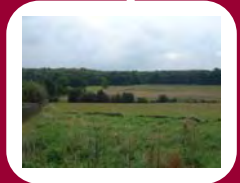


# Strategic Housing Land Availability Assessment (SHLAA)

Adopted October 2009





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# Chesterfield Borough Council Strategic Housing Land Availability Assessment

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## Executive Summary

### Summary

- 1 A Strategic Housing Land Availability Assessment (SHLAA) is a process that identifies land with *potential* for future housing development. Ensuring an adequate supply of land for housing is an important function of the planning system and an evidence-based policy approach is a key principle of national Planning Policy Statement 3 (PPS3): *Housing*<sup>1</sup>.
- 2 The SHLAA provides essential evidence for the preparation of the Chesterfield Borough Local Development Framework (LDF). LDFs are required to identify broad locations and specific sites for new housing that will enable continuous delivery of housing over a period of at least 15 years from the date that the LDF Core Strategy is adopted.
- 3 The Regional Spatial Strategy (RSS)<sup>2</sup> notes that *the sub regional centre of Chesterfield forms part of the Northern (Sheffield Rotherham) Housing Market Area that also includes the districts of Bassetlaw, Bolsover and North East Derbyshire District*. PPS3<sup>3</sup> promotes collaborative working between local authorities and this Assessment is the first SHLAA undertaken in the Northern Housing Market Area.
- 4 The **SHLAA** sets out the overall methodology for the study and the final assessment of housing land supply for Chesterfield Borough. It has been published to support the evidence base for the Chesterfield Borough Local Development Framework (CBLDF) Draft Core Strategy (Issues and Options) which is to be consulted upon in July/August 2009.
- 5 The SHLAA **identifies potential housing land supply but does not seek to make policy decisions on which sites should be developed**. It provides a pool of potential housing sites against which other policy considerations will need to be balanced. It will be used to support decision-making and does not pre-judge the strategic approach that the Chesterfield Borough LDF will eventually take.
- 6 A Working Group was established to oversee work on the SHLAA. It comprised:
  - Chesterfield Borough Council
  - Bassetlaw District Council
  - North East Derbyshire District Council
  - Bolsover District Council
  - East Midlands Development Agency

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<sup>1</sup> Planning Policy Statement (PPS) 3, *Housing*, Department of Communities and Local Government, November 2006.

<sup>2</sup> The East Midlands Plan (Regional Spatial Strategy to 2026), March 2009. Available on-line from: <http://www.gos.gov.uk/goem/planning/regional-planning/>

<sup>3</sup> PPS3, Annex C.

- Alliance SSP
- Derbyshire Wildlife Trust
- Nottinghamshire Wildlife Trust
- Home Builders Federation
- Local developers (represented by William Davis Homes Ltd)

## Methodology

- 7 The intention has been to develop a methodology which complies as fully as possible with national guidance, whilst taking into account local circumstances, in particular, the availability of resources and the stages reached with the LDFs in the two districts.
- 8 An important role of the SHLAA is to enable the assessment of whether there is a forward looking 5-year supply of deliverable sites (years 1-6). National policy and practice guidance indicates that for sites to be 'deliverable' (in the 5-year supply) they must be '**available**' for development, '**suitable**' for housing and '**achievable**' within the 5-year period. The Chesterfield Borough SHLAA has assessed each identified site against these criteria.
- 9 National policy also states that a further supply of developable sites should also be identified for years 7-11 and, where possible, years 12-16 from the date of adopting the LDF. To be considered *developable*, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged. The SHLAA identifies developable sites as being deliverable in one of three phases:
  - Short to medium term: 2015/16 to 2019/20 (years 7-11)
  - Medium to long term: (2020/21 to 2024/25) (years 12-16)
  - Long term: 2025/26 onwards (year 17 onwards)
- 10 The District Valuer (DV) was approached to act as an Independent consultant appointed to 'arbitrate' on sites where there was disagreement within the Working Group about their deliverability or developability. Following discussion with stakeholders no requirement to refer any sites to the DV for arbitration has been identified.
- 11 The Working Group agreed that it would not be necessary for the first iteration of the SHLAA to consider Local Wildlife Sites and sites in the Green Belt
- 12 The SHLAA makes a distinction between *large sites* (capacity for 10 or more units) and *small sites* (capacity for fewer than 10 units). The only small sites included in the Assessment are those that already had planning permission as at 31<sup>st</sup> March 2009. These have been included on the grounds that they are readily identifiable sites and, in total, are likely to make an important contribution to overall supply.



- 13 Other small sites will continue to obtain planning permission each year and these can be added to the housing land supply in future reviews of the SHLAA. The assessments of supply summarised below do not, however, include any allowance from windfall sites in line with the advice in PPS3.
- 14 All sites with planning permission for housing were automatically assessed as being 'suitable' for housing. All the sites allocated for housing in the adopted Replacement Chesterfield Borough Local Plan (RCBLP) have been assessed as being 'suitable'
- 15 A number of sites have been classified as 'not currently suitable'. This includes sites *within the urban areas* that are wholly or partially in an area with a high probability of flooding (Flood Risk Zones 2, 3a or 3b).
- 16 As part of the assessment of 'achievability', attempts were made, through the 'call for sites', to contact owners/developers of all larger schemes (10 or more dwellings) that have planning permission. They were asked about the viability and timescales for completing their scheme.
- 17 In virtually all cases, HBF advice on build rates on large sites has been used in the Assessment to estimate annual completions on identified sites in the period to 2024/25.
- 18 Given the large number of small sites (<10 units) with planning permission it was considered reasonable to make a number of assumptions about the deliverability of such sites. All the small sites with permission were assumed to be 'suitable' for housing and 'available', unless there was specific evidence to suggest otherwise. In practice, not all the small sites assumed to be deliverable within the next 5 years will actually be delivered during that period. Some may come forward later and some not at all. Pending a future review of small sites with planning consent the permissions available at 1<sup>st</sup> April 2009 will be discounted by 30% on the basis of research by North East Derbyshire District Council. But it is noted that this would be more than off-set by other small site windfalls that will come forward in the next 5 years.

### **Completions in 2008/09**

- 19 Site visits to all sites with planning permission in April 2009 showed that 64 dwellings were completed in Chesterfield in 2008/9. As at April 2009, 18 dwellings were under construction and a further 603 dwellings with planning consent had not yet started. (See Appendix 3) For the purposes of the forward looking five year land supply a discount of 30% has been applied to take account of potential non-implementation.



## **Forward Looking 5-Year Supply of Deliverable Sites (1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2015)**

- 20 The Assessment shows that, at 1<sup>st</sup> April 2009, the potential forward looking 5-year supply of deliverable sites is 2107 dwellings. This amounts to 5.3 years supply based on the strategic housing requirement from Chesterfield in the RSS. 99% of this supply is on previously developed land. (See Appendix 6)

### **Supply of Developable Sites (from 2015/16 onwards)**

- 21 The overall supply of dwellings on developable sites after 2015/16 is 2089 dwellings. Nearly 100% of this supply is on previously developed land. Of these 1355 dwellings have been identified on sites likely to come forward after 2024/25. (See Appendix 7)

### **Sites not currently Developable**

- 22 There is capacity for a further 9,974 dwellings on sites with significant policy constraints of which 1,837 could come forward after 2024/25. The majority of this is on greenfield land with just 4.5% on previously developed land. (See Appendix 8)
- 23 A number of other sites have been assessed which are considered to be unsuitable and are therefore not considered to have potential to contribute to the future housing land supply. These fall into 2 categories:
- Sites where the environment is not considered suitable for residential development, which otherwise would have an estimated capacity for a total of 4,031 dwellings (See Appendix 9);
  - Sites which are either local wildlife sites or within the Green Belt and discounted from the study at this stage. With a total capacity for 1,992 dwellings (see Appendix 9).
- 24 There were a further 142 dwellings on 'small' sites which were estimated to yield fewer than the methodology's threshold of 10 dwellings and have therefore been discounted (See Appendix 10).
- 25 The supply is primarily in locations classified as 'not currently suitable for housing' but where there is a possibility that conditions may change during the period of the CBLDF (i.e. they will become 'suitable'). These are the sites in Appendix 8.

### **Total Potential Supply**

- 26 The Assessment concludes that the total potential supply, comprising sites deliverable within the next 5 years, sites developable after 2014/15 and sites not currently developable but where conditions could change,

is around 15,300 dwellings (as at 31<sup>st</sup> March 2009). 42% of the potential supply is on previously developed land, below the government target of 60%.

### **Windfalls**

- 27 Windfalls have not been counted as part of the potential housing land supply in the SHLAA, but it is nevertheless helpful to consider how far they might provide additional **flexibility** in the supply over the next two decades. The potential supply from windfalls means that some of the land identified in the SHLAA (and subsequently in site allocations DPDs) may not actually be required for housing for some years beyond the period anticipated.
- 28 A significant number of windfalls is likely to come forward in Chesterfield Borough over the next 15- 20 years. This is because:
- Chesterfield Borough districts include extensive urban areas; and
  - It is not practical to identify all small sites that are suitable for housing; and
  - Analysis of past trends shows a significant number of dwellings are built on small sites each year and they have historically made a significant contribution to supply.
- 29 On the basis of evidence submitted for the RCBLP an assumption of 48 dwellings per year would seem to be a reasonable estimate of future windfalls on small sites.
- 30 Given that the SHLAA assumes that, following a discount of 30%, small sites with planning permission granted since 1<sup>st</sup> April 2006 will all be delivered over the next two years, it would seem reasonable to note the flexibility attributable to windfalls from 2011/12 onwards. This would yield 720 dwellings over the period 2011/12 to 2024/25 15 years from the date of adopting the CBLDF Core Strategy if it is adopted in 2010/11.

### **Monitoring and Future Review**

- 31 The intention is to update the SHLAA on an annual basis

# 1.0 Introduction

## Purpose of the SHLAA

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a process that identifies land with *potential* for future housing development. Ensuring an adequate supply of land for housing is a key function of the planning system and an evidence-based policy approach is a key principle of national Planning Policy Statement 3 (PPS3): *Housing*<sup>4</sup>.
- 1.2 The SHLAA provides essential evidence for the preparation of the Chesterfield Borough Local Development Framework (LDF). Development Plan Documents within the LDF are required to identify broad locations and specific sites for new housing that will enable continuous delivery of housing over a period of at least 15 years from the date that the LDF Core Strategy is adopted.
- 1.3 PPS3 identifies a SHLAA as one component of the overall evidence base, which should be used to identify specific deliverable sites to provide new housing. It states that the SHLAA should:
- *Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;*
  - *Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments;*
  - *Assess the potential level of housing that can be provided on identified land;*
  - *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;*
  - *Identify constraints that might make a particular site unavailable and/or unviable for development;*
  - *Identify sustainability issues and physical constraints that might make a site unsuitable for development;*
  - *Identify what action could be taken to overcome constraints on particular sites.'*

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<sup>4</sup> Planning Policy Statement 3, *Housing*, Department of Communities and Local Government, November 2006.

- 1.4 An important role of the SHLAA is to enable the assessment of whether there is a forward looking 5-year supply of deliverable sites. To be considered *deliverable*, PPS3 states<sup>5</sup> that sites should, at the point of adoption of the relevant Local Development Document, be:
- **Available** – the site is available now;
  - **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;
  - **Achievable** – there is a reasonable prospect that housing will be delivered on the site within the timeframes identified.
- 1.5 A further supply of developable sites should also be identified for years 7-11 and, where possible, years 12-16 from the date of adopting the DPD. To be considered *developable*, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.
- 1.6 Once identified in DPDs, PPS3 says<sup>6</sup> that the supply of land should be managed to ensure that a continuous five year supply of *deliverable* sites is maintained. This means that the SHLAA will need to be updated on a regular basis and performance against the housing trajectory reported in each authority's LDF Annual Monitoring Report.

### **The Reason for Undertaking a Joint Assessment**

- 1.7 The Regional Spatial Strategy (RSS)<sup>7</sup> notes that *the sub-regional centre of Chesterfield forms part of the Northern (Sheffield Rotherham) Housing Market Area that also includes Bassetlaw, Bolsover and North East Derbyshire and that this is reflected in the housing requirement figures for the four districts.*
- 1.8 PPS3<sup>8</sup> promotes collaborative working and indicates that where two or more Local Planning Authorities form a housing market area, they should work together, either by preparing joint Strategic Housing Market Assessments and Strategic Land Availability Assessments or by ensuring consistency of methodology. A joint SHMA was produced for the sub region by Fordham Associates and published in September 2007.

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<sup>5</sup> PPS3, paragraphs 54-56.

<sup>6</sup> PPS3, paragraph 57.

<sup>7</sup> The Draft East Midlands Regional Plan

<sup>8</sup> PPS3, Annex C.

1.9 A joint methodology for the SHLAA was agreed with stakeholders in August 2008. Work on the study commenced in July 2008 and it assesses supply from a base date of 1<sup>st</sup> April 2090. It examines:

- Actual completions for 2008/09;
- the 5-year supply of *deliverable* sites for the period 2009/10 to 2014/15;
- the supply of *developable* sites for the periods 2015/16 to 2019/20, 2020/21 to 2024/25 and after 2024/25.

