



**STRATEGIC HOUSING AND
EMPLOYMENT LAND AVAILABILITY
ASSESSMENT**

AUGUST 2016

CONTENTS

Introduction	2
Derbyshire Dales Strategic Housing and Employment Land Availability Methodology	5
Stage 1 – Site Identification	5
Stage 2 Site Assessment– Housing and Employment Sites	7
Stage 3 – Windfall Allowance & Commitments	13
Stage 4 – Assessment Review	14
Stage 5 – Final Evidence Base	15
Housing Supply & Trajectory	17

Appendices - As set out in a separate document

- Appendix 1 – Site Suggestion Form
- Appendix 2 – Sites Failed Stage A
- Appendix 3 – Map of Housing Sites by Settlement
- Appendix 4 – Assessment Guidance Notes - including Site Assessment Criteria
- Appendix 5 – Overcoming Constraints
- Appendix 6 – Windfall Supply Data and Assumptions
- Appendix 7 - Stage B Detailed Site Assessments
- Appendix 8 – Site Commitments
- Appendix 9 – Phasing Schedule for Sites 10+

Derbyshire Dales Strategic Housing and Employment Land Availability Assessment

1 Introduction - Background

- 1.1 The National Planning Policy Framework (NPPF) indicates that the purpose of the planning system is to contribute to the achievement of sustainable development, including the delivery of a wide choice of high quality homes and to significantly boost the supply of housing.
- 1.2 It advises that local planning authorities should have a clear understanding of the supply of land in their area. Paragraph 159 of the NPPF requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 1.3 The assessment of land availability is an important step in the preparation of Local Plans. The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.
- 1.4 The National Planning Practice Guidance (NPPG), which seeks to provide complementary guidance to the NPPF sets out that Housing and Economic Land Availability Assessments should:
- Identify sites and broad locations with potential for development
 - Assess their development potential
 - Assess their suitability for development and the likelihood of development coming forward
- 1.5 The District Council's previous SHLAA was published in November 2013 and provided evidence to support the now withdrawn Derbyshire Dales Local Plan. Significant weight was attached to the quantum of potential housing sites identified in the SHLAA by the Inspector in his report on the Examination in Public in 2014. Consequently the previous SHLAA has been subject to a comprehensive review to determine more accurately the quantum of land for residential and employment development available, suitable, and deliverable to meet the District Councils future housing needs.
- 1.6 The purpose of the Derbyshire Dales Strategic Housing and Employment Land Availability Assessment (SHELAA) is therefore:
- to assess the suitability of potential sites for housing and employment development within the local planning authority area;
 - to assess whether there is a sufficient supply of sites for housing and employment development;
 - to inform the housing target for inclusion within the Derbyshire Dales Local Plan, and

- to inform the distribution and strategic housing and employment allocations within the Derbyshire Dales Local Plan.
- 1.7 This report provides information on sites which are available to meet the District Council's future housing and employment needs. It does not seek to allocate land for development, but provides evidence to support whether a site should be allocated through the policies and proposals within the Derbyshire Dales Local Plan.

National Planning Policy Framework

- 1.8 The National Planning Policy Framework (NPPF) outlines the Government's policies for plan-making and decision-making. The NPPF sets out a *presumption in favour of sustainable development* for plan-making and decision making.
- 1.9 For local planning authorities producing Local Plans, these should "positively seek opportunities to meet development needs" and "meet objectively assessed needs, with sufficient flexibility to adapt to rapid change".
- 1.10 To ensure that the District Council complied with this advice consultants were appointed by the District Council to undertake a Housing and Economic Development Needs Assessment. The assessment concluded that that the Objectively Assessed Need for housing in the Derbyshire Dales for the period 2013-2033 should be set at 6,440 dwellings.¹
- 1.11 The assessment also concluded that on the basis of forecast changes in the local economy, and forecast demographic changes that 1,700 additional jobs and 15ha of employment land would need to be provided over the period 2013-2033.

National Planning Practice Guidance

- 1.12 In March 2014 Government published the National Planning Practice Guidance (NPPG), which replaced a number of Circulars and Planning Practice Statements including the 2007 Strategic Housing Land Availability Assessment Practice Guidance.
- 1.13 The Housing and Economic Land Availability Assessment section of the NPPG now provides guidance on how local planning authorities should undertake housing land availability assessments.
- 1.14 The NPPG emphasises that the assessment forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. The NPPG sets out steps and stages to be undertaken when producing a SHELAA. These are set out in the Flowchart (Figure 1) below.

¹ http://www.derbyshiredales.gov.uk/images/documents/C/Committee/Local_Plan_Advisory/DDDC_HEDNA_Final_Report_18.09.2015.pdf

1.15 The guidance sets out a five stage process, and has formed the basis for the methodology utilised by the District Council in preparing this SHELAA.

