



Amber Valley
Borough Council

Local Development Framework

Annual Monitoring Report

December 2011

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1 INTRODUCTION

Background

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State. The AMR provides information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies in Saved Plans and the emerging Local Development Documents (LDDs) are being achieved.
- 1.2 This is Amber Valley Borough Council's seventh AMR and covers the period 1 April 2010 to 31 March 2011.
- 1.3 Monitoring is essential to establish what has happened, what is happening and what may happen in the future as a result of the implementation of the Council's objectives and policies. Through the comparison of trends, monitoring will help to answer questions such as:
 - Are policies achieving their objectives e.g. are they delivering sustainable development?
 - Have policies had unintended consequences?
 - Are the assumptions and objectives behind policies still relevant?
 - Are targets being achieved?
- 1.4 It is critical for the Borough Council, as part of the tests of 'soundness' of future Development Plan Documents (DPDs), to be able to show that it has clear and rigorous mechanisms in place for implementation and monitoring.
- 1.5 This AMR focuses on the monitoring of the implementation of the policies of the Adopted Amber Valley Borough Local Plan 2006 and those documents progressed as a part of the development of the Local Development Framework (LDF) for Amber Valley.
- 1.6 Most policies contained in the Adopted Local Plan 2006 have been saved by the Secretary of State until such time as the Local Development Framework has been fully established, as part of the Development Plan for Amber Valley. The extent of data available for monitoring purposes in relation to the Adopted Local Plan is however limited and therefore the focus of this AMR is the emerging LDF documents and the implementation of policies relating to new housing and employment development.
- 1.7 In preparing the AMR, the Borough Council has had informal discussions with other local planning authorities in Derbyshire in respect of those documents where there is the potential for joint working on LDF documents.

Policy Context

- 1.8 The planning policy objectives of the Borough Council, as set out in the Adopted Local Plan and the emerging LDF documents reflect the wider objectives and priorities of the Borough Council and its partner organisations. Explicit linkages are made in the Local Plan to the Borough Council's Corporate Plan and other Borough-wide strategies and policy documents including the Community Strategy, the Housing Strategy, the Regeneration Strategy), as well as other relevant documents including the Derby Local Transport Plan/Derbyshire Local Transport Plan and the Regional Spatial Strategy for the East Midlands (RSS8). These documents influence the spatial character of Amber Valley and have been taken into consideration in the preparation of documents through providing baseline information, targets and performance indicators. The Borough Council will continue to work closely with key partners and organisations having regard to the investment and delivery plans of these organisations.
- 1.9 The Adopted Local Plan and the emerging LDF documents have been subject to the process of Sustainability Appraisal. However, as the Adopted Local Plan was prepared prior to the Town and Country Planning (Local Development) (England) Regulations 2004 the process did not require indicators to be established for monitoring purposes.

Borough Context

- 1.10 Amber Valley covers an area of 26,500 hectares, with an estimated population of 121,000¹ (mid year estimate 2009). Amber Valley is the most populated district within Derbyshire (apart from Derby City) and one of the most populated non-city districts within the East Midlands. The cities of Derby and Nottingham are situated to the south and south east of the Borough respectively. The Derbyshire Peak District lies to the north west of the Borough and the large town of Chesterfield to the north. To the east lies the county of Nottinghamshire and the M1 motorway.
- 1.11 The Borough's population largely resides in and around the four main towns of Alfreton, Belper, Heanor and Ripley. However, there are also a number of large and small villages.
- 1.12 Belper lies within the Derwent Valley and is the main urban centre for the rural western parishes. The Industrial Revolution emerged from textile manufacturing, in the form of the factories of Strutt and Arkwright, using the power from the River Derwent. The town then expanded rapidly with the arrival of George Stephenson's Midland Railway in 1840. The Derwent Valley through Amber Valley is now inscribed as a UNESCO World Heritage Site, in recognition of the historic importance of the area's cotton mills and millworkers housing in the Industrial Revolution.
- 1.13 The towns of Alfreton, Heanor and Ripley lie on the former Central Derbyshire Coalfield. As the Industrial Revolution spread outwards from Belper, so did

¹ Registrar General's Population Estimates for Mid-2009

the need for coal and iron. The towns and surrounding villages expanded as the collieries were developed and the demand for textiles and clothing increased. As a result, the eastern part of the Borough developed its strongly urban character.

- 1.14 In addition to the Borough's industrial heritage, there are also a number of historically important country homes, parks and gardens including the Grade 1 listed Kedleston Hall.
- 1.15 The traditional mining, iron founding and textiles industries have now declined and new diverse industries have been attracted to the area. However, the regeneration of the four main towns remains a priority.
- 1.16 The key roads running through the Borough are the A38, the A6 and the A610. In respect of rail services, the Borough is crossed by the Midland Mainline and is served by the stations at Alfreton, Belper, Langley Mill (serving Heanor), Ambergate and Whatstandwell. The Borough is also well served by a range of bus services, including direct links to Derby and Nottingham.
- 1.17 A range of Contextual Indicators for the Borough is provided at Appendix 1. The need to identify such indicators is set out in Government guidance and the indicators are intended to provide an understanding of the Borough, in respect of its Demographic Structure; Socio-Cultural Issues; Economy; Environment; Housing and Built Environment and Transport and Spatial Connectivity. Changes in relation to these Contextual Indicators will be monitored to see what implications there may be for planning policies.

2 PROGRESS IN IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME

Introduction

- 2.1 This section of the Annual Monitoring Report (AMR) considers the Borough Council's progress in meeting the targets and milestones for preparing Local Development Documents (LDDs) as set out in the approved Local Development Scheme (LDS). The AMR indicates whether the preparation of each document is on, behind or ahead of schedule. Where a document is behind schedule, an explanation is given together with the action that the Borough Council proposes to take.
- 2.2 The first LDS (LDS1) came into effect on 19 April 2005. In the light of monitoring and review of progress, a revised LDS (LDS2) was submitted to the Government Office for the East Midlands (GOEM) in August 2006 and came into effect on 1 November 2006.
- 2.3 In response to monitoring and review of LDS2, a further revision of the LDS was prepared and submitted to GOEM in February 2007. The revised LDS (LDS3) came into effect on 23rd March 2007.

Saved Plans

Adopted Amber Valley Borough Local Plan 2006

- 2.4 Proposed Modifications to the Amber Valley Borough Local Plan Review were published for consultation in September 2005, in accordance with the milestone in LDS1. However, due to the scale and complexity of issues raised by representations on the Proposed Modifications, the milestone in LDS1 for adopting the Plan were not met. The Borough Council resolved to make Further Proposed Modifications to address issues raised by the representations on the Proposed Modifications and the Plan was finally adopted on 12 April 2006.
- 2.5 The Adopted Local Plan has been included within the revised LDS (LDS3) as a 'Saved Plan'. The Secretary of State has saved most of these policies until such time as the Local Development Framework has been fully established. The Local Plan will then be superseded by emerging LDF Documents (following adoption) and will eventually no longer form part of the Development Plan for Amber Valley.

Statement of Community Involvement (SCI)

- 2.6 All of the milestones set out in LDS1 for the preparation of the Statement of Community Involvement (SCI) were met, up to the publication of the Submission Participation stage. Consultation on the Submission Participation SCI ended on 12 December 2005 and the independent examination of the SCI was anticipated in January 2006. However, the examination did not take place until March 2006 resulting in the SCI not being adopted until May 2006. The revised milestones were included in LDS2 and have been carried forward into LDS3 to reflect how the Council undertook the process for producing and adopting the SCI.

