

Strategic Housing and Economic Land Availability Assessment Methodology



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Introduction

- 1.1 This Strategic Housing and Economic Land Availability Assessment (SHELAA) draft methodology is proposed to update the previous Derby Housing Market Area Strategic Housing Land Availability Assessment (SHLAA) which was originally produced in 2010 and revised in 2012. This document will set out the process for undertaking a SHELAA, which upon completion will update previously published SHLAAs. The National Planning Policy Framework¹ (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.
- 1.2 The Council has, for a number of years, worked in partnership with other local planning authorities and partnership organisations when producing local planning documents. The Derby Housing Market Area (HMA or Derby HMA), comprising Amber Valley, Derby City and South Derbyshire Councils, has a particularly close relationship, and the previous SHLAA was undertaken jointly as the three authorities began their Local Plan formulation at a similar time. In drafting the SHELAA methodology, the HMA authorities have collaborated to produce a joint overarching approach which is line with the National Planning Policy Guidance² (NPPG).
- 1.3 Whilst the overall approach to the methodology has been agreed in principle and is intended to be implemented by the three HMA Authorities; the more detailed aspect of the assessment is Local Authority specific and will be amended to reflect the differing nature of the three authorities in their own published SHELAA documents. **Any part of this methodology that is specific to South Derbyshire will be presented in green text to clearly separate it from the overall methodology approach.**
- 1.4 The Derby HMA's approach to local plan reviews will be agreed through the Joint Advisory Board and relevant Council meetings. It is anticipated that the review of local plans will once again be aligned across the Derby HMA. Individual HMA authorities however will commence their SHELAA at the appropriate time for them.
- 1.5 **Whilst the overall methodology will be implemented by all HMA authorities, the assessments will be carried out by each separate Local Authority and the SHELAA's when published will be specific to each individual Local Authority.**

¹ The NPPF - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² The NPPG - <https://www.gov.uk/government/collections/planning-practice-guidance>

What are Housing and Economic Land Availability Assessments (HLAAs and ELAAs?) and what are the core outputs?

- 1.6 The NPPF states³ “Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: Specific, deliverable sites for years one to five of the plan period and Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”
- 1.7 SHELAAAs are therefore technical assessments which consider the availability, suitability and achievability of land within the strategic policy-making authorities’ area for future housing and economic development uses.
- 1.8 National Practice Guidance entitled “Housing and economic land availability assessment’ updated 22 July 2019 (here on referred to as ‘the NPPG’) can be found online here <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>
- 1.9 The NPPG⁴ states that an assessment should:
- Identify sites and broad location with potential development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability or achievability).
- 1.10 The NPPG also refers to separate guidance listed below. These documents will also be referred to in the methodology.
- Town centres and retail⁵ (including the sequential test for locating town centre use) (last updated 22 July 2019)
 - Effective use of land⁶ (published 22 July 2019)

How will the SHELAA inform future plans?

- 1.11 The assessment is an important source of evidence to inform plan making but it does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet need,

³ NPPF Para 067 – Identifying land for homes

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁴ NPPG Para 001 What is the purpose of the assessment of land availability? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

⁵ NPPG Town centres and retail - <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

⁶ NPPG Effective use of land - <https://www.gov.uk/guidance/effective-use-of-land>

but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.⁷

- 1.12 The SHELAA will form a critical part of the evidence base for future Development Plan Documents and ultimately the Local Plan review. It will be updated periodically as required as further sites may be submitted after the initial Call for Sites period has ended. The SHELAA is not intended to replace any Position Paper or individual authority's monitoring data (such as Authority Monitoring Reports) which are published annually, as generally these look back on housing and economic delivery while the purpose of the SHELAA is to collate evidence on sites which may come forward in the future.

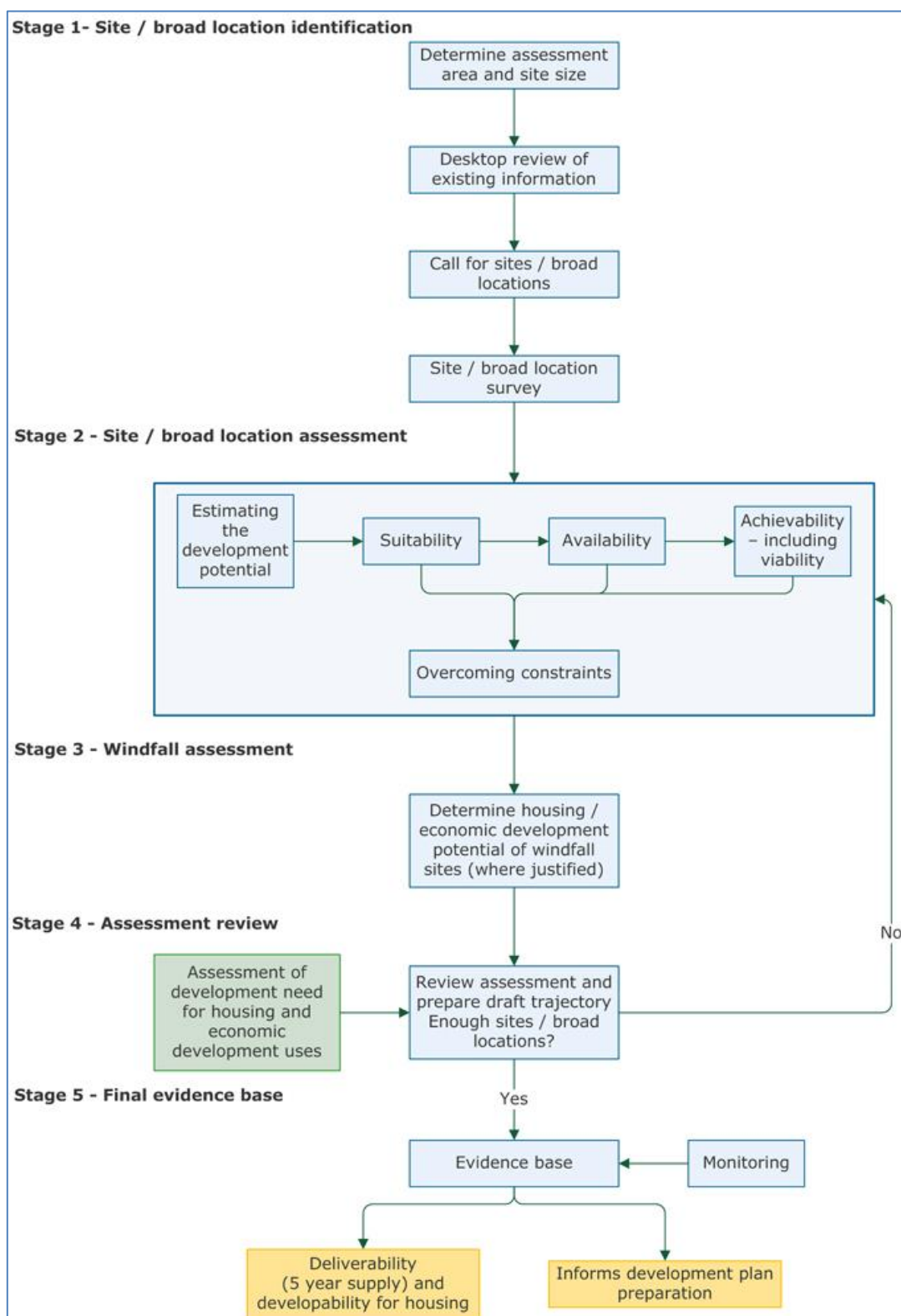
SHELAA's form part of an evidence base that provides information in relation to future plan making. SHELAA's DO NOT represent planning policy or planning approval.

