

Appendix 1



North East Derbyshire District Council

Authority Monitoring Report 2017

AMR13 1st April 2016 – 31st March 2017

November 2017

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Appendix 1 Figure 10: Updated Local Plan Timetable, June 2016 Cabinet (Minute No. 76)

Appendix 2 Residential Completions by Settlements

Appendix 3 5 Year Housing Land Supply by Settlement (Major Developments)

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF), March 2012, sets out the government's planning policies for England and how these are expected to be applied.
- 1.2 The Localism Act (2011) includes the requirement to prepare an Authority Monitoring Report (AMR). Authorities can choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community. The AMR is required to be submitted in a period;
 - Which the authority considers appropriate in the interests of transparency,
 - Which begins with the end of the period covered by the authority's most recent report, and
 - That is not longer than 12 months.
- 1.3 This AMR covers the period **1st April 2016 to the 31st March 2017**.

2. The Corporate Plan

- 2.1 A key purpose of the AMR is to demonstrate how far planning policies for North East Derbyshire have been effective in achieving the Council's corporate aims and objectives which are set out below;
- 2.2 The NEDDC Corporate Plan 2015-2019, sets out the following vision:

'North East Derbyshire will be a place that is clean and attractive, a place where people are proud to live, where they prosper and are safe, happy and healthy.'
- 2.3 To achieve this vision the following objectives have been formulated. Planning policy is vital in assisting in the delivery of the Council's objectives and vision.

Key Aim 1: Unlocking Our Growth Potential

The Priorities: **Supporting Enterprise:** maintaining and growing the business base
Unlocking Development Potential: unlocking the capacity of major employment sites
Enabling Housing Growth: increasing the supply, quality and range of housing to meet the need of the growing population and support economic growth

Key Aim 2: Providing Our Customers with Excellent Service

The Priorities: Increasing customer confidence and satisfaction with our services
Improving customer contact and access to information
Championing equality and diversity
Supporting vulnerable and disadvantaged people
Working with partners to address poverty
Providing good quality social housing

Key Aim 3: Supporting Our Communities to be Healthier, Safer, Cleaner and Greener

The Priorities: Contributing to improving health and well-being
Increasing participation in sport and leisure activities
Working with partners to reduce crime and anti-social behaviour
Increasing recycling
Ensuring a high standard of environmental maintenance and cleanliness
Developing attractive neighbourhoods

Key Aim 4: Transforming Our Organisation

The Priorities: Supporting and engaging with our employees
Making the best use of our assets
Demonstrating good governance
Ensuring financial sustainability and increasing revenue streams
Transforming service through the use of technology
Actively engaging with partners to benefit our communities
Maximising opportunities with Bolsover District Council through the Strategic Alliance

3. Key Findings

3.1 They key findings of the AMR for this period can be summarised as;

- The net completion of new dwellings for the period was 282, which is similar to the Objectively Assessed Need (OAN) of 283 dwellings per year.
- The Council does have a seven year land supply of housing. This is based on the SHMA update which identifies the OAN for housing as 283 annually.
- 30 % of housing development were built upon previously developed land, this is a decrease from AMR12 when the amount was 47%. A core planning principle of the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield), provided it is not of high environmental value. ¹
- For the monitoring year there were no completions of affordable housing, this is significantly less than the previous two years.
- 3.30 ha of employment land was developed over the monitoring year, all of which was located at Coney Green, Clay Cross which is allocated employment land.
- During the monitoring period there were three applications for traveller sites, two of which were located in Killamarsh and one in North Wingfield. However, all three applications were refused.

4. Local Plan Progress

4.1 Substantial work took place over the period of AMR13 progressing towards a new Local Plan 2014 – 2034. In February 2017, the Council undertook public consultation on the Draft Local Plan which ran from 24th February 2017 to 7th April 2017, the consultation included 7 public events across the district. The Council received responses from 1,034 individuals and organisations.

4.2 The Council is currently working on the integration of the previous consultation documents, together with new evidence such as the Green Belt Review to inform the new draft Local Plan.