Development Plan Documents (DPDs)

Core Strategy

- 2.7 Work on this DPD was originally due to commence in February 2006 in accordance with the milestone in LDS1. However, it was not possible to commence work at this time, due to the delays in moving the Local Plan forward to adoption. Changes to the milestones for the DPD were included in LDS2 with work commencing in September 2006 in accordance with those milestones set out in LDS2.
- 2.8 Further progress on this DPD has been and continues to be affected by a) the need to ensure that the DPD will meet the various tests of soundness, to continue joint working with the other local planning authorities within the Derby Housing Market Area (HMA) (Derby City and South Derbyshire), including the commissioning of joint evidence and the common alignment of programmes for each Core Strategy and c) the need to carry out more work as a result of changes to Government guidance as contained in the revised PPS 4: Local Spatial Planning produced in June 2008 and amendments to the Regulations.
- 2.9 In the light of the above considerations the milestones for producing the Core Strategy were revised giving a greater lead-in time for evidence gathering and undertaking the Issues and Options stage of this DPD. The revised milestones are set out in LDS3. A further revision to the LDS will need to be prepared in consultation with the other local planning authorities within the Derby Housing Market Area (HMA) (Derby City and South Derbyshire). All three authorities will be submitting these revised LDS documents for consideration in 2012, which will include aligned schedules for producing the Core Strategies.
- 2.10 On 8 September 2008, an Issues and Ideas Paper was issued for public consultation up to 30 November 2008, and further work was undertaken early in 2009 to ensure that as many stakeholders as possible participate in this exercise. This included contacting those who had not yet responded to the consultation.
- 2.11 On 15 January 2010, an Issues and Options document was issued for public consultation up to 28 May 2010.

- 2.12 On the 1st February 2011, a Have Your Say document was published for consultation up to the 29th April 2011.
- 2.13 On the 11th July 2011, a Options for Housing Growth document was published for consultation until the 30th September 2011.

Heanor Town Centre Area Action Plan

- 2.14 Work on this DPD commenced in January 2006 in accordance with the milestone in LDS1. However, it was not possible to meet the LDS1 milestone of May 2006 for the publication of a Preferred Options document. This reflected a) the delays in moving the Local Plan forward to adoption and b) the need to ensure that the DPD meet the various tests of soundness. Changes to the milestones for the DPD were therefore included in LDS2. An Issues and Options document was published for consultation on 17 November 2006. However, the Council subsequently resolved (July 2007) to discontinue work in preparing the Area Action Plan and not to take forward Area Action Plans in respect of the Borough's town centres. This reflects the need to ensure that priority can be given to the preparation of the Core Strategy DPD. However, the Council has resolved to prepare Master Plans for the market towns and development briefs for key sites within the town centres where there is the potential for re-use, re-development or new development. A Master Plan for Heanor was produced in 2008.

Ripley Town Centre Area Action Plan

- 2.15 Work was due to begin on this DPD in January 2009, in accordance with the milestone in LDS2. However, the Council subsequently resolved (July 2007) not to take forward Area Action Plans in respect of the Borough's town centres. This reflects the need to ensure that priority can be given to the preparation of the Core Strategy DPD. However, the Council has resolved to prepare a series of Master Plans for each of the four market towns and development briefs for key sites within the town centres where there is the potential for re-use, re-development or new development. A Master Plan for Ripley was produced in 2009.

Belper Town Centre Area Action Plan

- 2.16 Work began on this DPD in January 2007, in accordance with the milestone in LDS2. To ensure that the DPD would meet the various tests of soundness, further consideration was given to changes to the milestones and these changes are reflected in LDS3. However, the Council subsequently resolved (July 2007) to discontinue work in preparing the Area Action Plan and not to take forward Area Action Plans in respect of the Borough's town centres. This reflects the need to ensure that priority can be given to the preparation of the Core Strategy DPD.

Alfreton Town Centre Area Action Plan

- 2.17 Work was due to begin on this DPD in January 2010, in accordance with the milestone in LDS2. However, the Council subsequently resolved (July 2007) to discontinue work in preparing the Area Action Plan and not to take forward Area Action Plans in respect of the Borough's town centres. This reflects the need to ensure that priority can be given to the preparation of the Core Strategy DPD.

Housing Site Allocations/Business & Industrial Land Allocations

- 2.18 Work was originally due to begin on this DPD in September 2007. In accordance with the milestone in LDS1. However, in the light of the issues relating to the programme for preparing the Core Strategy DPD, changes to the programme for the Housing Site Allocations/Business & Industrial Land Allocations DPD were included within LDS2, indicating that work was due to start on the DPD in January 2008. The milestones set out in LDS2 were further reviewed in early 2007 in light of Government guidance relating to the evidence required for the allocation of housing and employment land. There is a need to ensure that the DPD will a) meet the various tests of soundness and b) reflect any further changes to the programme for preparing the Core Strategy DPD. Changes to the milestones for the Housing Site Allocations/Business & Industrial Land Allocations DPD are set out in LDS3. A further revision to the will need to be prepared in consultation with the other local planning authorities within the Derby Housing Market Area (HMA) (Derby City and South Derbyshire).

Generic Development Management Policies DPD

- 2.19 Following consultation with the Government Office it has previously been agreed that this DPD will not be produced at the present time, as Development Management policies can be included in the Core Strategy and/or the Site Allocation documents and there is a need to focus on producing the Core Strategy and Site Allocations documents as soon as possible. However, this may need to be re-considered when the Core Strategy and the Site Allocation documents have been adopted.

Supplementary Planning Documents (SPDs)

Provision of Affordable Housing Through the Development Process

2.20 Work commenced on preparing this SPD in November 2005, in accordance with the milestone in LDS1. However, it was not possible to meet the LDS1 milestone of February 2006 for the publication of a draft SPD, due to the delay in moving the Local Plan forward to adoption. Changes to the milestones for the SPD were therefore included in LDS2. A draft SPD was published for consultation on 24 November 2006 and was adopted by the Council in April 2007, within two months of the milestones of the LDS.

Design Guidance Note: Listed Buildings & Buildings in Conservation Areas

Design Guidance Note: Shop Fronts & Advertisements

2.21 Work commenced on preparing supplementary planning guidance in relation to these matters in September 2004, prior to the introduction of the new development planning system. The Borough Council subsequently included a commitment to prepare SPDs and it was intended to publish draft SPD documents in February 2006, in accordance with the milestones in LDS1. However, it was not possible to meet the LDS1 milestones, due to the delay in moving the Local Plan forward to adoption. Changes to the milestones for the SPDs were therefore been included in LDS2. Draft SPDs were published for consultation on 24 November 2006 and were adopted by the Council in April 2007 within two months of the milestones of the LDS.

Design Guidance Note: Design for Community Safety

2.22 Work on this SPD was originally due to commence in January 2006, in accordance with the milestone in LDS1. However, it was not possible to meet this milestone, due to the delay in moving the Local Plan forward to adoption and changes to the milestones for the SPD have therefore been included in LDS2. Work commenced on the SPD in March 2006, in accordance with the milestone in LDS2. However, due to the need to ensure that the SPD will meet the various tests of soundness and due to other work priorities, it was not possible to publish a draft SPD document in November 2006, as intended in LDS2. Further changes have been made to the milestones for this SPD and have been reflected in LDS3. This SPD was adopted in October 2007, within one month of the milestone in the LDS.

Development Brief: Radbourne Lane, Mackworth

- 2.23 Work on this DPD commenced in April 2006 in accordance with the milestone in LDS1. However, it was not possible to meet the LDS1 milestone and therefore changes to the milestones for the DPD included in LDS2. However, due to the need to ensure that the SPD will meet the various tests of soundness and due to other work priorities, it was not possible to publish a draft SPD document in November 2006, as intended in LDS2. Further changes have been made to the milestone for this SPD and have been reflected in LDS3. A draft SPD was published for consultation in June 2007 and was adopted by the Council in November 2007 within two months of the milestones in the LDS.