⁷ NPPG Para 001 What is the purpose of the assessment of land availability? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Methodology

How will the SHELAA be carried out?

2.1 The HMA authorities will follow the standard methodology for assessing housing and economic land availability, as set out in the NPPG and shown on the flowchart⁸ below:



⁸ NPPG para 005 Method – Flowchart - <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Methodology Stages

1. Identification of sites and broad locations
2. Site/Broad Location Assessment
3. Windfall assessment (where justified)
4. Assessment Review
5. Final Evidence Base

1. Identification of sites and broad locations

3.1 The NPPG⁹ states that the area selected for the assessment should be the housing market area and functional economic market area. This could be the local planning authority area or a different area such as 2 or more local authority areas or areas covered by the Local Enterprise Partnership. As previously stated, whilst the overall methodology will be implemented by all HMA authorities, each authority will produce a separate SHELAA for its area.

Call for Sites

3.2 The sites will be suggested through a formal Call for Sites process whereby landowners will be invited to submit sites and broad locations for assessment through the SHELAA process. The NPPG states “if the process to identify land is to be transparent and identify as many potential opportunities as possible, it is important to issue a call for sites and broad locations for development. This needs to be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute”¹⁰. The Call for Sites will therefore be issued to parish councils, neighbourhood forums, and all those landowners, developers, businesses, and relevant local interest groups who are registered on the Local Plan Consultation Database. The Call for Sites will be advertised in local newspapers, the Council’s website and other appropriate channels. The Call for Sites suggestion form is attached at Appendix 1 and is South Derbyshire specific. Each HMA authority may wish to use a similar suggestion form format, whilst ensuring the details of the Call for Sites represents their authority only.

3.3 Although the SHELAA is primarily focused on sites put forward for housing and economic purposes, each HMA authority may wish to take the opportunity to ‘call for sites’ relating to other uses, including Gypsy and Traveller sites, leisure and community facilities. The ‘call for sites’ for South Derbyshire will relate to all uses, including Gypsy and Traveller sites, tourism, leisure and community facilities. This is considered to be in line with the approach as set out in the NPPG which states that the process is to be transparent and identify as many potential opportunities as possible.¹¹

3.4 The HMA authorities will not assume that a site that was put forward for consideration for the previous SHLAA still has the same circumstances attached to it and therefore is automatically to be considered for the SHELAA. Site promoters are encouraged to re-submit sites if they wish for them to be considered for assessment through the SHELAA.

⁹ NPPG Para 006 What geographical area should the assessment cover?

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/578755/land-availability.pdf

¹⁰ NPPG Para 012 Can plan makers issue a call for sites and broad locations for development?-

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/578755/land-availability.pdf

¹¹ As reference 9

3.5 Sites should be identified and assessed through the following means as set out in the table¹² below:

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission.	Local and neighbourhood plans Planning applications records Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning applications records Development starts and completions records
Planning applications that have been refused or withdrawn	Planning applications records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County councils Central government National Health Service Police Fire services Utilities providers Statutory undertakers
Sites with permission in principle, and identified brownfield land	Brownfield land registers (parts 1 and 2) National Land Use Database Valuation Office database Active engagement with sector
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, eg offices to residential).	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (eg estate agents and property agents) Valuation Office database Active engagement with sector
Additional opportunities in established uses (eg making productive use of under-utilised 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 sector
Sites in rural locations	Local and neighbourhood plans Planning applications Ordnance Survey maps Aerial photography Site surveys
Large scale redevelopment and redesign of existing residential or economic areas	
Sites in and adjoining urban areas including white land, and rural exception/cross subsidy sites.	
Potential urban extension and new free standing settlements	

¹² NPPG Para 011 Type of site and potential data source - <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

What sites should be considered?

- 3.6 As the purpose of the SHELAA is to provide evidence for future plan making, the assessment should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. In accordance with the Guidance, assessments will be made of different site sizes from small-scale sites to opportunities for large-scale developments such as extensions to urban areas and/or villages and new settlements where appropriate.
- 3.7 The NPPG¹³ states that it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above, but that plan-makers may wish to consider alternative site size thresholds. Given the provision of the NPPG, the authorities that comprise the Derby HMA may wish to use a site size threshold based on their local circumstances.
- 3.8 South Derbyshire District Council consider that a site size threshold of 5 dwellings or more is appropriate in line with the NPPG, but that if smaller sites are submitted these will be recorded separately, taking into account settlement boundaries for example, but these will not be assessed in detail.
- 3.9 Sites of a wide a range as possible should be identified in the assessment including sites which have particular policy constraints (such as Green Belt) for the sake of comprehensiveness; however these constraints must be set out clearly, stating where they severely restrict development. The guidance states that an important part of the desktop review, however, is to identify sites and their constraints, rather than simply to rule out sites outright which are known to have constraints.¹⁴
- 3.10 However, the NPPG¹⁵ does also state that *only* sites which have reasonable potential for development should be included in the site survey. “At this stage, there may be some sites which, when taking into account national policy and designations, it will not be appropriate to carry out these more detailed assessments for, where it is clear that they will not be suitable for development.”
- 3.11 This point has been considered at length by the HMA authorities, and whilst it is acknowledged that national policy and designations will have a large impact on whether a site covered by such, could be deemed suitable, available and achievable; it was agreed that all sites should be carried through to the assessment stage in order to undertake SHELAA that is broad and complete in its approach.

¹³ NPPG Para 009 What sizes of sites or broad locations can be considered for assessment?

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁴ NPPG Para 010 How can sites/broad locations be identified? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁵ NPPG Para 014 How detailed does the initial survey need to be? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

3.12 The SHELAA will therefore take a 'policy off' approach, for example, where a site lies within the Green Belt, national and local planning policy provide a presumption against development, however, where such constraint applies, this will not mean that a site is removed from the assessment, rather that the constraints are recorded and it be noted that existing policies would need to change through the plan-making process in order for such constraints to be overcome.

3.13 However, it is acknowledged that if a site is heavily constrained by national policy or designations that there may be strong reasons for restricting the overall scale, type or distribution of development in the area in line with the provision of the NPPG.¹⁶

Site assessments

3.14 Potential sites and broad locations will be assessed through detailed site surveys (for further information please refer to Section 2 of this methodology) and published on an individual site basis. The detailed site survey will seek to ratify inconsistent information gathered through the Call for Sites and desk-based assessment; to get an up to date view on development progress (where sites have planning permission); to get a better understanding of what type and scale of development may be appropriate; to gain a more detailed understanding of deliverability, any barriers and how they could be overcome (mitigation); and to identify further sites with potential for development that were not identified through data sources or the Call for Sites.

¹⁶ NPPG Para 002 Should plan-makers override constraints, such as Green Belt, when carrying out the assessment to meet identified needs? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2. Site/Broad Location Assessment

Detailed site survey

4.1 The site survey will include both a desk based assessment and, where appropriate, site assessment by planning officers. The desk based assessment will use information submitted, GIS mapping information and records held by the respective HMA authority, and together with the site assessment, the site survey will record the following characteristics.

