

**Chesterfield Borough Council
Authority's Monitoring Report**



December 2012

CHESTERFIELD BOROUGH COUNCIL

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1 Introduction and Regulations

- 1.1 This report is Chesterfield Borough Council's Authority's Monitoring Report for period covering 1st April 2011 – 31st March 2012.

Planning and Compulsory Purchase Act 2004

- 1.2 The Planning and Compulsory Purchase Act 2004 required every local planning authority to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This use to contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved. Such reports were to cover the period 1st April to 31st March

Localism Act 2011

- 1.3 The Localism Act 2011 was enacted on 15th November 2011. Section 113 removed the duty to make an annual report and the need to submit the final version of to the Secretary of State. The Annual Monitoring Report was also now to be known as an 'Authority's Monitoring Report.

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

- 1.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce an Authority's Monitoring Report (AMR) and to make it available to the public.
- 1.5 The regulations state that a local planning authority must contain certain information covering a variety of areas. The list below provides a brief of what the Authority's Monitoring Report should contain.
- Authority's progress against Local Development Scheme and timetable of key documents being produced.
 - Review of planning policy implementation.
 - Reflection on annual targets, specifically a report upon housing supply and trajectory.
 - An update of any neighbourhood development orders or neighbourhood development plans, if any.
 - An update with respect to regulation 62 of Community Infrastructure Levy.
 - Details of co-operation with another local planning authority, county council or a body or person prescribed under the regulations.
 - An analysis of key indicators for which the borough collects data.

Profile of Chesterfield

- 1.6 Further to the Authority's Monitoring Report, statistics and information regarding the borough of Chesterfield can be found in State of the Borough Report 2011 it can be viewed at <http://www.chesterfield.gov.uk/State-of-the-Borough/State-of-the-Borough-Report-2011-648-383.html>. The State of the Borough Report covers information such as population, accessibility, housing stock information and economic context and trends.

2 34.—(1) A local planning authority's monitoring report must contain the following information—

(a) The title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) In relation to each of those documents—

(i) The timetable specified in the local planning authority's local development scheme for the document's preparation;

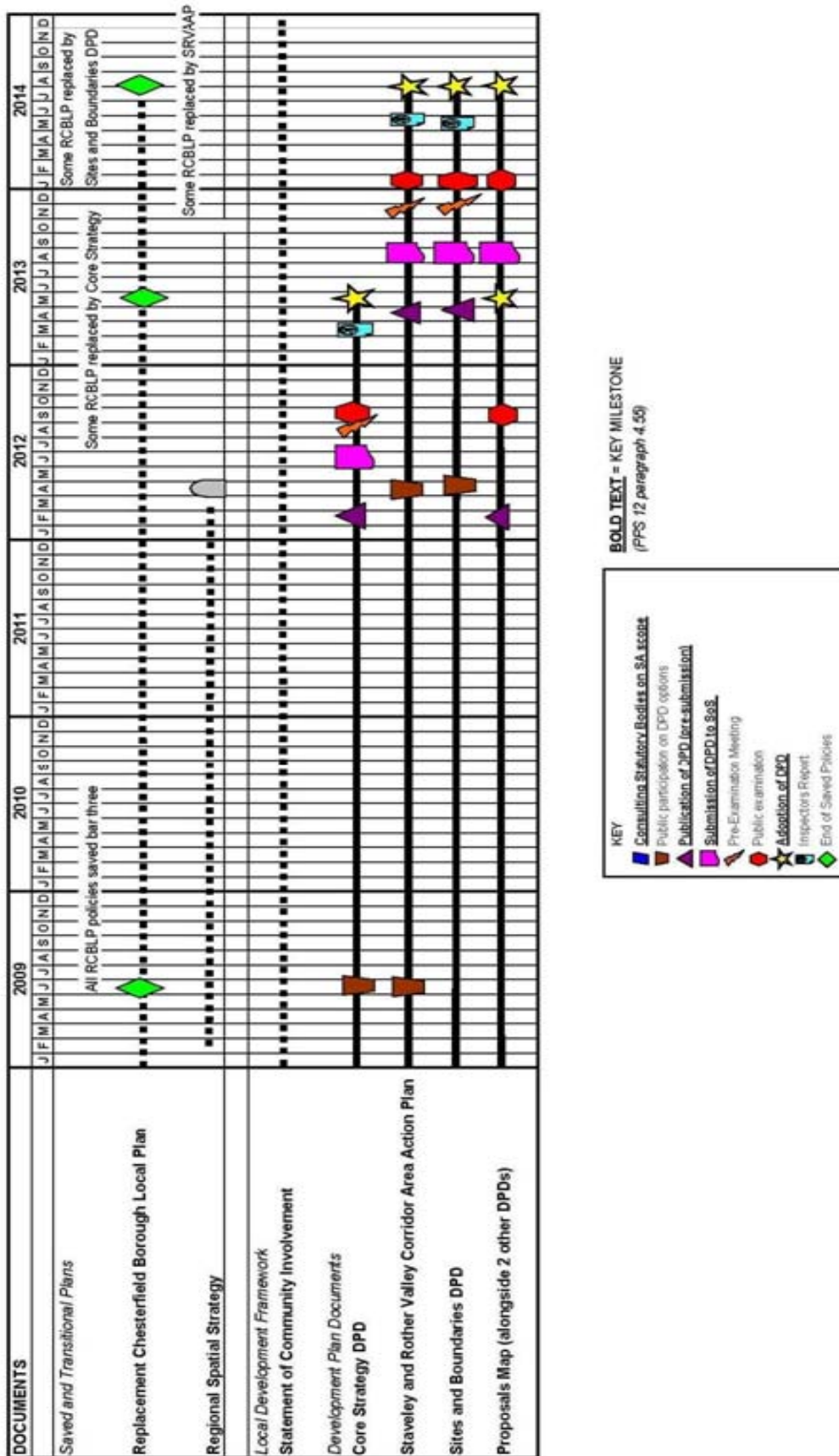
(ii) The stage the document has reached in its preparation; and

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

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval

- 2.1 The Local Development Scheme sets out the programme, including timetable and milestones for the production of documents within the Local Development Framework (LDF). LDS4 covered the period 1st April 2011 – 31st March 2012. It was submitted to the Secretary of State in November 2011, although recently superseded by LDS5 in November 2012, LDS4 is the most appropriate programme to follow progress against.
- 2.2 Table 1 below is an extract from the submitted fourth Local Development Scheme (LDS4).
- 2.3 Table 2, 3 and 4 provide a programme, milestones and progress for each of the Development Plan Documents (Core Strategy, Staveley and Rother Valley Corridor AAP, Sites and Boundaries) listed in the LDS. The only progress of note during the monitoring period was the publication of the Core Strategy which coincided with a period of 6 weeks public consultation spanning 9th February 2012 – 23rd March 2012.

