



DERBY CITY COUNCIL

December 2007

# Annual Monitoring Report

# AMIR 3

Draft



## **Annual Monitoring Report Executive Summary**

This is the third Annual Monitoring Report (AMR) prepared by Derby City Council under the Planning and Compulsory Purchase Act 2004. It covers the period April 2006 to March 2007 and contains information on the implementation of the Local Development Scheme and the extent to which the Policies set out in the Local Plan are being achieved.

### **Key Aspects of the Local Development Scheme:**

- A formal Area Action Plan for the Castle Ward Area is not now considered necessary and an alternative approach is being considered which will allow the work carried out to be used in bringing forward regeneration proposals for the area.
- It is anticipated that the Rykneld Road and Manor Kingsway Supplementary Planning Documents (SPDs) will be adopted in the near future.
- A draft Planning Obligations SPD is almost complete and consultation on it anticipated in January 2008. Adoption is now anticipated in July of next year, slightly behind programme.
- The Core Strategy Development Plan Document is being prepared in close liaison with both South Derbyshire District and Amber Valley Borough Councils' Core Strategies. Though separate documents, the intention is to align them to ensure a consistent strategy throughout the three authorities on all issues which have cross boundary implications, such as new housing. To help achieve this they are being prepared to a common timetable. The timetable for completion of the Regional Spatial Strategy Review process has slipped significantly and it is unclear, at the moment, whether this will necessitate a review of Core Strategy timetables.
- The Design Guidance SPD has been renamed 'Sustainable Design SPD' to give more emphasis to sustainability issues and to tackling climate change. Significant progress has been made, but there will be some slippage resulting from widening its scope to give more emphasis to these important issues. It is anticipated that a draft document will be prepared for consultation in June 2008, though it is also anticipated that the original adoption date of September 2008 will still be met.

### **Key findings of the Policy Progress Section:**

- There is continued expectation that a significant proportion of the Regeneration Priorities in the City Centre and elsewhere (Policy R1) will come forward by the end of the Plan period.
- The period April 2006 – March 2007 saw a net increase of 1,052 dwellings in the housing stock. This is significantly higher than achieved last year and considerably higher than the recent past. There is sufficient land which is both deliverable and available to provide over

7 years supply of housing, exceeding the requirement of Planning Policy Statement 3 “Housing” to provide a minimum of 5 years deliverable housing land supply.

- The 15 year supply is similarly healthy, exceeding the draft RSS8 Review requirement by about 600 dwellings over the period to 2022. Looking further ahead, it is anticipated that land will need to be found to accommodate about 1,500 dwellings on new brown or greenfield sites if the full draft RSS8 Review requirement to 2026 is to be met.
- The 2006/07 period saw 74% of housing completions on brownfield land, higher than the national target of 60% by 2008. The trend shows that the proportion of brownfield completions is steadily rising and that the 60% target is likely to be met in 2008. 95% of employment development was on brownfield land.
- The policy to require a minimum housing density of 35 dwellings per hectare is successfully contributing to promoting sustainable patterns and mixes of land use.
- The proportion of affordable houses completed this year was once again high, but still well below the target of 200 per year.
- The draft RSS review has introduced a new vacancy target of 3.81% by 2026. The actual rate of 4.2% in Derby is not too distant from this although recent trends have been upwards.
- The amount of contributing employment land exceeds the Structure Plan requirement by 2.6 hectares. This is a smaller oversupply compared to last year, resulting mainly from losses to other uses and to permissions lapsing. Decisions regarding losses will be better informed following the completion of an Employment Land Review which is examining the quality and quantity of employment sites. This is being carried out by consultants and the results are due to be published by February 2008.
- There are definitional concerns relating to some of the employment land indicators which require consideration by DCLG, for example the way B1 – B8 uses are often grouped together in planning permissions. Because of these it is not possible to complete all of the employment core indicators.
- Planning Permission for the ‘Connecting Derby’ scheme was granted by the Council in November 2006, after the government stated that it was happy for the Council to determine the application. A preferred contractor has been appointed after a tender selection process. Funding for the scheme has been agreed in principle and is shared between the City Council and Central Government. An application for Full Approval will be submitted in the spring of 2008.

In terms of the Policy monitoring aspect of this AMR, it should be noted that there are a number of mandatory core indicators prescribed by ODPM (now DCLG). Whilst progress has been made since the 2006 AMR, a full return of these has still not been possible for reasons set out in the Report.

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## 1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires every local planning authority to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) are being achieved. The Report should cover the period 1 April to 31 March and be prepared by September each year and then subjected to a 1-2 month period of consultation. A final report should then be submitted to the Secretary of State by 31 December.
- 1.2 This third AMR for Derby City covers the period 1 April 2006 – 31 March 2007 and has regard to the Policies of the Adopted City of Derby Local Plan Review (CDLP Review) and the housing policies of the draft Regional Spatial Strategy Review (RSS8 Review).

### Requirements of the Act

- 1.3 Planning Policy Statement 12: Local Development Frameworks (PPS12) and the ODPM (now DCLG) publication *Annual Monitoring Reports: A Good Practice Guide* provide detailed guidance on the key monitoring tasks that Local Authorities must undertake:
- *review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;*
  - *assess the extent to which policies in local development documents are being implemented;*
  - *where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;*
  - *identify the significant effects of implementing policies in local development documents and whether they are as intended; and*
  - *set out whether policies are to be amended or replaced.*

*(Section 35, Planning and Compulsory Purchase Act 2004)*

### Policy Context

- 1.4 The CDLP Review covers the period from 1991 up to 2011 and takes account of the strategic policy context of the Derby and Derbyshire Joint Structure Plan and the wider objectives of the Council and partner organisations. There are linkages with other Strategies and Policy documents such as the Corporate Plan, the Housing Strategy, the Community Strategy, Neighbourhood Renewal Strategy, Local Transport Plan and Regional Spatial Strategy. These all combine to influence the spatial character of Derby and need to be considered alongside the Local Plan Review to help understand the effects of its Policies. They can also provide useful baseline information and targets and indicators to assist the monitoring process. A map in

Appendix 4 identifying some of Derby's Principal Urban Area strategic sites and infrastructure seeks to demonstrate the land use implications of some of these spatial influences.

- 1.5 The draft RSS8 Review introduces some significant changes to the policy context, most particularly with regard to the need for additional land for housing. The Panel report into the draft RSS was published in late November 2007 and, to take forward the policies at the local level, the current LDS anticipates preparing a Core Strategy looking forward to 2026. A 'Sites Allocations' Development Plan Document (DPD) is also proposed to identify the additional sites necessary to meet the RSS housing land requirements. A diagrammatic map in Appendix 4 identifies some of Derby's strategic sites and infrastructure which influence its spatial character
- 1.6 In establishing a set of indicators, particular regard has been given to the mandatory set of Local Development Framework core output indicators established by the former ODPM in the Good Practice Guide 'Local development Framework Monitoring' (2005) and as amended by an Update publication No. 1/2005. A return is made on the majority of these indicators and the intention is to work towards achieving a full return.
- 1.7 The Good Practice Guide identifies a strong relationship between the LDD Sustainability Appraisal (SA) Process and the AMR. Indeed the AMR is expected to form the basis for monitoring the indicators identified in SA. The situation is, however, a little more complicated in Derby because the CDLP Review preceded the new planning regulations that have altered the SA process.
- 1.8 The CDLP Review was subjected to a sustainability appraisal process including an assessment of the sustainability of the major housing sites. However, this process did not require a set of indicators to be established. Whilst such a set of indicators does not yet exist, the needs of the Sustainability Assessment process have been borne in mind in the preparation of this Report. A number of contextual indicators have been prepared that should assist in the understanding of some of the sustainability effects of the Plan's policies.
- 1.9 The absence of a new style Sustainability Appraisal and accompanying baseline assessment means that the contextual indicators are less meaningful than they might otherwise be. However, in the preparation of the Core Strategy, this baseline situation will be considered and these indicators will assist in providing an understanding of Derby's key characteristics. Whilst these contextual indicators are included in Appendix 2 of this report, they are not given detailed consideration as it is not the objective of this AMR to assess this baseline situation. The intention is to update these indicators every few years so that any longer term trends can be identified and considered.

## Methodology

### a. Local Development Scheme

- 1.10 This part of the AMR considers the progress in meeting the targets and milestones set out in the LDS and the need for any new documents to be introduced. Indication is made of whether the preparation of each document is on, behind or ahead of target. If such preparation is behind target then an explanation is given and the need to up-date the LDS is considered.

### b. Policy Indicators

- 1.11 The monitoring of the Local Plan/LDD policies requires a set of targets and indicators to be developed in order to assess whether the Plan's objectives are being met. In Derby the approach has been as follows:
- i. Contextual indicators have been devised with the objective of understanding Derby's major economic, environmental or social 'spatial' characteristics. Examples of these are unemployment rates and house prices which can both be indirectly affected by land use changes. Changes in these characteristics will be monitored and flagged up as early as possible so that Policy can be amended appropriately.
  - ii. The following indicators form the basis of the Policy Monitoring System:
    - The starting point has been the mandatory set of '**Core**' indicators as developed by the former ODPM and as set out in 'Local Development Framework Monitoring: A Good Practice Guide' (ODPM, 2005) and as amended by the Core Output Indicators update 1/2005 published in October 2005. All local authorities are expected to monitor these indicators which are considered to provide the basis for all Policy monitoring. Of particular importance is the housing trajectory which is required by Local Planning Regulation 48(7).
    - The '**RSS**' indicators set out in the Regional Spatial Strategy (RSS8).
    - A number of the '**LTP**' Indicators as set out in the Derby Joint Local Transport Plan. Only a selection of indicators have been included, largely those which also form the basis of the RSS monitoring system.
    - A number of other '**Local**' indicators have been incorporated to provide greater policy coverage and to reflect local circumstances. These include the indicators set out in the First Deposit version of the CDLP Review

Monitoring and Implementation Chapter and a number of new ones that have been devised through a policy scoping exercise. It has not been possible to include an indicator for every policy in the CDLP Review. This would be impractical for a number of reasons including resource constraints, data availability and the nature of some policies. Some, for example, lend themselves to qualitative assessment that can be difficult to achieve with statistics. In any event, the former ODPM recommends a maximum of 50 indicators in total.

- iii. Targets have been set, where possible, that reflect national and regional ambitions and where appropriate, local measures have been established. These are all set out against the relevant indicators.

1.12 The final set of indicators is laid out in the tables in the appendices. The Core, RSS, LTP and Local indicators are listed by Local Plan objective. It is not going to be immediately possible to monitor all of these indicators. There are data and process gaps that are described within the tables, but it is hoped that more indicators will be monitored over time. Since the second AMR last year, the following Core Indicators are now being monitored:

- Core 4c – Percentage of eligible open spaces managed to green flag award standard
- Core 9 – Renewable energy capacity installed by type
- Core 4a – Completed B1a development
- Core G6 – Amount of gross floorspace completed for A1 and A2 uses
- Core G7 – Amount of gross floorspace completed for D2 uses
- Core 5b – Production of secondary/recycled aggregates (Regional figure)

### **c. Policy Assessment**

1.13 The purpose of the indicators is to measure the impact of the Plans policies against:

- The environmental, economic and social objectives which would normally be set out in the Sustainability Assessment. As the City of Derby Local Plan Review has preceded the new LDF system, there are no such objectives. These will be incorporated into the AMR once the Core Strategy LDD has reached an appropriate stage.
- The Plan's own objectives. The Plan has been through a form of Sustainability Appraisal and these objectives are based on the principle of sustainability.

1.14 This AMR's 'Policy Assessment' Section reports on any significant policy effects that have been identified through the use of the

indicators. In doing this the complex interactions between different policy regimes and agents are borne in mind as it is unlikely that the change in the numerical value of an indicator will always be due to the effect of a Plan policy alone.

- 1.15 It is likely that the effects of the CDLP Review's policies will become more apparent as time passes and a number of years evidence has been gathered. It may be some years before trends start to become apparent and remedial action can be recommended. The AMR will seek to identify any such trends and consider the need for policy amendment. The actions needed to bring about such changes to policies or proposals will be considered and set out when appropriate.



## **2. Local Development Scheme**

### **Introduction**

- 2.1 This section reviews progress in implementing the Council's third Local Development Scheme (LDS3) which came into effect on 29 March 2007. Detailed revisions to the LDS programme are not set out in the AMR, but an indication of likely changes is given. A detailed LDS4 will be brought forward separately in the early part of 2008.
- 2.2 Each proposed LDD identified in the LDS3 is listed below, together with a brief review of progress in meeting the milestones. Where slippage is identified, a reason for this and an indication of the revised timetable is given.

### **City Of Derby Local Plan Review**

- 2.3 The Plan was adopted in January 2006.

### **Statement of Community Involvement (SCI)**

- 2.4 The SCI was adopted in January 2007.

### **Development Plan Documents (DPDs)**

#### **Core Strategy**

- 2.5 This document is being prepared in close liaison with both South Derbyshire District and Amber Valley Borough Councils' Core Strategies. Though separate documents, the intention is to align them to ensure a consistent strategy throughout the three authorities on all issues which have cross boundary implications, such as new housing. To help achieve this, they are being prepared to a common timetable.
- 2.6 Some important work on the Core Strategy has been carried out, including commissioning key studies and ensuring close coordination and liaison with the emerging Sustainable Community Strategy via joint working with Derby City Partnership. However, the timetable for completion of the Regional Spatial Strategy Review process has slipped significantly and it is unclear, at the moment, whether this will necessitate a review of Core Strategy timetables. The Government has indicated that it intends to legislate to remove the 'Preferred Options' stage. This could affect the timetable for preparing the document. Finally, there has been a shortage of available staff resources and many competing work pressures which together have had an impact on our progress. A detailed review of the timetable may therefore be needed when the next LDS is prepared. However, it is still anticipated that the Core Strategy will be adopted by June 2010 as indicated in the current LDS.