1.10 The intention is to refresh the SHLAA annually within the Annual Monitoring Report.

### **National Practice Guidance**

1.11 National practice guidance<sup>9</sup> on SHLAA was published by the Government in July 2007. This has since been supplemented by advice from the Planning Advisory Service<sup>10</sup>

1.12 This Assessment takes into account the national and regional practice guidance. Any divergence from this guidance is highlighted in the relevant section in Chapter 2 below.

### **Status of the SHLAA**

1.13 The SHLAA is a critical part of the evidence base necessary to support the production and adoption of Development Plan Documents. **It identifies potential supply but does not seek to make policy decisions on which sites should be developed.** It provides a pool of potential housing sites against which other policy considerations will need to be balanced. It will be used to support decision-making and does not pre-judge the strategic approach that the Chesterfield LDF will eventually take.

1.14 The SHLAA is only one factor within the wider evidence base for the LDF. It should be used in conjunction with, and alongside, other evidence, for example, employment land reviews, strategic flood risk assessments and sequential tests, strategic housing market assessments, area specific regeneration objectives and spatial priorities set out in the Sustainable Community Strategies. At the planning

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<sup>9</sup> *Strategic Housing Land Availability Assessments – Practice Guidance*, Communities and Local Government, July 2007. Available online from: <http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

<sup>10</sup> *Strategic Housing Land Availability Assessment and Development Plan Document Production*, Planning Advisory Service, January 2008. Available online from: <http://www.pas.gov.uk/pas/core/page.do?pageld=54317>

application stage, any evidence from the SHLAA should be considered alongside all these other factors and information gathered during pre-application discussions.

### **Relationship of SHLAA to Emerging Local Development Frameworks**

- 1.15 At the time of commencing work on the SHLAA, Chesterfield's work on its LDF was at an early stage of preparation. This SHLAA is therefore prepared from first principles and informed by saved policy documents and existing commitments. Future updates of the SHLAA will be able to draw on the LDF itself.

### **Scope of the SHLAA**

- 1.16 Chapter 2 describes the methodology that was used in the Assessment.
- 1.17 Chapter 3 of the Assessment summarises the potential housing land supply in Chesterfield.
- 1.18 Chapter 4 considers the potential additional flexibility in housing land supply that windfalls might provide in the districts over the next 15-20 years.
- 1.19 Chapter 5 sets out the plans for keeping the SHLAA up to date and for ensuring that a 5-year supply is maintained.

## 2.0 Methodology

### Overview

- 2.1 The SHLAA must provide a robust method by which all *potential* housing sites within the defined area of search can be identified. Sites must be assessed on the basis of when and whether they are likely to be developed, meaning that, in principle, a continuous five year supply of housing and a forward trajectory of housing supply can be identified, as required by PPS3.
- 2.2 The intention has been to develop a methodology which complies as fully as possible with national and regional practice guidance, whilst taking into account local circumstances, in particular, the availability of resources.
- 2.3 A Working Group was established to oversee work on the SHLAA and its role is described in paragraphs 2.5 to 2.8 below. Independent consultants were also appointed to 'arbitrate' on any sites where there was disagreement within the Working Group about their deliverability or developability. Their role is described more fully in paragraphs 2.9 to 2.10 below.
- 2.4 The remainder of the Chapter sets out the key stages in the Assessment.

### Role of the Working Group

- 2.5 The CLG guidance advocates a 'partnership approach' when undertaking a SHLAA and the Regional Practice Guidance highlights the establishment of a Working Group as a good method of engaging stakeholders.
- 2.6 The main role of the Working Group was to:
  - Develop an agreed methodology that was consistent with national and regional good practice guidance;
  - Provide feedback on provisional assessments of deliverability and achievability;
  - Achieve comparability between the SHLAAs of neighbouring East Midlands authorities in the same HMA.
- 2.7 For the Chesterfield SHLAA, a Working Group was established which comprised the following organisations:
  - Chesterfield Borough Council
  - Bassetlaw District Council
  - North East Derbyshire District Council
  - Bolsover District Council
  - East Midlands Development Agency
  - Alliance SSP
  - Derbyshire Wildlife Trust
  - Nottinghamshire Wildlife Trust



- Home Builders Federation
- Local developers (represented by William Davis Homes Ltd)

2.8 The developer representatives reviewed the sites in the draft SHLAA documentation. In particular, their role was to agree a market assessment of the deliverability of the sites identified by the local authorities as being potentially suitable for housing development. Where the borough council considered it appropriate their comments have been included in the SHLAA.

### **Role of Independent Consultants**

2.9 The District Valuer was approached to provide consultancy services to determine the deliverability of potential housing sites where there were differences of opinion within the Working Group about the developability/deliverability of sites that had been identified. The District Valuer's role was therefore to provide an independent assessment/ judgement.

2.10 In the event, broad agreement was reached on all sites identified. This meant that the consultant was not required to assess any sites.

### **Defining the Area of Assessment and Relationship to the Strategic Housing Market Area**

2.11 Sub-regional housing market areas (HMAs) between South Yorkshire (particularly the Sheffield Rotherham conurbation) and Nottingham /Derby and the Humber have been defined in a study by DTZ for the Yorkshire & Humber Assembly<sup>11</sup>. This study identified Chesterfield as being within the Northern (Sheffield/Rotherham) HMA.

2.12 More recently, the East Midlands Regional Assembly appointed Fordham Research to produce Strategic Housing Market Assessments for all the strategic housing market areas in the Northern sub-region of the East Midlands. The study concluded that the Northern Housing Market Area, comprising the four local authorities Bassetlaw, Bolsover, Chesterfield and North East Derbyshire, shows a high level of self containment and is separate from the Sheffield/Rotherham HMA.

### **Determining which Sites and Areas were Assessed**

2.13 An important objective of the SHLAA is to identify sites which *may* in due course be considered suitable to be identified as allocations in a development plan, and which make a significant contribution to housing supply. This should be seen as a guiding principle for the type of sites that will feature in a Strategic Housing Land Availability Assessment. It also means that it is, as a rule, unnecessary to consider windfalls and very small sites as part of the Strategic Housing Land Availability Assessment process.

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<sup>11</sup> DTZ Pidea Consulting, (2006). *Identifying Sub-Regional Housing Markets of Yorkshire and Humber*, Yorkshire and Humber Assembly

2.14 A key issue considered by the Working Group was how far the SHLAA should consider potential sites in the Green Belt and those containing Local Wildlife Sites. In Chesterfield, assessments of housing land supply indicated that adequate land is likely to exist within the existing urban areas and on areas outside the Green Belt to meet the RSS housing requirement. The Working Group therefore agreed that, in the first iteration of the SHLAA, it would not be necessary to consider Local Wildlife Sites or sites in the Green Belt.

2.15 Technically, this means that the SHLAA is not totally consistent with the national practice guidance in that it has not considered all potential sites in the Green Belt. However, the Working Group considered that the scope of the assessment could be broadened in subsequent iterations of the SHLAA if necessary (see Chapter 5.0 below).

### **Site Size Thresholds**

2.16 The SHLAA makes a distinction between *large sites* (capacity for 10 or more units) and *small sites* (capacity for fewer than 10 units). The only small sites included in the Assessment are those that already had planning permission as at 31<sup>st</sup> March 2009.

2.17 **Large sites** have been identified through a number of sources. Table 1 below shows which categories of site have been included in the SHLAA.

### **Categories of Site Included in the SHLAA**

- (a) Sites with full or outline planning permission (as at 31<sup>st</sup> March 2009) – either under construction or unimplemented permissions (regardless of numbers of dwellings)
- (b) Remaining housing allocations from the Replacement Chesterfield Borough Local Plan (2006)
- (c) Sites proposed as housing allocations by objectors to the RCBLP 2006
- (d) Other sites identified as part of undertaking the SHLAA (e.g. sites on the National Land Use Database; East Midlands Northern Sub-Region Employment Land Review 2008, Retail Capacity Study 2008 surplus public sector land; sites where planning applications for housing had been submitted)
- (e) Sites identified at the request of interested parties in response to advertising about the preparation of the SHLAA

2.18 It is considered unnecessary for a SHLAA to consider small sites. This is on the basis that one of the main purposes of the SHLAA is to identify land that may be *suitable as future allocations* for housing in a development plan. However, the Chesterfield SHLAA *does* include small sites (<10 units) which already have planning permission (as at 31<sup>st</sup> March 2009) on the grounds that they are readily identifiable sites and, in total, are likely

make an important contribution to overall supply. This is not inconsistent with the national practice guidance (which makes no reference to site size) but no attempt has been made in the study to identify potential on other small sites. This is on the basis that sites of less than ten are conventionally not considered large enough to allocate in planning documents. It would also be likely to involve a disproportionate amount of resources.

- 2.19 It is, of course, the case that other small sites will continue to obtain planning permission each year and these can be added to the housing land supply in future reviews of the SHLAA. In Chesterfield, housing developments on small sites have historically made up a significant proportion of annual dwelling completions. Chapter 4 below considers this issue in more detail and highlights the potential flexibility that windfalls on small sites could provide in meeting future housing requirements and in providing a choice of sites. **The assessments of supply in Chapters 3 to 5 below do not, however, include any allowance from windfall sites.**

### **Estimating the Potential of Each Site**

- 2.20 For sites with full planning permission for housing, the Assessment has used approved dwelling<sup>12</sup> numbers. Where more than one approved scheme exists on a site and development has not yet started, the most recent permission has been assumed to be the one that is most likely to be implemented. For sites with outline planning permission, indicative site layouts have been used where these were available.
- 2.21 For sites without planning permission (or outline permissions without indicative layouts) density multipliers have been used. The national practice guidance advises that where a local planning authority has developed, defined and formalised a local density policy through the provisions of PPS3 it is appropriate to apply these figures. For the Chesterfield SHLAA the density assumptions for different locations have been based on an assessment of recently completed developments. Appendix 8 contains a summary of the analysis of 18 recently completed developments. These developments were chosen to exhibit a range of development<sup>13</sup> but have been adapted as necessary to reflect local densities in the vicinity of the sites being assessed. These figures have been agreed with the Working Group. This evidence is to be completed after consultation with stakeholder working group. Net site areas have been calculated using a standard set of assumptions but have been adjusted to reflect local site constraints, where appropriate. The density assumptions and 'rules of thumb' used for calculating net site areas are set out in Appendix 1.

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<sup>12</sup> The definition of a 'dwelling' that has been used is that set out in the National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions.

<sup>13</sup> See Appendix 8 Density Exemplars.

- 2.22 Identified site capacities in approved master plans have been used to provide estimates of potential for a number of sites without planning permission in Chesterfield.
- 2.23 Adjustments have been made to net developable areas and net densities for a number of the sites reviewed by the Working Group representatives and other stakeholders to reflect their comments. Following the meeting with the Working Group representatives, no sites in Chesterfield remained 'in dispute' in terms of their overall capacity.
- 2.24 As the SHLAA only included small sites that already had planning permission, the dwelling figures included in the SHLAA are actual figures and are not based on general assumptions or 'rules of thumb'.

### **Identification of Constraints on the Delivery of Identified Sites**

- 2.25 All sites identified in the SHLAA have been visited by Council planning officers. Planning application case files were used for larger sites with planning permission to produce an initial list of physical constraints.
- 2.26 It also included assessments of flood risk undertaken as part of the Strategic Flood Risk Assessment. So, this information was readily available prior to starting work on the SHLAA.
- 2.27 The HBF and/or developer representative(s) has been invited to visit all the sites and to advise on which sites might be constrained due to market factors. It became apparent from early 2008 onwards that the national cooling of the housing market and 'credit crunch' were starting to impact on the housing market in north Derbyshire and that this could be the single biggest constraint to development. Council officers are regularly in contact with developers/land owners involved with sites in the Areas of Major Change in Chesterfield. Clearly there will be a delay in bringing developments forward whilst the current lack of finance persists. However, some assumptions have been made about the achievability of sites which are explained in paragraphs 2.47 and 2.56 below.
- 2.28 The SHLAA database identifies the following types of constraint:

- risk of flooding
- topography (Steep slopes)
- possible contamination
- bad neighbours (general industry, heavily trafficked routes)
- presence of high voltage power lines
- major utility infrastructure deficiencies
- occupiers to relocate
- retention of existing buildings/ built features
- within a hazardous installation consultation zone
- access difficult to achieve
- multiple land ownerships

- local market conditions
- other

2.29 The database also includes a written description of the severity of any identified constraints and recommendations on how the constraints could be overcome.

### **Assessment of when and whether Sites are Likely to be Developed**

2.30 The SHLAA makes a distinction between sites that are *deliverable* (and which are therefore part of the forward looking 5-year supply) and sites which are not currently deliverable but which are *developable* at some point in the future.

2.31 The agreed methodology requires the consideration of the SHLAA in 5-year phases. For the first phase (years 1 to 6), deliverable sites are those that adhere to the three tests set out in PPS3 (see paragraph 1.4 above). For the Chesterfield SHLAA, the first phase looks 6 years ahead (i.e. to the end of 2014/15).