Table 1 Local Development Scheme 4 timetable and milestones



Progress against Development Plan Documents

Table 2 Core Strategy Programme, Milestones and Progress

<i>STAGE</i> (*marks a 'milestone')	<i>DATES</i>	<i>PROGRESS</i> AT 31 ST MARCH 2012
<u>CONSULTING</u> statutory bodies on scope of Sustainability Appraisal*	April 2007	Achieved (through SA baseline work).
Start of Public Participation on Options and Issues	June 2009	Achieved
Pre-Submission <u>PUBLICATION</u> *	February 2012	Achieved Public consultation 9th February – 23rd March 2012
<u>SUBMISSION</u> To S of S*	June 2012	To be achieved in future monitoring period
Pre Examination Meeting	August 2012	To be achieved in future monitoring period
Examination	September 2012	To be achieved in future monitoring period
Receipt of Inspector's Report	March 2013	To be achieved in future monitoring period
<u>ADOPTION</u> *	May 2013	To be achieved in future monitoring period

Stage document has reached in preparation

The council achieved its goal of the Publication of the Core Strategy on the 9th February 2012. A submission document was due to submitted in a future monitoring period.

Table 3 Staveley and Rother Valley Corridor AAP Programme, Milestones and Progress

<i>STAGE</i> (*marks a 'milestone')	<i>DATES</i>	<i>PROGRESS</i> AT 31 ST MARCH 2012
<u>CONSULTING</u> statutory bodies on scope of Sustainability Appraisal*	April 2007	Achieved (through SA baseline work).
Start of Public Participation on Options and Issues	June 2009	Achieved
Public Participation on Preferred Option	April 2012	To be achieved in future monitoring period
Pre-Submission <u>PUBLICATION</u> *	April 2013	To be achieved in future monitoring period
<u>SUBMISSION</u> To S of S*	August 2013	To be achieved in future monitoring period
Pre Examination Meeting	November 2013	To be achieved in future monitoring period
Examination	January 2014	To be achieved in future monitoring period
Receipt of Inspector's Report	May 2014	To be achieved in future monitoring period
<u>ADOPTION</u> *	July 2014	To be achieved in future monitoring period

Stage document has reached in preparation

Public participation on Preferred Option document timetabled to commence in a future monitoring period.

Table 4 Sites and Boundaries Programme, Milestones and Progress

<i>STAGE</i> (*marks a 'milestone')	<i>DATES</i>	<i>PROGRESS AT 31ST MARCH 2012</i>
<u>CONSULTING</u> statutory bodies on scope of Sustainability Appraisal*	April 2007	Achieved (through SA baseline work).
Start of Public Participation on Options and Issues	April 2012	To be achieved in future monitoring period
Pre-Submission <u>PUBLICATION</u> *	April 2013	To be achieved in future monitoring period
<u>SUBMISSION</u> To S of S*	August 2013	To be achieved in future monitoring period
Pre Examination Meeting	November 2013	To be achieved in future monitoring period
Examination	January 2014	To be achieved in future monitoring period
Receipt of Inspector's Report	May 2014	To be achieved in future monitoring period
<u>ADOPTION</u> *	July 2014	To be achieved in future monitoring period

Stage document has reached in preparation

Public participation on Issues and Options document timetabled to commence in a future monitoring period.

Adoption of Local Plans or Supplementary Planning Documents

2.4 No Local Plans or Supplementary Planning Documents were adopted during the period 1st April 2011 – 31st March 2012.

3 34 (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) Identify that policy; and

(b) Include a statement of—

(i) The reasons why the local planning authority are not implementing the policy; and

(ii) The steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

3.1 The Replacement Chesterfield Borough Local Plan was adopted on 7th June 2006. The document contained 112 policies, there are now 109 saved' policies.

3.2 To meet the requirements of Regulation 34 (2) in The Town and Country Planning (Local Planning) (England) Regulations 2012, this AMR has to identify any policy in the RCBLP which is not being implemented during the monitoring period. Table 5 therefore shows the list of policies which were not used in the determination of planning applications and gives the reasons why they are not being implemented and any steps being taken to address that situation.

Table 5 Policy Implementation

POLICIES NOT USED DURING 2011/2012	REASON FOR NOT BEING USED	ACTION
HSN 2	Policy not saved in 2009	None
EMP 6	Long term safeguarding policy No relevant applications	Areas are under review as part of the LDF process.
EMP 11	Planning permission granted previously No relevant applications since	None
EVR 7	Policy not saved in 2009	None
EVR 9	No relevant applications	None
TRS 3	Long term safeguarding policy No relevant applications	Alignment of safeguarded route to be reviewed as part of LDF process
TRS 15	Policy not saved in 2009	None
SHC 12	No relevant applications	None
SHC 13	No relevant applications	None
CMT 4	Planning permission granted previously No relevant applications since	None

The Use of Supplementary Planning Documents

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

- Advertisements SPD
 - 69 applications
- Affordable Housing and Special Needs Housing SPD
 - 4 applications
 - £144,828 of Section 106 contributions for Affordable Housing remains unapplied at 31st March 2012.
- Designing Out Crime SPD
 - 612 applications
- Open Space and Play Provision SPD
 - 9 applications
 - £82,910 of Section 106 contributions for the Provision and Upgrade of Play Areas remains unapplied at 31st March 2012
- Shop Front Design SPD
 - 15 applications
- Sustainable Design SPD
 - 612 applications

Replacement Chesterfield Borough Council Local Plan 'Saved Policies'

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

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

- 1 HSN2 Sites for Housing Development 2011 – 2016 this policy phased the development of a number of proposed housing sites to the latter half of the plan period. Because of the need to ensure the Five Year Housing Land Supply required by PPS3 (November 2006) these sites need to be allowed to come forward sooner. This phasing policy is therefore no longer appropriate.
- 2 EVR7 Protection of Species this policy was covered by other national legislation. This policy has therefore been dispensed with in line with guidance in the new PPS 12 (June 2008).
- 3 TRS15 Provision for Buses since bus priority measures, which are the subject of this policy, are rarely proposed on any land other than

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highway, this policy is most unlikely to be required and is therefore superfluous. Should the need arise, it is likely that policy *GEN 9 Infrastructure and Facilities* could be use to secure provision.