## City Centre Eastern Fringes Action Plan

- 2.7 On 5 September 2006, Cabinet agreed a 'Preferred Option' for formal consultation. However publication of this document was held back pending more work on the Plan's evidence base and options testing in order to ensure that it would eventually be considered 'sound'. It was therefore felt that Preferred Options consultation should not proceed until a number of crucial studies had been completed. Some of this work is on-going.
- 2.8 In the light of experiences elsewhere with the new LDF system, the Council has subsequently become aware of other potential soundness issues. In particular, there is concern about the risks of preparing the Area Action Plan (AAP) in advance of the Core Strategy. The Government have recently confirmed that the Planning Inspectorate are finding it very difficult to consider such plans. While some authorities have been successful, there are no guarantees that an Inspector will consider it acceptable here.
- 2.9 A further area of concern is the changing aspirations of some AAP stakeholders, and the lack of certainty over their long-term requirements. The AAP process is not suited to accommodating continuing changes to proposals, particularly once the Preferred Option has been finalised.
- 2.10 The Council is concerned to ensure that delays in preparing the AAP do not hold up the regeneration of the Eastern Fringes area. The AAP was intended to facilitate regeneration by providing a statutory basis for compulsory purchase in Castle Ward in particular. It would however be undesirable for delay or uncertainty associated with the AAP process to hold up otherwise acceptable proposals.
- 2.11 In order to mitigate the potential risks and delays, an alternative approach is being pursued. This envisages the Preferred Option Report being published around February 2008. The results of this consultation, and any changes that are required to be made, would be reported to Cabinet as normal. At this point, however, the preparation of the formal AAP would be suspended. This would allow the work carried out to that point to be used in bringing forward regeneration proposals for the area and weight would be attached to the AAP in assessing such proposals. In particular, it will provide the policy basis for attracting and selecting a 'preferred developer' for the Castleward Area. This 'preferred developer' will work with the Council and Derby Cityscape to bring forward an appropriate set of proposals that are consistent with the planning framework already in place and bolstered by the Preferred Option Report. This approach would save the time needed to prepare a formal submission document and for its examination by the Planning Inspectorate and avoid the risk of 'unsoundness'. If necessary, production of the AAP could be picked-up again at a later date.

## **Sites for More Sustainable Communities**

- 2.12 The programme for preparing this DPD has not been amended since the first LDS in 2005. However, it is felt that the timescale is still achievable provided sufficient staff resources can be dedicated to it. As reported in AMR2, it is intended to prepare this as a joint document with South Derbyshire and Amber Valley for an, as yet to be determined, geographical area extending somewhat beyond the City's boundaries on its western and southern sides. This will allow a joined up approach to planning for major urban extensions which are inevitable over the next twenty years or so.
- 2.13 One issue that will need further consideration as part of this process is the political management arrangements for undertaking a joint plan of this nature. The Council has some experience of this from joint working with the County Council in preparing the Joint structure Plan and the more recent mineral and waste DPDs. A Joint Advisory Committee was set up for the Structure Plan, comprising members of both Councils. This considered the various stages of the plan and made recommendations to their respective decision making bodies. However, it is felt that a new structure is needed to reflect the cabinet style of Government that has come into being since the Advisory Committee was formed. This may revolve around the Cabinet Member and/or Leader, supported by Officers reporting back directly to Cabinet.

## **Proposals Map and Inset Maps**

- 2.14 This is a separate document in its own right, continually up-dated as new plans with land use implications are brought forward. Progress in meeting the milestones set out in the LDS is the same as for the individual plans which require changes to the Proposals Map.

## **Aggregates Minerals Site Allocations**

- 2.15 This DPD is being prepared jointly with Derbyshire County Council. It is, at present, broadly on track, although there may still be some slippage in later stages due to the need to address a number of issues arising out of the consultation processes.

## **Waste Site Allocations**

- 2.16 This DPD is also being prepared jointly with Derbyshire County Council. It is, at present, broadly on track, although there still may be some slippage in later stages due to the need to address a number of issues arising out of the consultation processes.

## ***Supplementary Planning Documents (SPD's)***

### **Design Guidance**

- 2.17 This document has been renamed 'Sustainable Design SPD' to give more emphasis to sustainability issues and to tackling climate change. Significant progress has been made, but there will be some slippage resulting from widening its scope to give more emphasis to these important issues. It is anticipated that a draft document will be prepared for consultation in June 2008, though it is also anticipated that the original adoption date of September 2008 will still be met.

### **Manor Kingsway Hospital Site**

- 2.18 At the time of writing this report it was anticipated that this SPD will very shortly be adopted. This will however be five months after the LDS3 target.

### **Rykneld Road**

- 2.19 At the time of writing this report it was anticipated that this SPD will also very shortly be adopted. This will however be some eight months later than the LDS3 target.

### **Nature Conservation Guidance**

- 2.20 The Nature Conservation Guidance was adopted in April 2006.

### **Planning Obligations**

- 2.21 The amount of work needed and staff shortages means that the programme anticipated in LDS3 will not be met. The draft has been approved for consultation in November 2007 which will take place in January to avoid complications over the Christmas period. Adoption is anticipated by summer 2008.

### ***Developing the Evidence Base - Study/Research***

- 2.22 Paragraph 3.5 of LDS3 sets out a programme of study and research that the Council intends to undertake over the next few years to help develop its Evidence Base. This will form a crucial part of the evidence base for programmed DPDs, especially for the Core Strategy and the Sites for More Sustainable Communities. Progress is as follows:

<b>Housing and Employment Completions and Land Supply Monitoring</b>	- Annual activities carried out on schedule
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<b>Derby HMA Housing Needs &amp; Market Assessment</b>	<ul style="list-style-type: none"> <li>- Substantial progress has been made on the publication of this document, but it has fallen slightly behind the envisaged programme and will be completed in early 2008. The fieldwork is complete and detailed analysis is underway. Provisional findings are going to be reported at events in January and it is anticipated that the report will be published in the first half of 2008.</li> </ul>
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	<ul style="list-style-type: none"> <li>- This has been completed in 2007 in accordance with the research programme.</li> </ul>
<b>Derby HMA Employment Land Study</b>	<ul style="list-style-type: none"> <li>- The final draft has been published and was made available for comment in December 2007. It is anticipated that the final report will be published in February. This is slightly behind the timetable envisaged in LDS3, reflecting the complications of joint working.</li> </ul>
<b>Open Space and Green Infrastructure Study (including Green Wedges)</b>	<ul style="list-style-type: none"> <li>- Anticipated for 2008</li> </ul>
<b>Strategic Flood Risk Assessment</b>	<ul style="list-style-type: none"> <li>- Part one of the assessment is nearing completion.</li> </ul>
<b>Retail "Health Checks"</b>	<ul style="list-style-type: none"> <li>- All Neighbourhood and District Centres have been surveyed in 2007 and analysis work will continue in 2008.</li> </ul>
<b>Retail Needs Study</b>	<ul style="list-style-type: none"> <li>- Consultants will be commissioned in January and reporting is anticipated by summer 2008.</li> </ul>



### 3. Progress Towards Targets and Indicators

The following pages summarise the progress that has been made in meeting the CDLP Review objectives:

- Indicators are grouped by CDLP Review Objectives
- All Core indicators are included, even where the data is not available.
- RSS and Local indicators are only included where data is available
- Targets cover the period of the AMR unless otherwise stated.
- Tables and charts are used to enhance the information that is provided
- Brief commentary is provided where this helps the understanding of the information that is presented.

Additional indicators will be included as and when data becomes available. It is likely that the commentary on progress will develop over time as trends become apparent.

The full set of indicators and output are set out in Appendix 1 at the end of this Report.

## Performance Indicator Progress

### Objective A

**Promoting sustainable patterns and mixes of land use which reduce the need to travel and exploiting opportunities to make the fullest use of alternatives to the car. New development should be well related to the urban area and not unnecessarily extend it into the countryside, green wedges or other important areas of open land.**

### Indicator A1

Core 3b: Percentage of new residential development within 30 minutes public transport time to a GP, Hospital, Primary School, Secondary School, Areas of Employment and Major Retail Centres.

**Target** 100%

**Progress** 100%

- The Derby Area Transport Model has been used to provide the output for this indicator. Housing sites wholly completed in the survey year were tested.

### Indicator A2

Core 2c/RSS: Percentage of new dwelling completions completed at: (i) less than 30 dw/ha, (ii) between 30 – 50 dw/ha and (iii) greater than 50 dw/ha

**Target** Minimum of 35 dw/ha

**Progress** See Table 1

<b>Table 1: Dwelling Density 2006/2007</b>	
<b>Density</b>	<b>Dwelling Completions</b>
Less than 30 dw/ha	3 %
30-50 dw/ha	31 %
More than 50 dw/ha	65 %
Average Density	72 dw/ha

Figures do not sum due to rounding.

- Relates to sites of 10 or more dwellings wholly completed in 2006/07
- A significant number of apartment schemes were completed in the monitoring period including 85 units on Phoenix Street and 51 units at Gower House. A large proportion of the sites had worked their way through the planning system in recent years showing the success of Policy H13 of the CDLP in terms of the density of development, particularly around the City Centre.

### Indicator A3

Local: Average Density (wholly completed sites)

Target 35 dw/ha

Progress 72 dw/ha

### Indicator A4

Local: Proportion of City Centre and Mixed Use Regeneration Priority sites redeveloped (part of Policy R1)

Target 50% by 2011

Progress 10.73%

- Whilst no progress has been recorded since the 2006 AMR, substantial achievements are anticipated in the next few years relating to progress on the Bus Station, Baseball Ground, Full Street, an extension to Derby College and Kingsway. These are expected to almost double the proportion of Policy R1 land being implemented.

### Indicator A5

Local: Number of net dwellings completed on CDLP Review housing allocations in the central area

Target Minimum of 876, 1991 – 2011

Progress 228 (net)

- 52 units are under construction on Agard Street and a further 320 units are projected to be completed by 2011.
- Whilst we are not on track to achieve the target with respect to allocated sites, an additional 702 units are projected to be completed on identified windfall sites by 2011. A number of these are on sites that were removed as allocations from the Local Plan following the Inquiry.

### Objective B

**Promoting the economic, social and environmental regeneration of the urban area. In particular, the Council will seek to promote urban living and a renaissance of the City Centre. It will also seek to protect and enhance local services and create safe, accessible and attractive environments**

## Indicator B1

Local: Proportion of Regeneration Priority sites redeveloped (all Policy R1 sites).

**Target** 37% 1991 - 2011

**Progress** 20.0%

- This comprises the City Centre and Mixed Use Regeneration sites (see above) and a number of major employment sites.
- A 1.3% increase has been recorded since 2005/06. Progress has been recorded on Pride Park and Adtranz/Bombardier. In particular, the delivery of the majority of Pride Park has successfully contributed towards meeting the regeneration objective.

## Objective C

**Facilitating an integrated approach to transport which helps to achieve a more efficient, accessible and safe network. The Council will seek to ensure that development contributes to improving transport choice and accessibility to alternatives to the car. It will also seek to ensure that existing pedestrian or cycle routes are retained and, where possible, that additional links are provided into, through and out of development sites**

## Indicators C1, 2, 6 – 13

**Targets** Various

**Progress** These indicators originated from the Derby Joint Local Transport Plan monitoring system. They are reported bi-annually in the LTP Delivery Reports. Of the 2 Core LTP Indicators:

- The number of public transport passenger journeys per year originating in the LTP area is recovering from disruption due to construction in the City Centre. We are approaching our LTP2 target faster than expected.
- The number of people killed or seriously injured in road traffic accidents is on track to meet, and possibly exceed, the target of a 40% reduction by 2010.

### Indicator C3

Core 3a: Amount of completed non-residential development within use classes order A, B and D complying with car parking standards set out in the LDF.

Target 100%

Progress 79%

- The output relates to completed employment development only. It is hoped to extend this to the other uses in future years.
- 3 out of 14 developments did not comply with relevant standards.

### Indicator C4

Local: Number of long stay car parking spaces in the City centre.

Target Reduction in spaces over the plan period.

Progress + 168 2002 -2007

- There has been no change in the number of spaces in the period 2006 to 2007.

### Indicator C5

Local: Park and Ride capacity

Target Increase in spaces over the plan period.

Progress No change

- There has been no change in the number of spaces in the period to 2007.

### Objective D

**Promoting social inclusion, meeting housing needs and reducing poverty, ill health and the effects of disability. In particular, the Council will give weight to proposals that offer advantages to young people, children in families on low income, lone parents, disabled people, older people on low incomes, long term unemployed people and people from minority ethnic communities.**

## Indicator D1

Core 2a /RSS: Housing Trajectory

**Target** Average of 700 dwellings pa 2001 - 2026

**Progress** See Figure 1 and Tables 2a, 2b, 2c, 3a, 3b and 3c

**Table 2a: RSS8 Review**

RSS8 Review Provision	2001 - 2026	17,500	700 pa
Net Dwellings Completed	2001 – 2007	4,397	733 pa
No. Dwellings Required	2007 - 2026	13,103	690 pa

Note: Net dwellings in RSS terms includes losses through change of use, conversion and demolitions.

**Table 2b: RSS8**

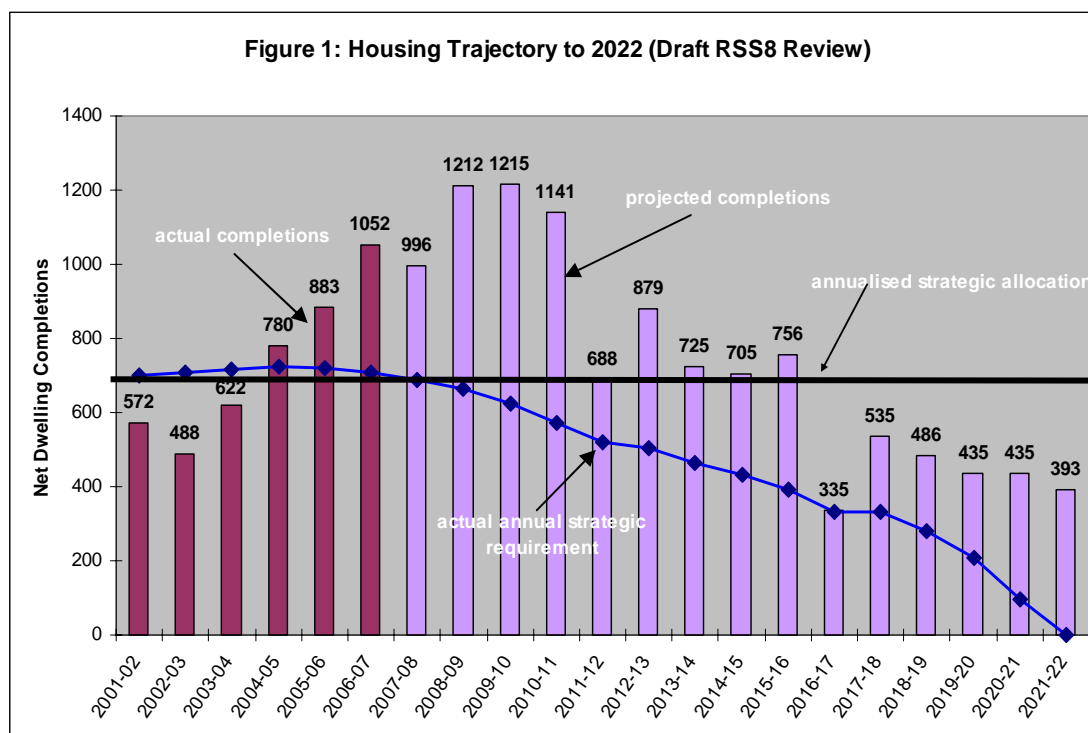
RSS8 Provision	2001 - 2021	11,840	592 pa
Net Dwellings Completed	2001 – 2007	4,397	733 pa
No. Dwellings Required	2007 - 2021	7,443	532 pa

Note: Net dwellings in RSS terms includes losses through change of use, conversion and demolitions.