2.32 Developable sites (after year 5) have been identified as being deliverable in one of three phases:

- Medium term: 2015/16 to 2019/20 (years 7-11)
- Long term: (2020/21 to 2024/25) (years 12-16)
- Long term: 2025/26 onwards (year 17 onwards)

2.33 The East Midlands Regional Plan<sup>14</sup>; provides housing requirement for the period 2006-2026. The EMRP indicates that in the Northern (Sheffield Rotherham) HMA there will be a need for cross regional working to manage the release of housing sites to achieve a sustainable pattern of development. The current Local Development Scheme for the Chesterfield LDF shows adoption of the Site Allocation Development Plan Document in 2011/12. It will be likely to use 2016/17 and 2021/22 as key dates for the phasing of housing supply. PPS3 requires LDFs to allocate sufficient land for at least the first 10 years of the plan period and this means that the Site Allocation document will need to allocate sufficient housing land to at least 2021/22 drawing from sites identified in the SHLAA phases above.

2.34 The Regional Practice Guidance conceptualises the SHLAA as a ‘conveyor belt’ which produces housing supply (in the form of completions). At the very front of the conveyor are the housing sites under construction. Beyond those, and next in line, are those sites with planning consent which are considered likely to be delivered within the 5-year supply timeframe.

2.35 As already noted in paragraph 1.4 above, national policy and practice guidance indicates that for sites to be ‘**deliverable**’ (in the 5-year supply) they must be ‘**available**’ for development, ‘**suitable**’ for housing and

<sup>14</sup> The East Midlands Regional Plan, 2009

**‘achievable’** within the 5-year period. The approach in the Chesterfield SHLAA to each of these tests is set out in the following paragraphs.

**Assessment of ‘Suitability’ for Housing**

- 2.36 The CLG guidance<sup>15</sup> states that the Assessment should not be narrowed down by existing policies designed to constrain development, whilst the Regional Practice Guidance advises that the ‘suitable’ test should not seek to create local policy in its own right, but defer to national and up-to-date regional policy tests. One difficulty here, however, is how far existing local plan policies should be ignored particularly when some of those policies are recently adopted. This ‘suitability’ test has proved the most difficult element of the SHLAA for the Working Group to reach agreement on.
- 2.37 The local authorities’ view is that ‘suitability’ can only be properly tested through the development plan process and the SHLAA can give a potentially misleading picture of housing land supply if it includes sites that are likely to be allocated for other uses or protected from development in the forthcoming development plan. However, the HBF’s representatives have argued that the Assessment should ignore both current and possible future policy constraints. To overcome this difference of opinion, the summary tables in Sections 3-5 below make clear how much of the identified supply could be affected by current or potential future policy constraints. This enables figures to be aggregated or disaggregated in whatever way is considered appropriate and would allow LDF Inspectors to consider both ‘policy on’ and ‘policy off’ scenarios when reaching conclusions on whether there is an adequate supply of housing land.
- 2.38 Within the SHLAA database, the suitability of sites for housing has been classified as follows:

**Table 1: Definitions of ‘Suitability’**

<b>Database Classification</b>	<b>Definition Used</b>
Suitable	<p>Suitable for housing. Sites that could provide a suitable living environment for prospective residents and which are sustainably located. No major physical or policy constraints.</p> <p>Consistent with current national and regional planning policies on <u>locations</u> for new housing development.</p> <p>Can potentially be included in the 5-year supply.</p>

<sup>15</sup> Paragraph 21

Database Classification	Definition Used
May be suitable	<p>Potentially a suitable site for housing but with <u>existing or potential future local policy constraints</u> that could prevent delivery in the next 5 years (e.g. the site is within an area of public open space, countryside or open land protected from development or currently allocated for employment uses in the adopted RCBLP).</p> <p>Consistent with current national and regional planning policies on <u>locations</u> for new housing development.</p> <p><u>Not</u> included in the 5-year supply. Not currently suitable for housing. This includes:</p> <ul style="list-style-type: none"> <li>- Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) but where there is a reasonable prospect that the problems could be overcome at some point in the next 15-20 years; or</li> <li>- Sites where the environmental conditions for prospective residents would currently be unacceptable but where there is a reasonable prospect that conditions could become acceptable at some point in the next 15-20 years.</li> </ul> <p>Includes sites which are of marginal suitability in relation to current national and regional planning policies on <u>locations</u> for new housing development.</p>
'Not suitable'	<p>Sites in unsustainable locations that are being promoted for housing by objectors to the emerging LDFs.</p> <p>Inconsistent with national and regional planning policies on <u>locations</u> for new housing development.</p> <p>Also includes:</p> <ul style="list-style-type: none"> <li>- Sites with major physical problems or limitations (e.g. access, ground conditions, flood risk, hazardous risks, pollution or contamination) and which are unlikely to be developable in the foreseeable future; or</li> <li>- Sites where the environmental conditions for prospective residents are unlikely to be acceptable in the foreseeable future</li> <li>- Sites where development would harm SSSIs/ LNRs or</li> </ul>



Database Classification	Definition Used
	<p>locally designated nature conservation sites</p> <ul style="list-style-type: none"> <li>- Sites in the Green Belt</li> </ul>

2.39 All sites with planning permission for housing were automatically assessed as being 'suitable' for housing. Sites allocated for housing in the adopted RCBLP have been assessed as 'suitable'.

2.40 Sites have been identified as being 'may be suitable' if development for housing would be likely to conflict with the current adopted RCBLP. This therefore includes:

- (a) Sites protected as open space
- (b) Sites allocated for non-residential uses;

2.41 The category includes a number of sites being promoted for housing by former objectors to the RCBLP. Whether these sites are retained as potential housing sites in future updates of the SHLAA will depend on the outcome of the public examination on the relevant Development Plan Documents.

2.42 This category also includes sites *within the urban areas* that are wholly or partially in an area with a high probability of flooding (Flood Risk Zone 3a or 3b). It also includes a small number of sites within the existing urban areas which currently have very poor access to public transport or local shops and services. These sites may also have current or future policy constraints (see table 1 above).

2.43 The '*not suitable*' category includes some sites in Chesterfield that are being promoted for housing by former objectors to the RCBLP but which the Council considers would be unsustainable locations for new housing (and potentially in conflict with national and regional planning policy). This relates primarily to sites in the Green Belt. Again, these sites may be deleted from the potential housing land supply in future reviews of the SHLAA, depending on the outcome of the LDF process. Potential supply from these sources has been identified in separate summary tables in Sections 3 to 5 below.

2.44 Sites lying within Flood Risk Zone 3a or 3b *outside the existing urban areas* were excluded from the SHLAA database of potential sites.

### **Assessment of 'availability' for housing**

2.45 The assessment of availability depends largely on being able to establish who owns the site. This information is readily available for sites with planning permission and a significant number of the sites identified in the study are owned by the local authorities. For privately-owned sites,

information can be obtained from the Land Registry but obtaining the information for all the sites identified in the SHLAA would have proved prohibitively expensive. Consequently, for some sites ownership information has been recorded as 'uncertain'.

**Table 2: Definition Used for 'Availability'**

<b>Database Classification</b>	<b>Definition Used</b>
Available	<p>No legal or ownership problems (e.g. tenancies; multiple ownerships, etc). Builder intends to build or owner intends to sell (e.g. site advertised for sale). Includes all sites that are under construction.</p> <p>Can potentially be included in the 5-year supply. Not currently available but builder/ developer has indicated that ownership of site likely to be secured within years 1-3.</p> <p><u>May</u> have been included in the 5-year supply depending on whether completions on site are likely within the 5 years</p>
May be available	<p>Not currently available but builder/ developer has indicated that ownership of site likely to be secured between 2015/16 and 2019/20 or owner has indicated intention to dispose of site during that period. Applies particularly to sites which are in local authority ownership.</p> <p><u>Not</u> included in the 5-year supply but potentially developable between 2015/16 and 2019/20. Not currently available but builder/ developer has indicated that ownership of site likely to be secured between 2020/21 to 2024/25 or owner has indicated intention to dispose of site during that period. Applies particularly to sites which are in local authority ownership.</p> <p><u>Not</u> included in the 5-year supply but potentially developable between 2020/21 to 2024/25.</p>
Not Available	<p>Where there is uncertainty about ownership or about when site might become available.</p> <p><u>Not</u> included in the 5-year supply but may be</p>

Database Classification	Definition Used
	included as part of supply at any point from 2015/16 onwards depending on level of constraints and market conditions within area in which site lies.

2.46 Local authority site disposal programmes have been used to inform the assessment of the availability of sites in local authority ownership. The HBF's view is that local authority sites should not be classed as 'available' unless there is a formal Council resolution to dispose of the site. This rule has been adopted in the SHLAA and so local authority sites have not been included in the 5-year supply unless there is a resolution to dispose of them.

### ***Assessment of 'achievability' for housing***

2.47 This test depends primarily on the economics of development. To be included in the 5-year supply, the site must be commercially and physically viable. Table 3 below sets out the definitions used in the Assessment.

**Table 3: Definition Used for 'Achievability'**

Database Classification	Definition Used
Achievable	Completion of all or some of the potential units highly likely within the next 5 years.  No major constraints identified which would be likely to prevent development in the next 5 years.  Can potentially be included in the 5-year supply.
May be achievable	Completion of all or some of the potential units possible within the next 5 years but uncertain.  Constraints identified which could prevent development in the next 5 years.  <u>Not</u> included in the 5-year supply.
'Not achievable'	Highly unlikely that completion of all or some of the potential units will be achievable within the next 5 years.  Constraints identified which would be highly likely to prevent development in the next 5 years.

Database Classification	Definition Used
	<u>Not</u> included in the 5-year supply.

- 2.48 Sites which without planning permission have only been assessed as achievable if there are no known significant constraints preventing development and:
- (a) In the case of local authority-owned sites, they are identified in a development programme for release in years 1-6; or
  - (b) In the case of privately-owned sites, the developer/ land owner has indicated intention to submit full application within years 1-6;
- 2.49 HBF advice on build rates on large sites has generally been used in the Assessment to calculate annual completions on identified sites. The assumptions used are set out in Table 4 below. Exceptions to these assumptions have only been made if:
- (a) a developer has specifically indicated a different rate of completions; or
  - (b) the scheme involves a large apartment block where all the apartments are likely to be completed at once (in which case the rate of completions may be higher than usually recommended by the HBF);

**Table 4: Build Rate Assumptions on Large Sites**

Type of site	Dwellings per year
At least 90% houses, single builder	35
At least 90% houses, two or more builders	70

- 2.50 HBF advice on lead times for commencing development has also been used to estimate when development is likely to start once it has planning permission. Their advice is that the provision of statutory services to a site can comfortably exceed a year and it takes approximately 6 months from site start to first house completion. In the case of apartment schemes this period is much longer as a large amount of development is undertaken at the same time. For sites under 50 dwellings a lead in time of one year lead has therefore been used for the time between obtaining planning consent and starting delivery of units on site. For sites over 50 dwellings a two year lead in period has been used.
- 2.51 The Working Group concluded that it would be inappropriate to make site-by-site estimates of *annual* completions after 2014/15 as it would imply a degree of precision that is not possible when looking that far ahead. Inevitably, estimates of actual rates of completions become more difficult

the further into the future those estimates are made. The Assessment would however, enable a dwelling completions trajectory to be produced based on take-up of the housing supply at an average rate over the phases 2015/16 to 2019/20 and 2020/21 onwards. The annual update of the Assessment will, of course, allow the 5-year annual estimates of future completions to be rolled forward by an additional year.

**Overall Assessment of Deliverability (2009/10 to 2014/15)**

2.52 The ‘suitability’, ‘availability’ and ‘achievability’ tests have been combined to produce an overall assessment of deliverability of each site. In order to be included in the 5-year supply, sites had to meet the following criteria::

- Suitability = Suitable
- Availability = Available (where it is likely that dwellings will be delivered on-site by 2014/15)
- Achievability = Achievable

2.53 Given the relatively large number of small sites (<10 units) with planning permission it was not practical to contact all the site owners/ developers. It was considered reasonable to make a number of assumptions about the deliverability of such sites. All the small sites with permission were assumed to be ‘suitable’ for housing and ‘available’, unless there was specific evidence to suggest otherwise. Table 5 below indicates what assumptions were made about ‘achievability’.

**Table 5: Assumptions about Delivery on Small Sites (<10 Dwellings) 2008/09 onwards**

Site status	Achievable in the Next 5 Years?	Assumed Year of Delivery
Sites under construction as at April 2009	Yes	2009/10
Sites with full planning permission granted after 31 <sup>st</sup> March 2006 but not yet started	Yes	2009/10
Sites with outline planning permission granted after 31 <sup>st</sup> March 2007 but not yet started	Yes	2010/11

2.54 In practice, not all the small sites assumed to be deliverable within the next 5 years will actually be delivered during that period. Some may come forward later and some not at all. Pending future research it was considered that a discount of 30% based on research in a neighbouring authority would appropriately reflect possible non implementation. It was

considered that this would be more than off-set by other small site windfalls that will come forward in the next 5 years (see Chapter 6 below for estimates of future windfalls on small sites).

