



Land Availability Assessment 2023 Methodology

Disclaimer

(What the Land availability Assessment does not do)

Inclusion or exclusion of a site in the Land Availability Assessment (LAA) does not mean that a site will or will not be allocated for development in a local plan or that planning permission will or will not be granted for development.

The absence of a site in the Land Availability Assessment does not preclude that site being allocated in a Local Plan or planning permission being granted for its development.

The land availability assessment does not allocate sites for development and does not grant or refuse planning permission. A decision to allocate a site for development is made through the adoption of a Local Plan, whilst planning permission is granted/refused by the Council's Planning Committee following a planning application. Both are separate processes to LAA).

A sites inclusion in the LAA is not an indication that the Council supports development of that land.

The LAA is a snapshot in time and a site's availability, suitability, achievability and its boundaries may change following the publication of a LAA.

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Introduction

1. Stage 1: Identification of sites and broad locations

Introduction

The Chesterfield Borough Local Plan 2018-2035 was adopted in July 2020 and sets out the land use requirements for the Chesterfield Borough including developments for homes and jobs. The Local Plan's policies map identifies on which sites and in which areas such development should happen and where it should not happen, to meet the social, environmental and economic needs of the Borough's population.

Whilst the current Local Plan looks ahead to 2035 the Government requires¹ that it is reviewed by the Borough Council (as Local Planning Authority), every 5 years. A review should ensure that the plans policies remain relevant and effective and so 'up to date'. Chesterfield Borough Council is undertaking a review of the current Local Plan and as part of this work it is carrying out a land availability assessment or LAA for short.

What the LAA does

The LAA is a process where the council identifies land/sites and broad areas and then assesses their potential for new uses/development.

To find sites the council asks publicly for suggestions through the Call for Sites and looks at a variety of types² of land. Once identified the assessment of development potential considers whether a site is available, suitable and achievable for a range of land uses within the timeframes of 5, 10 and 15 years. This document sets out how availability, suitability and achievability are assessed by the council.

The LAA gives the Council an understanding of the land available in Chesterfield Borough. From this a sufficient supply and mix of sites to meet plan objectives and identified housing and economic needs will be identified through the local plan process in accordance with a requirement of the National Planning Policy Framework³.

¹ National Planning Practice Guidance Paragraph: 062 Reference ID: 61-062-20190315

² National Planning Practice Guidance Paragraph: 011 Reference ID: 3-011-20190722

³ National Planning Policy Framework Paragraph 68

The council is also using the LAA to identify sites which may have potential for land uses other than housing or economic development, such as nature enhancement, albeit it has a less detailed assessment process for such other land uses.

How the LAA does it

The council's process of LAA follows the guidance on Housing and Economic Land Availability Assessment contained within the National Planning Practice Guidance⁴ (NPPG) which sets out a flowchart.

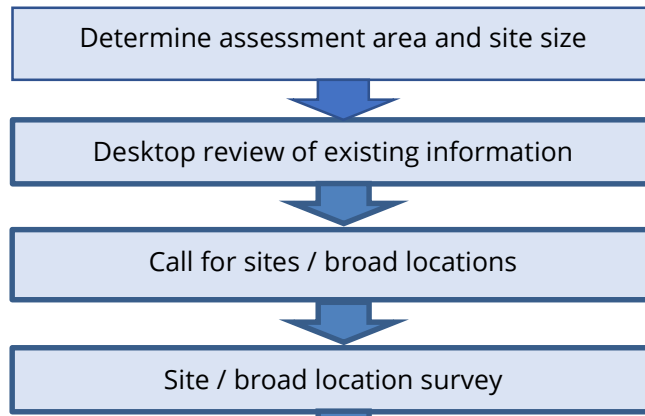
The process is also consistent with a joint methodology for carrying out LAA which was agreed between the Local Planning Authorities within the North Derbyshire and Bassetlaw Housing Market Area⁵.

The following document sets out the method of how the council has identified and assessed sites as part of LAA in more detail. Below is a flowchart (Diagram 1) to illustrate the stages of LAA.