**Table 2c: Structure Plan**

Structure Plan Provision	1991 - 2011	15,500	775 pa
Net Dwellings Completed	1991 – 2007	12,741	796 pa
No. Dwellings Required	2007 - 2011	2,759	690 pa

Note: Net dwellings in Structure Plan terms includes losses through change of use and conversion but excludes demolitions as these are accounted for in the Structure Plan Dwelling Projections



<b>Table 3a: 5 Year Housing Land Supply Position</b>	
RSS8 Review residual requirement 2007 - 2012	3,450
Dwellings under construction on major sites	812
Dwellings Under Construction on small sites	105
Dwellings not yet started on major <sup>1</sup> sites with planning permission	2,105
Dwellings not yet started on small sites with planning permission <sup>2</sup>	395
CDLP allocations	1,525
Sites identified in the SHLA	446
Losses	200
Total 5 Year Supply	5,188
Excess Supply over RSS8 Review Residual Requirement	1,738
No. Years supply	7.52

Note that the figures presented in table 3a include only specific sites which meet the PPS3 definitions of being available now, deliverable and achievable.

<b>Table 3b: 15 Year Housing Land Supply Position</b>	
RSS8 Review residual requirement 2007 - 2022	10,344
Dwellings under construction on major sites	812
Dwellings under construction on small sites	105
Dwellings not yet started on major sites with planning permission Dwellings	2,169
Dwellings not yet started on small sites with planning permission	467
CDLP Review Allocations	3,353
Sites identified in the SHLA	3,630
Windfall Allowance post 2017	1,000
Estimated losses post 2007	600
Total Supply forecast	10,936
Supply compared to RSS8 Review requirement	+ 592

Note that the 'dwellings not yet started on major sites with planning permission' excludes 668 units with planning permission on sites where a cautious view has been taken at this time regarding their delivery. The deliverability of these sites will be monitored and updated.

<sup>1</sup> Major sites are those of 10 or more dwellings

<sup>2</sup> Small sites are those of 9 or less dwellings. A discount has been applied to account for sites not likely to come forward within the 5 year period.

<b>Table 3c: Housing Land Supply Position to 2026</b>	
RSS8 Review residual requirement 2007 - 2026	17,500
Dwellings Completed (net) 2001 - 2007	4,397
Dwellings under construction on major sites	812
Dwellings under construction on small sites	105
Dwellings not yet started on major sites with planning permission Dwellings	2,169
Dwellings not yet started on small sites with planning permission	467
CDLP Review Allocations	3,353
Additional Brownfield Sites	3,630
Windfall Allowance post 2017	1,800
Estimated losses post 2007	760
Total Supply forecast	15,973
Supply compared to RSS8 Review requirement	- 1,527

Note that the 'dwellings not yet started on major sites with planning permission' excludes 668 units with planning permission on sites where a cautious view has been taken at this time regarding their delivery. The deliverability of these sites will be monitored and updated.

- The Derby and Derbyshire Joint Structure Plan housing land supply policies have not been saved. In the absence of the Structure Plan dwelling requirement, the draft RSS8 Review dwelling provision figures are being used for monitoring purposes. Any amendment to the RSS figures will be taken into account in the 2008 AMR. Tables 2b and c illustrate housing land progress against the Joint Structure Plan and RSS8 as additional contextual information.
- The District Housing Policies of the Joint Structure Plan have been saved for the purposes of proportioning the Derbyshire dwelling provision figure of RSS8. The figures presented in table 2b have been calculated based on these proportions.
- Table 3a illustrates the 5 year supply position. Table 3b presents the broad assumptions behind the trajectory which, in accordance with PPS3, covers a 15 year period to 2022. Additional information is provided in table 3c up to 2026, illustrating the land supply position over the full draft RSS8 Review period.
- The future supply has been projected by conducting a site by site assessment including, where possible, by consulting with landowners/developers.
- The future supply includes a number of brownfield sites that have been identified as part of the Strategic Housing Land Availability assessment. These do not have planning permission and are not allocated in a development plan document. They are, however, considered to have realistic potential to come forward by 2026.
- Gains/losses from conversions, changes of use and demolitions are included in the net completions figure. An allowance for future losses has also been made.
- There were 1,052 net dwelling completions in the period 2006-2007, which is 169 more than the previous year. A map showing the location of all housing sites with 20 or more completions in 2006/07 is included in Appendix 3.

- Completions average 733 per annum which is slightly above the annual RSS8 Review requirement of 700. If completions perform as predicted, the RSS strategic requirement 2001-2022 will be met in 2021/22.
- 812 dwellings were under construction on major sites which is 55 less than in 2005/06
- Table 3 illustrates that there are enough sites considered to be available now, deliverable and achievable to provide over 7 years supply of housing land. We therefore have a 5 year supply in accordance with PPS3.
- There were 549 completions on large windfall sites in 2006/07. A windfall site is defined as a site that is not allocated for housing in the Adopted Local Plan. The housing land supply calculations exclude a windfall allowance in the first 10 years of the trajectory in accordance with PPS3. Post 2017 a conservative assumption of 200 dwellings per annum is made which includes both small and large sites. This is significantly less than recent achievements and than the 315 recommended in Derby's Strategic Housing Land Availability Assessment 2007 (SHLAA).
- The housing land supply falls short of meeting the full RSS Review strategic requirement 2001-2026 by just over 1,500. The site allocations DPD proposed as part of the LDS will formally identify sites to satisfy the full requirement.

## Indicator D2

Core 2d /RSS: Affordable housing completions

**Target** 200 dws per annum

**Progress** 161 dws in 2006/07

- The high level of activity in 2004/05 has been sustained to 2006/07, probably reflecting the overall higher levels of building activity over recent times. It is still less than the target.
- A housing needs and market study has been undertaken in 2007 and the results of this will be considered in the 2008 AMR.

## Indicator D3

Local: On sites of 25 or more<sup>3</sup> dwellings granted planning permission with S106 Agreements the proportion of affordable houses negotiated as a percentage of the total number of dwellings on those sites.

**Target** Average of 20-30% of all dwellings proposed

**Progress** 32% 2006/07

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<sup>3</sup> The threshold will be reduced to 15 dwellings in the 2008 AMR to reflect the change in Policy which was introduced in April 2007.

- This is a new indicator. It replaces an indicator which focussed on affordable completions on wholly complete sites which was considered to poorly reflect the success of CDLP Policy H11.
- There was only one proposal where a minimum of 20% affordable housing was not negotiated but where a commuted sum was provided as an alternative. Policy H11 of the CDLP is therefore being very successfully implemented.
- There were a significant number of planning applications submitted for 24 dwellings. Whilst the change in the threshold from 25 to 15 dwellings will assist in affordable housing being secured from such sites, there is need for vigilance that this change in policy does not encourage proposals for 14 dwellings.

#### Indicator D4

Local: Percentage of 'Lifetime Homes' secured on sites of 40 or more dwellings.

Target 10%

Progress 10%.

#### Indicator D5

Local: Number of caravan pitches for Gypsies and Traveller on authorised and unauthorised sites.

Target 14

Progress 20 unauthorised at July 2007

- The majority of the fieldwork for the Gypsy and Traveller Accommodations Assessment (GTAA) has been completed. It is anticipated that the final draft will be issued for approval in January.

#### Indicator D6

Core 4c: Percentage of eligible open spaces managed to green flag award standard

Target 1 park by 2010

Progress 0

## Indicator D7

Local: Provision of Major Public Open Space

**Target** 2.4 hectares per 1,000 population

**Progress** 2.43 ha per 1000 population<sup>4</sup>.

- The data available indicates that the level of major public open space overall across the city satisfies the target. There are, however, some concerns relating to the quality of data behind this indicator which are discussed in the Policy Assessment Chapter of this Report.

## Objective E

**Making fullest use of previously used land and buildings and improving energy efficiency.**

### Indicator E1

Core 1c /RSS: Percentage of completed employment development which is on previously developed land

**Target** 50%

**Progress** 95% 2006/07

- The indicator relates to contributing employment land.
- This high level is unlikely to be sustained throughout the plan period as there is a significant amount of greenfield land in the employment land supply.

### Indicator E2

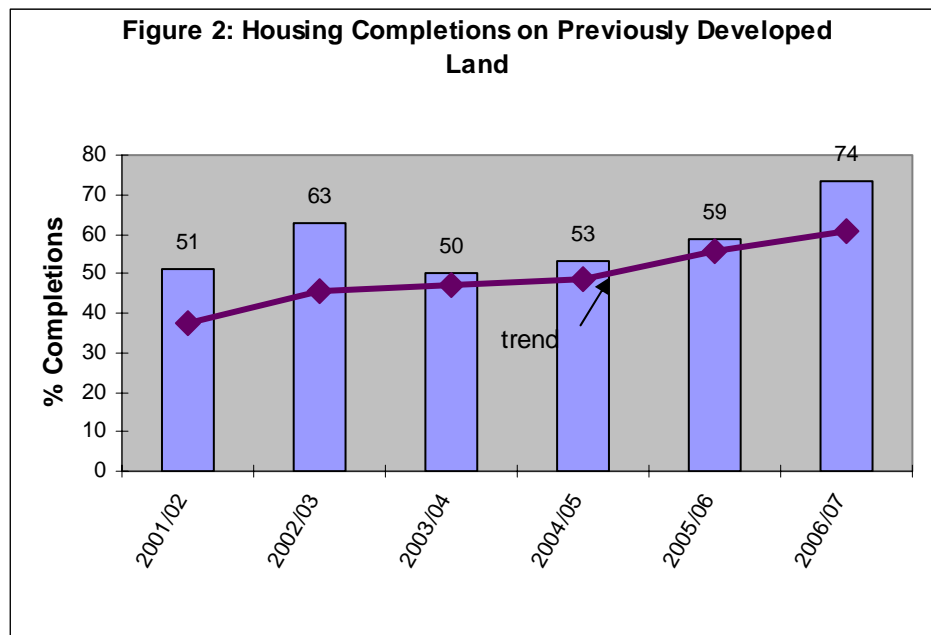
Core 2b/BVPI 106: Percentage of new and converted dwellings on previously developed land

**Target** 60% by 2008

**Progress** 74% See also Figure 2

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<sup>4</sup> Based on 2006 mid year estimate.



- The target has been considerably exceeded in 2006/07. A considerable number of brownfield windfall sites came forward and significantly influenced the number of brownfield completions. It is, however, highly unlikely that in the medium term this level of brownfield completions will be sustained as allocated greenfield/part greenfield sites are planned to deliver in future years.
- Many schemes are flats/apartments where the units are considered complete only once the entire scheme is finished. Because of this the completion figures tend to fluctuate year on year.
- The trend line shows that the proportion of brownfield completions is steadily rising. Starting at a real low of only 22% in 2000/01, the average rate over the period 2001/2006 has risen to 61%.

### Indicator E3

Local: Dwellings known to be built to eco homes or equivalent standard

**Target** No Target

**Progress** 161 units known to be built to this standard.

- All affordable dwellings, excluding restricted floorspace units, are required to achieve the eco homes 'pass' standard or above. There is no formal system for identifying private sector dwellings which meet this standard.

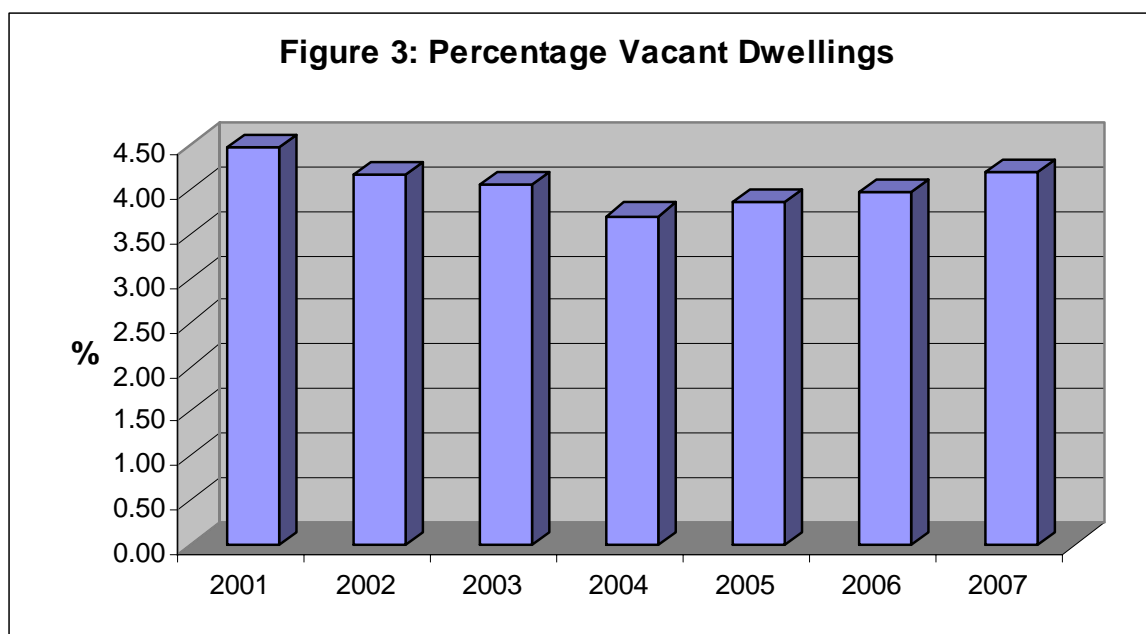
## Indicator E4

RSS: Vacant Dwellings by Tenure (i) Local Authority (ii) Registered Social Landlord (iii) Other Public Sector (iv) Private sector and (v) Total

**Target** 3.81% by 2026

**Progress** 4.2%

- In terms of tenure, the number of vacant dwellings was (i) 380, (ii) 279, (iii) 0, (iv) 3,675 and (v) 4,334
- 4.2% of the total dwelling stock was vacant in 2007. Figure 3, below shows that the vacancy rate declined in the first four years since 2001 but has risen since then to the current level. This gradual rise may partially reflect a change in data storage and collection, but an increase in long term vacancy levels suggests other influences. The link between vacancy and increase in the supply of flats/apartments is a matter worthy of further research.