***Overall Assessment of Developable sites (2015/16 onwards)***

- 2.55 The assessment of whether a site is achievable in the longer term may be highly complex, particularly given fluctuations in the housing market. Nevertheless, the national guidance states that sites which are not deliverable in the first 6 years should still be considered developable if there is a reasonable prospect that the site is available for housing and could be developed at the point envisaged. Longer term developable sites, which at present are undeliverable, should sit within the 7-11 or 12-16 year phases.
- 2.56 For sites which already have planning permission, but where development has not yet started, the Assessment has taken a cautious approach to achievability. Whilst the assessment has been complicated by the recent downturn in the national housing market and the impact of the 'credit crunch', it remains possible that these schemes could come forward in the next 5 years so they have been included in the 5-year supply. The achievability of sites with planning permission will, of course, be reviewed each year in the annual update of the SHLAA.

### **3.0 Housing Land Supply in Chesterfield Borough**

- 3.1 This section provides information on supply of deliverable and developable housing sites as at April 2009. The Assessment has considered a total of 238 sites in Chesterfield.
- 3.2 Details of specific sites are included in Appendices 3 to 10.

#### **Strategic Housing Requirement for Chesterfield Borough**

- 3.3 The East Midlands Regional Plan 2009 has set a minimum strategic housing requirement for Chesterfield of an additional 7,600 dwellings between 2006 and 2026. This is a minimum annual target of 380 additional dwellings.
- 3.4 Between 2006 and 2009 a total of 843 additional dwellings were completed in Chesterfield Borough.
- 3.5 The remaining requirement for additional dwellings by 2026 is therefore 6,757 at a rate of just over 397 dwellings a year. Therefore, the 5-year housing land requirement is 1,985 dwellings (5 X 397 dwellings).

#### **Supply of Deliverable Housing Sites – 5-year (2009/10-2013/14/15)**

- 3.6 Tables 6 and 7 below show that from April 2009 there is estimated to be a supply of land which is deliverable (i.e. suitable, available and achievable) within the next 6 years to provide 2107 dwellings. This would represent a supply adequate to meet 5.3 years worth of the RSS annual requirement. This is made up as follows:-
  - 1. 440 dwellings in the 5-year supply are on sites which already have full planning permission. Of these, 18 dwellings (3%) were under construction as at April 2009 (See Appendix 3).
  - 2. 1016 from sites currently allocated in the Local Plan which can be delivered by 2014/15 (See Appendix 4).
  - 3. 651 from sites identified in this SHLAA as deliverable by 2014/15 (See Appendix 5).



**Table 6 Strategic Housing Requirement and Housing Land Supply**

	Dwellings
RSS Strategic Housing Requirement 2006-2026	7600
Dwellings completed 2006-2009	843
Dwellings under construction 31 <sup>st</sup> March 2009 (Appendix 3)	18
Dwellings with planning permission but not started at 31 <sup>st</sup> March 2009 (Appendix 3)	422
Allocations in RCBLP (delivery by 2014/15) (Appendix 4)	1016
SHLAA sites deliverable by 2014/15 (Appendix 5)	651
Total	2950
Balance to be provided after 2014/15	4650
From remaining RCBLP Allocations deliverable after 2014/15 (Appendix 4)	1010
Requirement from developable SHLAA sites (Appendix 7)	3640

**Table 7: Summary of the Supply of Deliverable Sites in Chesterfield Borough 2009/10 to 2014/15**

Status of Deliverable Sites	Total Capacity	5-6Year Supply 09/10-13/14/15 (Dwellings)	Expected Year of Delivery (Dwellings)						
			09/10	10/11	11/12	12/13	13/14	14/15	After 2014/15
Large sites under construction (Appendix 3)	0	0	0	0	0	0	0	0	0
Small sites under construction (Appendix 3)	18	18	18	0	0	0	0	0	0
Large sites with full planning permission but not started (Appendix 3)	226	226	106	54	49	17	0	0	0
Small sites with full planning permission but not started (Appendix 3)*	196	196	39	39	39	39	40	0	0
Large sites allocated in the RCBLP (Appendix 4)	2026	1016	0	0	326	340	210	140	1010
Other 'suitable' identified sites (Appendix 5)	651	651	0	10	358	137	131	15	0
<b>Total</b>	<b>3117</b>	<b>2107</b>	<b>163</b>	<b>103</b>	<b>772</b>	<b>533</b>	<b>381</b>	<b>155</b>	<b>1010</b>

\* Assumes all will be delivered within 5 years at an average of 56 dwellings per annum less 30% discount

### **Supply of Developable Housing Sites (from 2015/16 onwards)**

- 3.7 Appendices 7 and 8 contain a list of sites which have been assessed for their potential to meet the borough's medium and long term housing land requirements, which are considered to be either:
1. Developable (i.e. suitable and available at a future date) and broadly compatible with current Local Plan policies but not deliverable within the next 5 years(Appendix 7); or
  2. Suitable but with significant policy constraints and which therefore are only developable if policies change (Appendix 8);
  3. Unsuitable sites (Appendix 9)
- 3.8 Table 8 shows that the total potential number of dwellings which could be provided from these sources would be around 13,200 dwellings from 2015/16 onwards. This consists of around 7,350 dwellings in the five-year period 2015/16 to 2019/20, around a further 2,650 dwellings in the five-year period 2020/21to 2024/25 and a further 3,200 dwellings after 2024/25.
- 3.9 Clearly this 'potential supply', subject to suitable changes in policy, is far in excess of that required to meet the RSS housing requirement. It does not amount to an endorsement of these sites as part of any future housing land allocation in the LDF. That is not the purpose of the SHLAA. The selection of sites to meet the borough's housing requirements will take place through the process of preparing the LDF core strategy and sites and allocations DPDs.

**Table 8: Summary of the Supply of Developable Sites in Chesterfield Borough from 2015/16 Onwards**

Status of Developable Sites	Total	Likely Delivery Period		
		2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
Large sites with full planning permission but not started	0	0	0	0
Small sites with full planning permission but not started	0	0	0	0
Large sites with outline planning permission	0	0	0	0
Small sites with outline planning permission	0	0	0	0
Allocated sites deliverable 2015/16 onwards (Appendix 4)	1010	700	310	0
Other 'suitable' identified sites (Appendix 7)	2089	526	208	1355
Other sites which 'may be suitable' but with significant policy constraints (Appendix 8)	9974	6120	2017	1837
<b>Overall Total</b>	<b>13213</b>	<b>7346</b>	<b>2535</b>	<b>3192</b>

## Sites not suitable for Housing Development

3.10 Table 9 below shows a summary of the sites which have been assessed as unsuitable. These are identified in more detail in Appendices 8 and 9. There were a total of 61 sites assessed as unsuitable. 19 sites were unlikely to produce a satisfactory living environment, 13 sites were Local Wildlife Sites or in the Green Belt and 29 sites were estimated to produce less than the threshold requirement of 10 dwellings and therefore to be discounted from the SHLAA.

**Table 9: Summary of the Unsuitable Sites in Chesterfield Borough**

<b>Unsuitable Sites</b>	<b>Total sites</b>	<b>Total Dwellings</b>
Sites with environmental constraints (Appendix 8)	19	1897
Sites in Green Belt/Local Wildlife Sites (Appendix 8)	13	1992
Sites below size threshold (Appendix 9)	29	142
<b>Overall Total</b>		<b>4031</b>

## 4.0 Estimates of Future Windfalls

- 4.1 The CLG guidance, PPS3 itself and other policy and advice make it clear that local authorities, in planning for housing land, should not plan for a set level of windfalls, except in the most exceptional of circumstances. CLG has not defined what these 'exceptional circumstances' might be but this reasonably might apply to an area which is almost entirely built-up to the district boundaries, within which there is no reasonable prospect of identifying at least a 15 year supply of housing land. **A windfall allowance has therefore not been considered as a component of supply in the Chesterfield SHLAA. Consequently, windfalls have not been included in the summary tables in Sections 3 to 5 above.**
- 4.2 However, the housing land supply conveyor belt' will include windfall sites and small sites, which have not been planned for as part of the supply, but are nonetheless forming part of the supply. In effect, they have 'dropped-in' to the supply identified in the Strategic Housing Land Availability Assessment, pushing everything else back. Windfalls do, therefore, have an impact on the trajectory of housing completions.
- 4.3 PPS3 states that Local authorities should still seek to understand past trends of windfall sites and the likelihood of future sites coming forward as windfalls to continue to inform the position at a regional level. This information is pertinent to the overall housing supply situation within the region and will continue to inform the regional evidence base and inform future RSS policy revision.
- 4.4 So, whilst windfalls should not be counted as part of the potential housing land supply in the SHLAA, it is nevertheless helpful to consider to what extent they might provide added **flexibility in the supply** over the next two decades. In practice, the supply from windfalls means that some of the land identified in the SHLAA (and subsequently in site allocations DPDs) may not actually be required for housing for many years beyond the period anticipated.
- 4.5 The Working Group agreed that a significant number of windfalls are likely to come forward in Chesterfield over the next 15- 20 years. This is because:
- Chesterfield Borough includes extensive urban areas which are undergoing regeneration and renewal; and
  - it is not practical to identify all small sites that are suitable for housing; and
  - Analysis of past trends shows a significant number of dwellings are built on small sites each year and they have historically made an important contribution to supply

## Windfall Estimate for Chesterfield

- 4.6 The Working Group has agreed (this evidence to be completed after consultation with stakeholder working group). that, in calculating the future housing trajectory, it would be reasonable to make an allowance for completions on small sites (<10 dwellings) on the grounds that such sites are too small to be allocated in the LDF. Although the SHLAA identifies small sites which have planning permission, it has not sought to identify potential supply from other small sites.
- 4.7 In Chesterfield, small sites with permission (following a 30 % discount for non-implementation) make up 196 dwellings out of a total identified supply of 2107 dwellings (9%) which make up the potential 5 year supply. As explained in Table 5 above, it has been assumed that all the small sites granted full or outline permission after 31<sup>st</sup> March 2006 will be completed by 2010/11. These sites therefore make up the bulk of what would, in the past, have been counted as windfall completions on small sites over the next two years, although some sites gaining permission during that period could also be completed by 2010/11.
- 4.8 There is consistent evidence of small windfall sites continuing to become available over a long period. Appendix 11 below shows that a significant number of dwellings are completed on small sites (up to 9 dwellings) each year. Whilst the number fluctuates from year to year, since 1991, it has averaged dwellings per year. Since 2004/5 it has continued to average 56 dwellings.
- 4.9 Whilst future trends in small site windfalls may, of course, be different to those in the past, there is no evidence to suggest that this will actually be the case. In an urban area, such as Chesterfield, there are a large number of potential sources of supply, including conversion or redevelopment of non-residential buildings, sub-division of large houses, conversion of vacant floor space above shops and infill on small areas of unused land.
- 4.10 Planning policies continue to encourage small sites. The publication of PPG3 in 2000 is likely to have led to some increase in the number of dwellings coming forward on small sites, with greater emphasis on higher density development and constraints on greenfield development. The RCBLP (see Policies HSN3 and HSN4) is likely to broadly support a continuation of these trends with a continued emphasis in the RCBLP on efficient use of land and on concentrating housing development in the urban areas should help to sustain the number of small windfall sites coming forward.
- 4.11 An assumption of 48 dwellings per year would seem to be a reasonable estimate of future windfalls on small sites. This would be around 10% below the annual average number that came forward since 1991. The figure of 48 per year also takes into account that not all permissions will be implemented, although analysis for the last five years shows that an average of 56 dwellings per year have been *completed* on small sites in the borough.



4.12 Given that the SHLAA includes the majority of small sites that are likely to be delivered over the next two years, it would seem reasonable to only make a windfall estimate from 2011/12 onwards. This would still yield around 720 dwellings over the 15 year period to 2026

## **5.0 Monitoring and Future Reviews**

- 5.1 The national Practice Guidance states that once completed, SHLAAs should be kept up-to-date (at least annually) as part of the Annual Monitoring Report exercise. It also sets out the main information that should be recorded.
- 5.2 Our intention is to update the SHLAA on an annual basis starting in summer 2010 based on planning permissions up to and including 31<sup>st</sup> March that year.