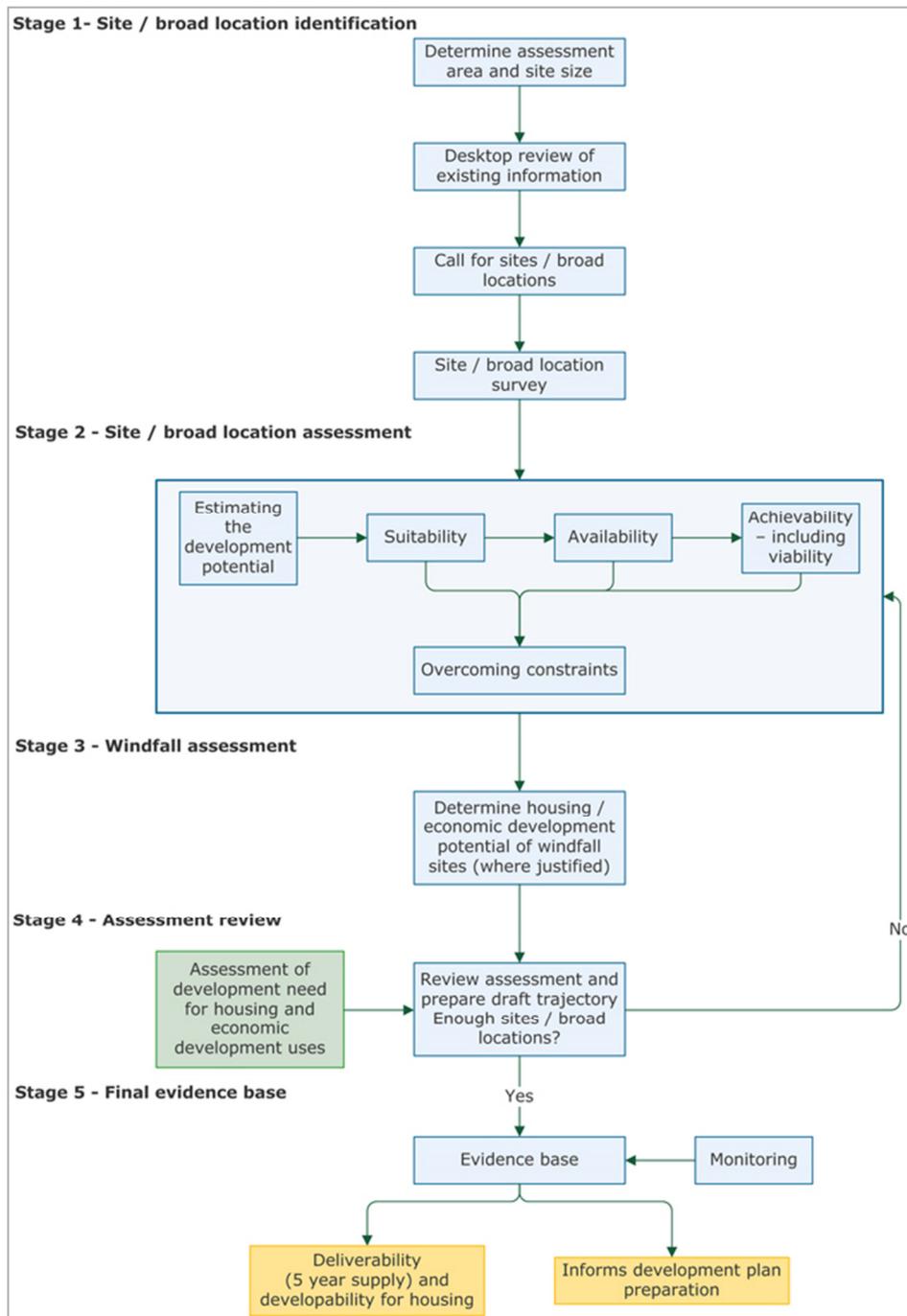


Figure 1 - NPPF Strategic Land Assessment Process

2 Derbyshire Dales Strategic Housing and Employment Land Availability Methodology

Stage 1 – Site Identification

Local Planning Authority Area and Site Selection

- 2.1 The NPPG states that the area selected for the assessment should be the housing market area. This could be the local planning authority area or a different area such as two or more local authority areas or areas covered by the Local Enterprise Partnership.
- 2.2 Whilst previous versions of the SHLAA have been produced jointly with neighbouring authorities and considered sites throughout the Derbyshire Dales including those in the National Park, this SHELAA solely relates to sites within the area for which Derbyshire Dales District Council is the local planning authority. i.e. that part of Derbyshire Dales that lies outside of the Peak District National Park boundary.
- 2.3 In accordance with the guidance of the NPPG, this report seeks to identify all those sites with potential to be allocated for new residential development in the Derbyshire Dales Draft Local Plan regardless of District Council's Objectively Assessed Need for Housing (OAN).

Call for Sites

- 2.4 The first stage of the process entailed issuing a 'Call for Sites'. This was held between 23rd October and 4th December 2014. The 'Call for Sites' provided an opportunity for local communities, Town and Parish Councils, landowners, residents and organisations to suggest land in the Derbyshire Dales for future development.
- 2.5 The 'Call for Sites' invited sites to be submitted to the District Council for consideration for a range of land uses, including housing, Gypsy and Traveller accommodation, employment land, retail and leisure uses.
- 2.6 In order to ensure that the 'Call for Sites' consultation was inclusive, it was widely publicised with advertisements placed in the Matlock Mercury, Ashbourne News Telegraph, Uttoxeter and Peak Advertiser, press releases issued and information made available on the District Council's website.
- 2.7 Relevant contacts from District Council's Planning Policy database were also notified by either letter or email. Those landowners, agents and developers who have previously promoted sites were asked to confirm whether their sites were still available.
- 2.8 Those nominating sites were asked to complete a detailed site suggestion form which was made available on the District Council's website. This sought

information to assist the District Council in taking forward the site assessment process. A copy of the Derbyshire Dales Site Suggestion Form is in **Appendix 1**.