¹ There is no longer a national target for development on previously developed land

5. Housing Supply

- 5.1 Figure 1 below shows the net completions for AMR13 to be 282 dwellings. This is only one dwellings below the identified Objectively Assessed Need (OAN) for housing as 283 dwellings per year. This figure is significantly lower than during the previous AMR12 (431 dwellings).

Year	Net Dwellings Completed
2012/13	158
2013/14	49
2014/15	262
2015/16	431
2016/17	282

Figure 1: Table of Historical Housing Completions

6. Five Year Housing Land Supply Trajectory

- 6.1 The 2017 Five Year Housing Land Supply Statement was released in the summer and is based on the completions and commitments/predictions from the monitoring year 2016/17 and the 2017 SHMA update. The identified OAN of 283 is used as the basis for calculating the Council's five year supply.
- 6.2 For future supply the Council bases the projected future housing land supply on sites with outstanding planning permission at 31st March 2017, however, not all sites are considered deliverable within the next five years. The table below shows the projected completions for the next five years 2017-2022. The overall projected housing delivery for years 1 to 5 is 2095 dwellings, providing an oversupply of 680 dwellings in relation to the OAN target. Figure 3 presents a graph with the completions for the previous 3 years, the prediction for the current year and following three years, compared to the OAN target for each year.

Year (yr)	Projected Completion	Target	Under/Oversupply
2017/18 (yr 1)	433	283	+150
2018/19 (yr 2)	552	283	+269
2019/20 (yr 3)	453	283	+170
2020/21 (yr 4)	360	283	+77
2021/22 (yr 5)	297	283	+14
Total	2095	1415	+680