- Site size, boundaries, and location;
- Current land use and character;
- Land uses and character of surrounding area (bad neighbour impacts);
- Physical constraints – current and future (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities, pipelines, coal subsidence areas) and whether these could be overcome;
- Potential environmental and changing climate constraints;
- Where relevant, previous planning history or development progress (e.g. ground works completed, number of units started, number of units completed);
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development;
- Access/highways
- Planning policy constraints (e.g. Green Belt, National Forest, Mineral Safeguarding Area, World Heritage Site and Buffer Zone).
- Access to local services
- Relationship to existing built form and infrastructure (more detailed information can be found in Appendix 2). It is acknowledged that large scale development may be acceptable in areas that are not well connected to existing infrastructure depending on the individual circumstances and associated infrastructure that may be proposed.

4.2 The identification of policy or highways constraints present on a site will not result in any such sites being excluded from assessment but will be noted and used in the determination of their development timeframes.

Estimating the development potential of each site (density)

Housing sites

- 4.3 The NPPG¹⁷ states that the estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density. Policy H20 'Housing Balance' of the South Derbyshire District Local Plan Part 1 states that "The density of any site will be considered individually as there is no evidence to support a set density across all sites"¹⁸.
- 4.4 The NPPF¹⁹ sets out the need for optimising density, particularly in city and town centres and other locations that are well served by public transport in order to optimise the use of land and meet as much of the identified need for housing as possible.
- 4.5 New guidance entitled 'Effective use of land' was published on 22 July 2019, which builds on the approach as set out above in the NPPF. The Guidance directs the requirement for higher density development to those sites that are well served by public transport and have the highest accessibility to key facilities²⁰. In terms of South Derbyshire, this is likely to apply to only a small number of locations (for example central Swadlincote) and therefore it is not anticipated that many sites will qualify for very high density development across the District.
- 4.6 Notwithstanding the aforementioned Guidance, each of the HMA authorities will seek to assess appropriate densities, by setting average densities for specific areas of development or on a site by site basis. In order to estimate the development potential of each site at a local level, South Derbyshire District Council has undertaken an assessment of density on sites that have come forward within the last three years. To ensure a balanced assessment, a range of sites were assessed in terms of their size and location, including a number from the Urban Area (Swadlincote/edge of Derby), larger villages and smaller villages (known as Key Service Villages and Local Service Villages in Local Plan Policy H1). It is important to note that densities are based on net developable area, rather than the gross site area. The findings are set out below.

Area of development	Average density (dph)
Urban Area	30.5
Larger Villages	25
Smaller Villages	22

¹⁷ NPPG Para 016 How can the development potential be calculated? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁸ South Derbyshire District Council Local Plan Part 1 Chapter 5 Policy H20 <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan>

¹⁹ NPPF para 123 Achieving appropriate densities https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

²⁰ NPPG Para 004 Planning for higher density development <https://www.gov.uk/guidance/effective-use-of-land>

- 4.7 South Derbyshire District Council will use the above density figures as a starting point for calculating indicative yields, acknowledging that sites are likely to lie adjacent to existing settlements rather than within them. It should be noted that these are an expected minimum based on previous implemented permissions. If a proposed submission lies away from a settlement or if a site promoter has undertaken extensive masterplanning work, it would be necessary to estimate density figures on a 'site by site' basis depending on site size, potential constraints and information submitted. There may be cases where constraints on the site affect the potential yield and this will be addressed in the calculations where possible.
- 4.8 Due acknowledgement will also be given to the density optimising approach set out in the NPPF and Effective use of land NPPG, and therefore higher densities are likely to be estimated in town centre locations and areas that are well served by public transport. Where a developer/landowner provides a density figure, South Derbyshire District Council may choose to use the density put forward in the submission. Similarly, on sites where planning permission has been granted, the density will reflect the consented permission (and therefore may differ from the agreed density standards).
- 4.9 The development potential is a significant factor that affects economic viability of a site/broad location and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.²¹
- 4.10 Development potential is also affected by Gross to Net development ratio, whereby the net site area is determined as a percentage of the gross site area. The gross to net ratio is likely to decrease with larger sites, as more space is reserved for other uses such as roads, open space, schools, local centres and landscaping. It is important to recognise that yields can be affected by issues that are not evident at the initial assessment stage, such as landscape features for example. Where new evidence and assessments are undertaken the HMA authorities will use these to inform site assessments and indicative yields where appropriate.
- 4.11 The indicative yield noted within this SHELAA assessment may therefore have the potential to change throughout the planning process, and where new evidence is undertaken in relation to South Derbyshire District it may also be important to take this into account.
- 4.13 South Derbyshire District Council has also undertaken research on Gross to Net development ratio based on sites that have come forward within the last three years, and using the definition below. The definition of Net Developable Area is not set out in Planning Guidance, but the approach taken is in line with the approach taken by other Local Planning Authorities undertaking similar research. For clarity, a local access road is defined as an unclassified road, except on a development of 10ha or more which may have a larger spine road running through the site.

²¹ NPPG Para 016 How can the development potential be calculated? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

4.14 The average findings of the research are presented in the table below:

Net Developable Area Definition	
Excludes	Main roads, significant landscape buffer strips, open spaces serving a wider area, shops and other public facilities
Includes	Local access roads, parking area, footpaths and local open space such as children's play areas and amenity space

Gross to Net Development Ratio*	
Site size (ha)	Average Ratio (%)
Up to 1	100
1 - 5	90
5 - 10	80
10 - 20	75
Over 20	65

***National Forest planting requirements.** Where a site falls within the National Forest area, it is important to take into consideration National Forest Planting requirements which may reduce the gross to net development ratio. Further details on this can be found referenced in Policy INF8 'The National Forest' of the South Derbyshire Local Plan Part 1 and the accompanying table. In brief, National Forest planting requires 20% of the development area to be woodland planting on housing sites between 0.5 – 10ha, and 30% of the development area to be woodland planting on housing sites over 10ha.

4.15 South Derbyshire District Council will use the above findings to inform indicative yield calculations on submitted sites. As per the density standards set out above, it may be that net developable area calculations will deviate from the standard depending on site-specific constraints or circumstances. It should be noted again that net developable area does not just include land for dwellings themselves but does also include local access roads, parking areas, footpaths and local open space as per the definition above, and therefore indicative yields will sensibly reflect this.

Build rates

4.16 Build rates will be affected by the individual characteristics of the site and any potential constraints. Larger sites may build out more quickly if more than one developer is involved. Previous assumptions have been based on a build rate of 30 dwelling per annum per developer (60 dwellings per annum if two developers for example). On large sites, recent development in South Derbyshire has shown that build rates can be greater than this, particularly if more than one developer is present. It is acknowledged, however, that circumstances affecting the development industry are constantly changing, and that build rates may be affected by changes to government schemes.

4.17 The guidance recommends that the advice from developers and local agents will be important in assessing lead-in times and build out rates by year. Each respective authority's

Call for Sites Submission Form will ask questions to try and gain as much as information as possible from the site owner/promoter. It may also be necessary to amend predicted build rates as the SHELAA is periodically updated. South Derbyshire Call for Sites Suggestion Form attached at Appendix 1.