- 2.9 As a result of the initial ‘Call for Sites’ the District Council received details of 206 potential sites. Although the initial ‘Call for Sites’ closed on 4th December 2014 the District Council continued to receive details of additional sites.

Desktop Review to Identify Other Sources of Land for Potential Housing and Economic Development

- 2.10 Taking account of the advice in the NPPG a desktop review was undertaken to ensure that all possible sites for housing and employment land had been identified and subject to assessment. The desktop review was undertaken using a wide range of other sources of information as set out in **Table 1** below:

Type of Site	Data Source
Existing housing and economic development allocations and site briefs not yet with planning permission	Local and neighbourhood plans. Planning application records. Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records, development starts and completion records
Planning applications that have been refused or withdrawn	Planning application records
Land in the local authority’s ownership	Local authority records
Surplus or likely to become surplus public sector land	National register of public sector land. Engagement with strategic plans or other public sector bodies i.e. county council, central government, fire, police, NHS, Utilities, Statutory undertakers
Vacant and derelict land and building, including empty homes, redundant / disused agricultural buildings, potential PD changes e.g. offices to residential	Local authority empty property register, national land use database, commercial property databases e.g. estate agents and property agents, valuation office
Additional opportunities in established uses e.g. making productive use of underutilised facilities such as garage blocks	Ordnance survey maps, aerial photography. Planning applications, site surveys
Business requirements and aspirations	Enquiries received by local planning authority. Active engagement with the sector
Sites in rural locations Large scale redevelopment and redesign of existing residential or economic areas Sites in and adjoining villages or rural settlement and rural exception sites Potential urban extensions and new free standing settlements	Local and neighbourhood plans. Planning applications. Ordnance survey maps. Aerial photographs. Site surveys.

Table 1- Other Sources of Potential Housing and Economic Development Land

- 2.11 All sites submitted through the Call for Sites or identified for potential development were logged on the District Council's SHELAA database and plotted on the District Council's Geographic Information System (GIS).
- 2.12 The District Council's GIS was used to undertake desktop research to identify the key characteristics of each site, any constraints and any locational factors relevant to the site assessment process such as the distance to shops and services.

Stage 2 Site Assessment– Housing and Employment Sites

- 2.13 The assessment of sites was undertaken in a two stage approach comprising Stage A and Stage B. By having a two stage process it enabled the District Council to initially filter out sites that were not able to meet the most essential strategic criteria.
- 2.14 The second stage of the process involved a more detailed assessment of those sites that had passed Stage A, against an extensive range of criteria as a means of identifying those sites with the greatest potential to meet the future housing needs of the area. It also involved consultation with key external stakeholders.
- 2.15 Consistent with the National Planning Practice Guidance, if it was considered that there was insufficient evidence to demonstrate that a site could be developed, then it was regarded as not currently available for development.

Stage A: Site Suitability – Strategic Constraints

- 2.16 At this stage sites were discounted as being inappropriate for development where they were situated in locations considered wholly unsustainable for housing development. Furthermore at this stage an assessment as to the extent to which a site was subject to a strategic constraint was undertaken.
- 2.17 The following criteria were used to assess a site's suitability at Stage A:

Criteria	Justification
Sites entirely within Flood Zone 3 (Zone 3a or 3b)	As set out in the NPPF (paragraph 100) inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk.
Site entirely within Special Areas of Conservation, Special Protection Areas, RAMSAR sites or SSSI	National Policy advises against development that would have an adverse impact on nationally or internationally important conservation interests.
Sites in unsuitable areas, unsustainable locations, e.g. open countryside. In order to quantify and identify whether a location is deemed sustainable, the following criteria has been applied:	Development in unsustainable locations unrelated to existing settlements may not contribute towards the creation of sustainable communities.

Criteria	Justification
<p><i>“The site is related to the settlement of XXX, and the substantially built up area of the settlement”.</i></p> <p>In respect of assessing a site’s location and whether it may be deemed sustainable an evaluation of the site against the current situation on the ground and status of existing planning permissions has been undertaken.</p> <p>Sites have also been considered sustainable if they sit within or adjacent to a settlement that is within one of the five tiers within the Settlement Hierarchy (Policy S3 in the emerging Derbyshire Dales Local Plan).</p>	
<p>Site size threshold</p>	<p>National Planning Policy Practice Guidance (NPPG) guidance recommends a threshold of site and locations of 5 dwellings or economic development on 0.25ha/500m² floor space be used for housing and economic land availability assessments. The District Council has decided to filter out sites that fall below 5 dwellings or with a site area less than 0.2ha for residential development.</p>

Table 2 - Stage ‘A’ - Site Assessment Criteria

- 2.18 If sites were deemed to fail any of the criteria within Stage A then the site was discounted from further assessment. Details of those sites that Failed Stage A, and the reasons why the sites were excluded from any further consideration is provided under the heading ‘Failed Reason’ in **Appendix 2**. These sites are also shaded red on the maps by Settlement in **Appendix 3**.
- 2.19 Those sites that passed Stage A were then subject to a detailed assessment, against an extensive range of criteria to appraise their suitability, availability and achievability.