## Appendix 1: Density Assumptions and 'Rules of Thumb' for Calculating Net Site Areas

### Density Assumptions

Location	Density
<b>Chesterfield Centre (Sub Regional Centre)</b>	
Centre (in, or within 100m of, the Core Retail Area)	60 dwellings/ha
Other sites within or at the edge (within 400m) of the Centre	50 dwellings/ha
<b>District Centres</b>	
In, or within easy walking distance of, District Centre	40 dwellings/ ha
<b>Other Accessible Urban Locations</b>	
In, or within easy walking distance of, a District Shopping Centre	40 dwellings/ha
<b>Less Accessible Urban Locations</b>	
Remaining parts of the urban areas	30 dwellings/ha

*'Easy walking distance' - within 400 metres) but taking into account barriers such as railways or rivers.*

### Rules of Thumb for Calculating Net Site Areas

E.g. as per Bolsover Study (Revised 2005)

Site Size	Assumed Net Ratio
Up to 0.64 hectares	100% of gross site area
0.65 – 5 hectares	90% of gross site area
6 -10 hectares	80% of gross site area
Over 10 hectares	70% of gross site

## APPENDIX 2: Sites where there was a Dispute between the Local Authority and HBF Regarding Site Capacity

Site Ref	Site Address	Capacity Suggested by Local Authority	Capacity Suggested by HBF	Final Capacity Used in Assessment (Recommended by Consultants)
	No sites were identified as being in dispute	NA	NA	NA
	<b>Total</b>			

## Appendix 3

### 5 Year Land Supply - Sites Under Construction and Not Started as of 31<sup>st</sup> March 2009

Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C1384	LAND	LAND ADJOINING ELM STREET	0	21	100
C1413	LAND OFF	CHAPEL STREET	0	6	100
C1587	190	190 STATION ROAD	0	1	100
C1723	JUNCTION WITH HALL ROAD	HIGH STREET	0	2	100
C1724	LAND ADJACENT 51B	JOHN STREET	0	1	100
C1748	ADJACENT 14-20	KING STREET	2	0	100
C1765	LAND AT	UPPER KING STREET	0	6	100
C1783	64	PRINCESS STREET	1	0	100
C1790	LAND	N E OF 51 DEVON DRIVE	0	2	100
C1798	17-19	WIKELY WAY	0	6	100
<b>BRIMINGTON SUB-TOTAL</b>			<b>3</b>	<b>45</b>	<b>100</b>
C0105	21	SOUTHFIELD AVENUE	0	2	100
C0110	LAND AT	FOXWOOD CLOSE	1	0	100
C0558		PROSPECT ROAD	0	2	100
C0801	DUNSTON HALL	DUNSTON HALL BARNS, DUNSTON ROAD	1	3	0

Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C0821	385	CHATSWORTH ROAD	0	9	100
C0886	ADJACENT NO.1	ADJ.1 HIGH STREET	0	1	100
C0914	216	216 OLD HALL ROAD	0	10	100
C0960	770	770 CHATSWORTH ROAD	0	1	100
C0999	37	37 SOMERSBY AVENUE	0	1	100
C1034	234	ADJ.234 HADY HILL	0	2	100
C1044	LAND ADJACENT TO	456 DERBY ROAD	0	3	100
C1066	ADJACENT	11A STATION LANE	2	0	100
C1110	LAND ADJ.6	WESTBROOK CLOSE	0	1	100
C1165	46	ADJ.46 FLINTSON AVENUE	0	3	100
C1196	36A	36A WALTON DRIVE	0	1	100
C1220	LAND BETWEEN 181 & 183	BETWEEN 183 & 185 HADY HILL	0	1	100
C1275	6 & 8	AVENUE ROAD	0	3	100
C1386	LAND	FOX'S PLACE	0	2	100
C1540	319	319 HASLAND ROAD	1	1	100
C1564	73	Kendal Road	0	9	100

Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C1588	RYE FLATT HOUSE, 6	RYE FLATT LANE	0	1	100
C1594	THE OLD FEATHERS PUBLIC HOUSE	THE OLD FEATHERS P.H. LORDSMILL STREET	0	4	100
C1595	148	HADY LANE	0	2	100
C1613	HADY HILL FARM	HADY HILL	1	0	100
C1633	38	38 GLASSHOUSE LANE	0	1	100
C1646	ADJ. 24	RIBER TERRACE	0	2	100
C1656	LAND OFF	WILLIAM STREET NORTH	0	9	100
C1672	LAND ADJ	276 SPITAL LANE	0	1	100
C1673	LAND AT	DERBY ROAD	0	9	100
C1682	ADJACENT AGARS	LINCOLN STREET	0	6	100
C1683	REAR OF 160	NEWBOLD ROAD	0	4	100
C1684	REAR OF 81	SHEFFIELD ROAD	0	1	100
C1686	116	FOLJAMBE AVENUE	0	2	100
C1688	70- 72	BADEN POWELL ROAD	0	2	100
C1692	44	SOUTH STREET NORTH	0	2	100
C1694	PRIORY HOUSE	ST.JOHN'S ROAD	0	1	100

Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C1696	45	ALEXANDRA ROAD EAST	0	1	100
C1704	38	FOWLER STREET	0	1	100
C1710	LAND OFF	HIGHBURY ROAD	0	9	100
C1711	ADJACENT 58	CHESTERFIELD AVENUE	0	1	100
C1714	03-May	CATHERINE STREET	0	1	100
C1721	801-807	801-807 SHEFFIELD ROAD	0	4	100
C1722	ADJACENT TO 105	KENDAL ROAD	0	1	100
C1728	LAND ADJ. DARWIN ROAD, NO.33 & REAR OF 6 CROMWELL ROAD	HAWKSLEY AVENUE	1	0	100
C1736	63	63 HARTINGTON ROAD	0	1	100
C1737	ADJACENT 39	YEW TREE DRIVE	0	1	100
C1740	RED LODGE FARM	MARSH QUARRY	0	2	100
C1743	LAND	UPPER MOOR STREET	0	6	100
C1747	81A	81A SHEFFIELD ROAD	0	1	100
C1751	14a	14A SPITAL LANE	0	8	100
C1752	LAND BETWEEN	8 & 9 PICCADILLY ROAD	2	0	100
C1753	ADJACENT	1A WHITEBANK CLOSE	0	1	100



Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C1755	LAND AT	129 HANDLEY ROAD	0	1	100
C1762	GREEN FARM	HIGH STREET	0	1	0
C1763	75	OLD ROAD	0	1	100
C1766	103, 105, 105A	NEWBOLD ROAD	0	16	100
C1769	FORMER	OLD FARM P.H.	0	8	100
C1770	LAND AT	419 SHEFFIELD ROAD	0	4	100
C1771	LAND AT	9 LYDFORD AVENUE	0	1	100
C1772	PLOVER HILL FARM	WETLANDS LANE	3	5	0
C1773	140	HIGH STREET	0	4	100
C1775	79	79 GLOUCESTER ROAD	0	1	100
C1778	323	323 ASHGATE ROAD	0	2	100
C1779	REAR OF 310	R.O.310 ASHGATE ROAD	0	1	100
C1784	1 to 3	KNIFESMITHGATE	0	8	100
C1789	LAND AT	2 ST MARGARET'S DRIVE	0	6	100
C1791	REAR OF	16 SHAW STREET	0	1	100
C1794	LAND AT	HIGHGATE CLOSE	0	2	100

Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C1795	69	CHESTER STREET	0	1	100
C1797	210	HASLAND ROAD	1	0	100
C1799	GOLDWELL ROOMS	ASHGATE ROAD	0	13	100
C1803	286	DERBY ROAD	1	0	100
C1804	LAND ADJ	78 RUTLAND ROAD	0	1	100
C1805	LAND REAR OF	554-568 CHATSWORTH ROAD	0	9	100
C1808	86	HAWKSLEY AVENUE	0	5	100
C1811	CYLINDERS SITE	DERBY ROAD	0	199	100
<b>CHESTERFIELD SUB-TOTAL</b>			<b>14</b>	<b>430</b>	<b>97</b>
C0451	ADJACENT	MATLOCK DRIVE	0	1	0
C0859		BANK HOUSE FARM	1	0	0
C0932	ADJ. 20	WOODTHORPE ROAD	0	1	100
C1316	LAND OFF	LAUREL CRESCENT	0	42	52
C1631	C/O 1	WHARF LANE	0	6	100
C1638	11	THE PADDOCKS	0	1	100
C1651	DUMBLE LODGE	INKERSALL GREEN ROAD	0	1	100
C1658	MARSHFIELD GROVE	NETHERTHORPE	0	22	0

Site No	Site Premises No/Name	Street	Under Construction	Not Started	Percent Brownfield
C1693	FORMER METHODIST CHAPEL	CAMPBELL DRIVE	0	5	100
C1695	THE DUMBLES	INKERSALL GREEN ROAD	0	1	100
C1733	1	STATION ROAD	0	9	100
C1738	DUNHOLME	CHESTERFIELD ROAD	0	3	100
C1739	7	7 DALE CLOSE	0	1	100
C1744	JUNCTION OF	WORKSOP ROAD/BOLSOVER ROAD	0	1	100
C1754	20	MYRTLE GROVE	0	1	100
C1758	4 & 4A	MARKET STREET	0	8	100
C1785	PLOT2	MILL GREEN	0	1	100
C1786	36	BELLHOUSE LANE	0	4	100
C1787	JUBILEE WORKS	MILL GREEN	0	1	100
C1800	TROUGHLEE CLUB	TROUGHBROOK ROAD	0	3	100
C1806	LAND ADJ	BRSA CLUB STATION ROAD	0	7	100
C1807	HARLEY'S BAR	2 MARKET STREET	0	9	100
<b>Staveley Sub-Total</b>			<b>1</b>	<b>128</b>	<b>66</b>
<b>Chesterfield Borough Total</b>			<b>18</b>	<b>603</b>	<b>91</b>

Source: Derbyshire County Council Residential Land Availability System

## Appendix 4

### 5-Year Land Supply - Sites Allocated in Replacement Chesterfield Borough Local Plan

Site Ref	Site Address	Status	Site Area	Total Capacity	Total Remaining Capacity up to 2014/15	Estimated Year of Delivery						
						09/10	10/11	11/12	12/13	13/14	14/15	After 2014/15
27	Walton Works (H38a)	BF Allocated	3.6	<b>200</b>	200	0	0	60	70	70	0	0
30	Wheatbridge Mills (H38b)	BF Allocated	0.8	<b>70</b>	70	0	0	35	35	0	0	0
31,33,204,205	Lavers Waterside North	BF Allocated	20.1	<b>1500</b>	490	0	0	70	140	140	140	1010
197	Walton Hospital North	BF Allocated	2.3	<b>60</b>	60	0	0	35	25	0	0	
198	Walton Hospital South	BF Allocated	1.5	<b>60</b>	60	0	0	25	35	0	0	
232	Elm Street (H8)	BF/GF	0.7	<b>23</b>	23	0	0	23	0	0	0	
233	Land at Gate Inn	BF	0.4	<b>15</b>	15	0	0	15	0	0	0	
231	Newbold School	BF	1.9	<b>60</b>	60	0	0	25	35	0	0	
235	Shorts Builder's Yard	BF	0.5	<b>20</b>	20	0	0	20	0	0	0	
236	Sycamore Road (H10)	GF	0.7	<b>18</b>	18	0	0	18	0	0	0	
	<b>Total</b>		<b>32.5</b>	<b>2026</b>	<b>1016</b>	<b>0</b>	<b>0</b>	<b>326</b>	<b>340</b>	<b>210</b>	<b>140</b>	<b>1010</b>

## Appendix 5

### 5 Year Land Supply List of Deliverable Potential Housing Sites

Site Ref	Site Address	Status	Site Area	Total Capacity	Total Remaining Capacity 2009/10-2014/15	Estimated Year of Delivery						
						09/10	10/11	11/12	12/13	13/14	14/15	After 2014/15
28	Land off Dock Walk	BF	1.3	57	57	0	0	35	22	0	0	0
38	Saltergate	BF	1.9	96	96	0	0	35	35	26	0	0
41	Frecheville Street	GF	0.9	24	24	0	0	24	0	0	0	0
48a	Ash Glen	BF	1.1	30	30	0	0	30	0	0	0	0
58	Abercrombie School	BF	0.3	12	12	0	0	12	0	0	0	0
59	Ashbrook Hostel	BF	1.2	33	33	0	0	33	0	0	0	0
83	Deatons	BF	1.1	50	50	0	0	0	0	35	15	0
86	Miller Avenue	BF	0.4	12	12	0	0	12	0	0	0	0
104	146-150 Spital Lane	BF	1.3	50	50	0	0	35	15	0	0	0
108	Brockwell Court	BF	0.7	28	28	0	0	28	0	0	0	0
109	Bank St	BF	0.2	10	10	0	0	0	10	0	0	0
110	Sheffield Road	PA	2.9	85	85	0	0	35	35	15	0	0
113	Foolow Court	BF	0.6	18	18	0	0	18	0	0	0	0
160	Ambulance Station	BF	0.4	11	11	0	0	0	0	11	0	0
166	St Philips Drive Bldrs yd	BF	0.5	15	15	0	0	0	0	15	0	0
170	Rear of Storrs Road	BF	0.4	10	10	0	0	0	0	10	0	0
174	Middlecroft Road (Sprts cntr)	BF	0.5	15	15	0	0	15	0	0	0	0
185	Spital Lane	PA	0.2	10	10	0	10	0	0	0	0	0

Site Ref	Site Address	Status	Site Area	Total Capacity	Total Remaining Capacity 2009/10-2014/15	Estimated Year of Delivery						
						09/10	10/11	11/12	12/13	13/14	14/15	After 2014/15
196	66a and 74 Storrs Road	BF	0.7	19	19	0	0	0	0	19	0	0
199	White Bank Farm	BF	0.5	16	16	0	0	16	0	0	0	0
202	Sheffield Road Boat sales	BF	1.3	50	50	0	0	30	20	0	0	0
	<b>Total</b>		18.4	651	651	0	10	358	137	131	15	0