Economic sites

4.18 Economic sites to be assessed include retail, leisure, cultural, office and warehousing sites.

4.19 In terms of the proportion of deliverable net developable area for economic sites, this is likely to greatly vary on a site by site basis, depending upon specific site characteristics. A site may or may not need landscaping, access roads and parking, SuDs and ecological mitigation for example; the requirement for which will be affected by the size and setting of the site, and the proposed use. The gross site area to floorspace ratio, also varies greatly depending on both the use class and the site location, for example a town centre office development would generate a large amount of floorspace compared to a distribution yard which may not include floorspace at all. For these reasons, it is considered that drafting a general gross to net developable area for economic sites would not be helpful or realistic, and therefore proposals will be assessed on a site by site basis.

4.20 The Call for Sites suggestion form allows for submissions to include as much detail as possible (including floorspace), and wherever possible the information will be used from the site promoter in relation to the proposed use.

Assessing whether and when sites are likely to be developed

4.21 Assessing the **suitability**, **availability** and **achievability** of a site will provide the information necessary to determine whether a site can be considered deliverable within the first 5 years of the plan period (or developable at a particular point in time).

Suitability

4.22 The NPPG states that “a site or broad location can be considered suitable for development when considered against relevant constraints and their potential to be mitigated.”²²

4.23 Relevant constraints may include;

- National policy;
- Appropriateness and likely market attractiveness for the type of development proposal;
- Contribution to regeneration areas;
- Potential impacts including the effect upon landscapes (including landscape features, nature and heritage conservation).”

²² NPPG Para 018 What factors can be considered when assessing the suitability of sites/broad locations for development?
<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

- 4.24 As well as these factors, it may also be appropriate to assess sites against the adopted Development Plan, taking into account how up to date the plan policies are.²³
- 4.25 The development plan for South Derbyshire would comprise the adopted Local Plan Part 1 (13 June 2016) and Local Plan Part 2 (2 November 2017) and any Neighbourhood Development Plans that have been made by the time the assessments are undertaken. Whilst the suitability of sites can be guided by the development plan, it is self-evident that emerging allocations will not necessarily be in compliance with the current Development Plan.
- 4.26 As well as the potential constraints listed above, each respective authority will assess sites/broad locations in terms of the following;
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - environmental/amenity impacts experienced by would-be occupiers and neighbouring areas.
 - Sustainability factors, such as access to existing services. It should be noted that whilst this indicator will be used as a tool to inform the SHELAA assessment, potential mitigation measures will also be taken into account where possible, and subsequently at the plan-making stage, any potential mitigation measures will be fully considered. For example, it is acknowledged that larger schemes may also deliver necessary infrastructure.
- 4.27 Other physical constraints will be identified on a site by site basis and recorded within the site assessment, this could include landform features that could have implications for capacity or suitability. If this is the case it may be necessary to request more detailed information or for specialist assessments to be carried out.
- 4.28 The suitability of the site should also consider potential impacts of development on the surrounding area, for example it would be noted if a site lay adjacent to a protected ecological site. If this were the case it may trigger the need for mitigation which would have an impact on capacity (yield).
- 4.29 The detailed suitability assessment criteria South Derbyshire District Council intend to use is set out in Appendix 2. The suitability assessment criteria is intended to be used as a guide to highlight any potential issues, and where possible, how they could be overcome with mitigation measures. This approach is intended to align with a more detailed assessment that will later be undertaken through the Sustainability Appraisal as the Local Plan Review progresses. The assessment criteria uses a Red, Amber, Green (RAG) rating as a means to clearly highlight where constraints may lie. The overall assessment of suitability, however, will be a matter of judgement based on the findings of the assessment and the detail behind the RAG rating. It should also be noted that suitability factors that do not apply to Economic Sites will not be used for their assessment; these are, access to Health, Education, Retail, Employment, Sports Pitches and Open Space.

²³ As reference [231](#)

- 4.30 Sites allocated in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability in line with the NPPG.²⁴

Availability

- 4.31 A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership constraints (such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners). The existence of a planning permission does not necessarily mean that the site is available. An available site will often be controlled by a developer or landowner who has expressed an intention to develop or sell. Previous planning background may also be taken into account, for example if a site has a history of unimplemented permissions. Where a site has been submitted for the SHELAA, but South Derbyshire District Council are made aware that the landowner is unwilling to release the land, the site will not be taken forward to assessment stage following discussion with the site promoter.
- 4.32 The availability will be recorded in the assessment in terms of the timescale in which a proposal can come forward. The assessment of availability will assist in determining whether a suitable and achievable site can come forward within the first five years.

Achievability

- 4.33 Achievability is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. A site will be considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time²⁵ (NPPG Paragraph 020 Ref ID: 3-020-20190722).
- 4.34 South Derbyshire acknowledge that there are many factors that can impact upon viability of a site, and that circumstances can vary greatly even within site typologies. The work of the Suitability Assessment Criteria in particular, aims to highlight potential development issues, and the potential requirement for mitigation schemes which may in turn impact upon viability. South Derbyshire will not undertake a viability assessment for each site submitted through the SHELAA at this stage but will attempt to highlight issues as they become known. It is acknowledged that detailed viability assessments may be necessary for particular areas or key sites, at the Local Plan making stage.

Timescales and overcoming constraints

²⁴ NPPG Para 018 What factors can be considered when assessing the suitability of sites/broad locations for development? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

²⁵ NPPG Para 020 What factors should be considered when assessing achievability including whether the development of the site is viable? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

- 4.35 The HMA authorities will use the information on suitability, availability and achievability constraints to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. Where constraints have been identified and if mitigation is required, they are likely to impact on the deliverability timescale. Input from developers will also be taken into account.

3. Windfall assessment (where justified)

5.1 The NPPF²⁶ sets out (paragraph 70) that a windfall allowance may be justified in the 5 year supply if a local planning authority has compelling evidence that they will provide a reliable source of supply. Each HMA authority will have their own approach to windfall assessment based on their individual circumstances.

5.2 South Derbyshire District Council's Local Plan Part 1 makes an allowance for 23 dwellings per year. Given the level of housing delivery over the last three years in South Derbyshire, this equates to an average of 2% of the overall supply.

5.3 Matters relating to Five Year Housing Land Supply will be dealt with through the South Derbyshire Housing Position Paper which is published on an annual basis.

4. Assessment Review

How should the assessment be reviewed?

6.1 Following the completion of the assessment, the findings will be presented to illustrate the development potential of the sites put forward. It is important to note that the outcome of the SHELAA will show the level of deliverable and developable land bearing in mind the 'policy off' approach of the assessment; this will not automatically suggest that the site will be allocated or achieve planning permission.

6.2 The Guidance states that an overall risk assessment should be made as to whether sites will come forward as anticipated.

What happens if the trajectory indicates there are insufficient sites to meet need?

6.3 It may be concluded that insufficient sites have been identified against objectively assessed needs. Should this be the case, the HMA authorities will, in line with the NPPG, revisit the assessments and amend the assumptions on development potential.

Is it essential to identify specific developable sites for housing growth for years 11 – 15?

²⁶ NPPF para 070 Identifying land for homes

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

6.4 The Guidance suggests that in line with the NPPF, local planning authorities should identify a supply of specific, developable sites or broad locations for growth, where possible, for years 11 – 15, however it is possible to pass the examination stage without doing so.

5. Final Evidence Base

Following the assessment, what are the outputs?