- If the recent increase continues then it is unlikely that the target will be met. However, 2026 is a considerable time away and it is likely that empty property initiatives will assist in reversing the recent trend.
- The vacant dwellings fall largely within the Privately owned sector of the housing stock, vacancy rates for this sector being slightly higher on a pro-rata basis compared to vacancies in the public sector.

## Indicator E5

Core 9: Renewable energy capacity installed by type

**Target** 10% UK energy supplies provided by renewable energy by 2010.

**Progress** No known schemes implemented in 2006/07.

- Only schemes requiring planning permission can be monitored.
- A small hydro electric scheme is being pursued by the City Council to power council buildings in the city centre and an application has been submitted for a wind turbine at Mickleover. In addition, an SPD on Sustainable Design is being prepared which will include guidance on renewable energy.
- As the guidance on renewable energy currently stands, the Council can only encourage the implementation of schemes.
- Only 1.7% UK energy supply in 2006 came from renewables and waste (source: Digest of United Kingdom Energy statistics 2007).

## Objective F

**Reducing waste and pollution, in particular air and water pollution. In considering development proposals, the Council will have full regard to its objectives of improving the health and well being of Derby residents**

## Indicator F1

Local: Number of recycling facilities

**Target** No target

**Progress** 85 in 2007

## Indicator F2

Core 6a: Capacity of new waste management facilities by type

**Target** Increase the capacity of re-use/recycling facilities.

**Progress** No known developments.

- There were no known waste developments implemented in the monitoring period. There are a number of extant planning permissions that have been identified and now monitored.

### Indicator F3

Core 6b: Amount of municipal waste arising, and managed by management type, and the % each management type represents of the waste managed

**Target** 20.5% recycling rate end of 2008

**Progress** See Table 4 below

<b>Table 4: Household Waste by Management Type 2006/07</b>		
<b>Management Type</b>	<b>Tons</b>	<b>%</b>
Recycled	22,781	18.59
Reused	3,836	3.13
Composted	17,622	14.38
Landfilled	78,307	63.9
TOTAL	122,546	100

- We are on track to meet our 2008 end of year target of 20.5%.

### Objective G

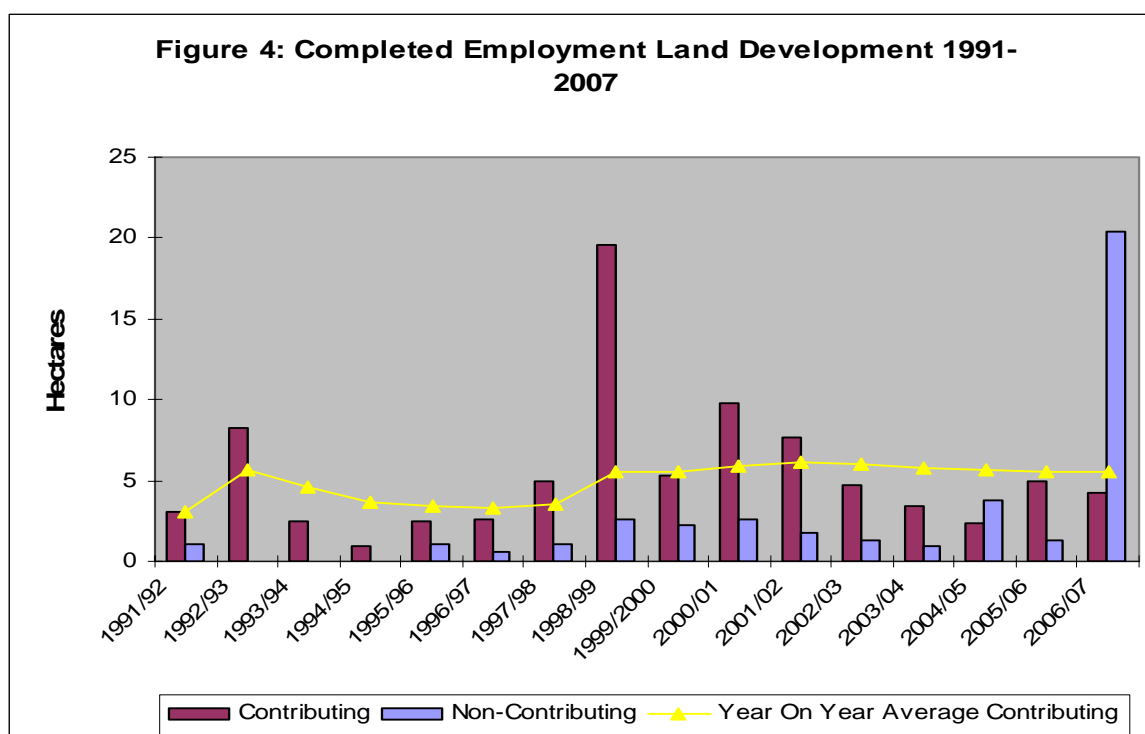
**Assisting in creating a prosperous and economically vibrant city by encouraging inward investment, the establishment of new small and medium sized enterprises and the expansion or relocation of existing businesses.**

### Indicator G1

Based on Core 1a, b & d /RSS: Employment Land Supply in Hectares (i) Sites wholly completed since 1991 (ii) Land completed on applications under construction (iii) Land under construction (iv) Sites not yet started with planning permission (v) Other land allocated in the Local Plan Review and (vi) Total. All for contributing, non-contributing and total.

Note that the core indicators refer to floorspace. The existing monitoring system is not yet enabled to do this so indicator G1 is worded to reflect the data that is currently available.

**Target** (i) 315 hectares of land for B1 to B8 uses 1991-2011 (contributing only) and (ii) More than 5.9 ha contributing land completed per annum



**Progress** See Figure 4 and Table 5

Table 5: Employment Land Supply	2006-2007	2005-2006
<b>Contributing Land</b>		
<b>Structure Plan Provision 1991- 2011</b>	<b>315</b>	<b>315</b>
Wholly Completed Contributing Sites (ha)	49.13	47.19
Contributing Floorspace Completed on Wholly Completed Sites 2006-2007(m sq)	9,629	
Land Completed on Contributing Sites Under Construction (ha)	38.28	35.93
Contributing Floorspace Completed on Sites U/C in 2006-2007 Period (m sq)	10,486	
Contributing Land Under Construction (ha)	4.46	6.79
Contributing Floorspace Currently Under Construction (m sq)	23,874	
Contributing Land not yet started with Planning Permission (ha)	56.3	55.8
Other Contributing land allocated in the CDLP Review (ha)	169.43	176.31
<b>Total Contributing land supply (ha)</b>	<b>317.6</b>	<b>322.02</b>

<b>Non-Contributing Land</b>	<b>2006-2007</b>	<b>2005-2006</b>
Wholly Completed Non-Contributing Sites (ha)	32.03	13.86
Non Contributing Floorspace Completed on Wholly Completed Sites 2006-2007 (m sq)	63,465	
Completed Land on Non Contributing Sites Under Construction (ha)	5.59	3.36
Non Contributing Floorspace Completed on Sites U/C in 2006 - 2007 Period (m sq)	8948	
Non Contributing Land Under Construction (ha)	0.72	20.32
Non Contributing Floorspace Currently Under Construction (m sq)	2,808	
Non Contributing Land not yet started with Planning Permission (ha)	34.97	35.05
Other Non Contributing Land allocated in the CDLP Review (ha)	9.4	7.81
<b>Total Non Contributing land supply (ha)</b>	<b>82.71</b>	<b>80.4</b>
<b>Total Contributing and Non Contributing (ha)</b>	<b>400.31</b>	<b>402.42</b>

- Employment Development is defined as that which falls into use classes B1, B2 and B8.
- Contributing sites are those which were not in employment use at 1 April 1991 and are counted as contributing towards the Structure Plan employment land provision
- Non-Contributing sites are those which were in use for employment at April 1991 and do not contribute to the Structure Plan employment land provision. This could include a new building within an existing industrial estate or the redevelopment of an existing site.
- The total amount of contributing employment land exceeds the Structure Plan Provision by 2.6 ha.
- The 2006/07 period saw the completion of almost 4.3 hectares of contributing employment land. This is slightly less than the 4.99 hectares completed last year but greater than 2003/04 and 2004/05 levels.

## Indicator G2

Core 4a: Completed B1a development

**Target** No Target

**Progress** 1.77 ha

- Contributing land only.
- The majority of applications are for combined B1/B2/B8 uses. The figure above represents those sites known to be developed for office type activities.

### Indicator G3

Core 1e(i)/RSS: Loss of employment land from sites either allocated or with planning permission for employment development (hectares)

**Target** No quantitative or qualitative deficiency in employment land supply

**Progress** 4.65 ha 2006/07 (50.82 ha 1991-2007)

- Only land contributing to the Structure Plan land requirement of 315 ha is included in this assessment.

### Indicator G4

Core 1e(ii)/RSS Loss of all employment land

**Target** No quantitative or qualitative deficiency in employment land supply

**Progress** No data

- Monitoring of losses over 0.1 hectares has commenced in 2006/07.

### Indicator G5

Core 1f: Amount of land lost to residential development

**Target** No quantitative or qualitative deficiency in employment land supply

**Progress** 1.20 ha 2006/07

- There was a substantially smaller loss than in the 2005/06 period. An employment land review is currently being undertaken and this will report on the adequacy of the City's employment land supply. The findings of this review will be reported in the 2008 AMR.
- The loss is counted only once construction of dwellings has commenced.

### Indicator G6

Core 4a & b: Amount of gross floorspace completed for A1 & A2 uses within: (i) the City Centre Shopping Area (ii) Other centres in the shopping hierarchy and (iii) Edge of/out of centre locations. Developments of no less than 1,000 sq m.

**Target** No target

**Progress** 0

- Whilst no such developments were completed in the monitoring year, at April 2007 over 57,000 sq m was under construction in the city centre and almost 14,000 sq m out of centre.

### Indicator G7

Core 4a & b /RSS Amount of gross Floorspace completed for D2 uses within (i) the Central Area (ii) other centres in the shopping hierarchy and (iii) edge of/out of centre locations. Developments of no less than 2,500 sq m.

**Target** No Target

**Progress** 0

- Whilst no such developments were completed in the monitoring year, at April 2007 over 8,000 sq m was under construction in the city centre.

### Indicator G8

Local: Zone A rents in primary shopping areas

**Target** Increase above national average growth

**Progress** £160 per sq ft

- The data source is Colliers, CRE In Town Report, Autumn 2007.
- Derby's rent has remained the same as the £160 psf recorded in 2006. This zero growth is below the UK average of 2.8%.

### Indicator G9

Local: Proportion of vacant street level property in primary shopping areas, District and Neighbourhood centres

**Target** No more than 10% Vacant

**Progress** See Table 6 below

- A retail needs study will be commissioned by consultants in January and reporting is anticipated by summer 2008. This will provide data relating to the vitality and viability of Derby's City Centre and will be considered in the 2008 AMR.
- A survey of properties in the district and neighbourhood centres has taken place in 2007, providing information on vacancy and of types of uses in the centres.
- With the exception of Sinfin District Centre, all district centres have below 10% vacancy indicating relatively healthy performances. In particular Oakwood, Spondon and Chellaston had no vacant properties within their centres. The 20% vacancy recorded at Sinfin suggests the need for further consideration in Policy terms, including the

appropriateness of the district centre boundary. The retail study will also examine the 'health' of District Centres and will assist in determining what, if any, mitigation might be required.

- The neighbourhood centres are identified below in their clusters as individual reporting would be unwieldy. Several clusters exceed the 10% vacant target. In particular Sinfín and St Luke's are approaching the 20% level, also meriting further consideration.

**Table 6: Vacancy and A1 Uses in District and Neighbourhood Centres**

<b>District/Neighbourhood Centre</b>	<b>No. street level properties</b>	<b>% Vacant</b>	<b>% in A1 use</b>
<b><i>District Centre</i></b>			
Allenton	61	5	64
Alvaston	67	6	51
Cavendish	32	3	59
Oakwood	19	0	42
Spondon	64	0	53
Allestree	58	5	59
Chaddesden	34	6	53
Chellaston	18	0	44
Littleover	48	8	58
Mackworth	14	7	57
Mickleover	39	8	49
Sinfín	15	20	40
Normanton/Pear Tree Linear Centre	277	8	52
<b>District/Neighbourhood Centre</b>	<b>No. street level properties</b>	<b>% Vacant</b>	<b>% in A1 use</b>
<b><i>Neighbourhood Centre Clusters</i></b>			
Allenton	30	14	55
Allestree	27	0	48
Alvaston	45	8	28
Chaddesden	71	4	45
Chellaston	3	0	66
Friar Gate/Markeaton	47	6	44
Littleover	19	10	36
Mackworth	21	9	47
Mickleover	32	3	50
Oakwood	11	0	27
Rosehill/Peartree	50	14	56
St Luke's	43	18	51
Sinfín	19	21	31
Spondon	15	6	53
Sunnyhill	30	11	44
Wilmorton	7	0	85

## Indicator G10

Local: Percentage of A1 uses in District and Neighbourhood Centres

**Target** Not undermine the vitality and viability of the centre

**Progress** See Table 6 above

- The proportion of properties in A1 use in District Centres ranges from a low of 42% in Oakwood to 64% in Allenton. Whilst it is not possible to draw conclusions from this data in isolation, in conjunction with the vacancy information, it will assist in considering the impact of proposals in respect of Policy S3 of the CDLP Review.
- The proportion of properties in A1 use within neighbourhood centres ranges widely from only 27% in Oakwood neighbourhood Cluster to 85% at Wilmorton neighbourhood Cluster. This suggests that the purpose of some of the neighbourhood centres may require review. The limited number of A1 uses in some of the centres requires careful consideration in the context of proposals for further alternative uses.

## Objective H

**Improving the quality and design of the urban environment, making urban living more attractive, accessible, safe and secure.**

There are currently no indicators relating to this local plan objective, although some of the contextual indicators on crime pick up on the safety and security elements within it. Research has shown that there is no clear link between urban design and crime so these indicators are considered to sit better in the contextual grouping. They will be considered as part of Sustainability Appraisal Scoping Reports as baseline information.

Quality and design of the urban environment are qualitative matters that do not easily lend themselves to indicators. No information has been identified that could assist in fulfilling this task.

## Objective I

**Ensuring the environmental well-being of the City, including the conservation and enhancement of its key natural and cultural resources, its heritage, local distinctiveness and community identity**

## Indicator I1

Core 8: Change in areas and populations of biodiversity importance (i) change in priority habitats and species (by type) (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional, or local significance.