## Appendix 6

### Summary of Potential 5 year supply

Site Address	Total Capacity	Total Remaining Capacity 2009/10-2014/15	Estimated Year of Delivery						
			09/10	10/11	11/12	12/13	13/14	14/15	After 2014/15
Under construction 31/3/09	18	18	18	0	0	0	0	0	0
Not started 31/3/09 (Discounted by 30% to reflect non-implementation)	422	422	145	93	88	56	40	0	0
Dwellings from allocated housing sites (Appendix 4)	2026	1016	0	0	326	340	210	140	1010
Dwellings from deliverable potential housing sites (Appendix 5)	651	651	0	10	358	137	131	15	0
Total dwellings potentially able to deliver 5 year supply at 1/4/09	3117	2107	163	103	772	533	381	155	1010

## Appendix 7

### List of Developable Sites not Deliverable in the Next 5 Years

(Excluding sites currently allocated in the Replacement Chesterfield Borough Local Plan)

Site Ref	Site Address	Status	Net Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
29	Hipper House	BF	0.4	18	18	0	0
40	Rhodia Eco	BF	44.3	930	140	140	650
53	Land Rear of Handley Road	BF	1.8	48	48	0	0
61	Spencer Street Health Centre	BF	1.1	50	0	0	50
62	Marsden Street Timber Yard	BF	0.86	39	0	0	39
67	Storforth Lane	BF	1.7	46	0	0	46
111	Staveley Basin	GF	0.3	10	10	0	0
114	South Place/ Hipper Street	BF	1.2	53	0	0	53
115	Kwik Fit and Offices Markham	BF	0.5	24	0	0	24
116	New Beetwell Street/ Markham Road	BF	1.9	88	0	0	88
117	Post Office Depot	BF	0.7	30	0	0	30
118	Durrant Road Car Park	BF	0.3	16	0	0	16
120	Newspaper Office Station Road	BF	1.4	64	0	0	64
121	Rose Hill East and West Car	BF	1.3	58	0	0	58



Site Ref	Site Address	Status	Net Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
	Parks						
126	Shopping Centre Staveley	BF	0.5	20	0	0	20
129	West of Works Road	BF	6.5	208	140	68	0
131	Troughbrook Works	BF	2.7	96	96	0	0
133	Devonshire Cottages	BF	5.8	157	0	0	157
134	Rear of 258 Old Road	BF	0.7	24	0	0	24
148	Inkersall Green Road	BF	1.3	36	0	0	36
162	Rear of Chatsworth Road	BF	0.5	20	20	0	0
163	20-22 Woodthorpe Road	BF	0.5	14	14	0	0
164	St John's Farm, Woodthorpe Road	BF	0.3	10	10	0	0
	Tesco Mixed Use	BF	1.0	30	30	0	0
	Total			2089	526	208	1355

## Appendix 8

### List of Other Sites not Considered Developable ('May be Suitable Sites *but* with Policy Constraints')

#### Suitable sites with significant policy Constraints

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
1	Wheeldon Mill	GF	16.6	349	175	174	0
2	Dunston Grange	GF	65.6	1378	210	350	818
4	Sheffield Road East of Foxwood	GF	0.8	21	21	0	0
11	Campbell Drive	GF	2.0	53	53	0	0
12	Staveley Works	BF	13.5	140	140	0	0
13	North of St Joseph's	GF	3.4	92	92	0	0
14	Land off Victoria Avenue	GF	0.4	11	11	0	0
15	Norbriggs Nursery	GF	0.5	15	15	0	0
16	Pools brook Farm	GF	0.6	18	18	0	0
17	Grove Farm	GF	0.7	20	20	0	0
18	Lodge Close Brimington	GF	1.0	26	26	0	0
19	Wetlands lane	GF	4.4	119	119	0	0
21	Land off Hady Lane	GF	2.0	54	54	0	0
22	Langer Lane	GF	3.4	93	93	0	0
26	Land off Walton Road	GF	2.8	77	77	0	0

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
32	Troughbrook Road Hollingwood	GF	1.2	32	32	0	0
42	Upper Newbold	GF	1.7	47	47	0	0
43	256-268 Newbold Road	GF	0.7	18	18	0	0
44	Rear of 145-177 Spital Lane	GF	1.0	27	27	0	0
46	Land Adj Manor House Farm	GF	0.4	13	13	0	0
52	Listers	BF	1.3	38	38	0	0
49	Land at Lowgates	GF	0.6	17	17	0	0
54	East of Highland Road	GF	0.75	20	0	0	20
55	Whittington Road Barrow Hill	GF	1.1	30	30	0	0
57	Hady Hill	GF	0.6	18	18	0	0
73	Swaddale Allotments	GF	0.9	24	24	0	0
74	Cottage Close	GF	1.2	34	34	0	0
81	Langhurst Road	GF	1.0	26	26	0	0
82	Ringwood Training Centre	BF	1.0	26	26	0	0
84	Bent Lane	GF	7.3	196	100	96	0
87	Land adj Norbriggs Primary	GF	0.6	18	18	0	0
88	Kirkstone Road	GF	1.0	26	26	0	0
89	Rydal Crescent and Kendal	GF	0.6	19	19	0	0

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
	Road						
90	Hilltop Road	GF	0.8	20	20	0	0
93	Gypsy Lane	GF	3.3	90	90	0	0
94	Newbridge Lane	GF	9.8	236	175	61	0
95	Gregory Lane	GF	3.6	98	98	0	0
96	Damon Drive	GF	1.2	32	32	0	0
97	R/o Ringwood Centre	GF	6.4	153	153	0	0
98	Station Road	GF	2.2	61	61	0	0
99	Land Adj Troughbrook House	GF	1.1	29	29	0	0
100	Land adj Hollingwood Primary Sch	GF	0.5	15	15	0	0
101	Langdale Close	GF	0.5	14	14	0	0
102	Linacre Road	GF	14.8	312	175	137	0
127	GKN Sports Club	GF	4.0	109	109	0	0
128	Ringwood Caravan Sales Brimington	BF	0.8	28	28	0	0
135	Wardgate Way	GF	0.4	15	15	0	0
136	Pennine Way	GF	0.9	24	24	0	0
137	Hazel Drive	GF	1.9	52	52	0	0
138	Walgrove Road	GF	0.6	17	17	0	0

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
139	Highfield Lane	GF	0.8	23	23	0	0
140	Wasp's nest	GF	0.6	18	18	0	0
141	Hollythorpe Close	BF	0.6	17	17	0	0
143	Manor Road Brampton	GF	0.6	29	29	0	0
147	Middle Farm Duckmanton	GF	1.3	40	40	0	0
149	Manor Road and Briar View	GF	41.5	872	175	175	522
150	Springwell Park Drive	GF	0.3	10	10	0	0
151	Inkersall Green Road	GF	1.1	31	31	0	0
152	Middlecroft Road Rec	GF	0.7	20	20	0	0
153	Middlecroft Road Land adj school	BF	0.8	22	22	0	0
154	Circular Road	GF	0.6	18	18	0	0
155	The Grove Sth Poolsbrook	GF	0.9	24	24	0	0
156	The Grove Nth Poolsbrook	GF	0.4	13	13	0	0
158	Kinder Road	GF	0.5	15	15	0	0
159	South Street North	BF	1.8	49	49	0	0
167	Land adjacent to 29 East Crescent	GF	0.7	20	20	0	0
169	302 Old Road	GF	1.1	31	31	0	0
171	r/o Balmoak Lane	GF	2.4	66	66	0	0

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
172	17 Spital Lane	BF	0.7	18	18	0	0
173	Calow Lane	GF	7.0	168	168	0	0
175	Windermere Road	GF	1.2	33	33	0	0
176	Coniston Road	GF	1.4	38	38	0	0
177	Coniston Road Appledore	GF	3.4	91	91	0	0
178	Coniston Road /Mardale	GF	1.0	28	28	0	0
181	Wingerworth Way	GF	2.2	60	60	0	0
182	Hall Road	GF	0.5	17	17	0	0
183	Edinburgh Road	GF	0.5	17	17	0	0
184	Land at Salisbury Avenue	GF	0.3	10	10	0	0
186	Marsden Estates Brimington Road	GF	0.9	26	26	0	0
188	Near Milton Place	GF	1.6	43	43	0	0
190	Thirlmere Road	GF	0.6	17	17	0	0
201	Station Road Barrow Hill	GF	4.7	126	100	26	0
209a	Dunston Road South	GF	22.7	200	100	100	0
210	Dunston Hall	BF	1.0	18	18	0	0
212	Dale Close	GF	1.0	18	18	0	0
213	The Angel PH Jawbones Hill	BF	0.4	11	11	0	0
214	Pond Street	BF	1.7	47	47	0	0

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity	Expected Delivery Phase		
					2015/16 to 2019/20	2020/21 to 2024/25	After 2024/25
217	Meadows House Farm	GF	1.2	32	32	0	0
218	Ringwood Road	GF	10.9	229	175	54	0
219	South of Worksop Road	GF	17.1	360	175	185	0
220	North of Woodthorpe Road	GF	16.6	349	175	174	0
221	West of Cranleigh Road	GF	4.1	86	86	0	0
222	North of Tom Lane Duckmanton	GF	17.9	376	175	201	0
223	South of Tom Lane Duckmanton	GF	39.4	827	175	175	477
225	Pumphouse Farm	GF	1.6	33	33	0	0
226	West of Gregory Lane	GF	6.6	139	139	0	0
227	Cow Lane, Gregory Lane	GF	7.7	162	162	0	0
228	Cow Lane, Gregory Lane junction, east of	GF	13.5	284	175	109	0
229	Bilby Lane, North Brimington	GF	8.8	186	186	0	0
230	Chesterfield Canal, Bilby Lane	GF	9.8	207	207	0	0
	<b>Total</b>		<b>458.1</b>	<b>9974</b>	<b>6120</b>	<b>2017</b>	<b>1837</b>

## Appendix 9 'Unsuitable' Sites

### Unsuitable Environment

Site Ref	Site Address	Status	Site Area (ha)	Total Remaining Capacity
3	Scarsdale Road	BF	0.19	10
34	Land at Pottery Lane East	BF	0.5	15
35	Land at Clayton Street	BF	1.8	80
36	Brimington Road North Henry Street	BF	0.3	9
37	Land at Markham Vale	BF	15.5	325
50	Dema Glass	BF	9.9	317
72	B&Q Wheatbridge Road	BF	0.7	40
75	Duke Street PFS	BF	0.2	6
76	Duke Street Car Sales	BF	0.2	10
77	Surplus Railway Land Riverside	BF	0.6	25
78	AGD MS car park	BF	0.3	18
85	Hartington Tip	BF	14.9	313
92	Burnbridge road	BF	2.3	62
119	Station Road Whittington Moor	BF	0.7	20



Site Ref	Site Address	Status	Site Area (ha)	Total Remaining Capacity
122	Kingdom Mills Pine	BF	0.1	6
130	North Brimington	BF	19.7	551
200	Canal Wharf	BF	1.8	48
224	Riverside Sheffield Road	BF	0.7	14
	Total		71.2	1897

#### Unsuitable Sites (Green Belt / Wildlife Site)

Site Ref	Site Address	Status	Site Area (ha)	Total Remaining Capacity
5	Broomhill Farm	BF	0.3	10
6	Broomhill Mews	BF	0.2	7
7	Whittington Hall	GF	2.3	63
8	183-229 Handley Road	GF	5.2	141
9	Land at Merrians Farm	GF	24.7	518
10	Land East of Handley Wood Farm	GF	1.4.	37
24	South Of Brookside Bar	GF	4.5	120
25	West Of Brookside Bar	GF	2.9	79

<b>Site Ref</b>	<b>Site Address</b>	<b>Status</b>	<b>Site Area (ha)</b>	<b>Total Remaining Capacity</b>
112	North of Worksop Road	GF	1.0	26
206	Ashgate Plantation	GF	16.0	336
207	Newbold Road North	GF	11.5	242
208	Newbold Road South	GF	9.9	237
209b	Dunston Road South (Local Wildlife Site)	GF	7.0	176
	<b>Total</b>		<b>85.5</b>	<b>1992</b>

## Appendix 10 Completed Sites and Sites below Size Threshold

### Completed Sites

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity
63	Markham Works	BF	10.0	0
64	627A-631 Chatsworth Road	BF	0.8	0
65	Glenhurst Nurseries	BF	1.1	0
66	Hartfield Close	BF	1.0	0
68	Derby Road	BF	5.4	0
69	Bradbury Hall	BF	0.6	0
70	Matlock Drive Bamford Road	GF	9.1	0
71	Dade Avenue	BF	0.8	0

### Sites Below Threshold

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity
20	Sycamore Drive	BF	0.3	9
23	Foxbrook Court	BF	0.1	4