Figure 2: Five Year Supply: projected completions against OAN target

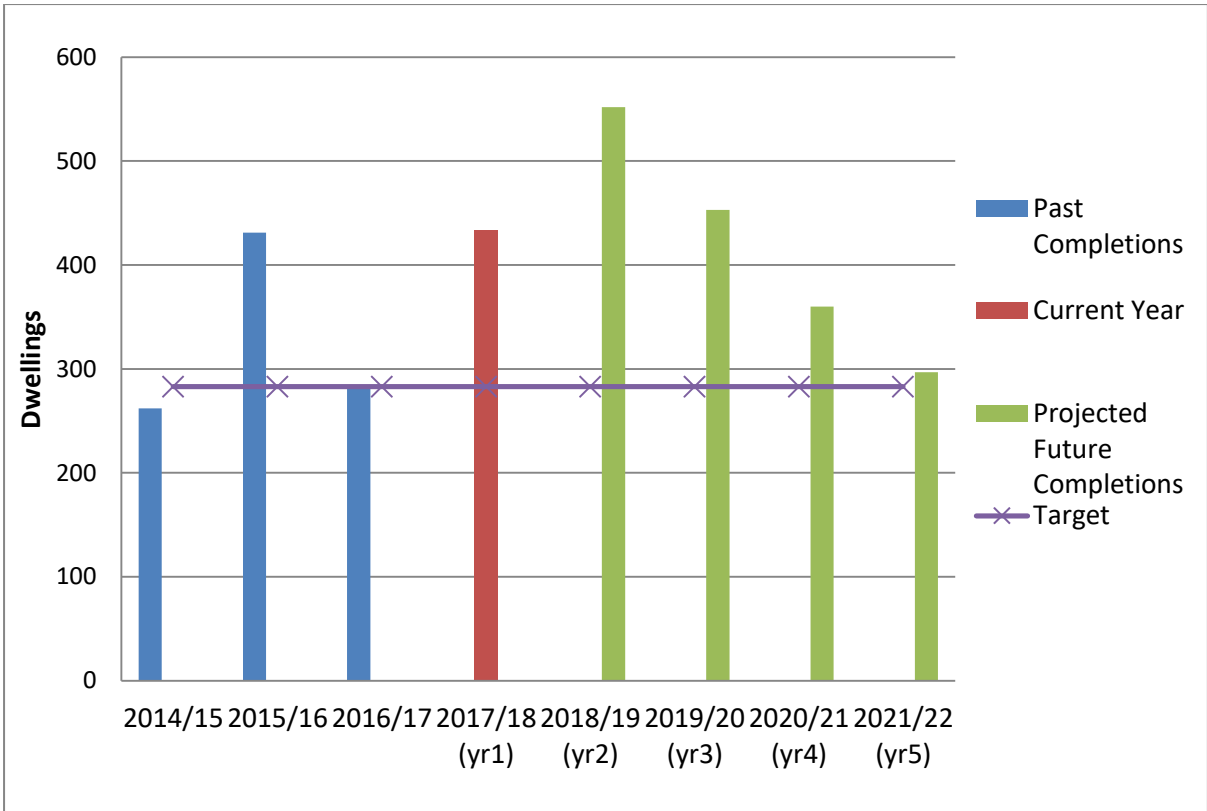


Figure 3: Five year housing trajectory

6.3 Figure 4 below sets out the five year housing land requirement calculation and illustrates that in order to demonstrate that the Council has a 5 year supply it must have a deliverable supply of 1486 dwellings.

5 Yr Target (OAN x 5 years = Target)	283 x 5	1415
Backlog (from Table 1)	0	0
Sub-total (a + b)	1415 + 0	1415
5% buffer (on sub-total) (c x 5%)	1415 x 5%	71
Total Requirement (c + d)	1415 + 71	1486

Figure 4: Five Year Housing Land Requirement Calculation

This calculation demonstrates that the Council has a **7 year supply**.

$$(2095 \div 1486) \times 5 = 7.04^2$$

² Information from 2017 Five Year Housing Land Supply Statement

7. Previously Developed Land

- 7.1 30% of new housing was built upon previously developed (brownfield) land, which was 86 of the total 282 built. This is a decrease on AMR12 when the amount was 47%. This includes 13 dwellings at the previous site for the Bull and Badger public house in Killamarsh, 11 dwellings at the site for the Ridgeway Craft Centre and 5 dwellings on Chesterfield Road in Dronfield.

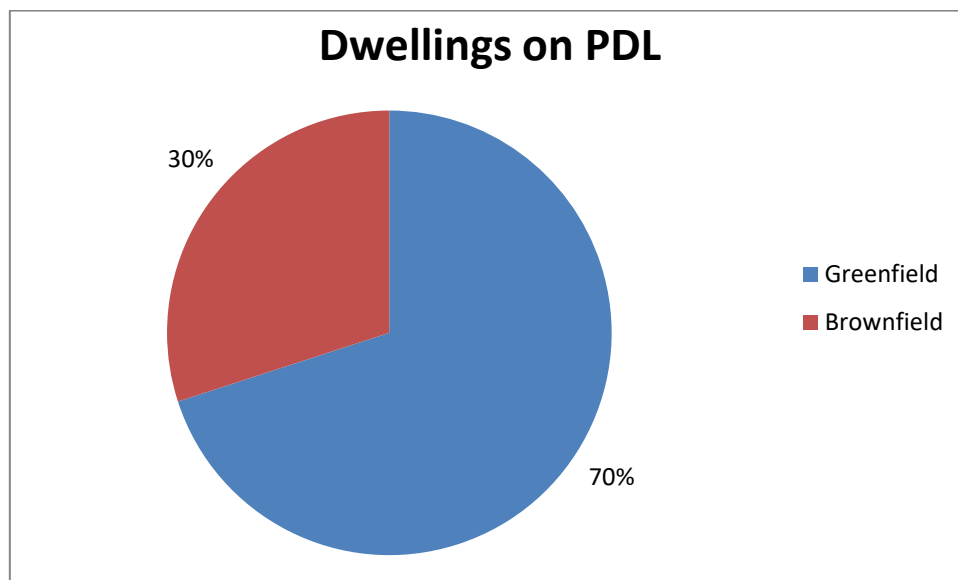


Figure 5: Dwelling completions on previously developed land

- 7.2 A core planning principle of the NPPF is to encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. However, there is no longer a national target for development on previously developed land.

