 per year	$1874 \div 267 = 7.02$	7 Years Supply

A2.2 As stated by the council during the recent Public Local Inquiry into the replacement local plan, all the allocated sites referred to in the table are considered to be deliverable. 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.

A2.3 Dwelling numbers for allocated sites are estimated at the minimum rate cited in PPS3, of 30 dwellings per hectare. In fact, recent experience indicates that higher densities will almost certainly be achieved, so the *supply is likely to be considerably more than estimates given here.*

A2.4 This statement of 5 year supply of deliverable housing land will be reviewed from time to time, as required to reflect changes in the Development Plan and in changes in housing land availability.

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 DPDs. 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 development plan 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.)

Term	Explanation
<i>Local Development Framework (LDF)</i>	The name for the portfolio of local development documents; and development plan documents, supplementary planning documents, a statement of 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 polices 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.

Term	Explanation
<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.
<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.