- 3.6 The Secretary of State confirmed that all other policies in the Replacement Local Plan apart from the three mentioned above have been saved since 6th June 2009.

- 4 **34 (3) Where a policy in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned –**

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved

- 4.1 The Housing Reconciliation Flows collected by CLG, as of March 31st 2012 give the total housing stock of Chesterfield borough in the monitoring period as 48,341 dwellings.
- 4.2 The 2006 RCBLP allocates a series of sites for housing development. Allocated housing sites without permission are listed in Table 6 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 6 RCBLP Housing Site Allocations without Planning Permission 31st March 2012

Policy Ref:	Location	Dwellings
H10	Land between Elm Street and Sycamore Road	18
H19	Former Goldwell Rooms	18
H20	Walton Hospital (north)	60
H21	Walton Hospital (south)	60
H25	Newbold School	60
H30	William Street North, Old Whittington	11
H38a	Former Walton Works	150
H38b	Former Wheatbridge Mills, Wheatbridge Road	70

- 4.3 51 net new dwellings were completed in the borough during the monitoring year. As at 31st March 2012, there were 94 dwellings under construction and 2101 with planning permission granted, but not yet started. Including the allocated but not yet committed housing sites (447 dwellings), Chesterfield borough has housing land supply capable of delivering 2642 dwellings as of the 31st March 2012.

5-Year Supply of Deliverable Housing Sites

- 4.4 Within the National Planning Policy Framework (NPPF) paragraph 47, states that "local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where

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there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

- 4.5 Appendix 1 to this Authority’s Monitoring Report is a statement of Chesterfield Borough’s 5 year deliverable housing land supply. The statement of Chesterfield Borough’s 5 year deliverable housing land supply show that the borough’s current supply is almost 7 years.

Strategic Housing Land Availability Assessment

- 4.6 The council adopted SHLAA1 in October 2009, SHLAA2 adopted February 2011 and SHLAA3 in October 2012. Within NPPF para. 159 it states that local planning authorities should:

“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”

- 4.7 An element contained within the SHLAA is the collection of sites identified as ‘deliverable sites’ is included in the 5 year housing land supply calculation following the adoption of the SHLAA.
- 4.8 The intention is for the SHLAA to be updated on an annual basis to coincide with the Residential Land Availability Survey carried out in the April of each year. It will identify new and replacement suitable and deliverable sites and will act as a ‘top up’ for a deliverable housing supply.
- 4.9 SHLAA3 identifies 23 sites without planning permission that are potentially deliverable housing sites within the next five years. These 23 sites cover an area of 23.8 hectares and have potential for 607 dwellings over the next five years.

Housing Trajectory

- 4.10 The National Planning Policy Framework paragraph 47 states Local Planning Authorities should “for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target”.
- 4.11 A housing trajectory has been produced and illustrates both past completions, estimated future delivery and the council’s past and future performance against the strategic housing requirement. This information is shown in both Table 7 and in Chart 1 and 2.

- 4.12 The projections for housing completions for 2011/12 to 2031 consist of sites under construction, with permission, allocated sites and the use of the Borough Council's recently adopted and reviewed Strategic Housing Land Availability Assessment (SHLAA). A series of assumptions underlies the trajectory. Sites under construction are assumed to be developed at the same rate as before. Allocated sites are assumed to progress at a constant rate allowing for an initial modest start.
- 4.13 A review of the strategic housing requirement has been undertaken. The requirement will continue to mirror the previous Regional Spatial Strategy target to deliver the 7,600 dwellings over the period 2011 – 2031, an annual requirement of 380 dwelling per annum.

Table 7 Chesterfield Housing Trajectory 2011 - 2031

Planning Permissions / Core Strategy Location for Development	Dwellings	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<i>Planning Permissions as of 31st March 2012</i>	1960	47	64	242	214	161	132	110	110	110	110	110	110	110	110	110	110	0	0	0	0
<i>Staveley and Rother Valley Corridor</i>	2000	0	0	0	0	0	0	50	150	150	150	150	150	150	150	150	150	150	150	150	150
<i>Chesterfield Town Centre</i>	800	0	0	10	25	0	63	50	50	50	50	50	52	50	50	50	50	50	50	50	50
<i>Staveley Town Centre</i>	300	0	0	24	10	35	15	0	0	0	20	20	20	20	20	20	20	20	20	20	16
<i>Chatsworth Road District Centre</i>	400	0	0	35	102	79	50	0	0	25	25	25	25	0	0	0	15	19	0	0	0
<i>Whittington Moor District Centre</i>	200	0	0	64	35	0	0	20	20	20	20	21	0	0	0	0	0	0	0	0	0
<i>Holme Hall</i>	350	0	0	33	0	11	32	30	30	35	35	35	35	24	0	0	0	0	0	0	0
<i>Hasland</i>	150	0	0	16	0	15	10	10	0	0	0	0	0	0	20	20	20	20	25	25	19
<i>Brimington</i>	300	0	0	0	18	31	0	0	0	25	25	25	25	25	25	25	25	26	25	0	0
<i>Mastin Moor</i>	400	0	0	12	0	40	40	40	40	40	40	40	40	40	28	0	0	0	0	0	0
<i>Poolsbrook</i>	100	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20	20	0	0	0
<i>Duckmanton</i>	400	0	0	0	0	0	14	0	0	0	16	40	40	40	40	40	40	40	30	30	30
<i>Barrow Hill</i>	50	0	0	0	0	0	0	0	0	0	10	10	10	10	10	0	0	0	0	0	0
<i>Birdholme</i>	150	0	0	78	60	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0
<i>Old and New Whittington</i>	100	0	0	60	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Total Completions	7660	47	64	574	484	372	356	310	400	455	501	526	507	489	473	435	462	345	300	275	285
Annual Strategic Housing Requirement	7600	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380
Expected Cumulative Completions		47	111	685	1169	1541	1897	2207	2607	3062	3563	4089	4596	5085	5558	5993	6455	6800	7100	7375	7660
Cumulative Strategic Housing Requirement		380	760	1140	1520	1900	2280	2660	3040	3420	3800	4180	4560	4940	5320	5700	6080	6460	6840	7220	7600
Managed delivery target		380	398	416	407	402	404	407	415	416	413	404	390	376	359	340	321	286	267	250	225
Performance against strategic housing requirement		-333	-649	-455	-351	-359	-383	-453	-433	-358	-237	-91	36	145	238	293	375	340	260	155	60