8. Affordable Housing Provision

- 8.1 The 2017 SHMA update indicates that in North East Derbyshire there is a need for affordable housing of 172 dwellings per year up to 2035. Provision of affordable housing is vital if the council is to achieve Corporate Objective 4: Increasing Housing Choice.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Affordable Housing Completions	21	49	-10	129	165	0

Figure 6: Table of Historical Affordable Housing Completion Rate (net)

- 8.2 For the period of AMR13 there was a net completion of 0 affordable dwellings, this is significantly less than the previous two years.

9. Employment

- 9.1 The total take-up since 2011 is 8.13ha, an average build rate of 1.36 ha/yr. This continues the trend of very low employment development on allocated sites in the District particularly since 2008. Over this period 7.15ha has been developed at Coney Green, Clay Cross. This is currently the only employment site in the District showing any significant activity on allocated land.

Year	Total Completions (ha)	Sites delivered post 2011
2011/12	0.44	
2012/13	0.28	
2013/14	3.92	In total 0.07 hectares of employment land was complete during 2013/14 at Derby Road, Upper Mantle Close, Clay Cross. A further 3.85ha was constructed at Coney Green, Clay Cross.
2014/15	0.00	
2015/16	0.19	A number of small developments including office space at Bridge Street Industrial Estate, Clay Cross; a warehouse extension at Nitec Ltd, Hardwick View Road, Holmewood; and the construction of a storage unit for Pronto Industrial Paints Ltd at Stainsby Close, Holmewood.
2016/17	3.30	3.3ha at Coney Green, Clay Cross.
Total (1991-2017)	52.92	
Average Build Rate (1991-2017)	2.04	
Average Build Rate (2008-2017)	0.95	

Figure 7: Table of Employment Land Developed³

- 9.2 It is important that the emerging Local Plan (2014-2034) has a clear set of policies and highlights sectors that North East Derbyshire aim to attract to help boost the local economy and so increase employment opportunities for local people. This will be vital if the Council is to achieve Corporate Objective 1: Create jobs, build skills and attract investment.
- 9.3 Figure 8 shows that at 31st March 2014 there were 46.44ha of land available for employment use. It should be noted that the allocations at the Biwaters and

³ From Table 4.1 Employment Land Completions 1991-2017 from Lichfields Employment Land Review Update (August 2017)

Avenue sites are subject to outline planning permissions that will provide mixed use developments including the stated amount of new employment land. The allocations will be accounted for through the emerging local plan. While there remains a supply of employment land in the District to meet future requirements, evidence suggests that the quality and deliverability of the supply is doubtful.

Site	Area still Available at April 2017 (ha)	Comments/Notes
Sites with development ongoing		
Coney Green, Clay Cross	9.03	Area developed includes 2 sites U/C.
Derby Road, Upper Mantle Close, Clay Cross	0.89	Site remaining (DCC ownership).
Holmewood Industrial Park	0.00	0.28ha was developed 2012/13.
Westtorpe Business Centre, Killamarsh	0.35	Remaining plot undeveloped.
MEGZ (West of M1), Long Duckmanton	4.70	2005 Local Plan Allocation, remaining part of an implemented (cross-district) permission.
MEGZ (Part of former Coalite land, Chesterfield Road), Long Duckmanton	1.25	2005 Local Plan Allocation, remaining part of an implemented (cross-district) permission.
Renishaw Industrial Estate	2.50	Remaining area of 2005 Plan existing employment area.
Hepthorne Lane, Tupton	3.32	Remaining area of 2005 Plan existing employment area.
Existing Sites Total	22.04	
Sites Allocated & Permitted only		
Biwaters Site – Mixed Use Development, Clay Cross	8.00	2005 Local Plan Allocation subject to planning approval and outstanding applications.
Callywhite Lane Extension, Dronfield	6.00	2005 Local Plan Allocation – revised developable area.
Land Adjacent to Norwood Industrial Estate, Killamarsh	5.40	2005 Local Plan Allocation part taken up with housing. Area remaining equates to size of employment allocation (E1(d) within original mixed use site (E3))
The Avenue – Mixed Use Development, Wingerworth	5.00	2005 Local Plan Allocation. Additional employment area as part of large Mixed Use Site,
Allocation & Permissions only	24.40	
Overall District Total	46.44	

Figure 8: Table of Employment Land Availability at 31st March 2017

- 9.4 The Employment Land Review update (2017) and The Employment Sites Study (2017)⁴ have been commissioned to inform the Local Plan. The Employment Land Review concluded that the District has a reasonable supply of available employment land, but the quality of the land and potential losses may require the provision of employment land elsewhere in the District to cater for retained and future job growth. The Employment Sites Study has assessed the sites in Figure 8, plus other potential sites to inform the Local Plan on the sites that should be identified for allocation and protection from loss.