- 7.1 A set of standard outputs²⁷ for each site or broad location will be produced following the assessment, these will include:
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - An assessment of each site or broad location, including:
 - Where these have been discounted, evidence justifying reasons given;
 - Where these are considered suitable, available and achievable, the potential type and quantity of development, 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 based on the evidence available.
- 7.2 Upon completion, the HMA authorities will publish their individual SHELAA's and these will be updated periodically using the most up to date information available.
- 7.3 The SHELAA will not replace existing monitoring documents such as the Authority Monitoring Report. South Derbyshire District Council will present the identification of a five year supply of deliverable land for houses through the Housing Position Paper (and results of the Housing Delivery Test), and not through the SHELAA itself for clarity in what constitutes the current land supply for South Derbyshire District.

²⁷ NPPG Para 026 Following the assessment, what are the outputs? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Appendix 1 – Call for Sites Suggestion Form



South Derbyshire District Council Local Plan

Strategic Housing and Economic
Availability Assessment

Call for Sites Suggestion Form

As part of the Local Plan review process South Derbyshire District Council are seeking to find additional land for housing (including Gypsy and Traveller sites and affordable housing), and economic uses.

Developers, landowners and the public are invited to put forward potential sites for any uses in order to provide evidence for the South Derbyshire District Council Local Plan Review.

Please complete a separate form for each site. Forms should be completed including as much information as possible, and please also attach a **Location Plan**. Without a Location Plan it will not be possible to register the site for further consideration.

Completed forms should be returned to:

Email: planning.policy@southderbyshire.gov.uk

Or

Post: Planning Policy, South Derbyshire District Council, Council Offices, Civic Way, Swadlincote, DE11 0AH

For any queries about the process or completing the form, please contact the Planning Policy Team on 01283 595752 or by using the email address above.

Privacy Notice

How is your information used?

We will use the details of sites submitted to inform the formulation of the SHELAA, which will in turn be made publically available. Personal details (name and contact details) will NOT be made publically available but will be kept in a secure database and used for to notify you of SHELAA and Local Plan Review progress.

Who has access to your information?

South Derbyshire District Council Planning Services. This information is not shared with any other department or agency, will not be sold and will not be used for any other purpose.

For further information, please visit our Privacy section of our website at www.southderbyshire.gov.uk/privacy where you can see a full copy of our privacy notice. Alternatively, you can request a hard copy by telephoning 01283 595752.

SECTION 1: CONTACT DETAILS		
	Your details	Your agent's details
Title		
Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Town		
County		
Postcode		
Telephone		
Email address		

I AM...			
Owner of the site	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Planning consultant	<input type="checkbox"/>	Registered Social Landlord	<input type="checkbox"/>
Land Agent	<input type="checkbox"/>	Local Resident	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

SECTION 2: SITE DETAILS AND CURRENT USE		
Site location (including address and postcode)		
Ordnance survey grid reference (if known)	Easting:	Northing:
Site area (in hectares)		
Current land use e.g. agriculture, employment, unused/vacant etc.		
Type of site (greenfield or previously developed land as defined in Annex 2 of the NPPF)		
Neighbouring uses (if known)		
Relevant Planning history (if known, please include relevant planning application numbers)		
Has this site been promoted and assessed in previous SHLAA studies or been subject to pre application with officers of the Council?		
Please check the box to indicate you have provided a Location Plan clearly showing the site's location and detailed boundaries <input type="checkbox"/>		

SECTION 3: PROPOSED FUTURE USE AND CAPACITY		
Use (Please tick all relevant)	Details (e.g. area, number of units, proposed floorspace in m ² , number of pitches)	
Residential (if over 0.25ha)	<input type="checkbox"/>	

Affordable Housing	<input type="checkbox"/>	
Self Build or Custom Build Housing	<input type="checkbox"/>	
Gypsy and Travellers	<input type="checkbox"/>	
Office, Research and Development, Light Industrial (Use Class B1)	<input type="checkbox"/>	
General Industrial and Warehousing (Use Classes B2/B8)	<input type="checkbox"/>	
Retail	<input type="checkbox"/>	
Community facilities	<input type="checkbox"/>	
Sports/leisure	<input type="checkbox"/>	
Other (please specify)	<input type="checkbox"/>	

SECTION 4: POTENTIAL CONSTRAINTS

Please give as much detail as possible. If work has been undertaken to address any potential constraints noted here, details of this can be submitted under Section 7 Further Information.

ACCESS (e.g. limitations or issues relating to site access including highway safety, pedestrian and cycle links)	
TOPOGRAPHY OR GROUND CONDITIONS (e.g. site slopes, varying site levels, contamination, instability)	
LANDSCAPE AND TREES (e.g. existing trees, hedgerows, ancient woodland, National Forest designation or other landscape features on the site)	
FLOOD RISK AND DRAINAGE (e.g. Flood Zone, liability of the site to flooding including surface water flooding, drainage issues)	
ENVIRONMENTAL (e.g. protected sites or species, local wildlife designations, geodiversity sites)	
CULTURAL HERITAGE (e.g. the presence of, or proximity to, Listed Buildings, Conservation Areas, Ancient Monuments)	
BAD NEIGHBOUR USES (e.g. is the site close to heavy industry, hazardous sites, major transport routes or gas pipelines)	
UTILITIES AND INFRASTRUCTURE (e.g. availability of electricity, water, telecommunications and foul sewerage networks)	
OTHER CONSIDERATIONS Are there any other issues that the Council should be aware of that may affect the developability of the site?	

SECTION 5: OWNERSHIP, MARKET INTEREST AND AVAILABILITY		
Site Ownership (tick all relevant)		Details
I (or my client) is the sole owner of the site	<input type="checkbox"/>	
I (or my client) is the part owner of the site	<input type="checkbox"/>	
I (or my client) does not own (or hold any interest in) the site	<input type="checkbox"/>	
If owner/part-owner, have you attached a copy of the Title Plan and Deeds with this form?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
If you are not the owner, or part owner, do you know who owns the remainder? Please provide details, and state if your proposal is supported by the owner.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Market Interest		
(Please choose the most appropriate category and indicate what level of market interest there is/has recently been in the site for the use proposed on this form).		
		Details
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries have been received	<input type="checkbox"/>	
Site is currently being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	
Site Viability		
(Please tick all appropriate)		
		Details
Do you consider the proposed use is economically viable? If yes, please give details of any viability work that has been undertaken	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Are there any known significant abnormal development costs (e.g. contamination, demolition, access, restricted utilities)? If yes please provide details	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Will land in other ownership need to be acquired in order to develop the site?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Do restrictive covenants exist (please give details)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Does a current use need to be relocated before the proposed development can come forward?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Do any public rights of way or shared access cross or adjoin the site?	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Site Availability		
Over what broad time frame do you anticipate that the site could become available for the commencement of development?		
		Details
Immediately/within the next five years	<input type="checkbox"/>	
Within the next five to ten years	<input type="checkbox"/>	
Within the next ten to 15 years	<input type="checkbox"/>	
Beyond 15 years	<input type="checkbox"/>	
Once work has commenced, please state how many years you think it would take to complete the development of the site?		
Do you anticipate that the site will require the phasing of development? Please set out the likely timing and details of the phasing if possible.		

SECTION 6: SITE VISIT INFORMATION	
Are there any issues that would restrict access to the site by a representative of the Council? Please provide details.	
Please provide the name, email address and telephone number of the person with whom contact should be made to arrange a site visit.	