**Target** 0 net loss

**Progress** 0 known net loss

- Derbyshire Wildlife Trust's Annual Monitoring Report of changes in the area of priority habitats and County wildlife sites identifies no net loss in Derby City during the 2006/07 monitoring period.

### **Indicator I2**

Local: Area of land or features identified in Policy E4 lost or irrevocably damaged by development granted permission

Not currently monitored. A monitoring system is being set up and will be reported on in future AMR's. The basis of the system will be planning applications, therefore it will be several years before all relevant applications are being monitored.

### **Indicator I3**

Local: Inappropriate Development in Green Belt and Green Wedge

**Target** 0

**Progress** 0 applications granted planning permission in the 2006/07 period

### **Indicator I4**

RSS: Percentage of Grade I and II\* listed buildings as risk

**Target** 0

**Progress** 2%

### **Indicator I5**

Local: Percentage of Grade II listed buildings at risk

**Target** 0

**Progress** 2%

- A re-survey of listed buildings is currently underway. Early results indicate the output in I4 and I5 above.

## Objective J

**Promoting lifelong learning and encouraging development that supports the educational objectives of the University, Derby College, secondary schools, primary schools and nurseries.**

There are currently no indicators relating to this Local Plan objective. A previous indicator derived from the CDLP Review Monitoring and Implementation Chapter has been abandoned as there was no clear way of defining 'educational needs'. Whilst there is a considerable amount of contextual data relating to education achievement in Derby Schools, there is no obvious way of establishing a direct link with planning decisions. Further consideration will be given to a useful way of monitoring the CDLP's education policies.

## Objective K

**Making use of best practice in land use planning for water management and flood protection**

### Indicator K1

Core 7: Number of planning applications granted contrary to the advice of the Environment Agency (EA) on either flood defence grounds or water quality

Target 0

Progress (i) Flood defence grounds = 0  
(ii) Water quality = 0

- The target is met as all objections were resolved.

### Indicator K2

RSS: Percentage of dwellings granted planning permission which are covered by a SUDS scheme

Not currently monitored.

### Indicator K3

RSS: Percentage of employment units granted planning permission which are covered by a SUDS scheme

Not currently monitored.

### Indicator K4

RSS: Number of strategic flood risk assessments undertaken

**Target**      Assessment undertaken

**Progress**    One assessment underway

- The target is on track to be met in 2008.

### Minerals Indicators:

#### Indicator M1

Core 5a: Production of primary land won aggregates

**Target**      11.4 million tonnes per annum

**Progress**    8.452 million tonnes 2005 (Derbyshire)

- This data is available for the County only (including the Peak Park). The latest information is from the Regional Aggregates Working Party (RAWP) Report for 2005.

#### Indicator M2

Core 5b: Production of secondary/recycled aggregates

**Target**      No target

**Progress**    5.1 million tonnes in 2005 (East Midlands)

- This data is only available at the regional scale. The latest information is for 2005.

## 4. Policy Assessment

- 4.1 The targets and indicators are intended to provide a toolkit for assessing the performance of the CDLP Review. The following paragraphs consider the key outputs from the indicators and related policy implications. This is set out in CDLP Review objective order.

**Objective a** Promoting sustainable patterns and mixes of land use which reduce the need to travel and exploiting opportunities to make the fullest use of alternatives to the car. New development should be well related to the urban area and not unnecessarily extend it into the countryside, green wedges or other important areas of open land.

- 4.2 Derby City is a compact urban area and because of this accessibility levels are high. The Derby Area Transport model (DATS) confirms that all housing sites wholly completed in the 2006/07 period were shown to be within 30 minutes of a GP, hospital, primary and secondary school, areas of employment (major employers of 100 or more employees) and major retail centres (core indicator 3b).

- 4.3 The CDLP Review sets a minimum housing density of 35 dwellings per hectare and this is successfully contributing to meeting this objective. An average density of 72 dw/ha was achieved in the 2006/07 period which is considerably higher than last year's 35 dw/ha. The average density achieved has fluctuated over recent years reflecting the lower densities achieved on some of the large housing sites where planning permission was granted under a different density regime and the higher densities of more recently permitted schemes.

- 4.4 The implementation of the City Centre and Mixed Use Regeneration Priority Sites within the Central Area is being supported by the City Council and its partners, including the Urban Regeneration Company 'Derby Cityscape Ltd'. Development is likely to commence at the Bus Station in January 2008 and a planning application has been submitted for the Full Street site. There remains every expectation that a significant amount of the land area included within the allocated sites will come forward by the end of the Plan period. A map in Appendix 5 identifies City Centre Strategic Sites.

**Objective b.** Promoting the economic, social and environmental regeneration of the urban area. In particular, the Council will seek to promote urban living and a renaissance of the City Centre. It will also seek to protect and enhance local services and create safe, accessible and attractive environments

- 4.5 The indicator relating to all of the Regeneration Priority sites is included against this objective as their delivery, particularly the employment end use ones are regarded as the key to its

achievement. This includes the employment sites at Pride Park, Wilmore Road (Chellaston Park), Raynesway/Acordis, Bombardier and Chaddesden Sidings. Taken together, about 20% of the land area in all these R1 sites had been completed by 2007. Pride Park itself is almost complete and the Council is continuing to work hard to make available its two outstanding major employment sites at Raynesway/Acordis and Wilmore Road (Chellaston Park). Further details about these sites are provided in paragraph 4.31. In terms of other R1 sites, construction at the baseball ground commenced after April 2007 and it is anticipated that an SPD will shortly be adopted for the Manor Kingsway Hospital site where development is expected to commence in about 2008. The implementation of these sites will also make a significant contribution towards meeting this objective.

**Objective c.** Facilitating an integrated approach to transport which helps to achieve a more efficient, accessible and safe network. The Council will seek to ensure that development contributes to improving transport choice and accessibility to alternatives to the car. It will also seek to ensure that existing pedestrian or cycle routes are retained and, where possible, that additional links are provided into, through and out of development sites

- 4.6 The number of people travelling by different mode and the origin and destination of their trip, is influenced by land use change as well as a combination of other complex economic and social factors. The effect of the Local Plan Policies on the indicators set out in this report is mixed up with these other factors. As such, it is difficult to draw conclusions on the performance of the CDLP Review policies in terms of meeting this objective.
- 4.7 The Local Transport Plan sets out and aims to deliver a programme of transport improvements in accord with its objectives. The Local Plan Review seeks to complement the LTP. Policy T2a 'Connecting Derby' is of particular significance to meeting a number of key LTP indicators. This Policy promotes the 'Connecting Derby' scheme and safeguards the land required for the project. This involves a new transport link between Uttoxeter New Road and Traffic Street to achieve bus priority measures. It also involves a more direct route around the City Centre, together with a number of other measures to improve access for pedestrians, cyclists and bus users. Planning permission for the scheme was granted by the Council in November 2006, after the government stated that it was happy for the Council to determine the application. All required Listed Building and Conservation Area consents have also been granted by Central Government. The CPO / SRO Inquiry was held in April and May 2007 and confirmation is expected in December 2007. A complication has arisen as an application for Village Green status has been submitted on a plot of land which has been reserved for the scheme in the Local Plan. This, subject to a Public Inquiry in December 2007, has resulted in some delay to progress. A preferred contractor has been appointed after a tender selection process. Funding for the scheme has been agreed in

principle and is shared between the City Council and Central Government. An application for Full Approval will be submitted in the spring of 2008.

- 4.8 Core Indicator 3a measures the percentage of non residential development complying with car parking standards set out in the LDF. This indicator is currently only monitored with respect to employment land, where 79% complied with relevant parking standards. Progress has not been made as hoped in terms of extending the monitoring of this indicator which is particularly resource intensive. Further consideration will be given to this for future AMR's.

**Objective d.** Promoting social inclusion, meeting housing needs and reducing poverty, ill health and the effects of disability. In particular, the Council will give weight to proposals that offer advantages to young people, children in families on low income, lone parents, disabled people, older people on low incomes, long term unemployed people and people from minority ethnic communities.

- 4.9 PPS3 "Housing" has introduced new housing land monitoring requirements. Local Planning Authorities are now expected to demonstrate that they can provide both a 5 and 15 year housing land supply up to 2012 and 2022 respectively. It is very important that housing supply requirements are met and housing trajectories are considered to be a suitable way of assessing if this is so.
- 4.10 Strategic Housing Land Availability Assessments are recommended as an appropriate evidence base. Such an assessment was carried out in Derby in 2007 which identified a number of potential housing sites which could contribute to the supply. These are supplemental to the sites identified in the CDLP Review and contribute towards meeting the supply needs of the draft RSS8 Review which looks ahead to 2026.
- 4.11 The City of Derby Local Plan also sets out policies to meet affordable and disabled people's needs.

#### *Housing Land Supply*

- 4.12 The Structure Plan housing requirement has not been 'saved', except for the distribution between districts which can be used to disaggregate the County-wide figure in RSS8. It is increasingly relevant to monitor progress against the emerging RSS Review which covers a much longer period up to 2026. This approach has been endorsed by the Government Office for the East Midlands.
- 4.13 Housing land supply in the City is very healthy. In terms of a 5 year land supply, the number of sites meeting PPS3's criteria of being available now, deliverable and achievable provide over 7 years supply of land. The 15 year supply is similarly healthy, exceeding the draft RSS8 Review requirement by about 600 dwellings over the period to

2022. This is despite the exclusion from the supply of over 600 dwellings with planning permission on sites whose delivery is less certain. This is therefore considered to be a cautious view of 15 year supply. Looking further ahead, it is anticipated that land will need to be found to accommodate about 1,500 dwellings on new brown or greenfield sites if the full draft RSS8 Review requirement to 2026 is to be met.

- 4.14 The Housing Trajectory (figure 1) illustrates that net dwelling completions have risen from a low of 488 in 2002/03 to a high of 1,052 in 2006/07. Completions 2001/07 average 733 which is slightly above the draft RSS8 Review annual requirement of about 700 dwellings per year. The 917 dwellings under construction at the time of survey suggests that this requirement will be exceeded again in 2008. Figure 1 demonstrates that the 15 year actual annual strategic requirement will be met in 2021/22.
- 4.15 Significant levels of windfall permissions have continued to emerge and these have contributed to the healthy land supply. The SHLAA has helped in identifying a number of additional brownfield sites which also contribute towards supply.
- 4.16 In view of the healthy supply of housing land it is not considered necessary to initiate a change in Policy at this stage. The site allocations DPD "Sites for More Sustainable Communities" proposed in the LDS will formally identify sites to satisfy the full requirement to 2026. The actions recommended in the first AMR therefore remain:
- Continued investigations into the availability, deliverability and achievability of identified sites
  - Attention to the need to phase existing greenfield sites and resistance to additional greenfield windfalls
  - Cross boundary liaison with neighbouring authorities regarding housing land supply in the Derby Sub Area as a whole, in relation to draft RSS8 Review requirements
  - Careful monitoring of housing activity to identify early signals of any change in building rate.

#### *Affordable Housing*

- 4.17 The 161 affordable dwelling completions once again fell below the target of 200 per annum. This is despite the overall high levels of residential building activity. Section 106 Negotiations were successful in that all applications for 25 or more dwellings granted planning permission with S106 Agreements met the target of providing 20-30% affordable units. Whilst, therefore, Policy H11 of the CDLP Review is being successfully implemented it is failing to deliver the intended outcome. However, it is anticipated that the reduction in the threshold from 25 to 15 dwellings will result in the delivery of more affordable dwellings in future years.

- 4.18 Derby HMA Housing Needs & Market Assessment is currently underway and it is anticipated that the report will be published in the first half of 2008. This will assist providing a more up-to-date view of the affordable housing and other housing needs of Derby residents.

#### *Vacancy*

- 4.19 The draft RSS review has introduced a new vacancy target of 3.81% by 2026. The actual rate of 4.2% in Derby is not too distant from this although recent trends have been upwards. This may reflect a change in data storage and collection, but an increase in long term vacancies may suggest other factors at work. Whilst a link has been raised between vacancy and the increase in the supply of flats/apartments, no evidence is available and further research is necessary if the dynamics are to be understood.

#### *Back Garden land*

- 4.20 Some local concern has been raised regarding the scale of loss of residential garden land to housing development. Over the period 2004/05 – 2006/07, it is estimated that 9.5% of gross completions have been on back garden land. This issue will be kept under review

#### *Public Open Space*

- 4.21 Indicator D7 relates to the provision of major public open space. Policy L2 of the CDLP Review identifies adequate provision as being 3.8 ha per 1000 population, made up of 2.4 ha major open space and 1.4 ha incidental. Due to difficulties in collecting information on the provision of incidental open space, only major open space provision has been monitored to date. The data collected illustrates that the average provision of major open space has declined from the 2.46 ha per 1000 population recorded last year to 2.43 ha in 2006/07. The accuracy of this information is however a little uncertain reflecting the lack of a comprehensive monitoring system.
- 4.22 In 2008 it is hoped to commission an up-to-date, quality, audit of public open space in accordance with PPG17 "Planning for open space, sport and recreation". This would provide a much needed baseline for future monitoring. Further thought is also needed about how to monitor the quality of Derby's public open space. A considerable amount of S106 contributions are invested in improvements to existing parks and other play spaces, however these improvements are not monitored in any formal sense.

#### **Objective e**      Making fullest use of previously used land and buildings and improving energy efficiency.

- 4.23 Both housing and employment land are major contributors to development. 74% of housing development in the monitoring period was built on previously developed land. This exceeds the 60% national

and local target to be achieved by 2008. The trend is rising, indicating that Derby is likely to meet the 2008 target, however it is recognised that build rates on such land can fluctuate. Also, a number of greenfield sites are planned to come forward over the medium term which will influence brownfield performance.

- 4.24 Whilst there are no national and regional targets for employment development, a local target has been set this year which reflects what would be considered to be an acceptable performance, taking into account the type of sites existing in the supply. This year, 95% of employment development was on previously developed land, a high figure, slightly exceeding the 83% achieved last year and considerable above the 50% target. However, this level is not likely to be sustained in the longer term as there is a significant amount of greenfield land in the employment land supply.

**Objective f.** Reducing waste and pollution, in particular air and water pollution. In considering development proposals, the Council will have full regard to its objectives of improving the health and well being of Derby residents

- 4.25 Three indicators have been identified as relating to this objective, two of which are core indicators and a further local indicator.