Stage B: Detailed Assessment of Suitability, Achievability and Availability

- 2.20 The NPPF sets out that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. It advises that sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

- 2.21 The NPPF states that 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 and could be viably developed at the point envisaged.
- 2.22 Those sites that Passed Stage A were assessed as to the extent to which they were considered suitable, achievable and available by reference to a wide range of criteria including; environmental conditions; impacts on landscape and the historic environment; accessibility to public transport and services and facilities, highways and pedestrian access, material policy considerations, bad neighbour impacts and strategic infrastructure requirements.
- 2.23 The assessment of sites took account of advice from the District Council's Landscape Officer and Landscape Consultants, Design and Conservation Officer and Environmental Health Officers. It has also involved external consultation with Derbyshire County Council's Highways / Archaeology, Environment Agency, and Derbyshire Wildlife Trust. In order to ensure that the potential suitability of sites incorporates a comprehensive evaluation of how development may impact upon heritage assets and the historic environment the District Council's Conservation Officer consulted Historic England to assist in devising an appropriate methodology for assessing sites. The full methodology approach used to assess sites to consider the impact of development on the setting/ significance of heritage assets is set out in **Appendix 4**.
- 2.24 Where significant constraints were identified through the assessment process, consideration was given as to the extent to which these could be mitigated such that a site could be considered to have potential for development.

Suitability

- 2.25 The information necessary to conduct an assessment of a site's suitability was gathered through a desktop survey, site visits and consultations with key consultees. The characteristics of each site were assessed to determine the extent to which they could constrain the suitability of a site for development. Where significant constraints were identified that could not be overcome, the sites were considered to be undevelopable.
- 2.26 In some instances, sites were identified as having constraints, the extent of which was considered could have a limited impact upon its development potential. In these cases additional information was sought from the advocating landowners/developers to determine the extent of the significance of these constraints. Where provided, the additional information was reviewed before the final site assessment was completed.
- 2.27 Further details of Stage B assessment criteria and guidance notes can be found in **Appendix 4**.

Availability

2.28 The NPPG sets out that a site is considered available, when on the best information available, there is confidence that:

- There are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners
- It is controlled by housing developers who have expressed an intention to develop
- The land owner has expressed an intention to sell and;
- If constraints have been identified, they could realistically be overcome

2.29 Given that the majority of sites subject to assessment were promoted by identifiable landowners or developers, it was assumed that such sites were 'available' for development.

2.30 A number of sites were put forward by third parties with no relationship to the land in question. In these instances the site ownership and availability for development were therefore unclear. If following investigation land ownership and availability was still unclear, sites were assessed as not being available, and therefore undevelopable.

Achievability

2.31 The NPPG sets out that a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It advises that this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

2.32 The achievability of a site will be affected by:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential demand and projected rate of sales.
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.
- Delivery factors – including the developer's own phasing, the realistic build out rates on larger sites, whether there is single, or several developers offering different housing products, and the size and capacity of the developer

2.33 To assess the extent to which development was likely to be viable across the plan area, the District Council appointed consultants to undertake a strategic viability assessment. This assessment identified a sample eight different site typologies across the plan area.

2.34 It considered a number of housing market conditions, cost factors and land values. The assessment identified three distinct value areas across the plan area – high, medium and low. The assessment concluded that the majority of sites were considered to be viable, with the exception of a few larger scale sites within the low value area, where it was considered that viability maybe slightly more marginal, and that further information on individual site viability may be required.²

Calculating the Capacity of Sites for Development

2.35 The NPPG states that the estimation of the development potential of each site should be guided by the existing or emerging plan policy including locally determined policies on density.

2.36 To ensure compliance with the advice in the NPPG an assessment of the average density on all major developments granted permission over the period 2011-2014 was undertaken. This assessment concluded that the average density of 28 dwellings per hectare was appropriate for use as a benchmark density in calculating site capacity.

2.37 For those sites that passed Stage B an assessment informed by the characteristics of each site was undertaken to determine the proportion of the site that was considered developable, and the amount of development that the site could accommodate, using the average density of 28 dwellings per hectare as a benchmark.

2.38 For sites considered developable, an assessment was made on the proportion of the site that could potentially be developed taking account of any constraints and a percentage of 25%, 50%, 75% or 100% applied to calculate the potential capacity of a site. The percentage of net developable area was informed by the detailed Stage B assessment of site constraints. Where it was concluded the site is 'Undevelopable - Constrained' a reason is set out why the site has failed and is not included within the SHELAA as contained within the summary box of each site assessment presented within Appendix 7. A site may not be identified as being available simply because the landowner was unknown, or for some other reason such as a safe and secure highway access could not be achieved or the site was constrained by other environmental factors such as nature conservation interests, impact on the historic environment, landscape character or visual amenity for instance.

2.39 Where a planning application had been already submitted to the District Council for a site included in this study, the capacity was aligned to reflect the planning application. In other cases, where evidence was received from the developers/ landowners or agents of a site, the capacity was aligned to the developers' assumptions of the potential capacity the site could accommodate, whilst still taking account of the assessment work and any constraints on the site.

² http://www.derbyshiredales.gov.uk/images/documents/L/Local_Plan_-_Derbyshire_Dales_District_Council_Viability_Report_September_2015.pdf

2.40 The anticipated phasing of developable sites was assessed taking into account a number of factors, including:

- the potential scale of development, including assumptions on build out rates for larger sites;
- details of potential schemes and information submitted by landowners and developers; and
- identifying any potential constraints on the site that may not be resolved until the latter part of the Plan period.