Chart 1 Chesterfield Housing Trajectory 2011 – 2031 and Performance versus Strategic Housing Requirement

Housing Trajectory 2011 - 2031

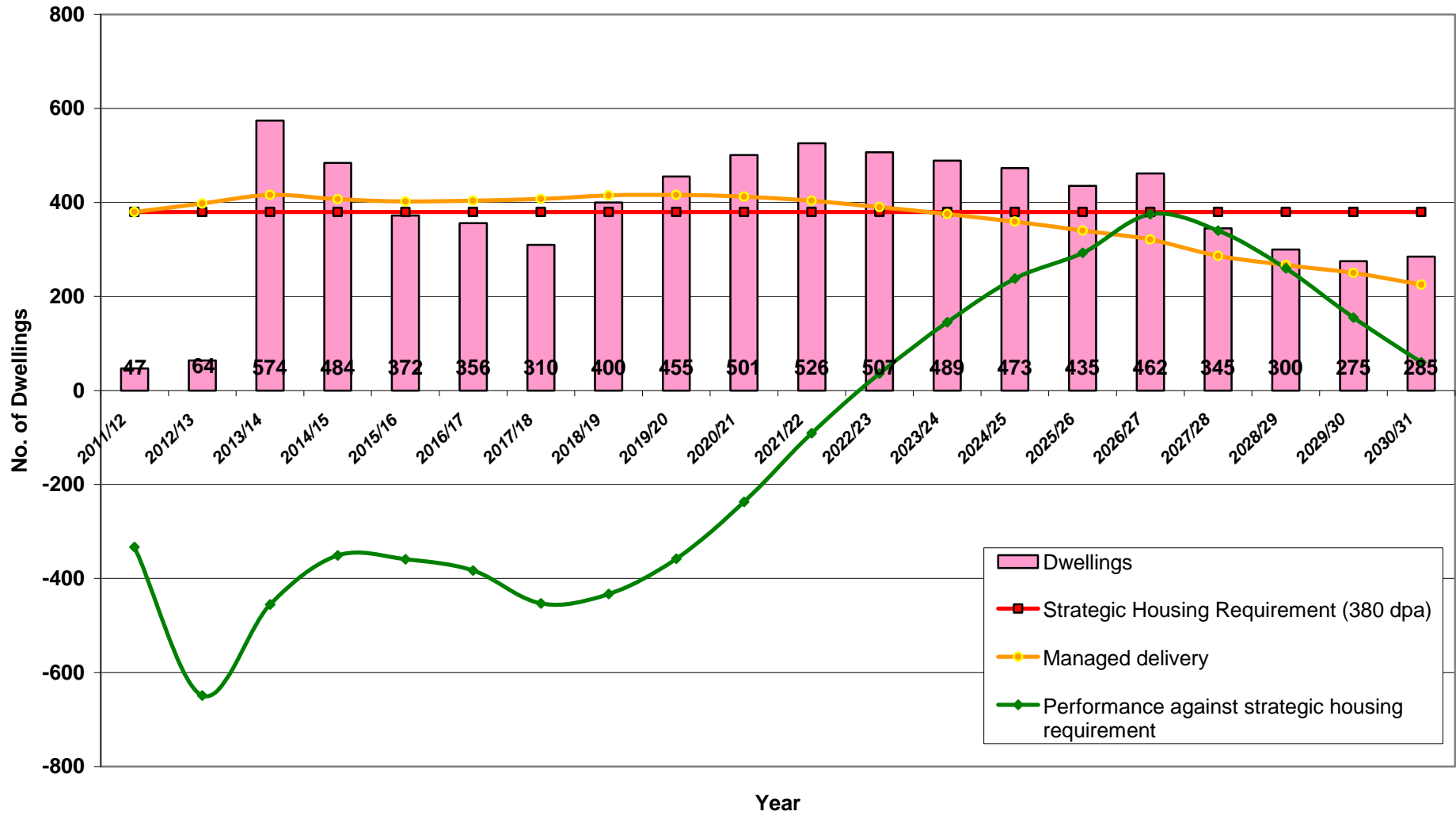
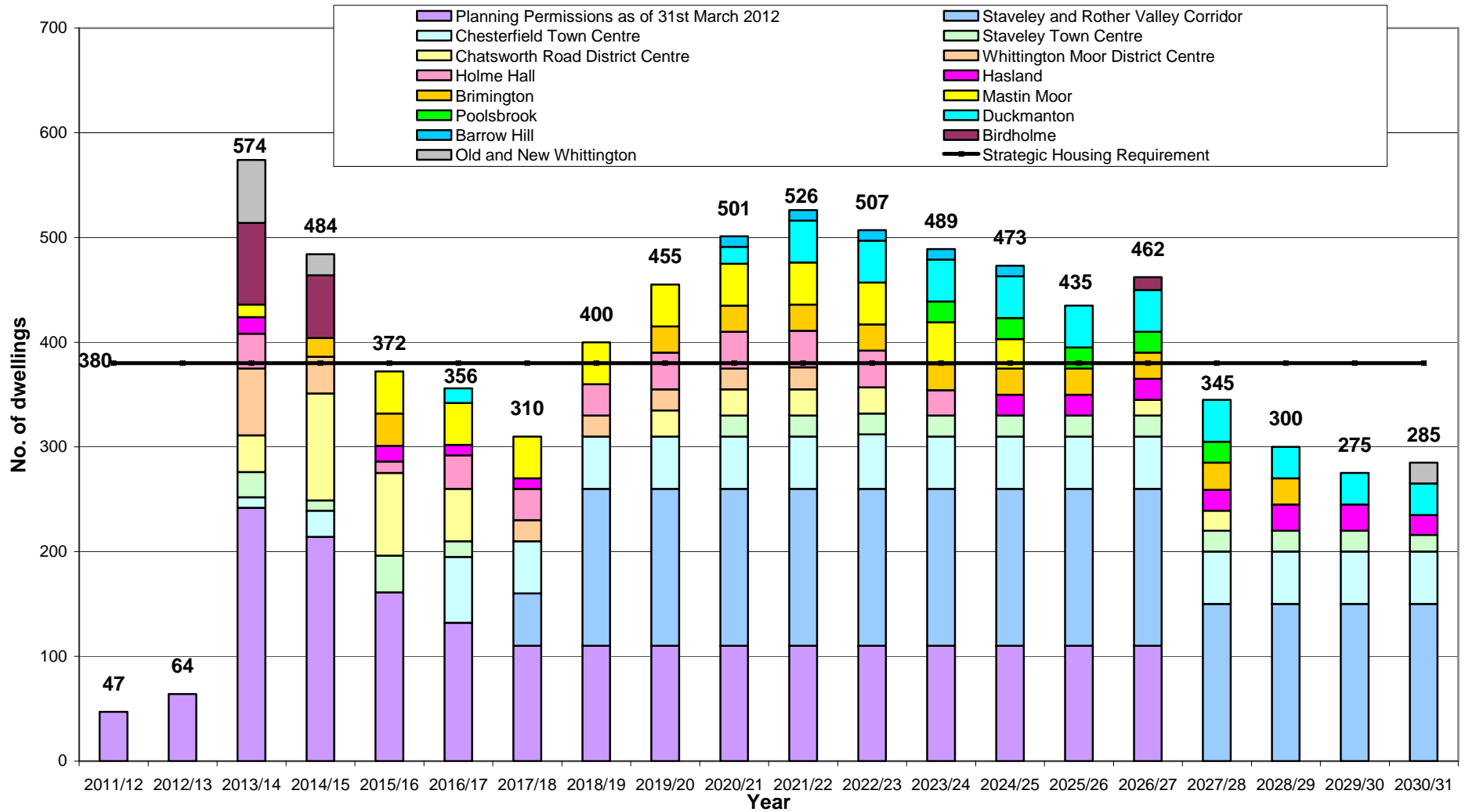