- 4.26 In terms of core indicator 6a *'the capacity of new waste management facilities by type'*, no new facilities are known to have been permitted in 2006/07. There are, however some outstanding planning permissions which will continue to be monitored. Core indicator 6b relates to *'the amount of municipal waste arising, and managed by management type, and the % each management type represents of the waste managed'*. The data compiled for this year shows that at the end of 2006 we were on track to meeting the 2008 end of year target of 20.5% recycling rate. Further supporting this, the amount of waste being landfilled has reduced from 78% in 2005/06 to 64% in 2006/07.

- 4.27 Consideration has been given to including some air quality indicators under this objective. Discussions with Environmental Health Officers have, however, concluded that the impact of land use change on air quality is not quantifiable as there are many other influencing factors to consider. It is clearly appreciated that air quality is an important planning consideration in determining planning applications and the 'extent of air quality management areas' is included in the set of contextual indicators.

**Objective g.** Assisting in creating a prosperous and economically vibrant city by encouraging inward investment, the establishment of new small and medium sized enterprises and the expansion or relocation of existing businesses

### *Employment land*

- 4.28 The amount of contributing employment land exceeds the Structure Plan requirement by 2.6 hectares. This is a lower oversupply compared to last year, resulting mainly from losses to other uses and to permissions lapsing. The majority of this reduction can be attributed to a single site that is now being developed for retail.
- 4.29 The Structure Plan requirements have been 'saved'. The RSS is due to be adopted in autumn 2008. The EIP Panel Report does not recommend the inclusion of any figures in the RSS relating to employment land provision. If this recommendation is accepted, once the RSS has been adopted, the Council will need to develop its own employment requirements through the Core Strategy and wider LDF process.
- 4.30 Employment completion rates have varied over the Plan period. The significant levels achieved in the 1998/99 period as a result of an upsurge of activity on Pride Park influence the overall trend. Rates for 2006/07 were slightly below last years' figure. However nearly 4.3ha of contributing land was still completed in the monitoring period. This is greater than the totals for the 2003/2004 and 2004/2005 periods. The 2006/07 figure equates to over 20,000sqm of new commercial floorspace of which 95% was on brownfield land.
- 4.31 Approximately 34% of the completed land was on Pride Park or the Wyvern Business Park, whilst the completion of the Anglers Business Centre (Spondon) contributed a further 42% of the overall total. The Council is continuing to work hard to bring forward its two major allocated employment sites at Raynesway/Acordis and Wilmore Road (Chellaston Park). Site investigations are continuing at Chellaston Park and it is hoped that the Heads of Terms for the Section 106 Agreement can be tied up during 2008, with work starting on site potentially in 2009. The Raynesway site has seen considerable progress. An outline planning permission was granted in August 2007 (subject to Section 106) for the whole of the site, permitting B1, B2, B8 and showroom uses. The extensive infrastructure works needed to bring this site forward are expected to begin during 2008.
- 4.32 20.4ha of land not contributing (redevelopment land) towards the Structure Plan target were completed during the monitoring period. This is the highest non-contributing completion figure in the Structure Plan period and equates to over 70,000sqm of floorspace. However, 83% of this is attributed to the completion of two new manufacturing facilities at Rolls-Royce's Wilmore Road site.
- 4.33 Many employment led planning applications permit a range of employment uses including B1, B2 and B8 development. Sub categories such as B1(a) are not specified on planning application forms. Consequently it is difficult to monitor solely B1(a) developments within the City. To meet the requirements of this indicator all completed developments have been looked at and those

sites that have been developed for offices have been calculated. This identifies that 1.77ha of contributing land have been developed for offices during the monitoring period. This figure rises to 3.39ha when non-contributing sites are included.

- 4.34 4.89ha of employment land, which contributes to the Structure Plan requirement of 315 ha, were lost to development by alternative land uses in the monitoring period. Whilst overall supply remains a little above the Structure Plan requirement, it is clearly important to monitor losses as a means of an early warning process should supply fall substantially below this.
- 4.35 The employment land database measures losses from identified sites only (i.e. those either allocated or with planning permission for employment development). Losses of existing sites also take place, but only losses of these to housing are currently monitored, through the housing land database. This has shown a loss of 1.20 hectares in the 2006/07 period, which is substantially less than the 7.32 ha lost in 2005/06 but slightly more than the 2004/05 level. The loss of additional employment land requires careful consideration, and needs to be set against the healthy supply of housing land.
- 4.36 Decisions regarding losses will be better informed by a City wide review of all land currently allocated for industrial or commercial use in accordance with Government intentions as published in the Consultation Paper 'Supporting the delivery of new housing' (ODPM, July 2003). An Employment Land Review examining the quality and quantity of employment sites has been carried out by consultants. The results of this study are due to be published by February 2008.
- 4.37 There are a number of core indicators relating to employment land supply where, for many reasons, the data is not available to produce any output. The table of indicators in the appendix sets out the difficulties faced in collecting the appropriate data, and where possible, suggests potential actions to overcome the difficulties.
- 4.38 The contextual indicators do provide more related information on levels and types of employment within Derby City. However, the purpose of this AMR is not to provide a 'baseline' assessment as this will be undertaken as part of future LDF Sustainability Assessments and Scoping Reports. Any significant changes, for example a net loss of businesses within a particular sector, will, however, be reported in future AMR's if there is considered to be a planning policy implication.

### *Retail*

- 4.39 The vitality and viability of the City Centre retail function will be considered in the retail study due to be commissioned in January 2008. This will be considered in the 2008 AMR. In the absence of this information the Colliers, CRE In Town Report indicates that in Zone A rent terms, Derby experienced below average growth in the 2006/07 period. The opening of the Westfield Centre in Autumn 2007

is, however, expected to have a significant positive impact on performance over the next couple of years.

- 4.40 A survey of uses in both district and neighbourhood centres shows some concerning levels of both vacancy and proportions of non A1 uses. This information will assist in determining future proposals in these centres in the context of Policy S3 of the CDLP Review.

**Objective h.** Improving the quality and design of the urban environment, making urban living more attractive, accessible, safe and secure

- 4.41 No indicators have been identified in respect of this objective. Quality and design are subjective matters that are difficult to measure. Further consideration will be given to monitoring this objective following completion of the Sustainable Design SPD.

**Objective i.** Ensuring the environmental well-being of the City, including the conservation and enhancement of its key natural and cultural resources, its heritage, local distinctiveness and community identity

- 4.42 The data collected on Green Wedges, Green Belts and Listed Buildings raise no policy considerations at this stage

**Objective j.** Promoting lifelong learning and encouraging development that supports the educational objectives of the University, Derby College, secondary schools, primary schools and nurseries.

- 4.43 No indicators are identified in respect of this objective. For future AMR's consideration will be given to monitoring new educational provision.

**Objective k.** Making use of best practice in land use planning for water management and flood protection

- 4.44 Whilst there were a number of planning applications subject to initial EA objections on flood risk grounds, all were resolved prior to planning permission being granted.



# **Appendix 1**

## **Policy Indicators**



**Note: All figures are for the 2006/2007 period unless otherwise stated**

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>A. Promoting sustainable patterns and mixes of land use which reduce the need to travel and exploiting opportunities to make the fullest use of alternatives to the car. New development should be well related to the urban area and not unnecessarily extend it into the countryside, green wedges or other important areas of open land.</b>						
<b>A1</b>	Percentage of new residential development within 30 minutes public transport time to facilities	Core 3b	The Derby Area Transport Model		100%	100%
<b>A2</b>	Percentage of new dwelling completions (wholly completed sites) completed at: (i) < 30 dw/ha (ii) 30 – 50 dw/ha (iii) > 50 dw/ha	Core 2c/ RSS	DCC HLA System		Minimum of 35 dwellings per ha	(i) 3% (ii) 31% (iii) 65%
<b>A3</b>	Average Density (wholly completed sites)	Local	DCC HLA System		35 dw/ha	72 dw/ha
<b>A4</b>	Proportion of City Centre and Mixed Use Regeneration Priority sites redeveloped (part of Policy R1)	Local	DCC HLA and ELA systems and Officer knowledge	Target is based on the extent of land expected to come forward by 2011	50% by 2011	10.73%
<b>A5</b>	Number of net dwellings completed on CDLP Review housing allocations in the central area	Local	DCC HLA System	There are 52 dwellings under construction in the Central Area at April 2007	>875 1991-2011	228

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>B. Promoting the economic, social and environmental regeneration of the urban area. In particular, the Council will seek to promote urban living and a renaissance of the City Centre. It will also seek to protect and enhance local services and create safe, accessible and attractive environments</b>						
<b>B1</b>	Proportion of Regeneration Priority sites redeveloped.	Local	DCC HLA and ELA systems and Officer knowledge	Includes all Policy R1 sites. Target is based on the extent of land expected to come forward by 2011.	37 % by 2011	18.7%
<b>C. Facilitating an integrated approach to transport which helps to achieve a more efficient, accessible and safe network. The Council will seek to ensure that development contributes to improving transport choice and accessibility to alternatives to the car. It will also seek to ensure that existing pedestrian or cycle routes are retained and, where possible, that additional links are provided into, through and out of development sites</b>						
<b>C1</b>	Percentage of footpaths and other rights of way which were easy to use by members of the public	LTP	Bi-annual consultants surveys		82%	88.11% (2006)
<b>C2</b>	Public transport passenger journeys per year originating in the LTP area	LTP	LTP	Passenger numbers are recovering from disruption in the City Centre in 2005/06. We are approaching out LTP2 target faster then expected	Increase the number of bus passenger journeys by 6% 2003/04 – 2010/11	5% increase from 2003/04
<b>C3</b>	Percentage of completed non-residential development meeting Local Plan/LDF parking standards	Core 3a	Employment Land Availability database	Output relates to completed employment development only. It is hoped to extend this to other uses in the future	100%	79%
<b>C4</b>	Number of long stay car parking spaces in the City Centre	Local	DCC (Highways)		Reduction in spaces 2001 - 2011	+168 2002 - 07

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
C5	Park and ride capacity	Local	DCC (Highways)		Increase in spaces by 2001-2011	No increase in spaces.
C6	Length of new cycle routes developed	RSS	Transport Planning	This is no longer an LTP target	None	3 km
C7	Number of casualties killed or seriously injured in road traffic accidents	RSS/LTP	LTP		40% reduction by 2010 from the 1995-98 annual average and 30% reduction by 2010 based on a 2001-04 average	156 (35% on 1995-98)
C8	Number of pedestrians killed or seriously injured on all roads in the LTP area	RSS/ LTP Pi3	LTP	.	40% reduction by 2010 from the 1995-98 annual average	44 (36% reduction)
C9	Mode share of journeys to school – share of journeys by car (including vans and taxis), excluding car share journeys	RSS (modified)	Transport Planning	This has been re-defined by DfT for LPT2	No increase in the proportion of pupils travelling to school by car between 2006/07-2010/11	24%
C10	Number of businesses within LTP area adopting travel plans	RSS/LTP	Transport Planning		To have adopted 50 business plans from 2001/02-2010/11 inclusive	Provided assistance with 4

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>C11</b>	Number of cyclists recorded at specific sites	LTP	Transport Planning	Cycle counters at specific sites plus manual counts  Inner cordon: AM peak 234, PM peak 296, 12 hour 2188 (spring and autumn combined averages)	Increase the number of cyclists recorded at specific sites by 15% from 2003/04 baseline to 2010/11	14.3% increase
<b>C12</b>	Number of cycle parking places	Local	Transport Planning	This is no longer an LTP target	No target	630 spaces
<b>C13</b>	Inbound traffic flows from 7am to 10am across the intermediate cordon	Local	Transport Planning	Monitoring of traffic flows has been changed for LTP2 – this replaces previous C13 & C14	To not exceed 7.9% growth in the number of inbound vehicles crossing the intermediate cordon between 7am – 10am, between 2004/05 and 2010/11	35,291 vehicles, which is a 3% decrease compared to the base year
<b>D. Promoting social inclusion, meeting housing needs and reducing poverty, ill health and the effects of disability. In particular, the Council will give weight to proposals that offer advantages to young people, children in families on low income, lone parents, disabled people, older people on low incomes, long term unemployed people and people from minority ethnic communities.</b>						
<b>D1</b>	Housing Trajectory	Core 2a/ RSS	DCC HLA system	Draft RSS8 Review Target	Average of 700 net dwellings pa 2001-2026	733 dw pa (net) 2001-2007
<b>D2</b>	Affordable housing completions	Core 2d/ RSS	DCC HLA System.		200	161

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>D3</b>	On sites of 25 or more dwellings granted planning permission with S106 agreements, the proportion of affordable housing negotiated as a percentage of the total number of dwellings on those sites	Local	DCC HLA System	This is a modified indicator	Average of 20-30% of all dwellings proposed	32%
<b>D4</b>	% Lifetime homes secured on sites of 40 or more dwellings	Local	Implementation S106 system		10% on sites of 40 or more dwellings	10%
<b>D5</b>	Number of caravan pitches for Gypsies and Travellers: (i) Authorised (ii) Unauthorised	Local	ODPM returns		14	20 unauthorised at July 2007
<b>D6</b>	% Eligible open spaces managed to green flag award standard	Core 4c	DCC Parks section		1 park by 2010	0
<b>D7</b>	Provision of Major Public Open Space	Local	DCC	Because of difficulties in quantifying incidental open space the basis of the measure is major public open space where data is considered to be sound.	2.4 hectares per 1,000 population	2.43 ha (based on 2006 pop estimate).