Note: All sites that are submitted as part of the Call for Sites will be visited by Officers as part of the site based assessment (it will not be possible to accompany Officers at this stage).

SECTION 7: FURTHER INFORMATION
Please provide any additional information you think may be helpful to the District Council in its consideration of this site, including any mitigation measures or assessments that have been undertaken.

What happens next?

Once your form and supporting documents have been received, South Derbyshire District Council will acknowledge receipt of your submission. Work will then begin on Site Assessments and the Strategic Housing and Economic Land Availability Assessment will be published in due course and used to inform the next stage of the Local Plan Review. We will notify you when the SHELAA has been published.

Appendix 2 – Proposed SHELAA Assessment Criteria to be used by South Derbyshire District Council

	Red (site is constrained in respect of criteria)	Amber (site is partially constrained in respect of criteria)	Green (site is unconstrained)	Potential for Mitigation	Notes
Biodiversity and Geodiversity					
Protected sites	Site includes all or part of a Statutory or non-statutory wildlife site or geodiversity sites and would lead to the physical loss or harm the integrity of the site.	Site is adjacent to, or within 100m ⁱ of a statutory or non-statutory wildlife or geodiversity site, or located within the catchment of the River Mease SAC.	Site is more than 100m from the nearest designated or non-designated wildlife site or RIGs and no clear pathway exists which could lead to harm effects on designated sites.	<p>High Measures are available/proposed to fully mitigate or offset impacts on protected sites.</p> <p>Medium Measures are available/proposed to partially mitigate or offset impacts.</p> <p>Low There is no or limited potential for biodiversity off setting or mitigation on site</p>	<p>Statutory sites include SACs, SSSIs, NNRs and LNRs. Non-statutory sites includes LWSs and RIGs.</p> <p>Mitigation Any judgements on the potential for mitigation needs to be evidenced and justified based on the best available information. Where this is submitted by developer this will need reviewing. Where no information is presented a judgement will need to be made on the potential for mitigation having regard to development site characteristics, proximity to the protected site and the sensitivity of the protected site.</p>
Trees and Hedgerows	Site includes trees subject to a TPO, ancient woodland or veteran trees or hedgerow confirmed as important which will or are likely to be subject to loss.	Site will likely lead to the removal or damage of mature trees or any hedgerows within or surrounding the site.	No mature trees or hedgerows are likely to be lost through development.	<p>High Any losses are minimised and avoids mature trees and important hedgerows and new or replacement planting is proposed sufficient to meet in full National Forest, or district-wide planting requirements on site*.</p> <p>Medium Development will lead to some loss of existing mature trees or important hedgerow. New replacement planting proposed could provide long-term mitigation of losses.</p> <p>Low Development will lead to the loss of veteran trees, trees covered by a TPO, or ancient woodland. New or replacement planting proposed.</p>	<p>Assign unconstrained effect where only limited felling of existing hedgerow or management of non-protected trees is proposed. Where no data on the importance of hedgerow is available assume an amber score – further work may be needed to confirm importance. This should be requested from site promoter or where appropriate gathered by the Authority</p> <p>Where protected trees are subject to a TPO are demonstrated to be in poor condition the Council will, have regard to this in assessing the potential for mitigation.</p> <p>District wide requirement will need to be determined through landscape work though could be of the order of 10% to help deliver governments tree planting targets and ensure biodiversity net gain.</p>
Population/Health					
Retail Provision	Site is more than 800m ⁱⁱ from the nearest convenience store. (less than 3000 sqft).	Site is within 800m of the nearest convenience store (less than 3000 sqft).	Site is within 800m of an existing supermarket over 3000sqft.	<p>High Site is already served by an appropriate supermarket or confirmed by developer to include a new appropriately sized convenience store</p> <p>Medium Site has potential to include an appropriately sized new convenience store due to its size.</p> <p>Low Site has limited or no potential to include an appropriately sized convenience store due to its size.</p>	<p>3000 sqft is the typical minimum size of a 'Co-op type' store.</p> <p>A review of historic development sites in South Derbyshire included in the current local plan indicates new retail provision has tended to form part of a development site once it exceeds 450-500 homes. On this basis it is assumed that sites less than 400 units will have low potential to include retail provision of this scale unless developer demonstrates to the contrary.</p>
Education Provision ⁱⁱⁱ	Site is more than 1000m from the nearest primary school.	Site is more than 500m, but less than 1000m from the nearest primary school.	Site is within 500 ^{iv} m of an existing primary school.	<p>High New schools place provision to fully meet identified needs is available or will be provided by the development within acceptable distance</p> <p>Medium Based on viability evidence development typology is likely to be able to support education provision contributions at a nearby school within acceptable distance.</p> <p>Low Development typology is unlikely to be sufficiently viable to fully support the provision of education contributions or there is lack of capacity for expansion at nearby schools within acceptable distance.</p>	<p>Need to liaise with DCC for capacity information on Primary schools in District. This would not be applied to commercial development types.</p> <p>A review of recent historic development indicates that new primary school provision can occur once a site exceeds 450 homes (ie Chellaston Fields, Hilton Depot both of which are development sites of less than 500 homes). This is significantly lower than the County Council's assumptions. On this basis it is assumed that sites of less than 400 homes will not include provision for a new school on site. In respect of sites above this, but less than 1000 homes the Council will need to establish from developers how they expect to meet primary school needs and based on this and guidance from the LEA come to a view on the potential for mitigation. Acceptable distance =1000m</p>

