

For publication

**Gypsy and Traveller Sites – Results of consultation and
recommendations for Local Plan (J010R)**

Meeting:	Cabinet
Date:	15 May 2018
Cabinet portfolio:	Economic Growth
Report by:	Strategic Planning and Key Sites Manager

For publication

1.0 Purpose of report

- 1.1 To inform Cabinet of the results of the public consultation on Gypsy and Traveller Sites.
- 1.2 To seek approval to progress the Local Plan on the basis of one Gypsy and Traveller site allocation (where there is an existing planning permission), and continuing with the criteria based policy contained in the Draft local Plan on which to assess any future proposals.
- 1.3 To seek approval to complete assessment of the site at Whittington Road and Staveley Road proposed to the Council by representation, to determine if it is appropriate to include

as a draft allocation in the pre-submission consultation version of the Local Plan.

2.0 Recommendations

- 2.1 That Cabinet note the results of the public consultation.
- 2.2 That the potential sites at Miller Avenue, Brooks Road, Bevan Drive, Birchwood Crescent, Keswick Drive and Atlee Road are not included in the pre-submission consultation version of the Chesterfield Borough Local Plan for the reasons set out in the report [paras 6.1 to 6.42].
- 2.3 That the site at Hady Lane with existing planning permission for two pitches be included in the pre-submission consultation version of the Chesterfield Borough Local Plan as an allocation specifically for the purpose of gypsy and traveller pitches.
- 2.4 That the Strategic Planning Manager, in consultation with the Cabinet Member for Economic Growth be authorised to investigate the suitability of the site proposed at the corner of Whittington Road and Staveley Road and, if appropriate, include it as an allocation in the pre-submission version of the Chesterfield Borough Local Plan for consultation.
- 2.5 That the Strategic Planning Manager, in consultation with the Cabinet Member for Economic Growth write to North East Derbyshire and Bolsover District Councils under the Duty to Co-operate¹ to ask if they have any capacity to absorb any unmet need for pitches should the site at Whittington Road and Staveley Road prove to be unsuitable.
- 2.6 That the Strategic Planning Manager, in consultation with the Cabinet Member for Economic Growth formalise the email of support from Derbyshire Gypsy Liaison Group (see Appendix 1) to provide a Statement of Common Ground.

¹ <https://www.gov.uk/guidance/duty-to-cooperate>

3.0 Background

- 3.1 A new Local Plan is currently being prepared for the borough. Pre-submission consultation on a draft plan is currently expected to occur in the autumn of 2018.
- 3.2 Chesterfield Borough Council is required under National Planning Policy for Travellers² to assess the need for pitches within the borough and, if a need is shown, make provision for a suitable supply of sites within the Local Plan. Failure to undertake this assessment and identify a supply can result in the Local Plan being found 'unsound' at Examination.
- 3.3 The report to Cabinet on 30th January 2018 set out in some detail the background to the Gypsy and Traveller Sites Consultation.
- 3.4 The Gypsy and Traveller Sites Consultation included six potential sites out of a total of 46 former garage sites that had been through the site assessment process. However, all 46 sites were referenced in the consultation alongside an initial assessment of their availability and suitability.

4.0 Consultation Process

- 4.1 The public consultation started on 12th February 2018 and closed on 26th March 2018.
- 4.2 Due to the level of interest, six drop in sessions were held close to the site locations plus a central event in Chesterfield Town Hall. The events were well attended. In total, officers spoke to approximately 200 people, who highlighted a wide range of issues and commented on the potential sites.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

4.3 There was an unmanned display at the contact centre for the entire six week period. Copies of all the consultation materials (including response forms and Frequently Asked Questions) were also made available to view on the council's website and at the Town Hall, Chesterfield and Staveley libraries and in the Contact Centre in line with the council's Statement of Community Involvement (SCI). Forms were also made available at each of the drop-in sessions.