Design Guidance Note: Residential Development

- 2.24 Work on this SPD was originally due to commence in March 2006, in accordance with the milestone in LDS1. However, it was not possible to meet this milestone, due to the delay in moving the Local Plan forward to adoption and changes to the milestones for the SPD have therefore been included in LDS2. Work commenced on the SPD in April 2006, in accordance with the milestone in LDS2. However, due to the need to ensure that the SPD will meet the various tests of soundness and due to other work priorities, it was not possible to publish a draft SPD document in November 2006, as intended in LDS2. Further changes have been made to the milestones for this SPD and have been reflected in LDS3. This SPD was adopted in October 2007 within one month of the milestone in the LDS.

Development and Recreational Open Space

- 2.25 Work on this SPD (previously titled 'Provision Of Outdoor Playing Space In Conjunction With Development') was originally due to commence in March 2006, in accordance with the milestone in LDS1. However, it was not possible to meet this milestone, due to the delay in moving the Local Plan forward to adoption. Changes to the milestones for the SPD have therefore been included in LDS2. Work commenced on the SPD in July 2006, in accordance with the milestone in LDS2. It was anticipated that a draft SPD would be published for consultation in February 2007, in accordance with the milestone in LDS2; however due to other work priorities it was not possible to meet this milestone and as such further changes have been made to the milestones for this SPD and set out in LDS3. A draft SPD was published for consultation in June 2007 and was adopted by the Council in October 2007 within one month of the milestone in LDS3.

Provision of Infrastructure & Community Benefits through the Development Process

Trees and Development

Development and Landscaping

Development and Flood Risk

- 2.26 Work on these SPDs was originally due to commence in November 2005, in accordance with the milestone in LDS1. However, it was not possible to meet these milestones, due to the delay in moving the Local Plan forward to adoption. Changes to the milestones for the SPD were therefore set out in LDS2. Work commenced on these SPDs during 2006 in accordance with the milestone set out in LDS2. However the Council resolved to discontinue work in preparing these SPDs as part of its review of the programme in early 2007.
- 2.27 The deletion of these documents from the LDS2 programme reflects a number of factors. In relation to the 'Provision of Infrastructure & Community Benefits through the Development Process', experience elsewhere in Derbyshire suggested that it would be more cost-effective to prepare a document setting out the processes and procedures which the Borough Council will follow in seeking to secure infrastructure & community benefits in conjunction with development, without the need for an SPD. In terms of the 'Trees and Development' and 'Development and Landscaping' SPDs, it is considered that the relevant Local Plan Policies are sufficiently robust to control, support and deliver the Council's objectives and that additional detailed guidance to support development control can be produced on a non-statutory basis. With regard to 'Development and Flood Risk', the publication of revised Government policy in Planning Policy Statement 25 (PPS25) – Development and Flood Risk (December 2006) supersedes the relevant policy in the adopted Local Plan (policy EN15) and any SPD would therefore not be consistent with the latest policy guidance on flood risk issues. As such the Council opted in the first instance to undertake a Borough wide Strategic Flood Risk Assessment, which has now been completed.

Future LDS Programming

- 2.28 In considering further changes to the programme of document preparation to be included within a further revised LDS.
- 2.29 The form, content and timing of documents will need to reflect the commitment to joint working with the other local planning authorities within the Derby Housing Market Area (HMA) (Derby City and South Derbyshire). It will also take into account the revised guidance for producing Development Plan Documents as contained in the 2008 revisions to PPS 12.

3. PROGRESS AGAINST OBJECTIVES, INDICATORS AND TARGETS

- 3.1 Setting targets for each Core Output Indicator and Local Output Indicator and monitoring whether these targets are being achieved will enable the Borough Council to establish whether the policies are helping to achieve key objectives.
- 3.2 Chapter 8 of the Local Plan relates to ‘Monitoring and Implementation’ and sets out the approach to monitoring policies, through a series of indicators and targets linked to the key objectives of the Local Plan. These indicators and targets have either been subsumed into the Core Output Indicators, or have become Local Output Indicators.
- 3.3 The key objectives in the Adopted Local Plan are consistent with the key themes in the Amber Valley Sustainable Community Strategy and related indicators and targets.

Objectives, Indicators and Targets – A Snap Shot Of Achievement

- 3.4 The following table provides a ‘snap shot of achievement’ in terms of policy performance and effects over the period of this AMR. Table 3.1 presents the following information:
- The range of Core Output Indicators and Local Output Indicators which apply or are the best fit to each of the key objectives
 - Targets in respect of each indicator
 - The policies which relate to each of the key objectives
 - Progress in achieving targets

TABLE 3.1: OBJECTIVES, INDICATORS AND TARGETS – A SNAP SHOT OF ACHIEVEMENT

Objective	Indicator (s)	Target	Target Achieved	Related Policies
Objective 1: To ensure that development reflects the principles of sustainable development	Core Output Indicator BD2: The amount and type of completed floorspace (gross) coming forward on previously developed land (PDL)	50% of business and industrial development provided on previously developed land between 2001-2011	√ Achieved. See main text for explanation.	LS1, ER1a-e, ER2, ER7, ER10, ER12, EN1-16, EN18 and EN23-EN36
	Core Output Indicator H1: Planned housing period and provision Core Output Indicator H2(a): Net additional dwellings - in previous years Core Output Indicator H2(b): Net additional dwellings - for the reporting year Core Output Indicator H2(c): Net additional dwellings - in future years Core Output Indicator H2(d): Managed delivery target - how likely levels of future housing are expected to come forward	An average of 510 dwellings to be built per annum from 2006 - 2026 (Regional Plan - adopted 12/3/09)	Target not achieved due to the downturn in the housing market. See main text and appendices for information on all of these Indicators	H2, H3-H9 and H12
	Core Output Indicator H3: Percentage of new and converted dwellings on previously developed land	At least 60% of additional dwellings provided on previously developed land between 2001-2011	√ Achieved.	H2, H3-H9 and H12
	Core Output Indicator E3: Renewable energy capacity installed by installed capacity and type.	No target set	A system is now in place to monitor planning applications against this indicator. Further consideration will be given to an appropriate target from 2012.	EN35 and EN36

Objective	Indicator (s)	Target	Target Achieved	Related Policies
Objective 2: To increase the supply of affordable housing	Core Output Indicator H5: Gross affordable housing completions	At least 50 additional affordable dwellings to be provided per annum up to 2011	√ Achieved	H10-H11
Objective 3: To reflect the principles of community safety by contributing towards reducing crime, nuisance and disorder and addressing the fear of crime	Local Output Indicator: Compatibility of new development with the principles of 'Secured by Design'	All new development to meet the principles of 'Secured by Design'	√ Achieved.	LS2, TC9
Objective 4: To improve the health of the community by increasing the quality and range of leisure and cultural facilities	Local Output Indicator: Amount of eligible open spaces managed to Green Flag Award standard.	No target set	The Council has been awarded four Green Flag Awards out of the target of Six Green Flag Awards.	LC1-LC9 LC11-LC14
	Local Output Indicator: Provision of public open space in conjunction with new housing.	Provision of 56 sq.m. of public open space per dwelling or equivalent, in respect of those housing developments subject to policy LC1	√ Achieved.	LC1-LC9 LC11-LC14