As part of assessing the deliverability and developability of sites, the District Council sent out a proforma to all landowners, developers and agents to seek information on how and what progress they were making to overcoming any constraints identified on sites and whether they agreed with the initial capacity assessed on site and to seek their views on phasing and build out rates for the sites.

2.41 Sites assessed as being developable and subject of recent pre-application discussions were assessed as deliverable with an anticipated start date within the next five years.

2.42 A phasing timeline for each site has been prepared and was informed by the suitability, availability and achievability of each site and the extent of any constraints. Indicative lead-in times and a build-out rate of generally 30 dwellings per annum used, unless evidence submitted by a landowner/developer indicated otherwise.

Overcoming Constraints

2.43 The NPPG sets out that where constraints have been identified, the assessment process should consider what action would be needed to remove the constraint and enable sites to be brought forward for development. It advises that this might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development.

2.44 A number of constraints were identified as being likely to delay or prevent development on sites assessed as suitable or available. Accordingly, a review was undertaken of all sites that had Passed Stage A and were categorised as 'undevelopable constrained'. In some cases, actions were identified to address these constraints. However, where the review concluded that the deliverability of a site remained uncertain, the site has been discounted. The table in **Appendix 5** identifies those sites which have been discounted due to such uncertainty, and considers what action is underway or needs to be taken to alleviate identified constraints.

2.45 The review of sites that Passed Stage A also helped to ensure that the overall capacity for all sites was appropriate, taking all factors into account. As a

result of the review process, and the assessment of additional sites, the overall capacity of sites identified through the initial Call for Sites increased from approximately 2500 to 3,721.

Stage 3 – Windfall Allowance & Commitments

- 3.1 The NPPF defines windfall sites “as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”.
- 3.2 Paragraph 48 of the NPPF sets out that a windfall allowance may be justified within the calculation of a local planning authorities five year housing land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable supply. The NPPF also states that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall and expected future trends, and should not include residential gardens.
- 3.3 Small site completions have continued to provide a consistent source of windfall supply and completions throughout the local planning authority area. An assessment of the completions on sites of less than 10 dwellings has been undertaken for the period 2005-2016. This assessment set out in **Appendix 6** indicates that the average rate of windfall completions on small sites has been approximately 54 dwellings per annum.
- 3.4 However the number of completions on small windfall sites has ranged from 96 to 30 dwellings. The trend over the period 2005-2016 has been for a declining rate in completions on small windfall sites. This is anticipated to continue to the end of the plan period. As such it is considered that the overall number of completions on small windfall sites for the remainder of the plan period (2016-2033) is likely to be in the order of 170 dwellings (approximately 10 per annum).
- 3.5 Historically over the past ten years a source of housing supply across the local planning authority area has also come from windfall sites of 10 units or more. Given this situation an assessment of the potential for windfall sites of 10 units or more to come forward over the plan period has also been undertaken.
- 3.6 The data set out in **Appendix 6** shows that the average rate of windfall completions between 2006 and 2016, on sites of 10 or more, has been approximately 47 dwellings completed per annum. Whilst there will continue to be some windfall sites of 10 units or more this source of supply for the remainder of the plan period is likely to be limited as sites of 10 or more are allocated within the Derbyshire Dales Local Plan. It is anticipated that for the remainder of the plan period that the overall number of completions on windfall sites of 10 units or more, is likely to be in the order of 86 dwellings (approximately 5 per annum).

- 3.7 The windfall assumptions will be reviewed and where appropriate adjusted annually, taking into account the latest data in respect of residential completions.

Stage 4 – Assessment Review

The Assessment Review Process

- 4.1 The initial conclusions of the assessment process suggested that there was likely to be insufficient suitable sites to meet the identified Objectively Assessed Needs of the District. In such circumstances the NPPG advises that plan makers should revisit the assessment, for example by changing the assumptions on the development potential on particular sites (including physical and policy constraints) or including sites for possible new settlements.
- 4.2 As a result the methodology of the SHELAA was widened to allow for more development to be acceptable in principle. This included at Stage A allowing sites to progress to Stage B that partially fell within a floodzone or where there was some limited nature conservation interest. Furthermore all sites situated adjacent to an extant planning permission for residential development were considered to be situated in sustainable locations. As a result of these changes to the methodology the number of sites that passed Stage A increased.
- 4.3 However, further changes to the methodology were still required to allow more sites to be considered suitable for development and meet the identified Objectively Assessed Need for Housing.
- 4.4 Following advice from the Planning Inspectorate sites that failed Stage B on heritage and landscape constraints were reviewed. As a result some sites that had previously been entirely discounted as being inappropriate for development were identified as being suitable for development. Often these involved only 25% or 50% of the sites being considered developable.
- 4.5 Those sites where it was considered that access was a constraint were also reviewed. Where access had been considered to be the main constraint to development, further information was sought from the landowner/ agent or developer to determine whether the constraint could be overcome.
- 4.6 Finally the capacity of the larger sites identified as ‘developable’ were reviewed to assess the extent to which these were capable of accommodating an increased capacity. In light of information received from landowners and/or developers/agents in most cases higher capacities were identified.