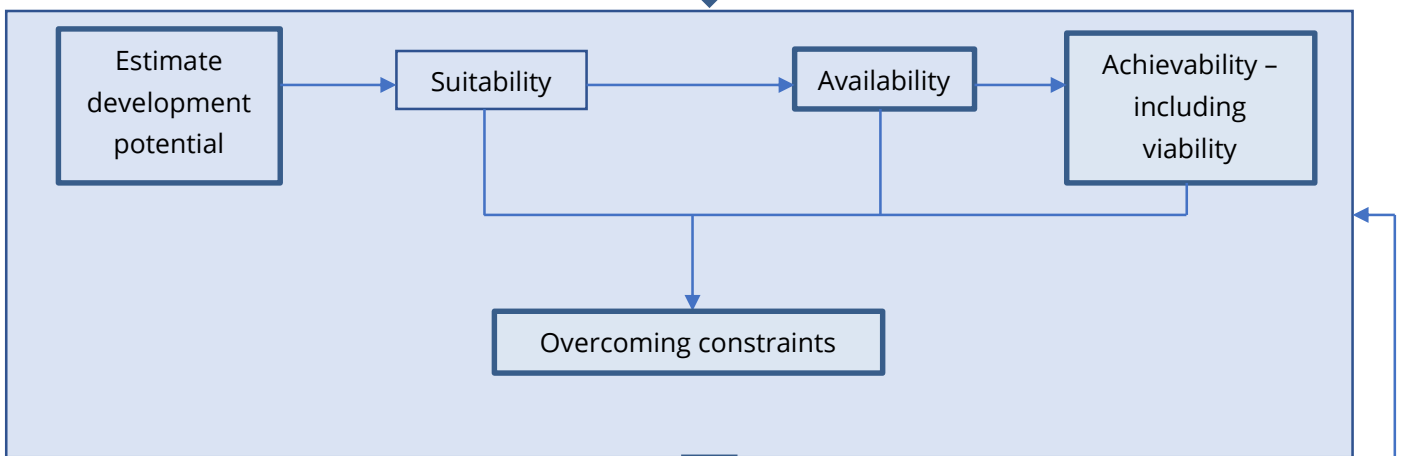
⁴ National Planning Practice Guidance Paragraph: 001 Reference ID: 3-001-20190722 to 026 Reference ID: 3-026-20190722

⁵ North Derbyshire and Bassetlaw Land Availability Assessment 2015 Methodology

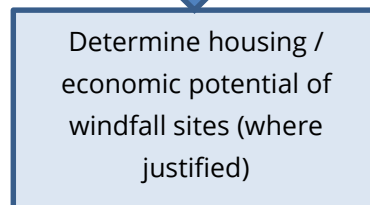
Stage 1 – Site / broad location identification



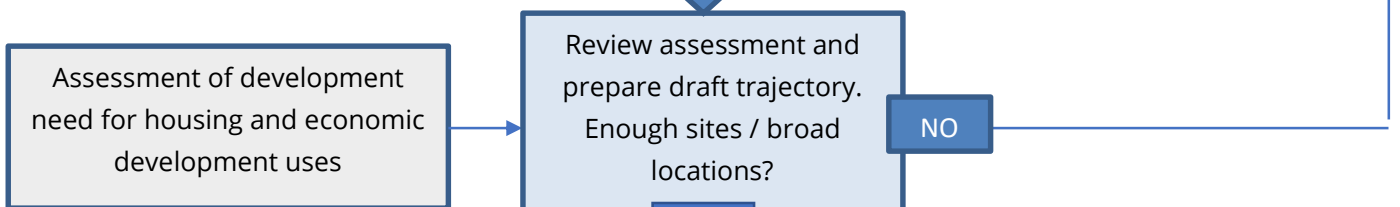
Stage 2 – Site / broad location assessment



Stage 2 – Windfall assessment



Stage 4 – Assessment review



Stage 5 – Final evidence base



1. Stage 1: Identification of sites and broad locations

Assessment area and site size

1.1. The assessment uses the local plan-making area which is the administrative boundary of Chesterfield Borough Council.

1.2. The minimum site sizes for sites to be included in the LAA are as follows:

| Table 1: Minimum Site Sizes | | |
|--|--|---------|
| Type of Land Use/Development | Size of Site | |
| Residential (market/affordable) | 5 or more dwellings | |
| Residential (Self-build/custom build) | 1 or more dwellings | |
| Biodiversity (enhancement/gain) | 500m ² or more in area | 0.05ha |
| Retail or Commercial | 50m ² or more in floorspace | 0.005ha |
| Economic (office/industrial/Warehouse) | 500m ² or more floorspace | 0.05ha |
| Traveller accommodation | 500m ² or more in area | 0.05ha |
| Public Open Space | 2000m ² | 0.2ha |
| Community Facilities | No minimum | n/a |
| Other uses | 500m ² or more in area | 0.05ha |

1.3. These thresholds have taken into account the national planning practice guidance⁶ (NPPG) and the North Derbyshire and Bassetlaw HMA LAA methodology. Smaller sites potential contribution to development needs will be estimated based on previous development rates of similar sized small sites (described as a windfall calculation in national guidance⁷).