Site Ref	Site Address	Status	Site Area (Ha)	Total Remaining Capacity
45	Land adj 271 Spital Lane	GF	0.1	3
47	Land at Westmoor Road Brimington Common	GF	0.2	7
51	Newbridge Lane	BF	0.3	8
60	Edmund Street	BF	0.1	5
79	Goldwell Rooms etc	BF	0.5	8
91	Roecar Close POS (part)	GF	0.4	<10
103	Payne and Pike	BF	0.1	2
105	Heywood Street Play area	BF	0.1	4
106	Heywood Street John Street Builders Yd	GF	0.1	4
107	Barker Lane Garage Site	BF	0.1	5
123	Bingo Hall Church St Staveley	BF	0.1	4
124	Church Building Chatsworth Rd (North side)	BF	0.1	6
125	Just Tyres Chatsworth Road	BF	0.1	2
142	16-30 Newbridge Lane	GF	0.2	7
144	DCC Depot Dunston Road	BF	0.2	7
145	Garage Albert St Nrth	BF	0.1	3
146	Vacant Land Dunston Road	GF	0.1	3
157	Poolsbrook Avenue	GF	0.3	8

<b>Site Ref</b>	<b>Site Address</b>	<b>Status</b>	<b>Site Area (Ha)</b>	<b>Total Remaining Capacity</b>
161	Church of the Ascension	BF	0.1	4
165	Rear of 134-152 Storforth Lane	BF	0.02	1
168	Land Opposite the Oakes	GF	0.3	9
179	Baines Wood Close	GF	0.3	9
180	Haddon Close	GF	0.3	9
193	Ashgate Road No 2	BF	0.3	8
194	The Old Chapel Hasland	BF	0.1	3
195	83 Old Road	BF	0.1	4
211	ATS Euromaster	BF	0.2	9
	<b>Total</b>		<b>5.3</b>	<b>142</b>

## APPENDIX 11

### : Dwellings Granted Permission on Small Windfall Sites 1991-2009

Table 5a:

Year	Number of Windfall Dwellings
1991/92	68
1992/93	75
1993/94	52
1994/95	44
1995/96	41
1996/97	68
1997/98	37
1998/99	61
1999/2000	75
2000/01	58
2001/02	77
2002/03	53
2003/04	39
2004/05	51
2005/06	47
2006/07	64
2007/08	66
2008/09	58
<b>Total 1991-2009</b>	<b>1034</b>
<b>Average 1991-2009</b>	<b>57</b>
<b>Average 2004-2009</b>	<b>57</b>

## **APPENDIX 12 Density Exemplars**

### **Introduction**

An indication of a realistic density will need to be provided for any site identified in the Strategic Housing Land Availability Assessment (SHLAA). This study examines recent trends in housing density in relation to the character of the surrounding area. Examples of housing sites wholly completed within the last 5 years have been considered.

The Replacement Chesterfield Borough Local Plan includes within policy HSN5 (Layout and Design of Residential Development (including Residential Extensions) reference to minimum housing density based on national policy guidance. It states that new housing developments should be built at a minimum density of 30 dwellings per hectare but at a minimum density of 40 dwellings per hectare on sites which are closely related to Chesterfield Town Centre, district centres, the railway station and major public transport corridors.

Policy HSN3 (Residential development on larger windfall sites), Policy HSN 4 (Re-use of vacant or underused buildings) and HSN 6 (Infill residential development) all include criteria which requires any residential proposal to be compatible with the surrounding area which therefore would allow densities lower than 30 density per hectare in certain cases.

### Recently Completed Sites

The following, recently completed, sites show a number of developments with densities ranging from 16.67 to 850 dwellings per hectare. These are set out below along with the year consent was granted and whether the site was allocated within an adopted plan.

Ref	SITES	Density	Year of Consent	Allocation/windfall
1	Glenhurst Nurseries, Westfield Close	16.67	2006	Allocation
2	Plots 1 - 20 Inkersall Road (Springwell park Drive)	19.42	1999	Allocation
3	Former Sheppard Hill Depot, (Staunton Close)	23.12	2002	Windfall
4	Station Road, Brimington	25.26	2003	Allocation
5	Former KM Furniture Factory, Avenue Road	27.78	2002	Allocation
6	Rear of 631 Chatsworth Road	32.47	2005	Windfall
7	Ash Cottage/Blakes Garage, Chesterfield Road	33.33	2003	Allocation
8	Land at Penmore House, Penmore Lane	34.48	2004	Allocation
9	Land off Hartfield Close	40.95	2005	Windfall
10	Land at Highfield Road	43.33	2006	Windfall
11	Former Thornfield Depot, Canal Wharf Road	50	2003	Allocation
12	Former Scarsdale Hospital, Newbold Road	68.9	2000	Allocation
13	276 & 280 Old Road (Former Bransons garage)	77.42	2003	Allocation
14	Former Royal Oak, Mastin Moor	81.25	2003	Allocation
15	Tapton Lock Hill	98.77	2003	Allocation
16	19 Ashgate Road	121.74	2004	Windfall
17	Bradbury Hall, Chatsworth Road	151.56	2006	Windfall
18	Land at Tapton Lane	850	2005	Windfall

Key	
	less than 30 dph
	30 - 60 dph
	60 - 90 dph
	90 - 120 dph
	more than 120 dph



## 1. Glenhurst Nurseries, Westfield Close

Number of dwellings      19  
Site Area (ha)            1.14  
**Density**                    **16.67**

Developer: Taylor Woodrow  
File No: 2/1909

Decision date:            04/04/2006

### Site description

The site lies within a residential area with open space to the north west of the site and a school complex to the south-west. The existing dwellings adjacent the site sit within generous plot sizes.

Site is in a suburban location 250m from local centre and main route into town



## 2. Plots 1-20 Inkersall Road (Springwell Park Drive)

Number of dwellings: 20  
Ltd.

Developer: David Wilson Homes

Site Area (ha): 1.03  
**Density 19.42**

File No: 2/1700

Decision date: 09/11/1999

### Site description

Inkersall Primary School lies to the north of the site and open space to the south. Existing residential development is located to the east and west of the site.

The development consists of large detached dwellings.

The site is in a suburban location 300m from local centre



### 3. Former Shepherd Hill Site (Staunton Close)

Number of dwellings: 40  
Site Area (ha): 1.73  
**Density 23.12**

Developer: Wilcon Homes  
File No: 2/161

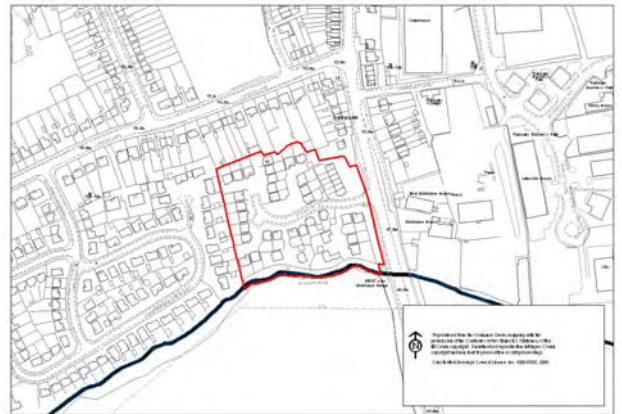
Decision date: 22/02/2002

#### **Site description**

The development lies adjacent the A61 (Derby Road) adjacent the southern borough boundary. It lies within a predominantly residential area with open space to the south of the site.

The development consists of mainly two storey detached dwellings with a row of 3 storey town houses on the Derby Road frontage.

Site is in a suburban location directly on a main route into the town centre and 650m from a local centre





#### 4. Station Road, Brimington

Number of dwellings: 72  
Site Area (ha): 2.85  
**Density 25.26**

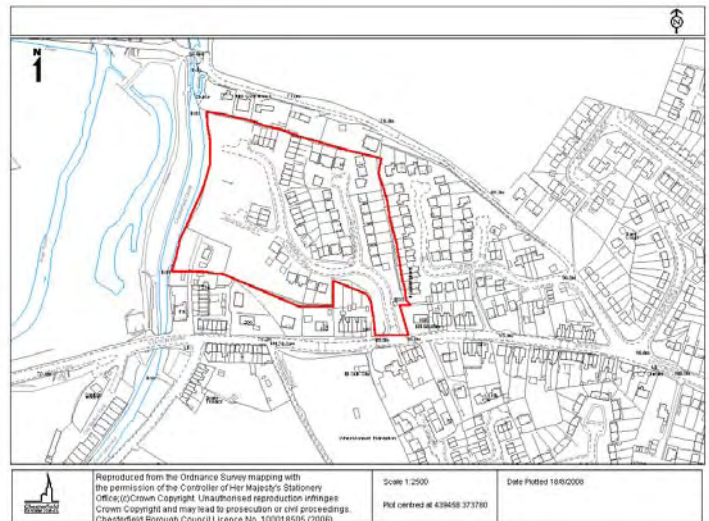
Developer: Barratts  
File No: 2/2761

Decision date: 14/08/2003

#### Site description

The site is situated on the western edge of the settlement of Brimington. The site has good access and is within an existing residential area of mixed house types.

The site is in a suburban location and 1000m from a district centre



## 5. Former KM Furniture site

Number of dwellings: 60  
Site Area (ha): 2.16  
**Density 27.78**

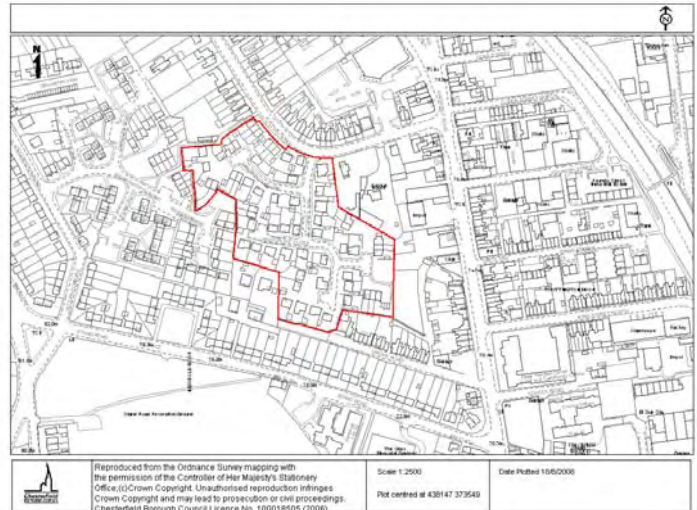
Developer: Westbury Homes  
File No: 2/859

Decision date: 22/11/2002

### Site description

The site is situated within close proximity to Whittington Moor district centre. The site has good access and is within an existing residential area of mixed house types.

The site is in an urban location 150m from a district centre and a main route into the town centre



## 6. Rear of 631 Chatsworth Road

Number of dwellings      25  
Site Area (ha)            0.77  
**Density**                    **32.4**

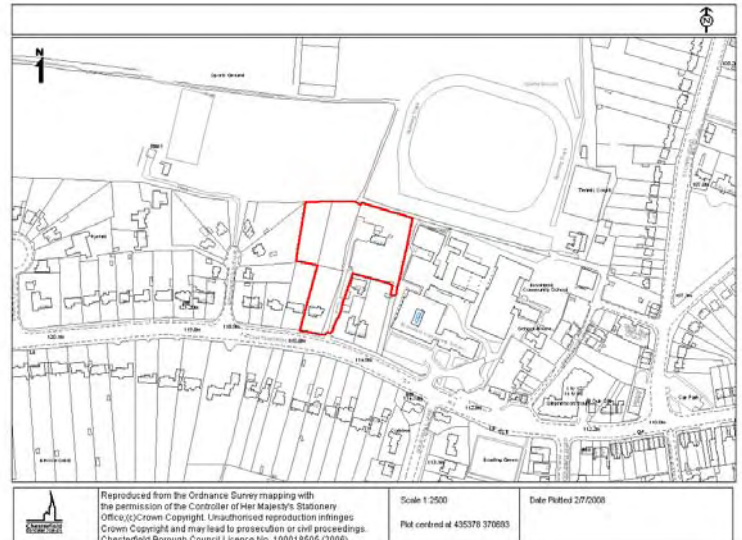
Developer: Miller Homes  
File No: 2/ 1953 and 4710

Decision date:            07/06/2005

### Site description

The site lies within a residential area comprising mainly of detached properties in large plots. There are school playing fields to the north of the site.

The site is in a suburban location directly on a main route into the town centre and 400m from a local centre





## 7. Ash Cottage / Blakes Garage site

Number of dwellings: 43  
Homes  
Site Area (ha): 1.29  
**Density 33.33**

Developer: Ben Bailey

File No: 2/1641

Decision date: 21/10/2003

### Site description

The site is situated on the edge of the settlement of Middlecroft. The site has good access and is adjacent to an existing residential area of predominantly semi detached council type housing.

The site is in a suburban location directly on a main route into the town centre and 1100m from a district centre



## 8. Penmore House

Number of dwellings: 20  
Site Area (ha): 0.58  
**Density 34.48**

Developer: Fairclough Homes  
File No: 2/2811

Decision date: 05/11/2004

### Site description

The site is situated within the settlement of Hasland. The site has good access and is within an existing residential area of mixed house types.