Chart 2 Make-up of Chesterfield Housing Trajectory 2011 - 2031

Make-up of Housing Trajectory 2011 - 2031



- 4.14 Table 7 illustrates a breakdown of housing land supply for the period 2011 - 2031. It draws upon the council's latest Strategic Housing Land Availability Assessment (SHLAA) exercise.
- 4.15 The housing target for the borough implies an annual average rate of 380 dwellings per annum over the plan period. The trajectory indicates that delivery will be lower than this for some years of the first part of the plan period (2011 – 2021) reflecting the ongoing impacts of economic recession and the significantly lower than average completion rates seen in the borough in the early years of the plan period. A gradual return to higher delivery rates and higher than average rates is anticipated for the middle period of the plan. Overall the identified supply from an anticipated Core Strategy adoption date of 2013 is sufficient to meet planned requirements over the plan.
- 4.16 Table 7 illustrates that approximately 1960 dwellings have already either been built since 2011 or are currently committed for development in terms of having an extant planning permission or being allocated in the 2006 Replacement Chesterfield Borough Local Plan. The Core Strategy makes a strategic site allocation to achieve a further 2000 dwellings in the Borough. Further capacity is identified for an additional 5675 dwellings and site allocations will need to be made in the Local Plan: Sites and Boundaries. These 'identified sources' comprise more than 95% of the overall housing target to 2031.
- 4.17 Development from small windfall sites will contribute to land supply throughout the course of the plan period but is not factored into delivery of the overall housing requirement. Guidance in the NPPF specifically requires local planning authorities to identify sufficient sites or sites and broad locations for the first ten years of the plan.
- 4.18 In summary, the Core Strategy sets a housing target to achieve at least 7,600 over the plan period 2011 – 2031. A significant proportion of this delivery will be secured within the plan's five locations for major new housing development but development in sustainable brownfield locations elsewhere the Borough will also be actively encouraged.

Housing Implementation Strategy

- 4.19 In line with guidance contained within the NPPF the council have produced a Housing Implementation Strategy as part of a Housing Topic Paper. The paper dated August 2012 coincided with submission of the Core Strategy.
- 4.20 Part 3 of the Housing Topic Paper is dedicated to the Housing Trajectory and the Housing Implementation Strategy; the paper can be viewed on the council's website.
<http://www.chesterfield.gov.uk/Branches/Chesterfield/Website/Files/Documents/Environment/Local%20Development%20Framework/Core%20Strategy/Examination/Housing%20Topic%20Paper.pdf>

5 **34 (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan , the local planning authority's monitoring report must contain details of these documents**

5.1 Not applicable to Chesterfield Borough Council.

5.2 No neighbourhood development orders or neighbourhood development plans in place.

- 6 34 (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.**
- 6.1 Not applicable to Chesterfield Borough Council as council have not reached relevant stage of regulations.
- 6.2 It should be noted that in December 2011, the Council did approve the preparation of Community Infrastructure Levy.

- 7 34 (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.**
- 7.1 Section 110 of the Localism Act 2011 adds a new section (33A) to Part 2 of the Planning and Compulsory Purchase Act 2004. This imposes a **duty to co-operate in relation to planning of sustainable development "so far as relating to a strategic matter."** In paragraph 6 of the National Planning Policy Framework it says: "*The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.*" As modified, Section 33A (1) as mentioned above imposes the duty to co-operate in relation to planning of sustainable development on local planning authorities, county councils that are not local planning authorities. It also imposes the duty to co-operate, where relevant, on a list of other bodies as set out in Part 2, Section 4 (1) of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.2 Details of what action Chesterfield Borough Council has taken, from 1st April 2011 – 31st March 2012, to co-operate on planning of sustainable development "so far as relating to a strategic matter" are listed below under each relevant organisation:

North East Derbyshire District Council

Throughout the monitoring period, officers from the borough council and North East Derbyshire District Council (NEDDC) have been attending quarterly liaison meetings about the preparation of local development frameworks and related matters. The same meetings have also been attended by officers of Bolsover District Council (BoIDC) and Derbyshire County Council (DCC), Bassetlaw District Council (BasDC) and Nottinghamshire County Council (NCC). The borough council worked with NEDDC and BoIDC towards drafting a joint, comprehensive statement about the approach being taken, but following consultations a simpler '[Local Strategy Statement](#)' document just for Chesterfield borough was finalised in December 2011 to accompany the Chesterfield Core Strategy, incorporating amendments suggested by NEDDC and other strategic partners. Co-operative action with NEDDC was also undertaken regarding strategic development sites in Sheffield City Region (SCR), designation of an Enterprise Zone and population and household projections, under the aegis of the SCR Policy officers' Group, again meeting quarterly. As members of the Chesterfield Canal Partnership both authorities have worked co-operatively day-to-day on this strategic project.

Bolsover District Council

As for North East Derbyshire, except for Chesterfield Canal.

Derbyshire County Council

As for North East Derbyshire, including Chesterfield Canal Partnership co-operation.