Sports Pitch Provision	Site is more than 1200m ^v from the nearest publicly accessible playing pitch or outdoor sports provision.	Site is more than 400m but less than 1200m from the nearest publicly accessible playing pitch or outdoor sports provision.	Site is less than 400m from the nearest publicly accessible playing pitch or outdoor sports provision.	<p>High Development is expected to deliver new onsite sports provision or improved sports pitch provision within 400m.</p> <p>Medium Development is likely to deliver improvements to existing sports pitch provision more than 400m from the development but within acceptable distance*.</p> <p>Low Development typology is unlikely to support the creation of on site provision, or improvement of pitches offsite within acceptable distance.</p>	Acceptable distance = 1200m
Local Park/Neighbourhood Equipped Area for Play	Site is more than 1000m ^{vi} from the nearest Local Park or NEAP	Site is more than 400m but less than 1000m from the nearest Park or NEAP	Site is less than 400m from the nearest Park or NEAP	<p>High Development will deliver new provision on site or at an existing Park/NEAP within 400m of the development.</p> <p>Medium Development is likely to deliver improvements to existing Park/NEAP more than 400m from the development but within acceptable distance*, and or would provide a new LEAP on site.</p> <p>Low Development typology is unlikely to support the creation of any on site play provision, or improvement of Park/NEAP provision off site within acceptable distance*.</p>	<p>*Acceptable distance is 1000m Where development could deliver a LEAP (locally equipped play area) this will be taken into account so long as provision is onsite only.</p> <p>Notes Based on Design SPD and FIT 2015 guidance) Sites of between 50- 200 homes should include a LEAP Sites between 201-500 dwellings should make a financial contribution towards a NEAP Sites over 501 dwellings should include a NEAP</p>
Health Facilities	Site is more than 800m ^{vii} from the nearest GP, or Health Centre which is recorded as accepting new patients at the time of assessment.	Site is more than 400m but less than 800m from the nearest GP, or Health Centre which is recorded as accepting new patients at the time of assessment.	Site is less than 400m from the nearest GP, or Health Centre which is recorded as accepting new patients at the time of assessment.	<p>High Development will deliver new health facilities or improved healthcare facilities at an unconstrained GP which operates surgery or satellite surgery within 400m of the site.</p> <p>Medium Development is likely to deliver improvements to an unconstrained GP surgery more than 400m from the development but within acceptable distance*.</p> <p>Low Development will not support the creation of a new GP surgery onsite and the nearest unconstrained GP facilities* is in excess of 800m post development.</p>	<p>Acceptable distance = 800m *Including GP surgery proposed on other Local Plan Allocated site (this will only be capable of assessment once draft plan is defined). Unconstrained = has capacity/capability to expand.</p>
Employment Provision	Site is more than 5km ^{viii} from of an established or committed strategic employment area* of 5ha or more comprised of a single user or number of users.	Site is within 5km of an established or committed strategic employment area* of 5ha or more comprised of a single user or number of users.	Site is within 1200m of an established or committed strategic employment area* of 5ha or more comprised of a single user or number of users	<p>High Site is mixed use and will include at least 5ha of new employment within the scheme, or will be within 1200m of a proposed employment allocation of 5ha or more in the emerging Plan.</p> <p>Medium Site is within 5km of an established (retained) employment site of over 5ha or a proposed employment site of over 5ha within the emerging Plan</p> <p>Low Site is likely to be over 5km from an established or proposed employment site over 5ha.</p>	<p>*Or town centre boundary for Swadlincote. This criteria will only be used for housing based assessments. 5km suggested as an upper acceptable threshold as this is inline with guidance in historic PPG13: Transport^{ix} which has been checked against an average journey time in the east midlands for people who commute to work by cycle (20 mins) see (https://www.gov.uk/government/statistical-data-sets/tsqb01-modal-comparisons#travel-to-work) and the average speed of cyclists identified as 15km per hour see http://assets.publishing.service.gov.uk/government/uploads/attachment_data/file/766696/Cyclinqactivemodes.pdf</p>

Material Assets					
Public Transport	Site is more 800m from the nearest bus stop /railway station served by an hourly or better service ^x .	Site is less than 800m but more than 400m from the nearest bus stop or railway station served by an hourly or better service.	Site is less than 400m from the nearest bus stop or railway station served by an hourly or better service.	<p>High Site will include new bus penetration within the site or will contribute to enhancements to services or infrastructure within an acceptable distance.</p> <p>Medium There is considered some potential for development to contribute to new service provision or infrastructure improvements within an acceptable distance given the scale or nature of the site.</p> <p>Low Development is unlikely to provide any opportunity to improve bus or train service provision or infrastructure within an acceptable distance.</p>	<p>Documents reviewed include https://www.stagecoach.com/~media/Files/S/Stagecoach-Group/Attachments/pdf/bus-services-and-new-residential-developments.pdf https://www.ciht.org.uk/media/4459/buses_ua_tp_full_version_v5.pdf Guidelines for Providing Journeys on Foot, published by the Institution of Highways and Transportation, 2000</p> <p>An hourly service is a daytime weekday and Saturday service between 8am-6pm. Multiple less frequent services will only be considered to constitute an hourly service where the frequency of travel is hourly or less and routes serve the same destination. Where a single small gap in service up to 1hr 30m exists in a service (for example due to a service being used as a school service in the morning) this will still be treated as an hourly service for the purpose of this assessment. Where inward and outward bus stops are located different distances from the site assessment will be based on the closest. All distances to bus stops are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.</p> <p>Acceptable distance =800m</p>
Pedestrian and Cycle Links	Site offers little or no potential to connect to a metalled public right of way, cycle path or footway.	Site has potential to connect to either a metalled footway/pavement or a hard surfaced (metalled) cycle route/public right of way	Site will connect to a metalled footway/pavement and a PROW/Cycle path.	<p>High Site includes proposals for new metalled walking and cycling routes that connect into existing adjoining or nearby metalled networks</p> <p>Medium Site has potential to connect into adjoining unmetalled PROWs and footways.</p> <p>Low Site is unlikely to offer opportunity to deliver new or connect into existing pavements, PROW or cycling routes.</p>	<p>Cycle routes and public rights of way are completed routes included on the County Council's mapping portal at the time of assessment (date to be noted at time of assessment) Footway or pavements are metalled footways adjoining the highway.</p>
Highways Safety ^{xi}	There is a cluster ^{xii} of serious or fatal accidents in the vicinity of the site.	There is a cluster of less serious accidents in the vicinity of the site.	There are no or isolated records of accidents within the site.	<p>High Specific measures are proposed to address highways safety as part of the development proposal.</p> <p>Medium It is likely that general or specific measures are available to address highways safety issues though no detailed information has been submitted to address potential effects</p> <p>Low Highways safety impacts cannot be adequately mitigated given the location or nature of the site and proposed or likely access arrangements.</p>	<p>Where sites identify as amber or red comments should be sought from the developer or County Council as to whether they consider there to be an issue locally and if so what the potential for mitigation is based on the scale and design of proposals. Conclusions will need to be led by the TA. Where developer indicates that following a review, they consider that clusters represent a cumulation of individual driver errors rather than issues with the highways design/layout this should be noted in narrative. As a starting point to ensure some consistency assume within 400m, but record any sites with clusters within 800m so further advice can be sought from highways.</p>
Highways Access	There are significant infrastructure constraints or access constraints that cannot, or will be difficult to address	There are potential highway or access constraints identified by the Transport Authority, although it is likely that these can be adequately addressed.	Highways access can be made and there is likely to be capacity in the highways network to accommodate proposed development.	<p>High Highway impacts can be fully mitigated</p> <p>Medium Highways Impacts can be partly mitigated.</p> <p>Low There is no or limited potential for mitigating transport impacts</p>	<p>Will need to circulate sites to DCC Highways for consideration. Perhaps we need to ask them to make an evidence based judgement on the potential for local highways network to accommodate growth and the potential for development to be served by proposed or possible access.</p>