The site is in a suburban location 100m from a main route into the town centre which is 1500m away.





## 9. Land off Hartfield Close

Number of dwellings: 43  
Site Area (ha): 1.05  
**Density 40.95**

Developer: Strata Homes  
File No: 2/4583

Decision date: 08/12/2005 and revised plans 28/02/2007

### Site description

The site is situated within the settlement of Hasland. The site has good access and is within an existing residential area of mixed house types.

**The site is in a suburban location 700m from a main route into the town centre and 800m from a local centre**



## 10. Land at Highfield Road

Number of dwellings: 13  
Ltd  
Site Area (ha): 0.3  
**Density 43.33**

Developer: Northern Counties HA

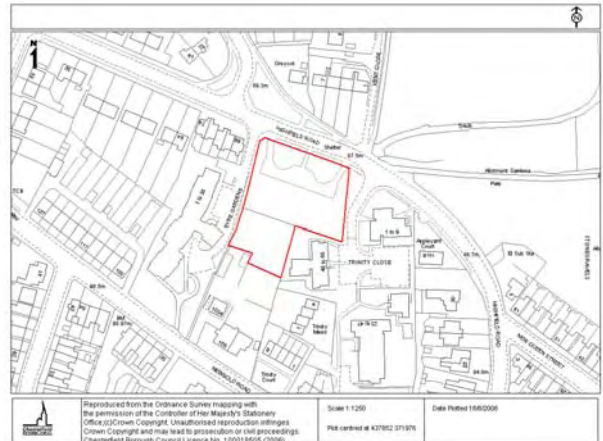
File No: 2/6118

Decision date: 24/03/2006

### Site description

The site is situated within the settlement of Newbold. The site has good access and is within an existing residential area of mixed house types.

The site is in a suburban location 250m from a main route into the town centre which is 1100m away



## 11. Former Thornfield Depot

Number of dwellings: 71  
Site Area (ha): 1.42  
**Density 50**

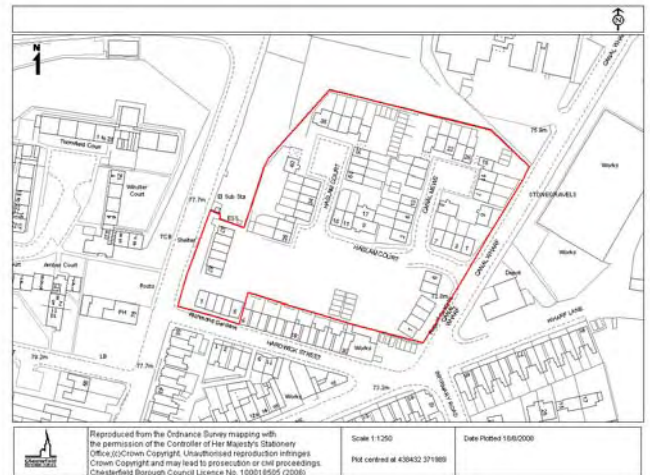
Developer: Westbury Homes  
File No: 2/2165

Decision date: 02/06/2003

### Site description

The site is situated within the settlement of Stonegravel. The site has good access and is within a predominantly residential area of mixed house types. There is an element of industrial use to the east of the site.

The site is in an urban location directly on a main route into the town centre which is 900m away.





## 12. Former Scarsdale Hospital

Number of dwellings: 113  
Site Area (ha): 1.64  
**Density 68.9**

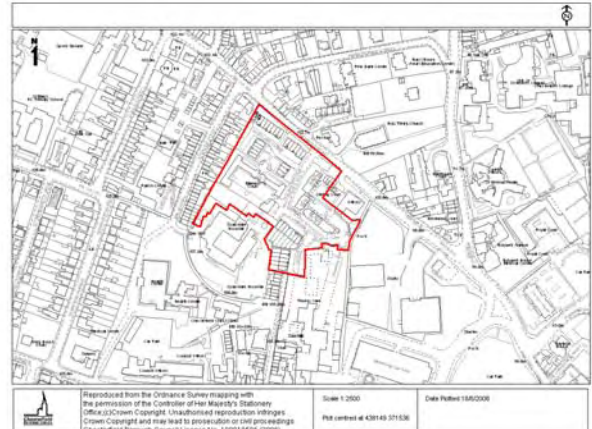
Developer: William Davis  
File No: 2/219

Decision date: 19/05/2000

### Site description

This edge of centre development was the site of the former Scarsdale hospital. The site has good access and is within a short walking distance to Chesterfield Town Centre. There is a mixture of uses around the site including residential, offices, industrial and retail.

The site is in an urban location directly onto a main route into the town centre which is 800m away



### 13. Former Bransons Garage, Old Road

Number of dwellings: 24  
Site Area (ha): 0.31  
**Density 77.42**

Developer: Wilson Connolly  
File No: 2/ 2273 & 3522

Decision date: 14/07/2003

#### Site description

The site is situated within the settlement of Brampton. The site has good access and is within an existing residential area of predominantly detached and semi detached properties.

The site is in a suburban location directly onto a main route into the town centre and 700m to a district centre







## 15. Tapton Lock Hill

Number of dwellings: 80  
Site Area (ha): 0.81  
**Density 98.77**

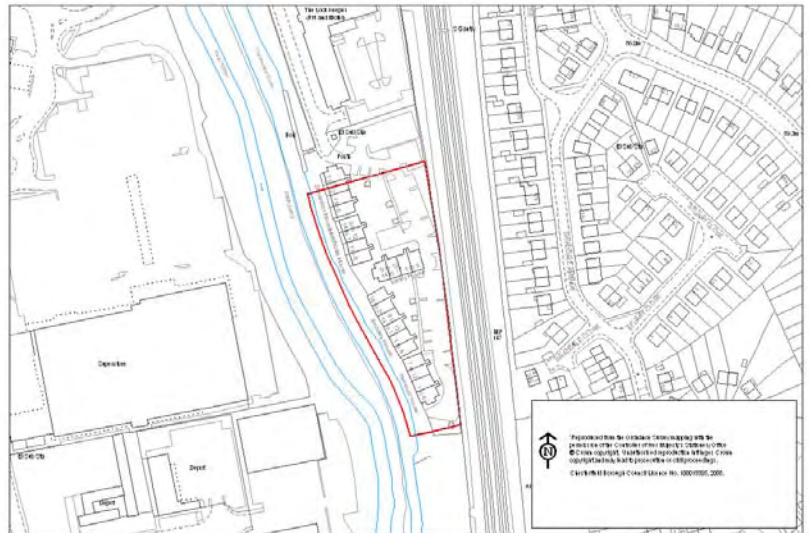
Developer: HS(56) Ltd  
File No: 2/3303

Decision date: 04/11/2003

### Site description

The development is situated within the settlement of Tapton. The site has good access and consists of flats in three and four storey blocks.

The site is in suburban location and is 1500m from a district centre



## 16. 19 Ashgate Road

Number of dwellings: 28  
Ltd)  
Site Area (ha): 0.23  
**Density 121.74**

Developer: County Dvts (Bakewell

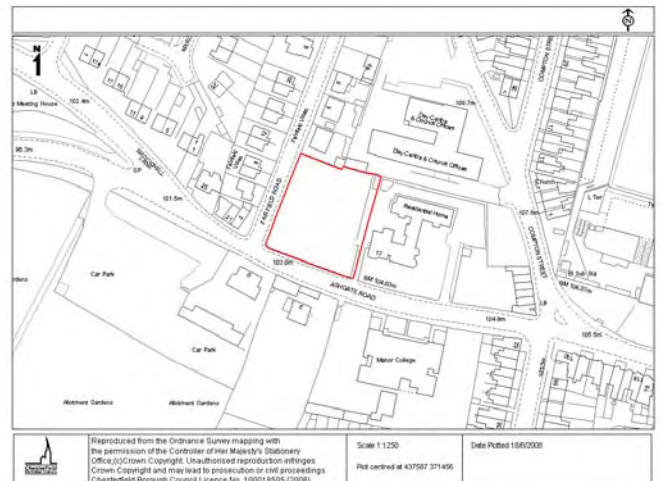
File No: 2/977

Decision date: 02/03/2004

### Site description

This edge of centre development has good access and is within a short walking distance to Chesterfield Town Centre. There is a mixture of uses around the site including residential, offices, and community buildings.

The site is in an urban location directly onto a main route to the town centre which is 800m away





## 17. Bradbury Hall, Chatsworth Road

Number of dwellings 97  
 Site Area (ha) 0.64  
**Density 151.56**

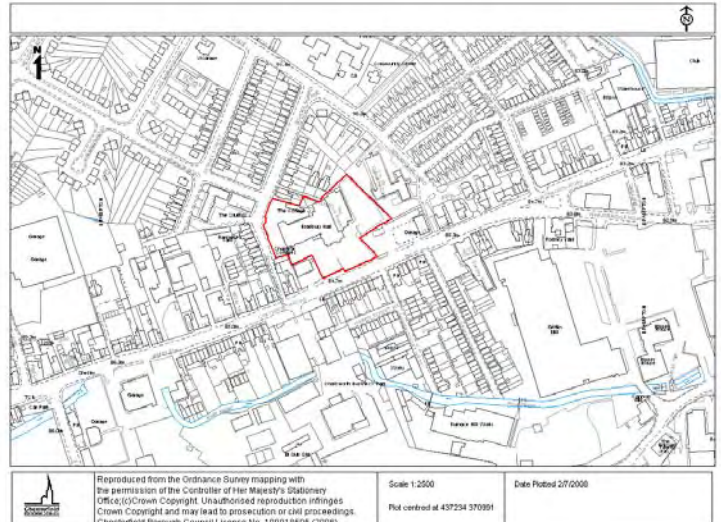
Developer: S G Perez Property  
 File No: 2/1040

Decision date: 02.05.2006

### Site description

The site is situated within a built up area comprising of mainly residential and retail uses. It lies adjacent the Chatsworth Road District Centre and is in close proximity to Chesterfield Town Centre. Existing housing in the area is predominantly terraced properties.

**The site is in an urban location adjacent to a district centre, directly on a main route into the town centre.**



## 18. Land at Tapton Lane

Number of dwellings      17  
Site Area (ha)            0.02  
**Density**                    **850**

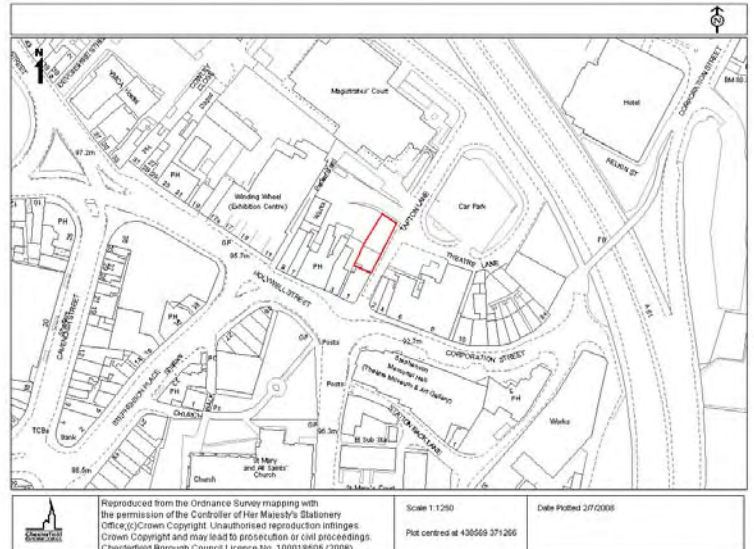
Developer:      Townwalk Ltd  
File No:         2/2465

Decision date:      22.03.2005

### Site description

The site lies within Chesterfield Town Centre and is situated in an area where there are a number of bars, restaurants and retail uses.

The site is in an urban location adjacent to the town centre



## **Conclusion**

The sites chosen are considered to exhibit a good standard of design.

The 18 sites display a wide range of densities from 17 -850 dwellings per hectare.

All but three sites are within easy walking distance of a main route into the town centre.

All but four sites are more than 400m from a local or district centre.

Windfall site densities (excluding Tapton Lane) average 69 dwellings per hectare (dph) against an average of 48 dph for sites allocated in an adopted plan

The five urban sites (excluding Tapton Lane) average 86 dph and the twelve suburban sites average 39 dph

From this information it is suggested that the following table could be used to satisfactorily estimate densities for the Strategic Housing Land Availability Assessment

<b>Location</b>	<b>Density</b>
<b>Chesterfield Centre (Sub Regional Centre)</b>	
Centre (in, or within 100m of, the Core Retail Area)	60 dwellings/ha
Other sites within or at the edge (within 400m) of the Centre	50 dwellings/ha
<b>District Centres</b>	
In, or within easy walking distance of, District Centre	40 dwellings/ ha
<b>Other Accessible Urban Locations</b>	
In, or within easy walking distance of, or a District Shopping Centre	40 dwellings/ha
<b>Less Accessible Urban Locations</b>	
Remaining parts of the urban areas	30 dwellings/ha

**'Easy walking distance'** - within 400 metres) but taking into account barriers such as railways or rivers.