4.4 There was publicity following two press releases, an interview with Cllr Terry Gilby on Peak FM and a significant level of social media activity by the Council's Communications Team to raise awareness and in responding to comments as well as community based social media activity.

5.0 Results of the Public Consultation

5.1 At the time of writing, a total of 829 representations had been received from 749 respondents.

5.2 In addition to individual responses, two petitions were received:

Barrow Hill Residents
Objection -
Number of signatories - 17

Grangewood Residents
Objection -
Number of signatories - 469

5.3 The petition on behalf of Grangewood residents has been responded to as required by the council's Petitions Scheme (see Appendix 2).

5.4 At least two further online petitions were understood to be live, but neither has been received by the council at the time

of writing. Should these be received they will be dealt with as required by the petitions scheme, which may include arranging either for a meeting of the council's scrutiny committee or a debate at Full Council, depending on the number of signatories.

- 5.5 A summary of the comments made for each site is provided at Appendix 3.

6.0 Consideration and Conclusions on Sites

- 6.1 Following consideration of all the consultation responses received, and with due regard to Local and National Planning Policy and Guidance, officers consider that none of the six potential sites that were included in the consultation would be suitable for allocation in the emerging Local Plan for Gypsy and Traveller pitches. Each site is addressed in turn below. A detailed assessment is provided at Appendix 3. It should be noted that this would not preclude their allocation in the Local Plan for alternative uses (such as housing or green infrastructure).

Site 32 -Miller Avenue, Mastin Moor

- 6.2 No significant issues with this site were raised by statutory or general consultees although Derbyshire Gypsy Liaison Group identified that, if the site were allocated, direct access from Renishaw Road would be preferred.
- 6.3 Key issues raised by residents included access to the site and the issue of on-street parking, footpaths across the site, issues accessing GP services, school capacity, general amenity, and a preference to see the site developed for bungalows.
- 6.4 This site had been identified in the current planning application for 650 houses south of the A619 at Mastin Moor as a potential location for bungalows as part of the

- requirement for affordable housing that would arise from the proposed development. Chatsworth Settlement Trustees, who are proposing the scheme, have submitted an objection on this basis. The council's housing service has subsequently confirmed that they would still wish to pursue such a scheme even if the current planning application were not approved.
- 6.5 As this use would accord with Mastin Moor's designation as a Regeneration Priority in the adopted Local Plan and meet an identified need for affordable and special needs housing the site is no longer considered available as an allocation as a Gypsy and Traveller site.
- 6.6 Although the Clinical Commissioning Groups (CCG) covering Chesterfield Borough have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough (Grangewood and Inkersall primarily).
- 6.7 Derbyshire County Council has indicated that, whilst there is currently sufficient capacity in primary school provision to serve the site, this may change should the land south of Mastin Moor be developed. Although officers are currently working with Chatsworth Settlement Trustees and DCC on measures to increase schools capacity should this development be granted planning permission, there is not currently a specific proposal to increase capacity.
- 6.8 It is recommended that this site not be progressed further as a potential Gypsy and Traveller allocation and be investigated further as a housing site.

Site 124 – Bevan Drive, Inkersall

- 6.9 Derbyshire Wildlife Trust (who advises the council on biodiversity agreements under a service level agreement) has

objected to this site on the basis of the potential impact on Ancient Woodland. The Woodland Trust has also objected on these grounds. Derbyshire Gypsy Liaison Group does not support the site on the basis that on-street parking would make access to the site difficult for any occupiers.

- 6.10 Key issues raised by residents included the impact on the woodland, existing problems with on-street parking, GP capacity, school capacity, general impact upon amenity, concerns that waste water would rely on pumping to sewers, and loss of public access to the site.
- 6.11 Although the CCG have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough. DCC have indicated that there would be sufficient education capacity to meet the need arising from the site.
- 6.12 Evidence has been provided from residents of the problems caused by on-street parking, including damage to verges and difficulty in refuse vehicles serving properties in the area.
- 6.13 Objections have also been received from Wildgoose Construction Ltd, who are seeking to develop a site off Bevan Drive to the north of the site.
- 6.14 It is recommended that this site not be progressed further as a potential Gypsy and Traveller allocation on the basis of the impact on ancient woodland, and access difficulties.