Stage 5 –Final Evidence Base

- 5.1 At this stage all the relevant evidence was brought together in respect of the deliverability and developability of sites for housing and employment. The

evidence then informed the preparation of the Local Plan in terms of those sites which are considered to be suitable for allocation. The following information is included in the SHELAA:

- a list of all sites considered, cross-referenced to their locations on maps;
- an assessment of each site, in terms of its suitability for development, availability and achievability (including whether the site is viable) to determine whether a site is realistically expected to be developed and when;
- the potential type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

Summary of Findings

5.2 A total of 244 sites were assessed as part of this process of which:

- 110 sites failed Stage A
- 84 sites failed Stage B
- 50 sites passed Stage B

5.3 Following the Stage B assessment sites were either identified as being Undevelopable/Constrained or Developable/Deliverable. A detailed assessment of each site considered at Stage B is set out in **Appendix 7**. Those sites identified as 'Undevelopable - Constrained' and the reason why this conclusion had been reached is set out in **Appendix 7**, and shaded blue on the Maps in **Appendix 3**. Those sites that passed Stage B and therefore considered to be developable/deliverable are shaded green on the maps in **Appendix 3**.

5.4 As a result of this assessment sites with a potential for 3721, dwellings were identified across the plan area³. This is set out in Table 3 below:

Settlement	Number of sites			Identified Potential Capacity
	Failed Stage A	Failed Stage B	Passed stage A & B	
Alkmonton	1	0	0	0
Ashbourne	8	8	5	1184
Bonsall	0	1	1	1
Bolystone	1	0	0	0
Bradley	1	0	0	0
Brailsford	6	5	6	120
Brassington	2	1	0	0
Carsington	1	1	0	0
Clifton	2	4	1	5
Cromford	4	2	1	0
Cuble	10	0	0	0
Darley Bridge	0	1	0	0
Darley Dale	12	13	8	336
Doveridge	4	6	4	219
Ednaston	1	1	0	0
Hognaston	2	0	0	0
Hopton	1	0	0	0
Hulland Ward	4	0	2	99
Kirk Ireton	0	2	1	2
Kniveton	1	1	0	0
Longcliffe	1	0	0	0
Longford	1	0	0	0
Marston Montgomery	2	1	1	9
Matlock	6	10	5	682
Matlock Bath	2	1	0	0

Settlement	Number of sites			Identified Potential Capacity
	Failed Stage A	Failed Stage B	Passed stage A & B	
Middleton by Wirksworth	1	2	1	45
Northwood	0	6	0	0
Osmaston	3	0	0	0
Roston	1	0	0	0
Rowsley	2	1	0	0
Shirley	3	4	0	0
Snelston	7	0	0	0
South Darley	2	1	1	50
Sudbury	4	1	0	0
Tansley	3	5	4	102
Wirksworth	7	4	6	845
Wyaston	0	1	2	15
Yeaveley	0	1	1	7
Yeldersley	4	0	0	0
Totals	110	84	50	3721⁴

Table 3 - Site Distribution by Stage Pass/Fail and Location

Housing Land Supply Position and Housing Trajectory

- 5.6 The NPPF sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. This section provides information on the District Council's five year housing supply position as at 1st April 2016.
- 5.7 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) identifies that the Objectively Assessed Need (OAN) for the whole of Derbyshire Dales, including areas within the Peak District National Park for the period 2013-2033 should be 322 dwellings per annum or on an overall figure of 6,440 dwellings.

⁴ This figure represents the capacity for all sites that passed Stage B including those with an identified capacity of less than 10 units and is used as evidence for the allocation of sites in the Derbyshire Dales Local Plan.

- 5.8 As the District Council has not brought forward this level of development in previous years the five years housing supply calculation set out below includes an additional 20% buffer against the housing requirement as required by paragraph 47 of the NPPF.
- 5.9 Table 4 below summarises the District Council's Housing Land Supply position at 1st April 2016.

Housing Requirement 2016 to 2021		
A.	Total Objectively Assessed Need 2016 to 2021: 322 dwellings per annum x 5 years	1610
Shortfall in housing provision between 1st April 2013 and 31st March 2016		
B.	Dwellings required between 1st April 2013 and 31st March 2016 = 322 dwellings per annum x 3 years	966
C.	New dwellings completed between 1st April 2013 and 31st March 2016 in Local Plan Area	360
D.	New dwellings completed between 1st April 2013 and 31st March 2016 in Derbyshire Dales area of Peak District	42
E.	Shortfall between requirement (B) and total Completions (C + D) of 966 dwellings minus 402	564
F.	Combined housing requirement for period from 2016 – 2021 (A+E)	2174
G.	20% buffer applied to combined housing requirement	435
H.	Total housing requirement 2016 to 2021 (F+G)	2609
I.	Annual requirement over the period 1st April 2016 to 31 March 2021 (2,609 divided by 5 years)	522
Housing Supply 2016 to 2021		
J.	Commitments as at 31 March 2016 (Net)	1320
K.	Peak District Contribution	105
L.	Contribution from small windfall sites (5 years x 10 per annum)	50
M.	Contribution from large windfall sites (5 years x 5 per annum)	25
N.	Local Plans Allocations Potential (0 to 5 Years)	1265
O.	Major Permissions, as detailed below, granted awaiting Section 106	300
	i. Ashbourne Airfield (based on 30 dwellings a year starting on site 2018)	90
	ii. Land adjacent Bakewell Rd, Matlock (15/00814/OUT) granted 12/04/16	57
	iii. Land at Marston Montgomery granted 12/07/16	22
	iv. Land east of Bakers Lane, Doveridge (15/00389/OUT) granted 22/09/15	70
	v. Land at Coneygreave House, Wirksworth (15/00664/FUL) granted 15/12/15	31
	vi. Land at Haarlem Mill (15/00395/FUL) granted 03/11/15	30
P	Total Housing Supply 2016 to 2021 (J+K+L+M+N+O)	3065
Q.	Five Year Supply 2016 to 2021 expressed as years (P divided by I)	5.8 years