10. Infrastructure Delivery

- 10.1 In order to serve development and enable growth to come forward, sufficient infrastructure will have provided. To achieve sustainable growth, the Government requires Local planning Authorities to take account of the delivery of three types of infrastructure – physical, social and green. By doing so it will ensure that the right types of services are in place to meet the needs of the existing, and future members of the community.
- 10.2 When the Council consulted on the Draft Local Plan in spring 2017 it was not able to publish an Infrastructure Delivery Plan (IDP) alongside it. However, the Council has been preparing a draft version of the IDP since then. The purpose of the IDP is to identify the various forms of infrastructure required to meet the anticipated level of growth in North East Derbyshire across the plan period of 2014 to 2034.
- 10.3 The Council will carry out viability work to consider if a Community Infrastructure Levy (CIL) can be implemented for North East Derbyshire and so provide an additional income to assist in the delivery of strategic infrastructure.
- 10.4 A total of £431,873 of financial contributions has been received via S106 agreements which were agreed during the AMR13 period. All together seven agreements were signed with a total of approximately £4,836,845. This agreed amount of contributions comprises funding for affordable homes, schools, arts, open space and recreation, highways, waste and legal costs.
- 10.5 The use of s106 Agreements and potential CIL will be critical to assist in the delivery of Corporate Objective 2: Improve People’s Health and Objective 3: Look after the environment. From April 2015, the CIL regulation will restrict the use of pooled section 106 developer contributions. For all authorities, no more than 5 developer contributions may be pooled in respect of funding a type of infrastructure or an individual infrastructure project.

⁴ 2017 Employment Land Update (Lichfields) and the 2017 Employment Sites (Aspinall-Verdi).

11. Gypsy and Traveller Provision

- 11.1 There are currently 22 occupied permanent pitches in North East Derbyshire.
- 11.2 Central Government guidance is set out in planning policy for traveller sites. This guidance states that Local Authorities should make their own assessment of need for the purposes of planning to establish the accommodation needs of the traveller community.
- 11.3 The Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2014 estimated a need for 15 additional pitches in North East Derbyshire for the period 2014-34. There are currently (August 2017) no outstanding permissions for traveller sites in the District, and consequently no five-year supply.
- 11.4 There were three applications for traveller sites presented within the monitoring year. The application for a site off Mansfield Road, Killamarsh was for the change of use of land to a 12 pitch traveller site (received in March 2016 but later refused). At Land on West Side of Boiley Farm, Killamarsh there was another application for a single pitch traveller site (received in September 2016 but later also refused). There was also an application for change of use of traveller site with two pitches for a site off Dark Lane, North Wingfield. Received in September 2016, it was later refused.

12. Strategic Sites

- 12.1 The Local Plan (2005) identifies a range of strategic sites as outlined below.
- 12.2 **The Avenue, Wingerworth.** This site was allocated for re-development in the 2005 Local Plan, since then the Avenue Area Strategic Framework has been adopted by the Council. This is a large site which is located to the east of the A61 and in 2014 outline planning permission was granted for a development of 13.4ha which consists of 469 dwellings, 2.8ha of employment land as well as land for a primary school and community facility. In May 2016 the Council also received a reserved matters application for 252 dwellings.
- 12.3 Due to most of the site being located on the Former Avenue Coking Works there has been a legacy of contamination on the site which has been subject to a major remediation programme which was completed after the monitoring year in 2017. A house builder is due to start work on site in early 2018.
- 12.4 **Former Biwaters Site, Clay Cross.** This site was an identified 27.4ha mixed use development in the 2005 Local Plan, and outline planning permission was granted for a mixed-use development, for a maximum of 980 residential units, 29,500m² of B1, B2 and B8 employment land, a 60 room hotel and a local centre (A1, A2, A3, A4, A5 maximum 750m²). The Council has adopted a Design Framework for this site which will guide proposals coming forward and be a material planning consideration in determining planning applications for the site.