Site 341 – Brooks Road, Barrow Hill

- 6.15 The smallest of the potential sites, Brooks Road would likely only be suitable for a single pitch if allocated.

- 6.16 No significant issues were raised by statutory or general consultees, although DCC did raise uncertainty about the potential future impact of the regeneration of Staveley Works on primary school capacity.
- 6.17 Derbyshire Gypsy Liaison Group raised some concerns over on street parking but felt the site could make a suitable family site.
- 6.18 Key issues raised by residents included lack of services in Barrow Hill, isolation, general impact on amenity and a specific issue with a right of access across the site to the fields beyond.
- 6.19 It should be noted that proposals for the regeneration of the Staveley Works area include provision for a new primary school. Although there is likely to still be some impact of this regeneration on school places in the early stages of regeneration, the complexities of the Staveley Works site mean this is unlikely to occur until after any likely need for Gypsy and Traveller pitches needs to be satisfied (the Gypsy and Traveller Accommodation Assessment (GTAA) identifying a need for sites in the period 2014-2019).
- 6.20 Unlike with other housing allocations, when considering sites for Gypsies and Travellers it is necessary under national planning policy to also consider the extent to which sites “promote peaceful and integrated co-existence between the site and the local community”. During the consultation process, residents made reference to historic issues between some residents and elements of the traveller community that had required significant intervention of authorities including the council and police. These issues may make it difficult for this site to meet this requirement if allocated.
- 6.21 Residents have provided evidence of the difficulties of on street parking in the area, and it has been identified as an issue by the council.

6.22 On balance it is recommended that this site not be progressed as an allocation for gypsy and traveller pitches on the basis of access difficulties arising from on-street parking and the difficulties in demonstrating that an allocation would promote peaceful and integrated co-existence between the site and the local community.

Site 356 - Birchwood Crescent, Grangewood

6.23 No significant issues were raised by statutory or general consultees

6.24 Derbyshire Gypsy Liaison Group considered the site could be suitable but queried its availability given the apparent level of use.

6.25 Key issues raised by residents included issues with anti-social behaviour, impact upon amenity, crime, devaluation of property, community cohesion and the potential for unauthorised expansion.

6.26 Although the impact of any local plan allocation on property value is understandably of concern to residents, it should be noted that it is not a material consideration in planning terms and the council is not obliged to compensate residents for any loss in value. Statutory provisions for planning blight exist in certain circumstances.

6.27 It became apparent during the consultation that there is evidence of significant investment in the garages by users, indicating continuing demand for the site as garages. This site is the most well-used of the consultation sites as a garage site. There appear to be a mix of formal and informal access arrangements to adjacent properties. The council's Housing Service has indicated a preference to retain the site as a

garage site and it can no longer therefore be considered available.

- 6.28 The issue of anti-social behaviour and crime was a significant one for residents, with the majority of comment referring to existing difficulties in the area and the potential for pitches to exacerbate this through friction with some residents or Gypsies/Travellers being blamed for the activities of others. Grangewood has also seen significant issues in recent years with unauthorised encampments, including at the nearby Langer Fields. This has created a degree of tension in the community that may cause difficulties in ensuring a peaceful and integrated co-existence between the site and the local community.
- 6.29 In conclusion, the site is no longer considered available, due to the level of existing use as a garage site and therefore is not recommended for an allocation in the Local Plan.

Site 358 - Atlee Road, Inkersall

- 6.30 The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service. No other significant issues were raised by Statutory or General Consultees.
- 6.31 Derbyshire Gypsy Liaison Group considered the site unsuitable due to the narrow access.
- 6.32 Key issues raised by residents included GP capacity, school capacity, general impact upon amenity (including overlooking), and inadequate access to the site.
- 6.33 Although the CCG have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the

borough. DCC have indicated that there would be sufficient education capacity to meet the need arising from the site.