Nottinghamshire County Council

As for North East Derbyshire except for Local Strategy Statement, and Enterprise Zone

Other Local Planning Authorities within the Sheffield City Region (SCR)

Under the aegis of the SCR Policy officers' Group, meeting quarterly, co-operation has been ongoing regarding strategic development sites in Sheffield City Region (SCR), population and household projections and designation of an Enterprise Zone. The council has also been closely engaged in the setting up of a Local Enterprise Partnership for the Sheffield City Region.

Environment Agency

No specific actions.

English Heritage

No specific actions.

Natural England

No specific actions.

Civil Aviation Authority

No specific actions.

Homes and Communities Agency (HCA)

The authority co-operated continuously with HCA in formulation of the agency's regional programme, with particular reference to sustainable development of strategic sites at the former Staveley Works (Chesterfield Borough) and the former Avenue Coking Works (North East Derbyshire).

Each Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section

No specific actions.

Office of Rail Regulation

No specific actions.

South Yorkshire Passenger Transport Executive

As for other Local Planning Authorities within the Sheffield City Region.

Derbyshire County Council as Highway Authority

During the monitoring period the authority has co-operated with DCC as Highway Authority in setting up of the new SATURN traffic forecasting model for the north east of the county and implementation of

Derbyshire's [Local Transport Plan 3](#). At a strategic scale, discussions have been focussed on improvements to Chesterfield Station, the sustainable development of sites at the former Staveley Works, Chesterfield town centre 'Northern Gateway' and Waterside within the borough and the former Avenue Coking Works in North East Derbyshire.

Secretary of State (where the Secretary of State is the highways authority

No specific actions.

- 8 34 (7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available**

Residential

8.1 Net additional dwellings

- 51 net additional dwellings

The net number of completions for the period 2011/12 can be calculated using the formula a) - b) + c) + d). This translates into $86 - 43 + 7 + 1$ which gives a net completions figure of 51 dwellings.

- a) 86 new build dwellings completed
- b) 43 demolitions
- c) 7 Net Change of Use from Non-Res to Res
 - 8 Change of Use from Non-Res to Res
 - 1 Change of Use from Res to Non-Res
- d) 1 Net Conversion from Non-Res to Res
 - 5 Conversions to Res
 - 4 Conversions to Non-Res

Delivery of net additional dwellings was below the annual housing target of 380 dwellings, although slightly concerning, the council's position is strong with good supply of specific deliverable sites with planning permission awaiting commencement.

8.2 New dwellings on previous developed (brownfield) land

- 78% residential development on brownfield land

99 gross new dwellings, of which 77 were built, converted or changed in use on brownfield land. The council continue to deliver a high proportion of new dwellings on brownfield land, which again surpassed the previous national minimum of 60%. The development of previously developed land continues to remain high due to the legacy of past industry that has since left Chesterfield. Much of this land has been highlighted for development through large schemes and allocations. Sites such as Chesterfield Waterside and the Staveley and Rother Valley Corridor will continue to put this strategy into motion.

8.3 Gross additional affordable housing

- 21 additional affordable housing dwellings
 - 16 social rented
 - 4 intermediate
 - 1 change of tenure (mortgage rescue)

There were 20 new affordable dwellings built over the monitoring period, 16 were social rented and 4 were intermediate affordable housing. There was also a change of tenure from private to affordable through the use of mortgage rescue.

The Affordable and Special Needs Housing SPD was adopted in Oct 2007. It supports the provision of affordable housing across the borough. New provision is on the up from the previous year with newly built units doubling, one reason for this could be as result of Chesterfield Borough Council now constructing new properties to add to their existing stock. High numbers of affordable housing are still not expected to be delivered in the short term as a result over questions of affordable housing viability through the low availability of external funding and low economic growth.

8.4 Net additional Travellers Pitches

- 0 net additional travellers pitches

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

The 2006 Chesterfield Borough Council Replacement Local Plan has a Gypsy and Travellers sites policy in place, the (soon to be revoked) Regional Spatial Strategy does not require Chesterfield Borough to provide any pitches.

Employment

8.5 Net additional employment floorspace

- 8,823 (net) m2 employment floorspace

Use Class	Net additional floorspace (m2)
B1 a	968
B1 b	0
B1 c	-96
B1	1726
B2	2825
B8	4147
B (various or mix not known)	-747
Total	8823m2

Within Chesterfield over the monitoring period 8,823m2 of new employment floorspace was created in the borough. This is a fall of 500m2 from the previous year.

Town Centre Uses

8.6 Net additional town centre uses floorspace

Use Class	Net additional floorspace (m2)	Net additional floorspace in town or district centres (m2)
A1	1823	-658
A2	-20	-20
A3	-73	-165
A4	-312	325
A5	426	173
B1a	1078	147
B1	1728	51
D1	1201	612
D2	1801	0
Total	7652m2	465m2

Just over 7,652 m² of net additional floorspace for 'town centre uses' was completed within Chesterfield Borough between April 2011 and March 2012. The figures show that there was 465m² of net additional floorspace within either Chesterfield and Staveley Town Centres or the Chatsworth Road or Whittington Moor District Centres, while over 7,000 m² of net additional was completed outside of the town and district centres.

The high occupancy levels within the town and district centres make units and land within the town and districts centre hard to come by and make any sort of development, extension or change of use difficult to achieve and partly accounts for the low levels of net additional floorspace (the proposed Northern Gateway Development is intended to address this issue). Secondly, within the Town and District Centres changes are likely to occur within units and within the same use class. This change usually applies to occupiers rather than to the use, so even though a number of perceived changes may have occurred within a centre these are not subject to planning permission and do not contribute to any net additional floorspace.

Renewable Energy

8.7 Chesterfield borough total renewable energy installation linked to Feed in Tariff 2011/12

Technology	Domestic Installations	Domestic Installations Installed Capacity (MW)	Commercial Installations	Commercial Installations Installed Capacity (MW)	Total Installations	Total Installed Capacity (MW)
Photovoltaic	483	1.555	6	0.071	489	1.627

This first year for data collection of this type is included, it will be interesting to compare installation figure in a years time. The availability of the Feed in Tariff would have been likely to kick start the installation of renewable energy features into domestic and commercial premises.

Biodiversity

8.8 Changes in priority UK BAP habitat

Habitats	Net change (ha)
Lowland meadow	0 ha
Lowland dry acid grassland	0 ha
Open mosaic habitats on previously developed land	+3.9 ha
Native Hedgerows	0 ha
Lowland Fen	0 ha
Lowland deciduous woodland	0 ha
Eutrophic Water – ponds and lakes	0 ha
Total	+3.9 ha

The council continues to support the protection and creation of biodiversity across the borough with a no net loss performance.