Objective	Indicator (s)	Target	Target Achieved	Related Policies
Objective 5: To protect and enhance the environment in relation to landscape, biodiversity and built heritage	Core Output Indicator E1: 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 Environment Agency advice	√ Achieved.	EN15
	Core Output Indicator E2: Change in areas and populations of biodiversity importance, including: i) Change in priority habitats and species (by type); and ii) Change in areas designated for their intrinsic environmental value including sites of international, regional, sub-regional or local significance	95% of SSSIs in favourable or recovering condition (by area) by 2011	√ Achieved.	EN12-13
	Local Output Indicator: Demolition of Listed Buildings	No Listed Buildings demolished	√ Achieved	EN23
	Local Output Indicator: Loss of significant trees and other important landscape features	No net loss of significant trees or other landscape features	√ Achieved	EN8-9
Objective 6: To regenerate the market towns of Alfreton, Belper, Heanor and Ripley	Core Output Indicator BD1: Total amount of additional floorspace developed for employment by type (gross and net)	No target set	A system is now in place to monitor planning applications against this indicator. Further consideration will be given to an appropriate target from 2012. See main text for details.	ER1a-e, ER2-ER9, ER12-ER14, TP12-13, EN3, EN25, EN27, EN29 and EN34

Objective	Indicator (s)	Target	Target Achieved	Related Policies
	<p>Core Output Indicator BD4: Total amount of completed floorspace for 'town centre uses' within (i) town centres and (ii) the local authority area.</p>	No target set	A system is now in place to monitor planning applications against this indicator. Further consideration will be given to an appropriate target from 2012. See main text for details.	TC1-9, TP2-4, LC1-9 and LC11-14
	<p>Core Output Indicator BD3: Employment land available by type</p>	No target set	A system is now in place to monitor planning applications against this indicator. Further consideration will be given to an appropriate target from 2012. See main text for details.	ER1a-e, ER2-ER9, ER12-ER14, TP12-13, EN3, EN25, EN27, EN29 and EN34

Objective	Indicator (s)	Target	Target Achieved	Related Policies
Objective 7: To ensure that development reflects the principles of good design	Local Output Indicator: Compatibility of development with Design Guidance Notes and other Supplementary Planning Document	All development proposals to be compatible with relevant Design Guidance Notes and other Supplementary Planning Documents	√ Achieved.	Generic Design Policies and emerging guidance
	Core Output Indicator H6: The number and proportion of total new build completions on housing sites reaching very good, good, average and poor rating against the Building for Life criteria.	No target set.	This will be set out in the Core Strategy, when adopted.	N/A
Objective 8: To ensure that development is accessible by all sections of the population, including	Local Output Indicator: Compatibility of development with aims of the Amber Valley Access Group and the Disability Discrimination Act 1995	All applications to be acceptable to the Amber Valley Access Group	√ Achieved.	LS4, TP1, TP6, TP9-13

Objective	Indicator (s)	Target	Target Achieved	Related Policies
people with disabilities	Core Output Indicator H4: The number of Gypsy and Traveller pitches delivered	The Adopted Regional Plan (12/3/09) requires 1 pitch to be provided in Amber Valley between 2007-2012	This target has not yet been met. However when the Regional Plan is revoked, the Site Allocations DPD when adopted will include a policy outlining how this requirement will be met.	RSS Policy 16
Objective 9: To secure the provision of or financial contributions towards infrastructure and community benefits in conjunction with development	Local Output Indicator: Provision of infrastructure and community benefits in conjunction with new housing development	All housing developments on large sites (comprising 10 or more dwellings) coming forward in accordance with policy H1 to provide infrastructure and community benefits.	√ Achieved.	LS5, ER11, H9-11, TC9, TP3, TP11-13, EN9, EN26, EN31, LC1, LC2, LC12

4 POLICY ASSESSMENT: PERFORMANCE AND EFFECTS

- 4.1 The following section assesses the performance and effects of the policies of the Adopted Amber Valley Borough Local Plan 2006 against the key objectives set out in the Local Plan, through those indicators and targets that have been monitored. The assessment identifies where changes may need to take place, e.g. to alter the way an indicator is being monitored, to adopt a more realistic target, or amend a policy to achieve the desired outcome.

Objective 1: To ensure that development reflects the principles of sustainable development

Core Output Indicator BD2

Amount of floorspace by employment type, which is on previously developed land

TARGET

- 4.2 The present target is 50% of business and industrial development provided on previously developed land between 2001-2011.

National policy² stresses the need to provide sufficient employment land in desirable locations in order for local economies to flourish. Development planning policies must therefore look to minimise the use of resources by making good use of previously developed land.

The Amber Valley Borough Adopted Local Plan 2006³ also promotes the use of previously developed land and restricts the use of greenfield land through its policies on proposed and existing business and industrial sites.

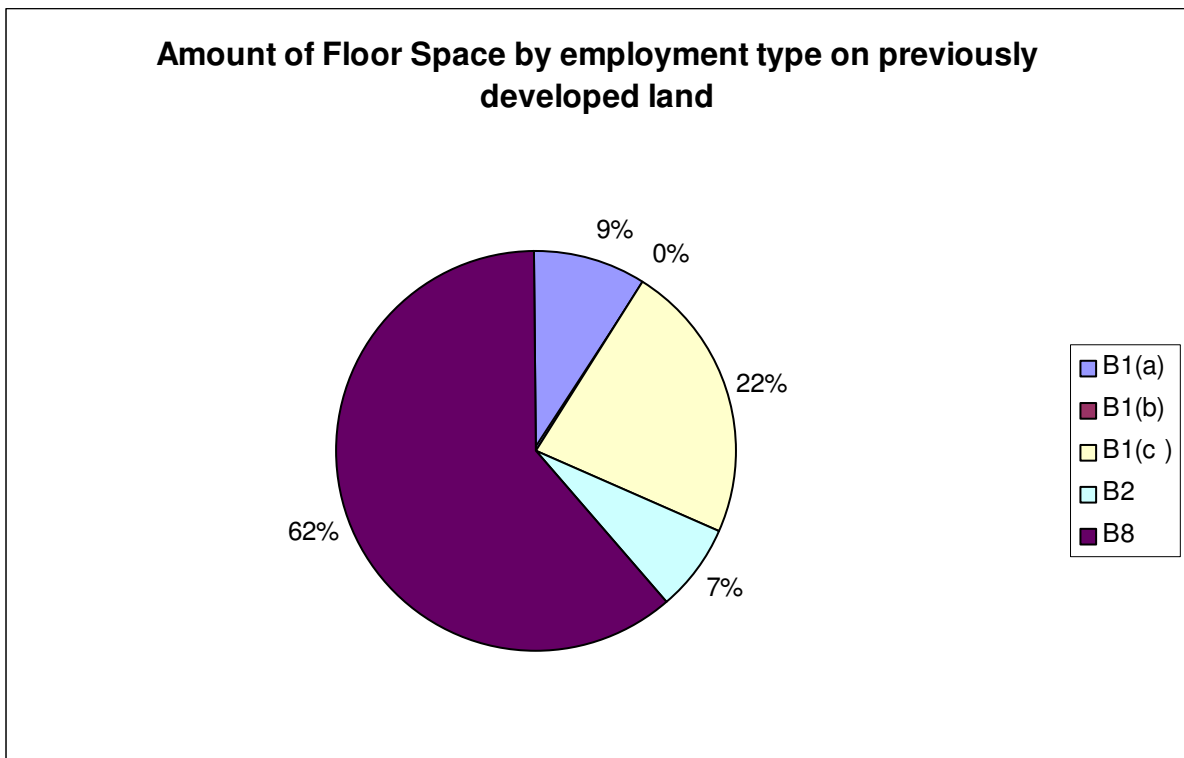
ANALYSIS

- 4.3 During 2010-11, 70% of the total floorspace completed for business and industrial development occurred on previously developed land. This is consistent with recent years monitoring (2007-08, 90.3%, 96.7% 2006-07 and 100% 2008-09) and comfortably exceeds the present target of 50%. However, there is concern that due to the current economic climate very little new employment development is taking place.