- 6.34 Objections have also been received from Wildgoose Construction Ltd, who are seeking to develop a site off Bevan Drive to the west of the site.
- 6.35 Due to inadequate access (with no realistic prospect for improvement) and degree of overlooking, the site is not recommended for allocation in the local plan as a site for gypsy and traveller pitches.

Site 365 – Keswick Drive, Newbold

- 6.36 The site would not meet the access requirements set out by Derbyshire Fire and Rescue Service. DCC expect places at Dunston Primary School to be limited by the development of 300 dwellings to the north of Dunston. The Coal Authority identified an Ironstone mine entry on the boundary of the site that has the potential to impact on surface stability (and would need to be considered at any planning application stage). No other significant issues were raised by Statutory or General Consultees.
- 6.37 Derbyshire Gypsy Liaison Group considered the site unsuitable due to the narrow access.
- 6.38 Key issues raised by residents included impact upon amenity, inadequate access, presence of an electricity substation, school capacity, GP provision, concern over travellers operating businesses from the site, and existing use of garages.
- 6.39 Objections have been received from the developers of a site nearby on Keswick Drive.

- 6.40 Although the CCG have indicated that there is sufficient capacity in GP services for the area, responses from residents have identified specific and significant issues accessing services in this location, with lengthy waits for appointments and callers being redirected to services in other parts of the borough. DCC have raised concerns over the capacity of primary education due to the planning permission for 300 dwellings north of Dunston which will use up existing capacity (although contributions have been secured for additional capacity).
- 6.41 During the consultation, it became clear that the site is subject to a range of formal and informal arrangements for rear access to properties around the site. Access for maintenance would also need to be retained to the adjacent electricity substation. On this basis it is no longer clear that the site can be considered 'available' in a reasonable timescale.
- 6.42 Due to inadequate access (with no realistic prospect for improvement) and degree of overlooking, and queries about availability, the site is not recommended for allocation in the local plan as a site for gypsy and traveller pitches.

Land at Whittington Road and Staveley Lane

- 6.43 An additional potential site was brought to the council's attention via a representation from the Protect Inkersall from Unnecessary Development group. The site is on the junction of Whittington Road and Staveley Road between Barrow Hill and New Whittington. The group's representation indicates that the landowner is willing to see part or all of the site allocated for Gypsy and Traveller pitches. The representation has been available for Members to view alongside all other representations. The group make an argument for the suitability of the land for accommodating the needs of the Gypsy and Traveller communities attributed to both the borough and North East Derbyshire beyond the period of the

emerging Local Plan. The site was not put forward to the Local Planning Authority as available for Gypsy or Traveller allocation during the Local Plan call for sites in 2016 and so is a new source of supply which requires assessment. It has been brought to the council's attention before through previous calls for sites for inclusion in the Local Plan .

- 6.44 The new site is within land allocated in the adopted Local Plan as Green Belt. The representation seeks the removal of a wider area of the land from the Green Belt to accommodate its allocation as a Gypsy and Traveller site. It argues that the failure of the council and NEDDC and BDC to identify sufficient sites should trigger a review of green belt land in full in the borough.
- 6.45 The National Planning Policy for Traveller Sites (NPPTS) states that sites in Green Belt are considered inappropriate development and that unmet need is unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish 'very special circumstances' (NPPTS paragraph 16). However, the NPPTS does provide the option for Local Planning Authorities, where exceptional circumstances exist, to make limited alterations to Green Belt boundaries to accommodate a site inset within the Green Belt, to meet a specific, identified need for a Gypsy and Traveller site. However, this can only be done through the development plan making process, and any allocation would need to be exclusively for Gypsy and/or Traveller use.
- 6.46 On this basis there is no compelling case for the council to review the Green Belt more widely, even if no suitable sites are identified outside of the green belt and/or the council considered making a limited alteration to accommodate a site.
- 6.47 The representation does not specify the location and boundaries of the potential site, but does indicate a proposed access point.