8.9 Change in areas designated for their intrinsic environmental value (Non-statutory local wildlife sites)

Chesterfield	No losses or gains
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Flood Risk and Water Quality

8.10 Number of planning permission granted contrary to Environment Agency advice on flooding or water quality

Nil planning permissions have been granted contrary to Environment Agency advice on flooding or water quality between April 2011 and March 2012.

Appendix 1

FIVE YEAR HOUSING LAND SUPPLY POSITION

9.0 Introduction

- 9.1 National Planning Policy Framework (Para.47, bullet 2) states that local planning authorities should:

“identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

- 9.2 The following paragraphs set out the 5-year land supply position for Chesterfield borough in accordance with the NPPF.

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

- 10.1 This 5-year land supply assessment is from the period April 2012 to March 2017 and is set out in Table 1. It is based on the saved policies of the adopted local plan for Chesterfield borough, the Replacement Chesterfield Borough Local Plan, which was adopted in June 2006.
- 10.2 In March 2009 the East Midlands Regional Spatial Strategy was adopted, Chesterfield Borough Council has a strategic requirement of 380 dwelling per year from 2006 - 2026.
- 10.3 The Five Year Land Supply Position takes into account the Residential Land Availability field survey results for 31st March 2012, SHLAA3 approved 12th October 2012 and planning permissions approved up to 31st March 2012.
- 10.4 Two calculations of the housing supply have been made one showing the housing land supply of sites with permission, allocated and under construction. The second calculation includes sites that have been deemed deliverable for housing within the next five years within the Borough's adopted Strategic Housing Land Availability Assessment (SHLAA).
- 10.5 Following public consultation during September and October 2011, the strategic housing requirement for Chesterfield Borough is the 380 dwellings per annum.
- 10.6 The council adopted SHLAA1 in October 2009, SHLAA2 was adopted February 2011 and SHLAA3 October 2012. Within NPPF para. 159 local planning authorities should:
- “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”*
- 10.7 An element contained within the SHLAA is the collection of sites identified as 'deliverable sites' is included in the 5 year housing land supply calculation following the adoption of the SHLAA.
- 10.8 The calculation of the 5 year land supply without the inclusion of deliverable 5 Year SHLAA sites are shown within the red box, this shows the supply to be enough for 6.95 years without any NPPF buffers applied. An alternative calculation adding in the extra 'deliverable within 5 years' sites identified in the SHLAA3, and listed in Annexe C gives 8.55 years' supply without any NPPF buffers applied.

10.9 Chesterfield Borough Council's supply of deliverable housing land is set out on the next page in Table 8.

**Table 8: Chesterfield Borough Council's Housing Supply Position
April 2012 - March 2017**

FACTOR	NUMBER OF DWELLINGS		YEARS SUPPLY
a) Under Construction	94		
b) With Planning Permission up until 31 st March 2012	2100		
c) Deliverable Allocated Sites in Replacement Chesterfield Borough Local Plan, but without planning consent at present: H10, H19, H20, H21, H25, H30, H38a, H38b,	447		
d) Strategic Housing Requirement per year	380		
Total Available Supply deliverable with permission, allocated or under construction	NPPF Buffer	Five Year Supply Calculation	
	0%	2641/380	6.95 years
	5%	2641/399	6.62 years
	20%	2641/456	5.79 years
Sites identified in the Strategic Housing Land Availability Assessment as 5 Year Land Supply List of Deliverable Potential Housing Sites	607		
Total Available Supply + SHLAA Deliverable Sites / Strategic Housing Requirement	NPPF Buffer	Five Year Supply Calculation	
	0%	3248/380	8.55 years
	5%	3248/399	8.14 years
	20%	3248/456	7.12 years

10.10 All the allocated sites listed in Table 1 were 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. Within the NPPF a site is considered deliverable where

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

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

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

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

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

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

11.4 The intention is that the SHLAA will continue to be updated on an annual basis to coincide with the Residential Land Availability Survey carried out in April each year to. This work will identify new and replacement suitable and deliverable sites and will act as a ‘top up’ for a deliverable housing supply.

11.5 SHLAA3 identified 23 sites without planning permission that are potentially deliverable housing sites within the next five years. These 23 sites cover an area of 23.7 hectares and have potential for 607 dwellings over the next five years.

ANNEX A – STATUS OF ALLOCATED SITES

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

Policy Ref:	Location	Dwellings
H10	Land between Elm Street and Sycamore Road	18
H19	Former Goldwell Rooms	18
H20	Walton Hospital (north)	60
H21	Walton Hospital (south)	60
H25	Newbold School	60
H30	William Street North, Old Whittington	11
H38a	Former Walton Works	150
H38b	Former Wheatbridge Mills, Wheatbridge Road	70

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

H19 Former Goldwell Rooms, 18 dwellings

Site neighbours public car park on Ashgate Road in a predominantly residential area. The site is well served by facilities and jobs in the town centre and local schools. Sites would be accessible directly from Ashgate Road, there is also a frequent bus service along Ashgate Road that would serve the site. The development would retain the majority of the public car park. The site is owned by the Council and had planning permission granted in 2008 (CHE/08/00553/FUL) and expired as recently as November 2011. There are no known constraints to development presently.

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

The two sites H20 and H21 were originally allocated for housing development in the 1996 Chesterfield Borough Local Plan. Not having been developed

within that plan period and apparently not needed imminently, they were then phased for development between 2011 and 2016. Changes in the organisation and resourcing of health services have now made their development more of a priority for the primary care trust, which sees sale of the sites as a way of paying for improvements to the health facilities at Walton. Planning permission was granted two years ago for improvements to the health facilities. In the context of the 5 year housing land supply there would appear to be no specific infrastructure constraints to prevent the two sites being developed before 2018.

H25 Newbold School, 60 dwellings

The former site of Newbold Community School, this site was cleared of buildings in 2006. It belongs to the borough council, having been leased to the county council for its previous school use. A brief was prepared for the site's development and put out for public consultation, following which it was adopted by the council in January 2007. There would appear to be no special infrastructure difficulties or costs preventing this site being developed before 2018.

H30 William Street North, Old Whittington, 11 dwellings

An area of scrubland in Old Whittington that had reserved matters permission for 9 dwellings in 2005, the permission subsequently lapsed in 2010. In the context of the 5 year housing land supply there would appear to be no specific infrastructure constraints to prevent the site being developed before 2018.