² Planning Policy Statement 1 (2005): Delivering Sustainable Development

³ Policies: Economic Development & Regeneration Policy 2, 3 & 4, and Environment Policy 2

Figure BD 2:



POLICY EFFECTS

4.4 The Local Plan policy approach to encourage the most sustainable and efficient use of previously developed land and existing resources clearly shows the desired results. The protection of existing key employment sites and allocating additional development sites to accommodate additional growth is ensuring employment development is focussed towards confined sites.

Core Output Indicator H1:

Planned housing period and provision

Core Output Indicator H2(a):

Net additional dwellings - in previous years

Core Output Indicator H2(b):

Net additional dwellings - for the reporting year

Core Output Indicator H2(c):

Net additional dwellings - in future years

Core Output Indicator H2(d):

Managed delivery target - how likely levels of future housing are expected to come forward

TARGET

4.5 An average of 510 dwellings to be built per annum from 2006 - 2026 (Regional Plan - adopted 12/3/09)

ANALYSIS

- 4.6 A monitoring system is in place for all planning applications relating to housing development (see Appendix 1: Tables 1 & 2 and Diagrams 1 & 2 for Amber Valley). The housing trajectory for the Borough shows the actual and projected building rate from 2006–2026. An average of 379 dwellings have been built annually from 2006-2011 and it is projected that an average of 461 dwellings will be built per annum between 2011-2026. On this basis, it is anticipated that the target against this indicator will be not be achieved. However, this projection is based on recent build rates, which have been very low due to the current recession and downturn in the housing market. It is anticipated that build rates will start to increase in future years, and will be further enhanced when the Core Strategy the Site Allocations DPD are adopted.

POLICY EFFECTS

- 4.7 The data from this year's housing monitoring indicates that although relevant Local Plan policies are in place to ensure a steady supply of housing year on year, due to the downturn in the housing market the Regional Plan targets are not being met at the present time.

Core Output Indicator H3:

Percentage of new and converted dwellings on previously developed land

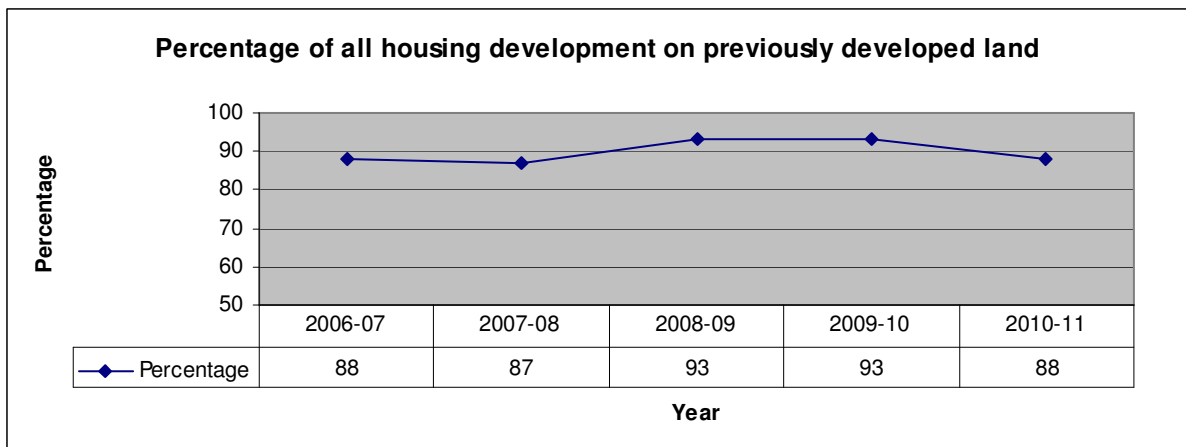
TARGET

- 4.8 At least 60% of additional dwellings are to be provided on previously developed land between 2001-2011.

ANALYSIS

- 4.9 A monitoring system is in place for all planning applications relating to housing development (see Appendix 1: Table 3). In 2010-11, 88% of additional dwellings were provided on previously developed or brownfield land. Diagram 1 below shows that there has been an upward trend for the percentage of housing development on previously developed land since 2007 before falling slightly in 2010-11.

Diagram 1: Graph showing the percentage of all housing development on brownfield sites



POLICY EFFECTS

- 4.10 The analysis indicates that the relevant Adopted Local Plan policies in relation to this indicator are proving effective, as the target of 60% has been achieved for the fifth year running.
- 4.11 However, the Borough Council will need to take into account the requirement for additional housing in Amber Valley beyond 2011 and up to 2026, through the Regional Spatial Strategy for the East Midlands (RSS8) and any changes to the regional target for the percentage of housing that should be provided on previously developed land (the current regional target is 60%).

Objective 2: To increase the supply of affordable housing

Core Output Indicator H5:

Affordable housing completions

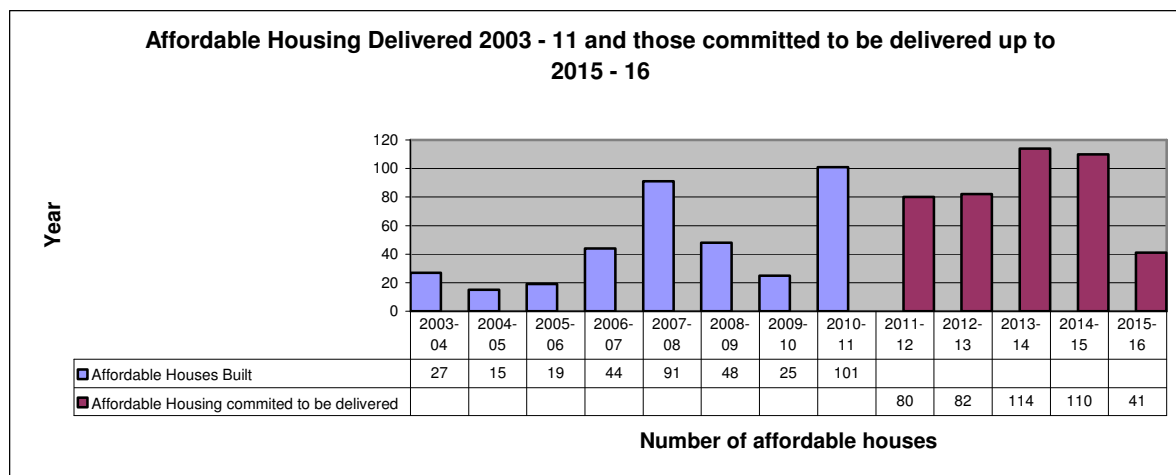
TARGET

- 4.12 At least 50 gross additional affordable dwellings per annum to be provided up to 2011

ANALYSIS

- 4.13 A monitoring system is in place for all planning applications for housing development. Table 1 in Appendix 3 and Diagram 4 below show that in 2010-11, 101 affordable dwellings were delivered. Table 2 in Appendix 2 indicates that some 427 affordable dwellings are likely to come forward through development which has already been granted planning permission, whilst Table 3 in Appendix 2 indicates that a further 480 affordable dwellings can be expected to come forward on sites where applications are awaiting a decision but where the principle of housing development is likely to be supported. Further affordable housing can also be expected to come forward on those sites allocated for housing in the Adopted Local Plan, but where planning applications have not yet been submitted. Be delivered through existing known affordable housing commitments.