- 6.48 In order to ensure that the Local Plan is sound, this site will now be assessed for suitability using the same methodology applied to the consultation sites, including seeking comments from Statutory and General consultees. At this stage it is not recommended that a full public consultation on this site is undertaken as, if the site is considered for allocation, there will be an opportunity for comments as part of the Local Plan pre-submission consultation and a fresh consultation would further delay publication of the new Local Plan.
- 6.49 An initial assessment (set out in Appendix 3) has not indicated any immediate issues that would result in the site being considered unsuitable (green belt allocation notwithstanding) but further assessment is needed.
- 6.50 The next step for officers is to clarify the availability of the site. The representation from the Protect Inkersall Group did not include land owner details; confirmation of these has been sought so that the council's officers can contact the owner to confirm availability, intentions and to clarify the size and extent of site to be considered. This will then be followed by seeking comments on the site from the specific Statutory and General consultees set out in the council's SCI.

Land at Hady Lane

- 6.51 There is an existing permission for up to 2 pitches, which has been partially implemented, at Hady Lane (planning reference CHE/14/00269/FUL). This permission has already been taken into account when considering how many additional pitches the new Local Plan should seek to accommodate. It is recommended that this site should be included in the Local Plan as an existing commitment to ensure that it continues to be available to fill this need.

6.52 At the time of writing, a further planning application for up to three pitches on land adjacent to the existing site has been received by the council (planning reference) CHE/18/00152/FUL. This application will be determined through the usual Development Management Processes, with reference to the criteria for Gypsy and Traveller sites (and other relevant policies) already set out in the adopted Local Plan. It should be noted, without prejudice to any decision that is made on this application, that if approved it would meet the remaining requirement for pitches set out in the GTAA and no further sites would be required.

7.0 Next Steps

7.1 Should the New Whittington site not prove to be appropriate to allocate then the alternative approach (as noted at the Cabinet meeting on 30th January) would be to rely on windfall sites, supported by a criteria-based policy for assessing planning applications as and when they are submitted. This approach was initially considered by officers and dismissed due to the following reasons:

- high level of risk on the soundness of the Draft Local Plan
- increased likelihood of unauthorised encampments
- reduced control over location of sites
- less opportunity for the public to have a say on the location of sites

7.2 However, having now publically consulted on a range of sites and received representations from external consultees and the public there is a much stronger defence against any challenges to the soundness of the Local Plan. The risk of challenge over lack of allocation could be further reduced by formalising the email at Appendix 1 into a Statement of Common Ground with the Derbyshire Gypsy Liaison Group.

- 7.3 A draft criteria based policy was included in the draft Local Plan published in January 2017 and it is considered that this would continue to be appropriate (subject to minor textual alterations):

CS12 Sites for Travellers

Traveller sites will be permitted on sites allocated for Traveller pitches on the Policies Map, and on unallocated sites to meet the accommodation needs of Travellers where:

- a) **the site is not located in the Green Belt or adopted Local Green Spaces;**
- b) **there is no unacceptable impact on the function and purpose of Strategic Gaps, Green Wedges or on wildlife sites or other protected green spaces;**
- c) **the site is reasonably accessible to community services and facilities;**
- d) **The site provides adequate levels of amenity for users**
- e) **the site can be adequately serviced with drinking water and sewerage disposal facilities;**
- f) **the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate;**
- g) **there is satisfactory boundary treatment to ensure privacy and to maintain visual amenities.**

8.0 Duty to Cooperate implications

- 8.1 Meeting the need for Gypsies and Travellers is an issue that requires cross-boundary cooperation with neighbouring authorities. The 2015 GTAA recommended that local authorities adopt Housing Market Area (HMA) type collaborative structures to help determine how to jointly meet the accommodation needs of Gypsies and Travellers, with Chesterfield Borough Council, Bolsover District Council and North East Derbyshire District Council forming the North Gypsy and Traveller HMA.
- 8.2 At the time of writing, both Bolsover District Council and North East Derbyshire District Council have made formal requests to the council to assist them in meeting their need for Gypsy and Traveller sites.