Table 4 - Derbyshire Dales 5 Year Supply Position 1st April 2016

- 5.10 The housing land supply position has been calculated taking into account the District Council's housing commitments, deliverable sites assessed as part of the SHELAA, windfall allowance and contributions from deliverable sites within the Peak District National Park. This SHELAA informs the housing land supply position by identifying a schedule of committed sites, and an anticipated timeframe for delivery. From this the amount of dwellings anticipated to be delivered in different time periods e.g. 0 to 5 years, 5 to 10 years, etc. has been calculated. Details of the relevant sites are set out in **Appendix 8**.
- 5.11 Sites identified as commitments are those sites that have the benefit of planning permission and are either under construction or not started. The five year housing land supply assessment includes a number of sites where the District Council have resolved to grant planning permission but as these are subject to a completion of a satisfactory Section 106 agreement no planning permission has yet been issued. The overall calculation of land supply is set out in Table 4.
- 5.12 In addition to the above and in accordance with footnote 11 of the NPPF, the calculation includes a number of large sites that have been assessed as deliverable as part of the SHELAA and which have been included within the 5 year supply. The individual site phasing details of these sites across the Local Plan period and beyond are presented within **Appendix 9**.
- 5.13 The NPPG advises that once the sites have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This sets out how much housing development can be provided and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated. Table 5 below summarises the overall phasing of sources of housing supply across five year tranche periods.

Source of housing supply	Deliverable Sites		Developable Sites			Total
	2013-2016	0-5 Years 2016-2021	6.10 Years 2021-2026	11-15 Years 2026-2031	15 years + 2031-2033	
Completions at 1 st April 2016 (including National Park)	402					402
Commitments		1320	285	150	30	1785
Resolution to Grant		300	150	127		577
Local Plan Allocations		1265	886	721	316	3188
Peak District National Park Contribution		105	105	105	43	358
Windfall Allowance		75	75	75	36	261
Total	402	3065	1501	1178	425	6571

Table 5 - Derbyshire Dales Housing Supply 2016-2033

- 5.14 Table 5 above indicates that there is capacity to allocate land for 3,188 dwellings for the period up to 2033. Taking account of the contribution of the Peak District National Park, existing commitments, and windfall development,

the District Council has at this time sufficient land for 6,571 dwellings of housing supply across the Local Plan period to meet the Objectively Assessed Need of 6,440.