Diagram 2: Affordable Houses Built and Projected to be built



This graph shows the total number of affordable homes delivered across the Borough between April 2003 and March 2011. The columns showing the years 2011-12 through to 2015-16 is a prediction of the affordable homes to be delivered through existing known affordable housing commitments.

POLICY EFFECTS

- 4.14 The analysis shows that during 2010-11 the target has been achieved, despite the downturn in the housing market. However, the projected number of affordable dwellings to be completed between 2011-16 is dependent on the predicted number of affordable housing units being achieved on planning applications which are yet to be determined, and the housing subsequently being developed. Effective implementation of policies can also expect to be strengthened now that The Provision of Affordable Housing Through the Development Process Supplementary Planning Document (SPD) has been adopted (2007).
- 4.15 Consideration could be given to setting more challenging policies and targets for the provision of affordable housing in the Borough. However, the Borough Council will need to take into account recent national policy guidance in Planning Policy Statement 3 (PPS3) Housing and guidance in the adopted Regional Spatial Strategy for the East Midlands (RSS8) in relation to affordable housing, before deciding how to respond at local level.

Objective 6: To regenerate the market towns of Alfreton, Belper, Heanor and Ripley

Core Output Indicator BD4:

Total amount of floorspace for 'town centre uses'

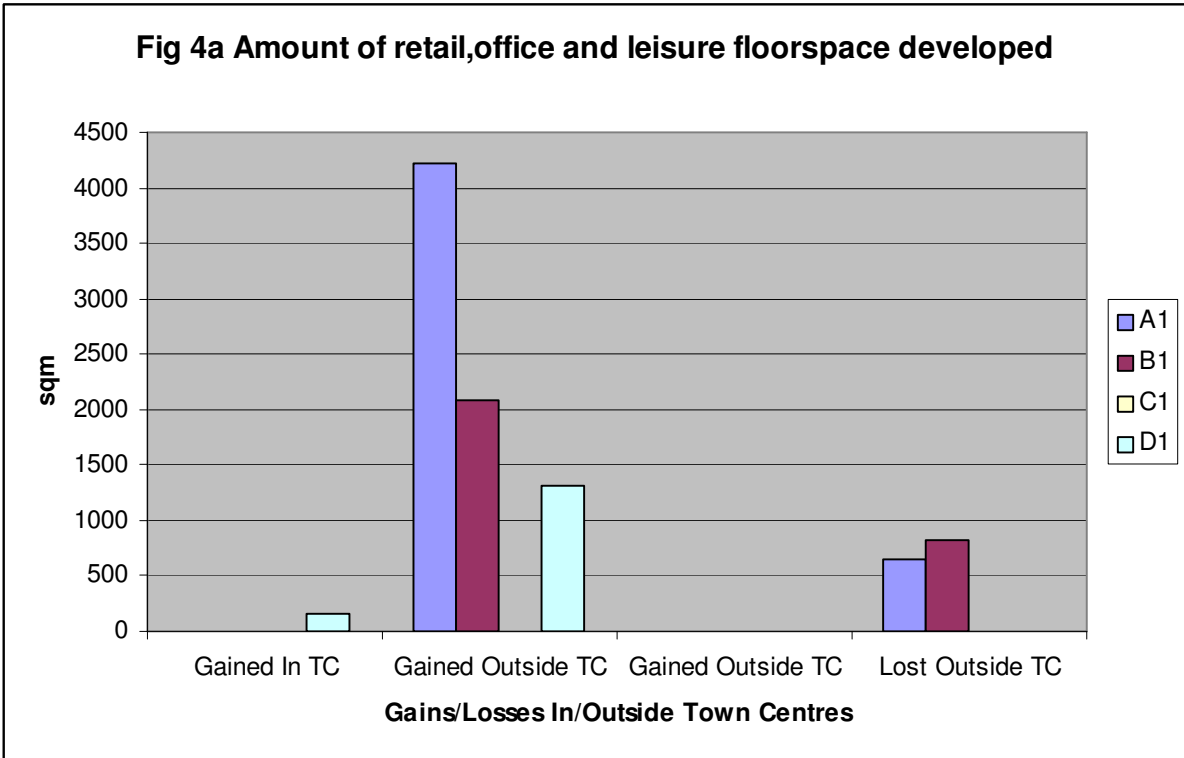
TARGET

- 4.16 The Local Plan⁴ policies seek to expand demand to the local communities. It is difficult to establish an acceptable and realistic level of retail, office and leisure development required as there is limited information with regard to need. It is therefore proposed that no statistical target will be given until a trend can be established of build rates for these uses.
- 4.17 Future Annual Monitoring Reports will not set a statistical target for this Output Indicator until after the Core Strategy and Business & Industrial Land Allocations have been produced and adopted.

ANALYSIS

- 4.18 The amount of floorspace that was granted planning permission for town centre uses during this AMR period was 1473m². 161m² of this was in town centres and 1312m² was outside the town centres. No town centre uses were lost within the town centres and 1474m² was lost outside the town centres.

⁴ Policies 11, 12, and 13



POLICY EFFECTS

4.19 The analysis suggests that relevant Local Plan policies in relation to retail, office and leisure development are creating varied local community services.

Core Output Indicator BD1:

Total amount of additional floorspace developed for employment by type.

TARGET

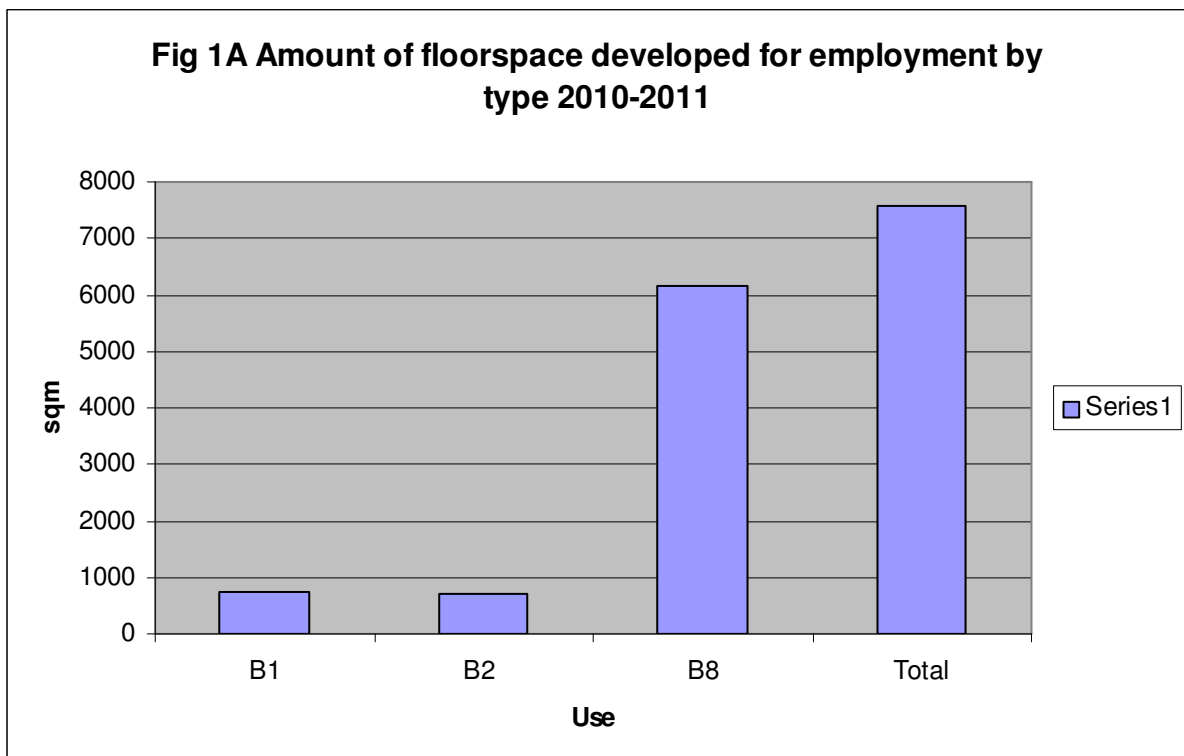
4.20 National policy and latest guidance points to the need and importance of promoting a strong, and productive economy that aims to bring jobs and prosperity for all through the readily available/developable land for employment uses. As such, sufficient floorspace and land in suitable locations should be promoted and made available for employment development to enable social inclusion and accessibility to job opportunities.