- 8.3 NEDDC responded to the council's recent consultation requesting that if Chesterfield Borough Council resolves to allocate a site, consideration be given to enabling one to two pitches to contribute towards meeting Gypsy and Traveller needs in North East Derbyshire.
- 8.4 NEDDC have now published their Local Plan for Pre-submission consultation (the final stage before the plan is submitted to the SoS for examination). The published plan includes no allocations of pitches to meet the need that the GTAA identified for North East Derbyshire and, to date, no evidence of the site assessment process (or sites considered) has been published. Whilst there is no objection in principle to the use of a criteria based approach, Chesterfield's response (agreed with the Cabinet Member for Economic Growth) made a holding objection to this approach based on the lack of evidence to support the conclusion that there were no available or suitable sites within the district.
- 8.5 With regard to the additional site proposed at Whittington Lane, whilst the site may have potential for more than two pitches, it is within the Green Belt. Whilst under the Duty to co-operate the council is obliged to consider whether additional provision could be made to meet unmet need in adjacent districts, we should only consider Green Belt sites if those districts have already demonstrated that they have also investigated sites in their corresponding districts. At this time no evidence to this effect has been published and the Whittington Road site will not be considered as a site that could be allocated to meet unmet need in other districts.

9.0 Human resources/people management implications

- 9.1 There are no human resources implications at this stage.

10.0 Financial implications

10.1 The council has set aside a reserve to pay for the examination of the Local Plan. The preparation of evidence and consultation on the draft Local Plan will be paid for from existing budgets.

11.0 Legal and data protection implications

11.1 The plan has been prepared in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the guidance set out in the National Planning Policy Framework, National Planning Policy for Travellers and National Planning Policy Guidance.

11.2 Public consultation was undertaken in accordance with the council's published Statement of Community Involvement and Community Engagement Strategy.

11.3 The plan has been prepared in accordance with the Duty to Co-operate set out in the Localism Act.

12.0 Risk management

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Objections to lack of site allocation received to Local Plan at pre-submission stage and/or challenge that the Council has not fully investigated all sources of land for use as gypsy and traveller pitches	Low/ Med	Low	Seek Statement of Common Ground with Derbyshire Gypsy Liaison Group	High	Medium
Further Petitions are lodged with the Council. That would trigger the requirement for a Full Council meeting and debate.	Med	High	Petitions dealt with under council's petitions scheme Sufficient time in programme to allow for Council meeting and	Low	Low

Objections to shortfall in provision across wider North Derbyshire GT HMA	High	Medium	Adopted criteria based policy in local plan. Write to NEDDC and BDC under Duty to Co-operate Seek Statement of Common Ground with NEDDC and BDC and with Derbyshire Gypsy Liaison Group	Low	Medium
Planning applications received for pitches in advance of new Local Plan being adopted	High	High	Determine as windfall sites through development management process on the basis of existing Local Plan policy and review emerging Local Plan accordingly	Low	High
Legal challenge to Local Plan on basis of lack of provision	High	Low	Consultation has been undertaken on potential sites. Carry out assessment of New Whittington site, write to NEDDC and BDC under Duty to Co-operate Statement of Common Ground to be sought with Derbyshire Gypsy Liaison group in support of criteria-based policy.	Low	Low

13.0 Equalities Impact Assessment (EIA)

- 13.1 The policies for Gypsy and Traveller sites are contained within the draft Local Plan. The EIA for the Draft Local Plan was updated prior to the consultation. No additional impacts are anticipated as the approach to assessing and allocating sites has not been changed. A full EIA assessment will be undertaken prior to 'pre-submission' consultation, the stage before the final plan is submitted to the Secretary of State.
- 11.2 In addition to the EIA, a Sustainability Appraisal has taken place on all the consultation sites, and is being undertaken on the additional New Whittington site as part of the assessment process, taking into consideration (amongst other factors) health and wellbeing and deprivation impacts on the communities.