Most recently a new roundabout at the A61 was finished and a new public house opened.

- 12.5 **Markham Vale, Long Duckmanton.** This is a 85ha scheme which is based around the regeneration of the former Markham colliery. It is a joint site between Bolsover District, Chesterfield Borough and North East Derbyshire District. Regeneration of the site began in 2006 and initial phases of the development have been completed. Approximately 20ha is designated as an Employment Enterprise Zone.
- 12.6 **Coalite Priority Regeneration Area.** This is a 61ha site which is located on the former Coalite Chemical Works site. This is an important cross-boundary strategic site with Bolsover District and Chesterfield Borough. The site has a history of contamination due to its associated uses of coal mining and coal oil chemical processing. The site has been promoted by the land owner and outline permission was secured for the North East Derbyshire section of the site in April 2016 (ref. NEDDC 14/00145/OL). The site requires about 5 years of remediation works before development can begin, these works began in November 2016. However, the proposed July 2016 route for HS2 runs through the site to a greater degree than previously expected. Therefore, there are concerns regarding the deliverability of the scheme due to the HS2 announcement and the substantial remediation required.
- 12.7 Bringing forward the identified strategic sites is vital if the Council is to achieve Key Aim 1: Unlocking Our Growth Potential/Unlocking Development Potential and Enabling Housing Growth. All the above sites will be reconsidered in light of the current market to consider whether it is feasible to continue to allocate them within the new Local Plan. The Draft Local Plan proposes the following strategic sites; the Avenue site; former Biwaters Site; Markham Vale; land to the south of Markham Vale; and Coalite Priority Regeneration Area.

13. Neighbourhood Plans

- 13.1 Neighbourhood Planning enables town and parish councils or neighbourhood forums to prepare, in partnership with the community they represent, a formal planning document for their area. The key intention of the Neighbourhood Plan is to allow local communities to make their own decisions on how their towns or villages change or develop but they are required to conform with the policies of the District Council's Local Plan.
- 13.2 It is expected that three of the neighbourhood plans will be adopted in the next monitoring year as long as there are no issues at examination: Ashover, Wingerworth and Holymoorside and Walton. It is then expected that a further two designated areas will progress to submission the year after (2018-19).

Neighbourhood Area	Formal Stage	Progress & Next Action
Ashover	<ul style="list-style-type: none"> Drafting Plan – Submission awaited Pre-Submission consultation 30th Jan-13th March 2017 	Awaiting submission draft now consultation has finished.
Brackenfield	<ul style="list-style-type: none"> Area being considered for designation 	-
Dronfield	<ul style="list-style-type: none"> Applied for Neighbourhood Area in August 2016 Pre-draft stage, community events – March 2017 	Neighbourhood Plan Steering Group is preparing to draft Plan.
Holymoorside and Walton	<ul style="list-style-type: none"> Plan submitted to District Council on 8th August 2016 	Preparing for submission consultation and appointment of Examiner.
Wessington	<ul style="list-style-type: none"> Pre-draft stage 	Parish is preparing Draft NP, yet to consult.
Wingerworth	<ul style="list-style-type: none"> Pre-Submission consultation 7th Aug-19th Sept 2016 Drafting Plan – Submission awaited 	Submission Draft Plan is being prepared.