4.21 The Council together with the other authorities in the Derby Housing Market Area (Derby City and South Derbyshire) undertook an Employment Land Review in 2008 as part of the evidence base for the production of both the Core Strategy and Business & Industrial Land Allocations DPD. It is difficult to establish an acceptable and realistic level of development, which is based on an accurate average performance because there is limited information in relation to past take ups as a result of monitoring only be undertaken of planning applications being granted permission for Employment Uses as opposed to completed/built development. It is recommended that no statistical target is given until a trend can be established of build rates for Employment Uses.

4.22 Future Annual Monitoring Reports will accurately record completed development however the Council will not set a target for this Output Indicator until after the Core Strategy and Business & Industrial Land Allocations have been produced and adopted.

ANALYSIS

4.23 The following graph demonstrates that the total amount of floorspace that was developed for employment uses in 2010-11 by type was 7586m², with 746 m² within the B1 use class, 698m² within the B2 use class and 6142 m² within the B8 class.



ANALYSIS

- 4.24 The data from this years monitoring suggests that relevant Local Plan policies in relation to this indicator are maintaining a steady supply of employment land consistent with the needs of local businesses during this AMR period.

POLICY EFFECTS

- 4.25 The analysis suggests that the relevant Local Plan policies in relation to this indicator are being implemented consistently and are achieving the intended results.

Core Output Indicator BD3:

Employment land availability by type

TARGET

- 4.26 National policy and latest guidance points to the need and importance of promoting a strong, and productive economy that aims to bring jobs and prosperity for all through the readily available/developable land for employment uses. As such, sufficient floorspace and land in suitable locations should be promoted and made available for employment development to enable social inclusion and accessibility to job opportunities.
- 4.27 An Employment Land Review was completed in 2008 as part of the evidence base for the production of both the Core Strategy and Business & Industrial Land Allocations DPD. It is difficult to establish an acceptable and realistic level of development required as there is limited information in relation to past take ups as monitoring has been of planning permissions for employment uses as opposed to completed/built development. It is recommended that no statistical target will be given until a trend can be established of build rates for employment Uses.
- 4.28 Future Annual Monitoring Reports will accurately record completed development however Amber Valley Borough Council will not set a statistical target for this Output Indicator until after the Core Strategy and Business & Industrial Land Allocations documents have been produced and adopted.

ANALYSIS

- 4.29 As at 31 March 2011, 93.37 hectares was available for development on existing employment and proposed employment sites.

POLICY EFFECTS

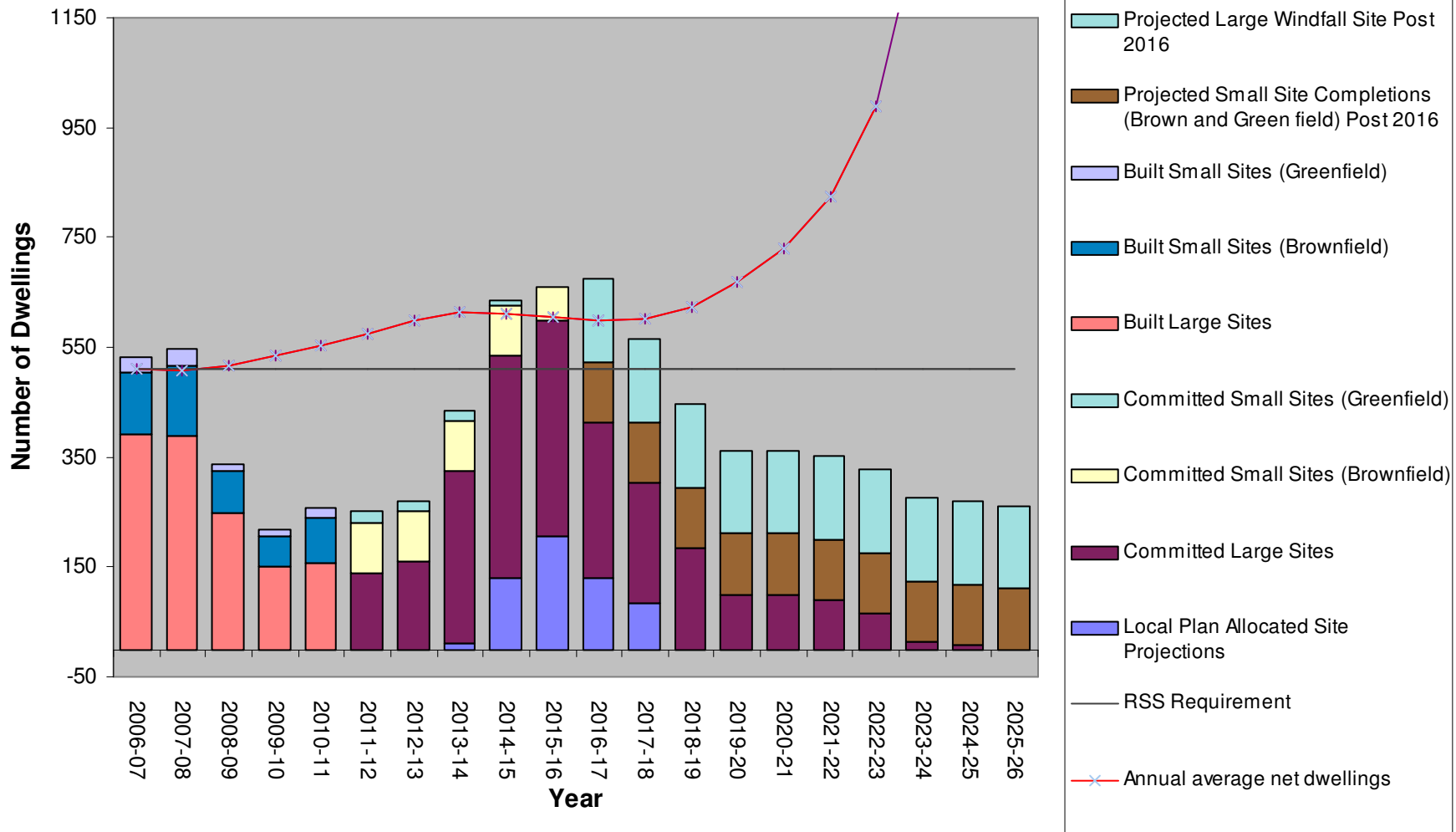
- 4.30 The Employment Land Review 2008 suggests that there is an over supply of Employment land available in Amber Valley, but the a significant proportion of this is of poor quality. As part of the Options consultation for the emerging Core Strategy which commenced in January 2010 a number of options are being considered to address this issue.

