



# **Chesterfield Borough**

## **Local Plan**

### **Submission Version**

#### **Site Selection Topic Paper**

**May 2019**

## **Introduction**

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## **Introduction**

This short paper sets out a summary of the process carried out to select sites as proposed allocations in the emerging Chesterfield Borough Local Plan. It has been prepared to assist the Inspector carrying out the Examination into the Local Plan and uses signposting to more detailed information available in the Local Plans evidence base. The aim is to assist in demonstrating the 'soundness' of the Plan and not to duplicate the more detailed evidence base.

## 1. Sources of Supply

1.1. The Council sought to identify sites from numerous sources of land supply as required by national planning practice guidance<sup>1</sup> in order to assess these through a Land Availability Assessment (LAA) and Sustainability Appraisal (SA). The sources looked at included the following:

- A call for sites in January 2016
- Review of previous SHLAA's (incorporating previous calls for sites)

1.2. The 2016 call for sites was publicised on the Council's website and through notification letters to the following recipients:

- Those expressing an interest in being informed of work on the Local Plan.
- Those who put forward a site in previous Local Plan consultations.
- Those registered as the owner of a site with planning permission or were the applicant for that planning permission.
- Internal Council departments with responsibility for publically owned land.
- Neighbouring Authorities and the County Council.

1.3. Around 426 sites were identified the details of these were recorded in the Council's Land Availability Assessment database.

## 2. Land Availability Assessment Stages 1 and 2a

2.1. A joint<sup>2</sup> method of land availability assessment (LAA) for the local Housing Market Area was prepared and using this, a more in-depth methodology<sup>3</sup> specific to Chesterfield Borough was developed in order to follow the national planning practice guidance<sup>4</sup> on LAA. The methodology was in three stages (1, 2a and 2b). Stages 1 and 2a were used as an initial 'filter' to assess all sites identified. The initial filter aimed to remove from the plan process any unavailable sites or sites with potentially fundamental physical, environmental or policy constraints, albeit the policy constraints applied being limited in scope.

2.2. Of all the sites identified 155 passed stages 1 and 2a, providing a reasonable number and range of sites from which to consider options for allocations. Some of the sites identified were deemed to be strategic in size (with capacity for around 400 homes or more) and these were put into the Sustainability Appraisal process as 'reasonable alternatives'.

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<sup>1</sup> Table of Sources of Supply: National Planning Practice Guidance 012 Reference ID: 3-012-20140306

<sup>2</sup> North Derbyshire and Bassetlaw Land Availability Assessment 2015 Methodology

<sup>3</sup> Chesterfield Borough Council Land Availability Assessment Initial Site Assessment Criteria (Stages 1 and 2a) 2016 Methodology and also (Stage 2b) Site Assessment Criteria 2018 Methodology

<sup>4</sup> Housing and economic land availability assessment: National Planning Practice Guidance

### **3. Site Selection (A)**

3.1. Prior to consultation on a draft Local Plan with a range of site options a further discounting was carried out. Sites not rejected from the emerging Local Plan through the initial LAA filter (stages 1 and 2a) were further filtered by excluding sites where:

- There was a preference by a land owner for a non-residential use e.g. employment use; and/or
- An existing or proposed protective local plan designations or allocations affected the site e.g. Strategic Gap and Green Wedges, River and Canal Corridors, Employment Land, Public Open Space.

3.2. Following application of the above criteria the resultant 'pot' of sites and also potential Strategic Sites considered as reasonable alternatives in the on-going Sustainability Appraisal were consulted on in the Draft Local Plan in January 2017 as options for allocation.

### **4. New Sites and Traveller Sites**

4.1. Following consultation on the Draft Local Plan some new sites were submitted for consideration through the Local Plan process. These were assessed through LAA stages 1 and 2b as an initial filter and those passing progressed to the next stage of LAA unless they were deemed to be a potential Strategic Site, in which case they were progressed for further assessment anyway including Sustainability Appraisal.

4.2. The Local Planning Authority was also made aware of a new source of land supply in the form of potentially surplus Council owned small garage sites. These were mostly too small for housing allocations but were assessed using both an initial<sup>5</sup> and a detailed<sup>6</sup> Traveller Site assessment methodology<sup>7</sup> based on LAA, subjected to Sustainability Appraisal and a Regulation 18 public consultation exercise on preferred options for sites. Following this process no sites were considered to be developable for a Traveller allocation but a small number were considered as potential housing sites in the next stages of the emerging Local Plan.

### **5. Land Availability Assessment Stage 2b**

5.1. Following consultation on the Draft Local Plan the Council moved to the final stage of LAA (2b), but before carrying out this final assessment stage it refreshed the consideration of sites through the preceding stages (1 and 2a) to

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<sup>5</sup> Chesterfield Borough Council Gypsy and Traveller Sites Initial Site Assessment Methodology January 2016

<sup>6</sup> Chesterfield Borough Council Gypsy and Traveller Sites Detailed Site Assessment Methodology February 2018

ensure that any new relevant evidence provided to the Council was factored in. The refresh was carried out applying an updated methodology<sup>8</sup> for the initial stages of LAA (1 and 2a). Sites were then assessed through the final stage of LAA<sup>9</sup> (2b). Following this assessment 95 sites were identified as being suitable and viable, and achievable within 15 years.

- 5.2. As part of the final stage of LAA, sites which had the potential for heritage impacts were identified through LAA and those of particular significance assessed in more detail with the benefit of specialist heritage advice, in the form of heritage impact assessments<sup>10</sup> (HIA) using a method<sup>11</sup> that followed Historic England guidance.

## **6. Site Selection (B)**

- 6.1. The sites identified through LAA as being deliverable/developable and also potential Strategic Sites were subjected to Sustainability Appraisal. Their accessibility to essential services was measured using software operated by Derbyshire County Council called TRACC which derives multi-modal transport travel times. The outcomes of LAA, SA, HIA and the accessibility assessment were available to the Council when considering which sites should go into the pre-submission version of the local plan.
- 6.2. With the benefit of the LAA, SA, HIA and accessibility results, housing sites were chosen to propose as allocations on the basis of the following priorities:
1. Previously Developed Land that meets the requirements of Policy CS1/LP1 Concentration and regeneration;
  2. Previously Developed Land that does not meet the requirements of Policy CS1/LP1 Concentration and regeneration but where there is no realistic alternative use;
  3. Small/Medium scale greenfield sites that meet the requirements of Policy CS1/LP1 Concentration and regeneration;
  4. Large/Strategic scale greenfield sites that are in a Regeneration priority Area;
  5. Large/Strategic scale greenfield sites that are not in a Regeneration Priority Area but can utilise existing centres or are of sufficient scale to deliver new centres.
- 6.3. Employment sites were selected based on their likely fit with existing and emerging Local Plan policy.

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<sup>8</sup> Land Availability Assessment (Stage a and 2a) Site Assessment Criteria 2018 Methodology

<sup>9</sup> Land Availability Assessment (Stage 2b) Site Assessment Criteria 2018 Methodology

<sup>10</sup> Chesterfield Borough Local Plan Heritage Impact Assessments 2019

<sup>11</sup> Chesterfield Borough Council Local Plan Heritage Impact Assessment Methodology 2018

## Site Selection Process Diagram