⁶ National Planning Practice Guidance Paragraph: 010 Reference ID: 3-010-20140306

⁷ National Planning Practice Guidance Paragraph: 023 Reference ID: 3-023-20190722

- 1.4. In respect of possible Traveller Site's the 2015 Derbyshire and East Staffordshire Gypsy and Traveller Accommodation Assessment⁸ concludes that a pitch site of at least 500m² would accommodate hard standing for 1 touring/mobile caravan and 1 static caravan, 2 car parking spaces, 1 amenity block, hard standing for storage shed and drying and a garden/amenity area. This is considered a reasonable minimum size of site for one pitch.

Types of sites and sources of data

- 1.5. The council uses the types of site and sources of data set out in the NPPG (see appendix 2).

Initial survey and assessment

- 1.6. The council follows the NPPG by carrying out an initial survey and assessment of sites to record the following information:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- potential environmental constraint's;
- consistency with the development plan's policies;
- proximity to services and other infrastructure, such as public transport;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and
- initial assessment (stage 1) of whether the site is suitable for a particular type of use or as part of a mixed-use development.

- 1.7. The above information is recorded in a database and a geographical information system.

⁸ Paragraph 10.62 of the Derbyshire and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015. This sentence will be superseded if the 2023 Derby, Derbyshire and East Staffordshire Gypsy and Traveller Accommodation Assessment suggests a different approach.

Stage 1 suitability assessment of sites / broad locations

- 1.8. In line with the national guidance (NPPG⁹) an initial assessment of site suitability for a particular land use or mix of uses is carried out and considers national policy areas and designations. The intention is to filter out any sites which are clearly unsuitable for development and so are not to be assessed further at stage 2 of LAA.
- 1.9. The following is a list of the specific national policy areas and designations that have been considered in the stage 1 suitability assessment.

| Table 2: National Policy and Designations protecting areas or assets of particular importance. | |
|--|--|
| Broad land type / designation ¹⁰ | Specific land type/designation |
| Habitat Sites | <p>Internationally important nature conservation sites (RAMSAR sites, Special Areas for Conservation, Special Protection Areas)/potential such sites.</p> <p>Sites of Special Scientific Interest (SSSIs and National Nature Reserves (NNRs).</p> <p>Local Nature Reserves (LNRs).</p> <p>Sites identified, or required, as compensatory measures for adverse effects on habitats sites.</p> |
| Green Belt | A policy on approach is taken. |

⁹ National Planning Practice Guidance Paragraph: 014 Reference ID: 3-014-20190722

¹⁰ National Planning Policy Framework paragraph 11 (i) footnote 6

| | |
|-----------------------------|--|
| Local Green Space | A policy on approach is taken. |
| Green Wedges/Strategic Gaps | A policy on approach is taken. |
| Irreplaceable Habitats | Veteran trees, ancient woodland and also other sites where specific assessments have identified an irreplaceable habitat. |
| Designated Heritage Assets | Grade 1 and 2 listed buildings and their curtilages. Registered Park or Garden of Special Historic Interest. Scheduled monument. |
| Functional Flood Plain | Functional flood plain (flood zone 3b). |
| Infrastructure | High Voltage Power Lines (within 50 metres of) |

- 1.10. The above constraints will be applied as follows, with sites being excluded from further consideration as certain land uses unless adequate evidence has been provided that the constraints present are likely to be able to be overcome within the requirements of planning policy and law:

Table 3: Suitability of sites based on land use and land type/designation at stage 1 of LAA

| Potential Land Use | Broad land type / designation | | | | | | |
|----------------------------------|-------------------------------|----------------------------|------------|---------------|-------------------|------------------------|----------------------------|
| | Functional Flood Plain | Green Wedge/ Strategic Gap | Green belt | Habitat Sites | Local Green Space | Irreplaceable Habitats | Designated Heritage Assets |
| Residential | X | X | X | X | X | X | X |
| Industrial / office / warehouses | X | X | X | X | X | X | X |
| Retail / Leisure | X | X | X | X | X | X | X |
| Tourism | ✓ | ✓ | X | X | X | X | X |
| Energy | ✓ | ✓ | ✓ | X | X | X | X |
| Public Open Space | ✓ | ✓ | ✓ | ✓ | ✓ | X | X |
| Biodiversity | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | X |
| Agriculture | ✓ | ✓ | ✓ | ✓ | ✓ | X | X |

| Key to Table 3 | |
|---------------------------|---|
| Unsuitable at Stage 1 | X |
| Site continues to Stage 2 | ✓ |