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>E. Making fullest use of previously used land and buildings and improving energy efficiency.</b>						
<b>E1</b>	Percentage of completed employment development which is on previously developed land	Core 1c/ RSS	DCC ELA System	Not possible to distinguish between types of employment use. No obvious means of overcoming this because of the way planning permissions are granted.  Current system enables monitoring of land and not floorspace. Difficulties in gathering floorspace data will be considered in future reports	50%	95%
<b>E2</b>	Percentage of new and converted dwellings on previously developed land	Core 2b	DCC HLA system		60% by 2008	74%
<b>E3</b>	Dwellings known to be built to eco homes or equivalent standard	Local	Local knowledge	Relies on this matter being brought to the attention of the relevant planning officers.	No Target	161
<b>E4</b>	Vacant Dwellings by Tenure i. Local Authority ii. Registered Social Landlord iii. Other Public Sector iv. Private sector v. Total	RSS	LA HIP returns		3.81% by 2026 (All tenures)	(i) 380 (ii) 279 (iii) 0 (iv) 3,675 (v) 4,334 (4.2%)
<b>E5</b>	Renewable energy capacity installed by type	Core 9	Local knowledge		10% UK energy supplies provided by renewable energy by 2010	No known schemes

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>F. Reducing waste and pollution, in particular air and water pollution. In considering development proposals, the Council will have full regard to its objectives of improving the health and well being of Derby residents</b>						
<b>F1</b>	Number of recycling facilities	Local	LA Data		No Target	85 in 2007
<b>F2</b>	Capacity of new waste management facilities by type	Core 6a	DCC Officer recollection	There is no accurate way of identifying such applications in the development control database. A manual system has been established for future AMR's.	Increase the capacity of re-use/recycling facilities	No known developments
<b>F3</b>	Amount of municipal waste arising, and managed by management type, and the % each management type represents of the waste managed	Core 6b	DCC Waste Management		20.5% recycling rate 2007/08	Re-cycled 22,781 (18.59%) Re-used 3,836 (3.13%) Composted 17,662 (14.38%) Landfill 78,307 (63.9%)
<b>G. Assisting in creating a prosperous and economically vibrant city by encouraging inward investment, the establishment of new small and medium sized enterprises and the expansion or relocation of existing businesses.</b>						

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>G1</b>	<p>Employment Land Supply:</p> <p>(i) Sites wholly completed since 1991</p> <p>(ii) Land completed on sites under construction</p> <p>(iii) Land under construction</p> <p>(iv) Land not yet started with planning permission</p> <p>(v) Other land allocated in the Local Plan Review</p> <p>(vi) Total</p> <p>All for contributing, non-contributing and total (all figures gross)</p>	Core 1a, b & d /RSS	DCC ELA System	<p>Not possible to distinguish between types of employment use. No obvious means of overcoming this because of the way planning permissions are granted.</p> <p>Current system enables monitoring of land and not floorspace. Difficulties in gathering floorspace data will be considered in future reports.</p>	<p>(i) 315 hectares of land for B1 to B8 uses 1991-2011 (contributing only)</p> <p>(ii) &gt; 5.9 ha contributing (average for the 1991-2001 period)</p>	<p>A total of 322.02 ha B1-B. In ha:</p> <p>Contributing:</p> <p>(i) 49.13</p> <p>(ii) 38.28</p> <p>(iii) 4.46</p> <p>(iv) 56.3</p> <p>(v) 169.43</p> <p>(vi) 317.6</p> <p>Non Contributing:</p> <p>(i) 32.03</p> <p>(ii) 5.59</p> <p>(iii) 0.72</p> <p>(iv) 34.97</p> <p>(v) 9.4</p> <p>(vi) 82.71</p> <p>Total:</p> <p>(i) 81.16</p> <p>(ii) 43.87</p> <p>(iii) 5.18</p> <p>(iv) 91.27</p> <p>(v) 178.83</p> <p>(vi) 400.31</p>

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>G2</b>	Completed B1a development	Core 4a	DCC ELA system	Not possible to distinguish between B1 uses in most circumstances. 'Actual' reflects sites known to be developed for office type activities	No Target	1.77ha
<b>G3</b>	Annual loss of employment land from sites either allocated or with planning permission for employment development (hectares)	Core 1e(i)/ RSS	DCC ELA System	Current system enables monitoring of land and not floorspace. Difficulties in gathering floorspace data will be considered in future reports. There is no specific field/query set up to extract this information - Relies on officer knowledge	No quantitative or qualitative deficiency in employment land	4.65 ha (50.82 ha 1991-2007)
<b>G4</b>	Loss of all employment land	Core 1e(ii)/RSS	Monitoring commenced 2006/07	Findings will be reported in future reports	No quantitative or qualitative deficiency in employment land supply	No data
<b>G5</b>	Amount of land lost to residential development	Core 1f	DCC HLA System		No quantitative or qualitative deficiency in employment land supply	1.10 ha

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>G6</b>	<p>Amount of gross floorspace completed for A1 &amp; A2 uses within:</p> <p>(i) The City Centre Shopping Area</p> <p>(ii) Other centres in the shopping hierarchy</p> <p>(iii) Edge of/out of centre locations</p> <p>In developments of no less than 1,000 sq m.</p>	Core 4a & b /RSS	DCC (Planning)	The threshold is consistent with the RSS indicators and necessary for resource reasons.	No Target	<p>(i) 0</p> <p>(ii) 0</p> <p>(iii) 0</p>
<b>G7</b>	<p>Amount of gross Floorspace completed for D2 uses within:</p> <p>(i) The Central Area</p> <p>(iv) Other centres in the shopping hierarchy</p> <p>(ii) Edge of/out of centre locations</p> <p>In developments of no less than 2,500 sq m.</p>	Core 4a & b /RSS	DCC (planning)	The threshold is necessary for resource reasons.	No Target	<p>(i) 0</p> <p>(ii) 0</p> <p>(iii) 0</p>
<b>G8</b>	Zone A rents in primary shopping areas	Local	CRE In Town Report, Autumn 2007		Increase in real terms above national average growth	£160 per sq ft (zero growth)
<b>G9</b>	Proportion of vacant street level property in primary shopping areas, district and neighbourhood centres	Local	DCC retail monitoring system		No more than 10% vacant	See table 6 in Chapter 3

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>G10</b>	Percentage of A1 uses in District and Neighbourhood Centres	Local	DCC retail monitoring system		Not undermine the vitality and viability of the centre	See table 6 in Chapter 3
<b>H. Improving the quality and design of the urban environment, making urban living more attractive, accessible, safe and secure.</b>						
<b>H1</b>	No indicators have been derived to assist with monitoring this objective. No information has been identified that could help in fulfilling this task.					
<b>I. Ensuring the environmental well-being of the City, including the conservation and enhancement of its key natural and cultural resources, its heritage, local distinctiveness and community identity.</b>						
<b>I1</b>	Change in areas and populations of biodiversity importance:  (i) Change in priority habitats and species (by type) (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional, or local significance.	Core 8	DWT Monitoring Report		No net loss	No known loss
<b>I2</b>	Area of land or features identified in CDLP Review Policy E4, lost or irrevocably damaged by development granted permission	Local	Not collected	This indicator requires greater consideration, particularly regarding direct/indirect effects.	No Target	N/A

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
I3	Inappropriate Development in Green Belt and Green Wedge	Local	DCC Acolaid system	This currently relies on Officer knowledge – consideration to be given to a more reliable information flow.	0	0
I4	Percentage of Grade I and II* listed buildings at risk	RSS	English Heritage		0	2%
I5	Percentage of Grade II listed buildings at risk	Local	DCC buildings at risk register		0	2%
<b>J. Promoting lifelong learning and encouraging development that supports the educational objectives of the University, Derby College, secondary schools, primary schools and nurseries.</b>						
No indicators have been derived to assist with monitoring this objective. No information has been identified that could help in fulfilling this task.						
<b>K. Making use of best practice in land use planning for water management and flood protection</b>						
K1	Number of planning applications granted contrary to the advice of the EA on either (i) flood defence grounds or (ii) water quality	Core 7	EA.		0	(i) 0 (ii) 0
K2	Percentage of dwellings granted planning permission that are covered by a SUDs scheme.	RSS	Not collected	The implementation of SUDs is negotiated following grant of planning permission – monitoring is difficult and unlikely	No Target	N/A
K3	Percentage of employment units granted planning permission which are covered by a SUDs scheme.	RSS	Not collected	As above	No Target	N/A
K4	Number of strategic flood risk assessments undertaken	RSS	Not collected		Assessment undertaken	One assessment underway

Ref No	Indicator	Type of Indicator	Source	Future Actions/ Comments	Target	Actual
<b>M. Minerals Core Indicators</b>						
<b>M1</b>	Production of primary land won aggregates	Core 5a	County Council	This data is available for the County only (including the Peak Park). The latest information is for 2003 – data protection issues are limiting the provision of more recent data.	11.4 million tonnes pa	8,452 million tonnes 2005. (Derbyshire)
<b>M2</b>	Production of secondary/recycled aggregates	Core 5b	Not collected	Liaison with the County Council has confirmed that this data is not collected at the County level. Regional information is available from ODPM for 2003.	No Target	5.1 million tonnes in 2005 (East Midlands)



# **Appendix 2**

## **Contextual Indicators**



## Contextual Data

	Indicator	Output	Unit	Time Frame	Source
<b>Population Characteristics</b>					
Population	Total Population	236,300	Count	2006	RG MYE, ONS
	Population Change	1,200	Count	2005-2006	RG MYE, ONS
	Average Population Change since 1991	893	Count	1991-2006	RG MYE, ONS
Births		3,100	Count	2005-2006	RG MYE, ONS
Deaths		2,300	Count	2005-2006	RG MYE, ONS
Migration & Other Changes		400	Count	2005-2006	RG MYE, ONS
Ethnicity	White	87.4	%	2001	Census
	Mixed	1.8	%	2001	Census
	Asian or Asian British	8.4	%	2001	Census
	Black or Black British	1.8	%	2001	Census
	Chinese	0.4	%	2001	Census
	Other	0.3	%	2001	Census
	All <sup>1</sup>	221,710	Count	2001	Census
<b>Household Characteristics and Housing</b>					
Number of Households		92,403	Count	2001	Census
Average Household Size		2.4	Count	2001	Census
Dwelling Stock	Local Authority	13,941	Count	2007	HIP Strategy
	Other Social Rented	7,411	Count	2007	HIP Strategy
	Private Sector	81,766	Count	2007	HIP Strategy

<sup>1</sup> This does not include an adjustment for the Census undercount in Derby which was about 7,800 persons.

	Indicator	Output	Unit	Time Frame	Source
Vacancy Rate		4.2	%	2007	HIP Strategy
Average House Price	Flat/Maisonette	117,636	Price	Jan-Mar 07	Land Registry
	Terrace	113,163	Price	Jan-Mar 07	Land Registry
	Semi detached	136,892	Price	Jan-Mar 07	Land Registry
	Detached	238,975	Price	Jan-Mar 07	Land Registry
<b>Economy and Education</b>					
Working Age People		96,000	Count	March 2004-Feb 2005	Nomis - LFS
Economic activity rates		102,000	Count	March 2004-Feb 2005	Nomis - LFS
Employment By Sector	Manufacturing	19.1	%	March 2004-Feb 2005	Nomis - LFS
	Construction	7.0	%	March 2004-Feb 2005	Nomis - LFS
	Service	71.6	%	March 2004-Feb 2005	Nomis - LFS
	Distribution	18.6	%	March 2004-Feb 2005	Nomis - LFS
	Transport & Communications	7.3	%	March 2004-Feb 2005	Nomis - LFS
	Banking & Finance	13.3	%	March 2004-Feb 2005	Nomis - LFS
	Public Administration	26.4	%	March 2004-Feb 2005	Nomis - LFS
	Other Services	6.0	%	March 2004-Feb 2005	Nomis - LFS
VAT Registered Businesses	Agriculture; fishing	20 (5)	Count (net change)	2003	Nomis

	Indicator	Output	Unit	Time Frame	Source
	Mining; energy/water	10 (-10)	Count (net change)	2003	Nomis
	Manufacturing	505 (-15)	Count (net change)	2003	Nomis
	Construction	520 (20)	Count (net change)	2003	Nomis
	Wholesale & retail	1,270 (30)	Count (net change)	2003	Nomis
	Hotels & restaurants	410 (20)	Count (net change)	2003	Nomis
	Transport & Comms	180 (0)	Count (net change)	2003	Nomis
	Finance	35 (-5)	Count (net change)	2003	Nomis
	Real Estate	1,230 (60)	Count (net change)	2003	Nomis
	Public admin; other	255 (5)	Count (net change)	2003	Nomis
	Education; health	80 (0)	Count (net change)	2003	Nomis
	All	4,515 (110)	Count (net change)	2003	Nomis
Income	No data available				
<b>Social/Health</b>					
Deprivation	Average most deprived Authority	69	Rank	2003	ODPM, IMD
	SOA's in 20% most deprived	44	Count	2003	ODPM, IMD
	Population in 20% Most Deprived		Count	2003	ODPM, IMD
Unemployment	Average Unemployment	2.9	%	2004/2005	Nomis
Crime			Total Count	2004/2005	Local Authority
	Violent crime		6721		

	Vehicle crime		3531		
	Domestic burglaries		1805		
	Shoplifting		1654		
	Other theft		4625		
	Criminal damage		5933		
	<b>Indicator</b>	<b>Output</b>	<b>Unit</b>	<b>Time Frame</b>	<b>Source</b>
Health	Teenage conceptions	47.9	Rate (per 1,000 population)	2000/2001	ONS VS Conceptions 2000, Census 2001
	Life expectancy (Males)	74.9	Age	1997-2001	ONS
	Life expectancy (Females)	79.8	Age	1997-2001	ONS
	Limiting Long Term Illness	163.3	Rate (per 1,000 population)	2001	Census
<b>Transport/Spatial Connectivity</b>					
Residents aged 16-74 in employment by mode of transport to work	Bus	9	%	2001	Census
	Train	1	%	2001	Census
	Cycle	4	%	2001	Census
	Foot	12	%	2001	Census
	Motorbike etc	1	%	2001	Census
	Car/van/taxi (inc as a passenger)	65	%	2001	Census
Distance Travelled to work by residents aged 16-74 in employment	Less than 2 km	28	%	2001	Census
	Less than 10 km and more than 2 km	50	%	2001	Census
	More than 10 km	22	%	2001	Census
Car Availability	Proportion of people with no access to a car	30.6	%	2001	Census