14.0 Alternative options and reasons for rejection

- 14.1 The alternative approach to using a Statement of Common ground and relying on windfalls and a criteria based policy for assessing planning applications, would be to conduct a further call for sites and delay the Local Plan. This approach was considered by officers and dismissed due to the following reasons:
- Small chance of having any new sites put forward
 - Delay to the Local Plan and resultant risk to 5 year supply of housing land

15.0 Recommendations

- 15.1 That Cabinet note the results of the public consultation.
- 15.2 That the potential sites at Miller Avenue, Brooks Road, Bevan Drive, Birchwood Crescent, Keswick Drive and Atlee Road are not included in the pre-submission consultation version of the Chesterfield Borough Local Plan for the reasons set out in the report [paras 6.1 to 6.42].

- 15.3 That the site at Hady Lane with existing planning permission for two pitches be included in the pre-submission consultation version of the Chesterfield Borough Local Plan as an allocation specifically for the purpose of gypsy and traveller pitches.
- 15.4 That the Strategic Planning Manager, in consultation with the Cabinet Member for Economic Growth be authorised to investigate the suitability of the site proposed at the corner of Whittington Road and Staveley Road and, if appropriate, include it as an allocation in the pre-submission version of the Chesterfield Borough Local Plan for consultation.
- 15.5 That the Strategic Planning Manager, in consultation with the Cabinet Member for Economic Growth write to North East Derbyshire and Bolsover District Councils under the Duty to Co-operate³ to ask if they have any capacity to absorb any unmet need for pitches should the site at Whittington Road and Staveley Road prove to be unsuitable.
- 15.6 That the Strategic Planning Manager, in consultation with the Cabinet Member for Economic Growth formalise the email of support from Derbyshire Gypsy Liaison Group to provide a Statement of Common Ground.

16.0 Reasons for recommendations

- 16.1 For the purposes of progressing with the preparation of the emerging Chesterfield Borough Local Plan.
- 16.2 To ensure the Hady Lane site's continuing availability to meet identified needs for Gypsy and Traveller pitches should the existing use cease.
- 16.3 To demonstrate that the emerging Local Plan has been prepared soundly and on the basis of appropriate evidence.

³ <https://www.gov.uk/guidance/duty-to-cooperate>

- 16.4 To meet the requirements of the Duty to Co-operate.
- 16.5 To minimise the risk of challenge to the Local Plan at Examination.

Glossary of Terms <i>(delete table if not relevant)</i>	
NPPF	National Planning Policy Framework
LDF	Local Development Framework
DPD	Development Plan Document
SCI	Statement of Community Involvement
LDS	Local Development Scheme
LAA	Land Availability Assessment
SA	Sustainability Appraisal
GTAA	Gypsy and Traveller Accommodation Assessment
CCG	Clinical Commissioning Group

Decision information

Key decision number	818
Wards affected	All
Links to Council Plan priorities	<p>A thriving Borough, where everyone has access to the jobs, training and support they need.</p> <p>A clean, green and attractive Borough, where our open spaces and built heritage are valued.</p> <p>A healthy and safe Borough, where the community is free from the fear of crime.</p> <p>A place where everyone has fair access to a decent and affordable home.</p>

	An inclusive Borough, where everyone feels valued and has equal and fair access to local services.
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Document information

Report author		Contact number/email
Alan Morey		01246 345371 Alan.morey@chesterfield.co.uk
Background documents		
These are unpublished works which have been relied on to a material extent when the report was prepared.		
Appendices to the report		
Appendix 1	Email from Derbyshire Gypsy Liaison Group	
Appendix 2	Response to petition from Grangewood Residents	
Appendix 3	Summary of responses and revised site assessments	