Appendix 1

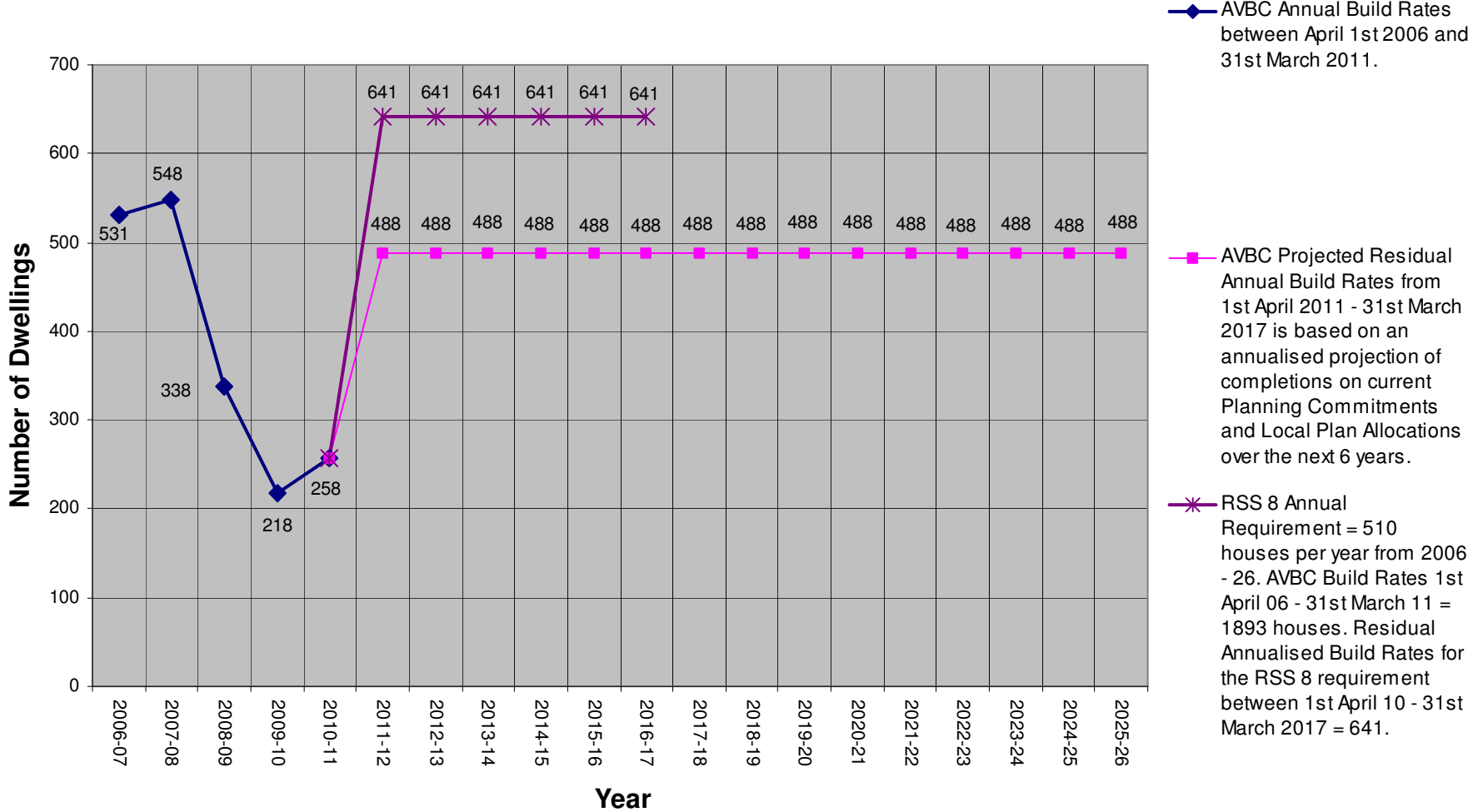
Appendix 2 Table 1: Amber Valley Borough Council - Housing Supply Trajectory Actual Build Rates 2006-11 and Projected Build Rates 2011-26 Calculations Table.

	2006-07	2007-08	2008-09	2009-10	2010-11	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	Calculation Methodology	
Projected Small Site Completions (Brown and Green field) Part 2016											111	111	111	111	111	111	111	111	111	111	The figure of 111 dwellings built per year on a small site is an average of the net number of dwellings built on all small sites between 2006 and 2011.	
Projected Large Windfall Site Part 2016											151	151	151	151	151	151	151	151	151	151	The figure of 151 dwellings built per year on a large windfall site is an average of the number of dwellings built on large windfall sites between 2006 and 2011.	
TOTAL	531	548	538	518	525	521	521	435	634	660	674	565	445	362	362	352	327	275	270	262		
RSS Year on Year Housing Requirement	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510 dwellings are required to be built annually in order to meet the RSS requirement
Cumulative Number of Dwellings Required to meet RSS	510	1020	1530	2040	2550	3060	3570	4080	4590	5100	5610	6120	6630	7140	7650	8160	8670	9180	9690	10200	10200	This is the cumulative number of dwellings required to be built annually to meet the RSS requirement
Amber Valley's Cumulative Build Rate	531	1079	1417	1635	1893	2144	2415	2850	3484	4144	4818	5383	5828	6190	6552	6904	7231	7506	7776	8038	8038	This is the cumulative number of dwellings built in Amber Valley since 2006
Years left to meet RSS target	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	This is the number of years remaining in which to meet the RSS requirement
Annual average net dwellings required to meet RSS requirement, having regard to previous years' performance	509	507	517	535	554	575	599	613	611	606	598	602	625	668	730	824	990	1347	2424	2162	2162	These figures are calculated by subtracting the cumulative built figure from the Draft RSS requirement (10200) and dividing by the years left to meet that requirement.

Appendix 2 - Diagram 1: AVBC's Housing Supply Trajectory: Actual and Projected Build Rates



Appendix 2 - Diagram 2: A comparison of Amber Valley's Projected Housing Supply and the requirements set out in the Regional Spatial Strategy.



Appendix 2 Table 3 -Gross Brownfield dwellings built 2006 - 2011

Appendix 2 Table 3 -Gross Brownfield dwellings built 2006 - 2011												
TOTAL GROSS DWELLINGS BUILT												
						TOTAL						
	06-07	07-08	08-09	09-10	10-11	BUILT						
Total	558	575	359	249	282	1741						
TOTAL GROSS BROWNFIELD DWELLINGS BUILT												
						TOTAL						
SUB-AREA	06-07	07-08	08-09	09-10	10-11	BUILT						
Total	492	502	335	231	247	1560						
% DWELLINGS BUILT ON BROWNFIELD SITES												
						TOTAL						
	2006-07	2007-08	2008-09	2009-10	2010-11	BUILT						
Total	88	87	93	93	88	90						

Appendix 2

Table 1: Anticipated affordable housing provision from current applications awaiting decision.

Planning Application Number	Street	Town	Planning Application Decision (Date)	Number of Dwellings	S106	Numbers of Affordable Dwellings the Applicant has indicated to be provided on the planning application	Predicted Number of Affordable Houses to be provided based on Policy Requirement of 30%	Type of Planning Application
AVA/2005/1268	Station Road	Langley Mill	pending	106	Yes	not stated	32	Outline
AVA/2006/0297	Milford Mills	Milford	pending	74	Yes	11	22	Full
AVA/2006/0865	Cinderhill	Denby	pending	300	Yes	not stated	90	Outline
Total				480			144	

The above table is taken from current Planning Applications. The Predicted Number of Affordable houses that are to be provided based on the policy requirement of 30% are likely to be built between 2010 and 2015. This would average approximately 67 Affordable Dwellings per annum through the Planning Process (S106)