H38a Former Walton Works, Chatsworth Road, 150 dwellings

Part of the Chatsworth Road General Development Framework area, covered by policy GEN13 in the replacement local plan. The former industrial site has been cleared through demolition. The only surviving building on the cleared site is the Grade II* Listed Building Walton Works. There have been ongoing discussions with the owners about new development and the conversion of the Grade II* Listed Building for housing. A previous application for residential development was refused in 2007. An application (CHE/12/00309/FUL) is currently pending for mixed use regeneration including the redevelopment of the listed building for residential development. There are no known constraints to development. This site is developable before 2018.

H38b Former Wheatbridge Mills, Wheatbridge Road, 70 dwellings

Part of the Chatsworth Road General Development Framework area, covered by policy GEN13 in the replacement local plan. This site is currently occupied by industrial units and subject to a lease, both of which mean is not expected to be available for development before 2013. In assessing the requirements for development of this site, measures to manage flood risk will need attention through a flood risk assessment, given the recent flooding events

and national changes of priority in respect of flood risk areas. These factors can be mitigated for before the lease ends on the industrial units, and there would be no reason stopping the site coming forward by 2018.

ANNEX B – SCHEDULE AND STATUS OF ALL SITES

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

Application Number	Location	Under Construction	Not Started	Total	Current Status
CHE/09/00662/OUT	Land At East Of A61 Known As Chesterfield Waterside, Brimington Road, Chesterfield, Derbyshire	0	1500	1500	Outline permission granted, major regeneration focus of borough. Reserved Matters application for 1 st phase of development expected before first quarter of 2013
CHE/10/00041/FUL	Former Chesterfield Cylinders Site, Derby Road, Chesterfield, Derbyshire	32	51	83	Site under construction, consistent delivery on site
CHE/10/00238/OUT	Land To The Rear Of and Including 146 - 150 Spital Lane, Chesterfield, Derbyshire	0	38	38	Available and Deliverable Variation of condition granted to allow for submission of reserved matters
CHE/10/00596/EOT	103, 105 And 105a Newbold Road, Chesterfield, Derbyshire	0	16	16	Available and Deliverable Demolition and clearance of the site has occurred.

					Extension of Time of permission recently approved suggesting interest in site remains
CHE/11/00005/COU	Cavendish House, 14 Cavendish Street, Chesterfield, Derbyshire, S40 1UY	10	0	10	Redevelopment underway, site to be completed late 2012
CHE/11/00380/EOT	216 Old Hall Road, Chesterfield	0	10	10	Site cleared of previous property Extension of Time of permission recently approved suggesting interest in site remains
CHE/0000/1658	Land adjoining, Netherthorpe, Chesterfield	0	17	17	First phase of development Underway – remainder of site needed to be completed. Achievable, Available and Deliverable
CHE/09/00102/FUL	Land At Junction With Elm Street, Station Road, Hollingwood, Chesterfield, Derbyshire	0	23	23	Available and Deliverable Site is overgrown and in need of clearance before work can commence

CHE/09/00756/OUT	Inky Social Club, Dade Avenue, Chesterfield	0	11	11	Available and Deliverable Site would need clearing before any development can Occur
CHE/11/00252/FUL	Garage Site Barker Lane	0	10	10	Available and Deliverable
CHE/11/00189/OUT	The Recreation Ground Stadium St Margarets Drive	0	68	68	Available and Deliverable Site is cleared and construction team are on site for delivery of new homes
CHE/11/00717/FUL	214 and Land at Chesterfield Rugby Club, Sheffield Road, Chesterfield	0	127	127	Available and Deliverable Site commencement expected 2013.
Total		42	1871	1913	

Schedule of Sites, 9 dwellings or less

	Under Construction	Not Started
Sites of 9 dwellings or less	52	129

ANNEX C – SHLAA SUITABLE AND DELIVERABLE SITES

Site Reference:	Site Location:	BF/GF	Site Size (ha):	Potential Number of dwellings	Potential 5 year supply	11-12	12-13	13-14	14-15	15-16	16-17
2009/028	Land off Dock Walk	BF	1.27	57	57	0	0	35	22	0	0
2009/041	Frecheville Street, Staveley. Land off,	GF	0.909	24	24	0	0	24	0	0	0
2009/048	Sheffield Road (Ash Glen Garden Centre etc.), Sheepbridge	BF	1.2	30	30	0	0	30	0	0	0
2009/058	Abercrombie Primary School, St.Helens Street	BF	0.291	12	12	0	0	12	0	0	0
2009/059	Ashbrook Centre & Hostel	BF	1.211	33	33	0	0	33	0	0	0
2009/083	Deatons	BF	1.125	50	50	0	0	0	0	35	15
2009/086	Miller Avenue	BF	0.412	12	12	0	0	12	0	0	0
2009/108	Brockwell Court, Cheedale Avenue	GF	0.723	28	28	0	0	28	0	0	0
2009/109	Bank Street Garage Site	BF	0.251	10	10	0	0	0	10	0	0
2009/110	Rugby Club, Sheffield Road	GF	2.914	85	85	0	0	35	35	15	0
2009/111	Staveley Basin Devt.	GF	5.452	10	10	0	0	0	10	0	0
2009/113	Foolow Court, Boythorpe	GF	0.616	18	18	0	0	18	0	0	0
2009/160	Old Road Ambulance Station	BF	0.361	11	11	0	0	0	0	11	0
2009/166	Builders Yard, St Phillips Drive	BF	0.493	15	15	0	0	0	0	15	0
2009/170	Rear of Storrs Road	GF	1.09	10	10	0	0	0	0	10	0
2009/185	Spital Lane, Opposite Spital Cemetery,	BF	0.239	10	10	0	0	10	0	0	0
2009/199	White Bank Close	GF	0.564	16	16	0	0	16	0	0	0
2009/202	Sheffield Road former Boat Sales site	BF	1.2929	50	50	0	0	30	20	0	0
2010/241	Brendon House, Brendon Avenue, Loundsley Green	BF	0.43	17	17	0	0	0	0	0	0
2010/245	Land adjacent 300 Manor Road, Brimington	BF	0.87	31	31	0	0	0	0	31	0
2010/246	Computer Services, Barker Lane	BF	1.07	39	39	0	0	0	20	19	0
2010/264	Land north of East Crescent, Duckmanton	GF	0.48	14	14	0	0	0	0	0	14
2010/271	DCC Social Services, West Street, Chesterfield	BF	0.5	25	25	0	0	0	25	0	0
Total			23.76	607	607	0	0	283	142	136	29

ANNEX D – CURRENT 5 YEAR LAND SUPPLY

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