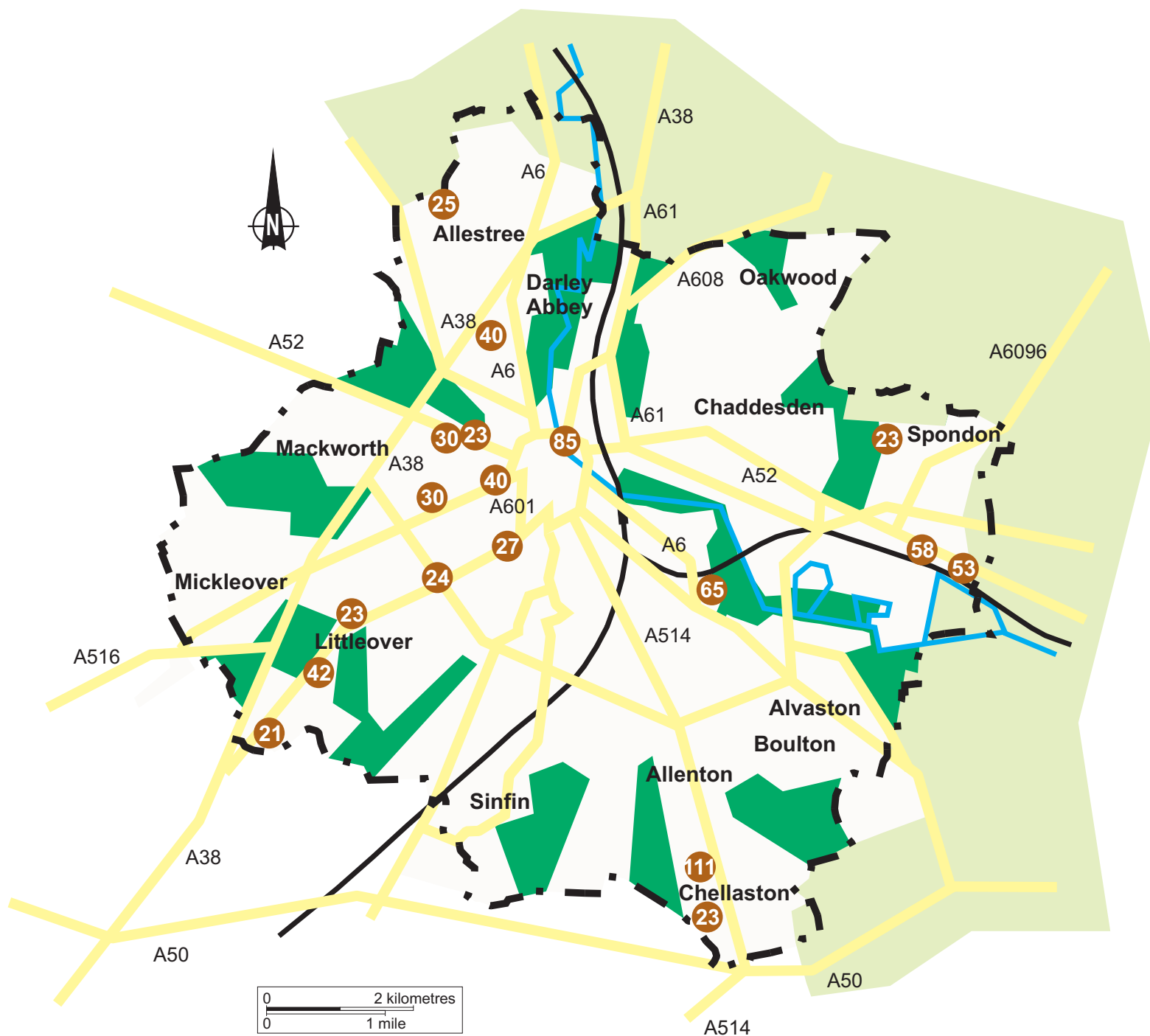
	Indicator	Output	Unit	Time Frame	Source
<b>Built Character</b>					
Extent of BF Land (NLUD Categories)	a	95.02 ha	Count	2007 (provisional results)	NLUD
	b	24.96 ha			
	c	00.00 ha			
	d	98.30 ha			
	e	01.57 ha			
<b>Natural Environment</b>					
Extent of Open Space	Green Belt	245 ha	Count	2007	DCC
	Green Wedges	1,385 ha	Count	2007	DCC



# **Appendix 3**

**Map of Housing Sites with 20  
or more Completions in  
2006/07**





## Key

Housing sites over  
20 completions  
(actual number of completions)

23

River Derwent



Green belt



Green wedge



Strategic transport route



Derby Principal Urban Area



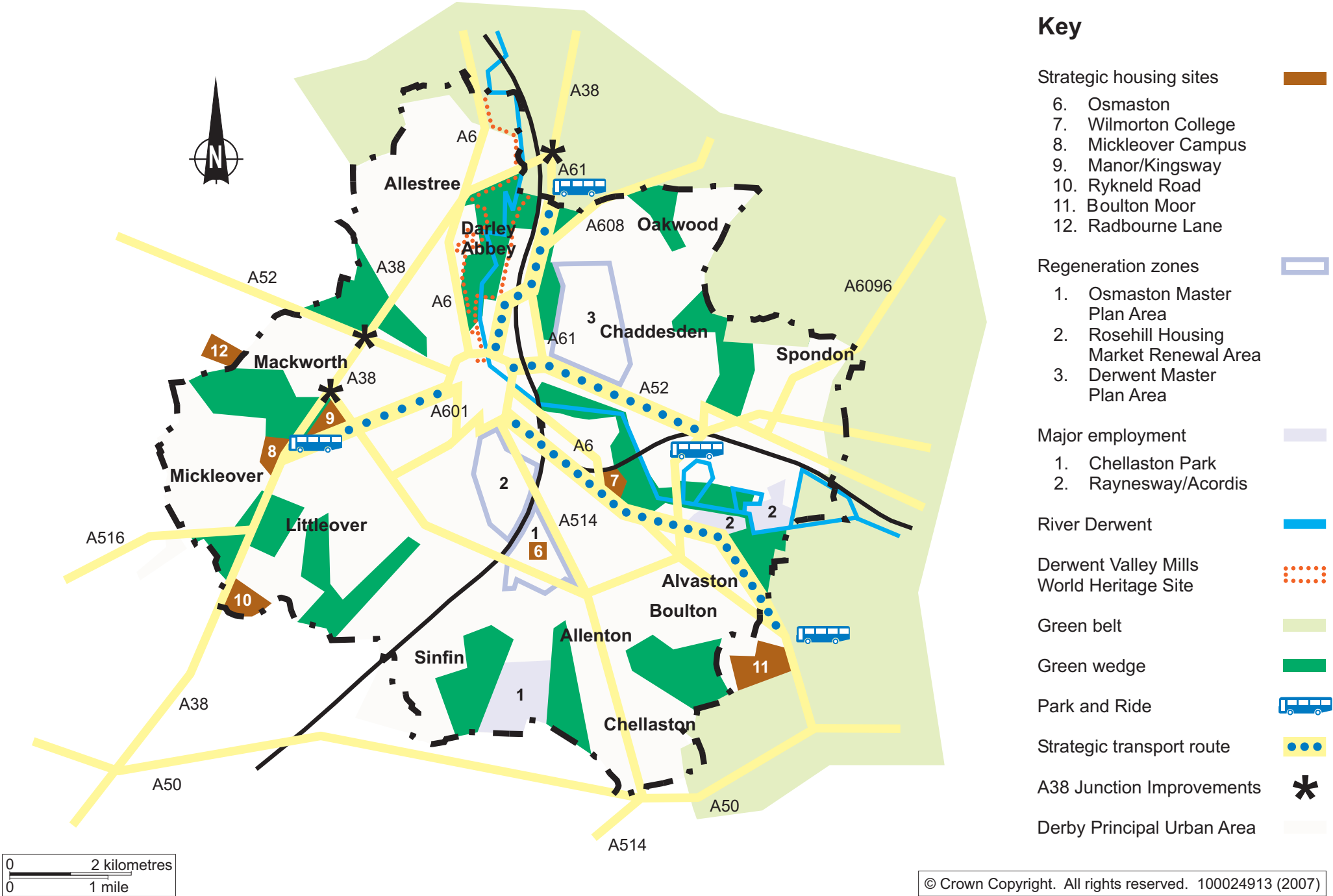


# **Appendix 4**

## **Map of Derby Principal Urban Area – Strategic Sites and Infrastructure**



# Derby Principal Urban Area - Strategic Sites and Infrastructure



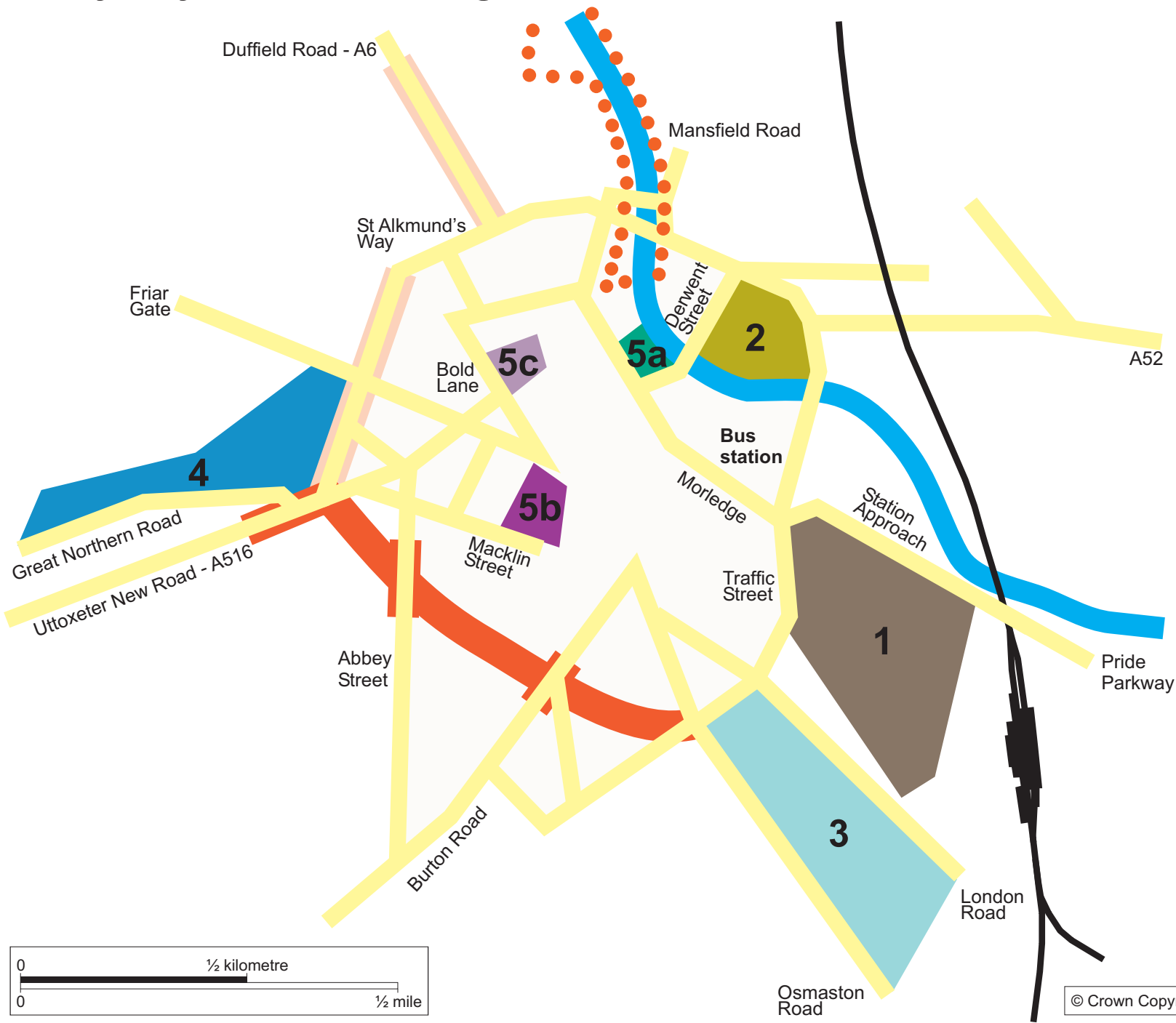


# **Appendix 5**

## **Map of Derby City Centre - Strategic Sites**



# Derby City Centre - Strategic Sites



## Key

- Strategic housing sites
- 1. Castleward
  - 2. North East Riverside
  - 3. DRI
  - 4. Friar Gate
  - 5a. Full Street
  - 5b. Becketwell
  - 5c. St George's
- River Derwent
- Derwent Valley Mills World Heritage Site
- Connecting Derby
- New link Improvements



## Glossary

This glossary provides definitions of the uncommon words, terms and abbreviations used in this Report. They are listed in the order by which they arise.

CDLP Review	- City of Derby Local Plan Review. The adopted Planning Policy document for Derby
Core Indicators	- Local Development Framework Monitoring indicators prescribed by the former ODPM (see the Good Practice Guide 'LDF Monitoring, ODPM 2005).
RSS Indicators	- Regional Spatial Strategy Monitoring Indicators.
LTP Indicators	- Local Transport Plan Monitoring Indicators.
Local Indicators	- Indicators derived to monitor aspects of the Local Plan not covered by the Core, RSS and LTP indicators.
Contextual Indicators	- Indicators providing baseline social, economic and environmental 'spatial' information.
Dwelling Density	- As Planning Policy Guidance Note 3 'Housing' definition (Annex B). <a href="http://www.communities.gov.uk/publications/planningandbuilding/pps3housing">http://www.communities.gov.uk/publications/planningandbuilding/pps3housing</a>
Large Windfall Sites	- Sites of 10 or more dwellings that are not allocated in the Local Plan Review.
Small Windfall Sites	- Sites of less than 10 dwellings
Windfall Allowance	- An allowance for windfall sites which will occur after the first 10 years of the supply period (200 per annum)
Contributing Employment Land	- Those sites not in employment use at 1 April 1991 and considered as contributing towards the Structure Plan employment land provision.
Non-Contributing Employment Land	- Those sites in employment use at 1 April 1991 and do not contribute towards the Structure Plan employment land provision.
Derby Sub Area	- Derby City and parts of Erewash, Amber Valley and South Derbyshire Districts as established in the Derby and Derbyshire Joint Structure Plan.
HLA	- Housing Land Availability. The amount of land reserved for residential use and awaiting development.

ELA	- Employment Land Availability. The amount of land reserved for employment use and awaiting development.
Dw	- Dwelling
Ha	- Hectare
LDS	- Local Development Scheme. The project plan for how all parts of the Local Development Framework will come together, including a timetable.
DPD	- Development Plan Documents. Documents which are part of the development plan and are subject to public consultation and independent examination.
Core Strategy	- The Development Plan Document which sets out the vision and strategy for the district and to which all other Development Plan Documents must conform.
Preferred Options	- The stage of preparing Local Development Documents which takes into account the communities comments.
Planning Inspectorate	- The government body responsible for holding Inquiries into Development Plans
Eastern Fringes	- An area to the south east of the City Centre contained within the Eastern Fringes Area Action Plan
Derby Cityscape	- The Urban Regeneration Company for Derby
SPD	- Supplementary Planning Documents. A Local Development Document which sets out more detailed policies than those contained in a Development Plan or Local Development Document.
Strategic Housing Land Availability Assessment	- An assessment of land which is or may become available for housing development.
LDD	- Local Development Documents. Documents contained in the Local Development Framework
Sustainability Appraisal	- An assessment of economic, social and environmental impacts.
Renaissance	- Resurgence / regeneration
Trajectory	- The number of houses built and anticipated to be built against the required rates.
EA	- Environment Agency
GTAA	- Gypsy and Traveller Accommodations Assessment

SUDS

- Sustainable Urban Drainage Systems

EIP

- Examination in Public – The method of considering views on a draft spatial plan.

CPO

- Compulsory Purchase Order – A statutory order made so that a local authority may compulsorily purchase a parcel of land for a project.