Figure 9: Progress on Neighbourhood Plans at 31st March 2017

14. Duty to Co-operate

- 14.1 The Localism Act and the NPPF place a duty on local planning authorities and other bodies to co-operate with each other to address strategic issues relevant to their areas. The duty requires constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection to the strategic infrastructure. This will need to be set out in a Statement of Compliance with the Duty to Co-operate so a development plan can be found sound at examination.
- 14.2 'Sustainable development' and 'Strategic matters' are defined in the Localism Act 110 (3) and (4) as sustainable development or use of land that has or would have a significant impact on at least two planning areas, strategic infrastructure that would have a significant impact on at least two planning areas, or a county matter. Paragraph 156 of the NPPF 2012 states that strategic matters relate in particular to:
- Homes and jobs needed in the area
 - Provision of retail, leisure and other commercial development

- Provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
 - Provision of health, security, community and cultural infrastructure and other local facilities
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 14.3 In paragraphs 178 to 181, the NPPF comments about the diverse forms the co-operation might take and where joint working might be appropriate. It is worth noting that the duty to co-operate is not a duty to reach consensus, although in the majority of cases that is the intention.
- 14.4 At the regional and sub-regional level the District council has made an active contribution to, either through the joint commissioning, involvement and/or preparation of the following plans and studies in the period of AMR13:
- A61 Corridor Impact Study (Derbyshire County Council, NEDDC and Chesterfield Borough Council)
 - Gypsy & Traveller Accommodation Assessment (Derbyshire County wide study)
 - North Derbyshire and Bassetlaw OAN Update 2017 (Chesterfield Borough Council, Bolsover District Council, NEDDC and Bassetlaw District Council)
 - Retail and Centres Study 2017 (Bolsover District Council, Chesterfield Borough Council and NEDDC)
 - Playing Pitch Strategy 2017 (Bolsover District Council and NEDDC)
 - Indoor Sport Facilities Strategy 2017 (Bolsover District Council and NEDDC)
- 14.5 A series of standing arrangements allow planning officers and representatives of the other organisations to share concerns and to network regularly. This is an important aspect of the co-operation that is both required (for statutory reasons) and desirable (for reasons of best practise).
- 14.6 **Local Plan Liaison Meetings.** Since May 2009 Bolsover District, Chesterfield Borough and North East Derbyshire have held a regular series of officer-level meetings to discuss progress on their Local Development Frameworks. Almost at once, Bassetlaw District in Nottinghamshire, the other East Midlands authority forming part of the Sheffield Housing Market are was invited to join the conversation, then too Derbyshire County and Nottinghamshire County.
- 14.7 The usefulness of this forum has been recognised by all participants since it began and in 2012 a Memorandum of Understanding was signed by all participants to formalise these meetings.
- 14.8 **Sheffield City Region Planning Policy Officers Group (SCRPOG).** Since May 2011 the SCRPOG has met every 2 months to support the SCR Local Enterprise Partnership in relation to strategic planning matters, share progress

reports, and discuss items of mutual concern, concentrating particularly on strategic cross boundary matters. For example, the group has prepared and agreed a joint methodology for undertaking Green Belt Reviews across the SCR.

- 14.9 **Sheffield City Region Heads of Planning Meeting.** Heads of Planning from all the Sheffield City Region planning authorities meet every three months to share progress reports and discuss items of mutual concern, concentrating particularly on strategic matters. This meeting is the setting from which briefings are prepared for members of the LEP board.
- 14.10 **Derbyshire Planning Policy Officers Meeting.** A long-running series of meetings, this quarterly forum is a further opportunity for co-operation between the authorities.
- 14.11 **Derbyshire Heads of Planning Meeting.** Like the policy officer's meeting above, this quarterly forum is another opportunity for co-operation between the authorities.
- 14.12 **Joint Economic Development Strategy.** Recognising their similarities and mutual requirements, Bolsover, Chesterfield and North East Derbyshire have for some years prepared and agreed a joint economic development strategy, particularly to determine future growth sectors.

15. Future Monitoring Issues

- 15.1 As the Local Plan progresses to adoption the contents of the AMR will be amended to reflect the new development plan framework of North East Derbyshire.
- 15.2 It is important that the AMR is a live document that can be used to monitor the effectiveness of the Council's planning policy going forward. It will be of key importance that the AMR can easily demonstrate which policies are being effective and those which might need reviewing.
- 15.3 The Council is committed to producing a timely, transparent and robust AMR so that the plan, monitor, and manage approach is applied to the Development Plan of North East Derbyshire.
- 15.4 The Council has signed up to being part of a Derbyshire Combined Authority. Progress of this initiative will be reported under the Duty to Co-operate in future AMRs.