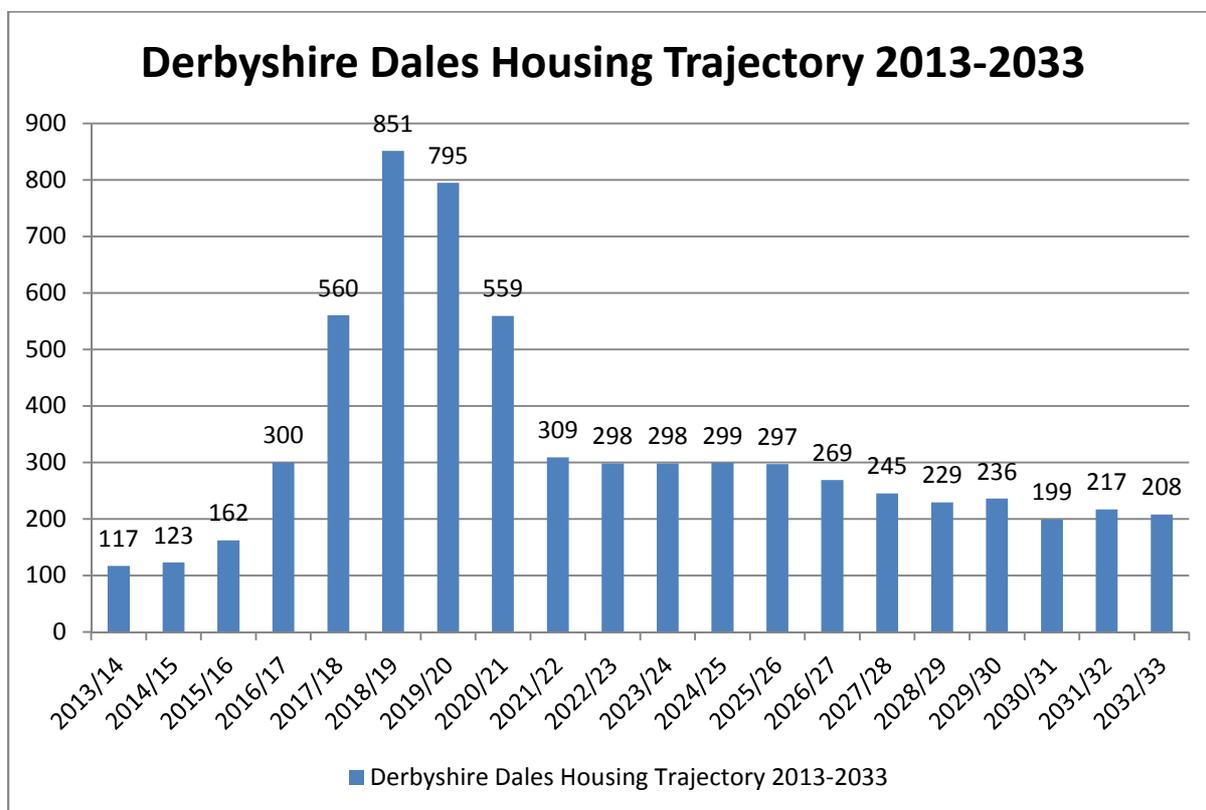


Figure 2 – Housing Trajectory 2013 to 2033

5.15 The housing Trajectory in Figure 2 indicates that 3065 dwellings could be delivered over the next five years; 1501 dwellings delivered years 6-10, 1178 years 11-15 and 425 dwellings beyond 15 years up to 2033. In conclusion, as at 1st April 2016 the District Council is able to demonstrate a five year housing land supply against the Derbyshire Dales Housing land requirement figure and meet the overall Objectively Assessed Need target across the Plan period.

Risk assessment

5.16 While the SHELAA indicates an adequate supply of housing land for the Local Plan period up to 2033 against the target set out in the emerging Local Plan, there are a number of risks which may impact upon the delivery of sites.

Market stability and conditions

5.17 The most significant risks are those associated with the wider economic and market conditions. The housing market has experienced challenging conditions since the credit crunch of 2007 and subsequent recession. The inability of potential home owners to access finance, together with inflation, wage freezes and threat of unemployment have caused a large number of developments to be put on hold. As the country emerges from the recession,

the national policies to improve access to mortgages such as ‘help to buy’ schemes and facilitate house building in the private and public sector have started to take effect in the earlier parts of the year. The UK’s decision to leave the European Union may provide further uncertainty in the market, over the next few years, with possibly less people willing to commit to mortgages and the possibility of lenders releasing fewer mortgages, all of which could have a high risk impact upon the housebuilding industry.

Achievability

- 5.18 The achievability of sites has been assessed on the basis of developer forecasts, market area demand and costs associated with development. A number of large sites are on previously developed land where development costs may be more significant than previously considered. There is therefore a risk that sites will not be delivered as envisaged. While risks associated with the wider economic climate and national policy cannot be controlled locally, the District Council can affect the financial burden on developers through planning obligations and the setting of a CIL. Detailed viability studies undertaken by developers at planning application stage will ensure that these risks are reduced.

Infrastructure

- 5.19 The delivery of a number of large sites in the SHELAA is dependent upon the provision of infrastructure, including new roads and junction improvements, and increased capacity of the sewerage and drainage networks.

Highway Impacts

- 5.20 The existing road network may have capacity to support the development of one or more sites in the same locality, but the traffic generated from further sites, when taken cumulatively may be unacceptable. The Traffic and Transportation Study⁵ assessed the potential impacts on the local road networks in the main settlements across the plan area to accommodate the extent of growth identified from the sites assessed through the SHELAA. The study concludes that there could be ‘significant impacts on a number of junctions in the market towns of Matlock and Ashbourne.’ The impact upon the highways network will need to be assessed for each proposal upon its merits, however in some instances there may only be limited opportunities for mitigation, thereby creating a risk to the rate at which development comes forward across the Plan period.

Updated Information on Sites

- 5.21 Site assessments contained within this report have been carried out based upon the information available at the time. Any incomplete or out of date data

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http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/Derbyshire_Dales_Transport_Final_Version_28_June_2016.pdf

associated with individual site assessments may have an impact upon delivery either in terms of early or delayed implementation. Whilst the impact of constraints may in some instances have been underestimated in assessments, it is also possible that identified constraints on other sites are not as significant as initially thought. This could result in some sites which have been discounted in the SHELAA having the potential to deliver houses, or enable developable sites to deliver more quickly than anticipated. By reviewing the SHELAA regularly, and reassessing sites as further information becomes available, the extent of any risk is understood.

- 5.22 Other potential risks that could affect the deliverability of sites within the Local Plan include changes to National Policy and unforeseen changing local circumstances.

Employment Land Supply

- 5.23 The Derbyshire Dales Housing and Economic Development Needs Assessment (2015) carried out by GL Hearn considered the need for employment land and floorspace in the Derbyshire Dales taking account of economic trends and projected growth in employment, commercial property conditions and a survey of businesses in the District. The study concluded that there was a requirement for up to 15 hectares of additional employment land to meet development needs in the District up to 2033.
- 5.24 In addition to land for housing, suggestions were received which sought the allocation of sites for employment development. As a result of the assessment process undertaken through the SHELAA one site at Cromford Hill (SHELAA220e) was identified as being suitable, available and achievable for 1ha of employment land, as identified on the maps in Appendix 3 and the report in Appendix 7.
- 5.25 The findings and conclusions in this report have informed the policies and proposals within the Derbyshire Dales Local Plan Pre-Submission Draft (August 2016). The SHELAA will continue to be monitored and reviewed on a regular basis and will be updated annually to reflect changes to the status of sites. The methodology will be continually reviewed to identify further sites and to maintain an up to date housing and economic land availability position for the District.