Utilities	Site is located in an area with identified strategic electricity or sewerage infrastructure capacity issues	Site is located in an area with potential localised electricity or sewerage infrastructure capacity issues	There are no infrastructure capacity issues identified.	<p>High Issues can be fully addressed through capacity enhancements to infrastructure network</p> <p>Medium Issues can be fully addressed through capacity enhancements to infrastructure network though site phasing/delivery may run ahead of enhancements.</p> <p>Low There is little or no potential to fully mitigate infrastructure capacity issues</p>	<p>Will need to circulate sites to STW, and WPD for consideration. Need to ask STW and WPD to RAG rate the sites based on the criteria outlined. Again this will need to be evidence based judgement.</p> <p>Receive info on capacity of receiving water to accommodate flows where possible.</p> <p>RAG rating is likely to indicate potential for mitigation. Either way probably can't determine potential for mitigation until info from providers is included.</p>
Soil, water and Air					
Brownfield/ Contaminated Land	Site is mainly greenfield (70% or more).	Site is comprised of mixed brownfield and greenfield land with more than 30% but less than 70% being previously developed.	Site is identified as at least 70% previously developed or identified as contaminated.	<p>High Built development can be located solely on areas identified as previously developed or contaminated.</p> <p>Medium Built development will reuse previously developed or contaminated land.</p> <p>Low Development will not allow for the reuse or remediation of previously developed land.</p>	30% of a site (like the flood risk criteria) is assumed to be the maximum proportion of land that in most cases can be passed over to non-built development.
Soil Quality	Site includes land known to be Best and Most Versatile (BMV) agricultural land.	Site has potential to include Best and Most Versatile (BMV) agricultural land.	Site does not contain any Best and Most Versatile (BMV) agricultural land.	<p>High Built development can be located solely in areas identified as previously developed, urban land, or grades 4 and 5 agricultural land.</p> <p>Medium Built development would be fully or partly located in an area with the highest land classification as grade 3.</p> <p>Low Built development would be located fully or partly in an area identified as grade 1 or 2. Agricultural land</p>	<p>The basis for mitigation is based on the ability of the development itself to avoid areas within the wider site which may be sensitive to development.</p> <p>Given the strategic nature of ALC mapping it is likely that many sites will all fall within land of a single classification. However where more detailed ALC mapping is available or where ALC maps split a site across more than one classification the highest recorded classification affected by areas proposed for built development will be used for the purpose of assessment.</p>
Bad Neighbour Uses	Site is within an inner, middle or outer zone surrounding a hazard site or is immediately adjacent to or dissected by a gas pipeline and could have an adverse effect on existing land uses or facilities. Site located within or adjacent to conflicting land use and not capable of mitigation.	Site is located within or adjacent to conflicting land uses although constraints are likely to be capable of mitigation through design and layout.	No known hazards or conflicting uses known.	<p>High Site is not within consultation distance of a major hazard site or major accident hazard pipeline.</p> <p>Medium Site layout can be arranged so as to avoid built development in an area within a consultation distance of a major hazard site or major accident hazard pipeline.</p> <p>Low Developer has not amended site proposals despite site being in a consultation distance of a hazard, has highlighted built development in a risk zone or following consultation with HSE they have advised against development.</p>	<p>Note very few sites are likely to fall in the red category. Those which do may still be suitable for some development but consultation with the HSE should be undertaken prior to allocation. Review HSE's Planning Advice Web App for use.</p> <p>In assessing potential for mitigation those sites which receive a no interest report (ie are unaffected by hazards) these will not be assessed for mitigation as none is necessary. These will be identified by noting not applicable to site.</p> <p>For sites considered to be located close to conflicting land uses these should be recorded and judgement-based advice sought from HSE on a case by case basis. Comments should be recorded and sites scored red or amber as appropriate.</p>

Air Quality	Site is located within an Air Quality Management Area (AQMA).	Site has potential to affect a designated air quality management area by virtue of its proximity, scale or nature.	Site is unlikely to have any discernible impact on air quality.	<p>High Site specific measures are proposed and identified to address local air quality issues on nearby AQMA or other sensitive area.</p> <p>Medium General measures are proposed and identified to address local air quality issues in areas located outside of AQMAs to address general air quality.</p> <p>Low No measures to address air quality are available to the developer due to the nature or location of the site.</p>	<p>Currently no AQMAs are located in South Derbyshire so presently no sites would be scored as red. However this could change over plan preparation period so a 'red' column is proposed.</p> <p>AQMAs are located in Derby, Burton on Trent and North West Leicestershire. Most sites are unlikely to have any air quality effects given the intervening distance of South Derbyshire sites to current AQMAs. There is potential however for larger sites close to existing sites to exacerbate air quality effects</p> <p>It is unlikely that any sites will be considered to have low potential for the delivery of general air quality mitigation measures. Measures including use of electric vehicle charging points, new walking and cycling infrastructure or tree planting will help to address air quality locally and can be accommodated in most sites.</p> <p>Any assessment of mitigation will need to be assessed against the Air Quality Action Plan published for nearby AQMA.</p>
Water Quality ^{xiii}	Site is within the River Mease catchment and served by a WWTW at Overseal, Netherseal, Lullington or Smisby or would be served by a non mains drainage system. discharging within the SAC catchment.	Site is served by a WWTW outside of the Mease which has insufficient capacity to accommodate foul flows or would utilise a non mains drainage solution.	Site is located outside of the Mease and would connect to the foul sewer network served by a WWTW with capacity to accommodate additional flows.	<p>High Water would be pumped out of catchment of the Mease or other sensitive catchment, and development would not generate flows which would exceed the discharge permit issued for WWTWs. Within the Mease an appropriate financial contribution can be made to offset harm to the SAC from additional foul flows.</p> <p>Medium Capacity could be created at the local WWTWs without detriment to condition of receiving waters.</p> <p>Low There is no potential to accommodate additional foul flows without causing detriment to receiving surface waters or the development would utilise a non-main drainage solution.</p>	<p>WWTWs = Wastewater Treatment Works</p> <p>Due to the existing headroom constraints at Overseal, Netherseal and Smisby WWTWs potential for growth in outlined villages will be very limited. Advice should be sought from STW regarding remaining headroom of treatment works as this is likely to be limited and unlikely to be increased further.</p> <p>STW will need to advise on the potential of sites to be accommodated within their network, without significant harmful environmental effects.</p> <p>STW will be asked to have regard to the quality of receiving water in returning a rag rating of sites.</p>
Climate Change					
Fluvial Flood Risk ^{xiv}	More than 30% of the site is located within zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk).	More than 5% but less than 30% of the site is located within an area of fluvial flood risk (zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk) inclusive).	Less than 5% of the site is located within an area of fluvial flood risk (within zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk)).	<p>High Site can be arranged to ensure built development and site access^{xv} is located only within flood zone 1 (and only water compatible development located in high risk areas)</p> <p>Medium Site can be arranged so built development and site access is only located in areas at low or medium flood risk (ie in flood zone 1 or 2) and water compatible development is located in higher risk areas.</p> <p>Low Site is likely to be arranged with built development and site access in locations at high flood risk (ie flood zones 3a and 3b).</p>	<p>Updated Strategic Flood Risk Assessment (SRFA) to be commissioned to reflect new flood modelling for the Trent and Derwent. Ahead of that existing SFRA and EA data to be used.</p> <p>The Percentage thresholds chosen reflect officer views (based on a review of historic development sites and the proportion of sites passed over to built development).</p> <p>Anything less than 5% is considered trivial and developers usually have no issue with avoiding built development in these areas. Occasionally however low levels of risk can affect access arrangements which may be fixed.</p> <p>Between 5-30%. Officers consider that typically around a third of a site is usually set aside for habitat creation, provision of SUDS, open space provision and tree planting and screening etc. Usually this level of flood risk can be accommodated by locating non built development in areas at flood risk.</p> <p>However beyond this level of provision it is considered more likely that built development will encroach into flood risk areas. However, for some (mainly very large sites) it still may be possible to avoid flood risk areas where more than 30% of the site is identified at flood risk. Where this can be demonstrated this can be considered through any assumptions made on the potential for mitigation.</p>

Other Flooding ^{xvi}	More than 30% of the site is at high or moderate surface water flood risk, and/or more than 30% of the site will be located in an area identified as being at future flood risk in the Council's SFRA.	More than 5% but less than 30% of the site is located within high or moderate surface water flood risk, and/or more than 5% but less than 30% of the site will be located in an area identified as being at future flood risk in the Council's SFRA.	Less than 5% of the site is located within high or moderate surface water flood risk, and/or less than 5% of the site will be located in an area identified as being at future flood risk in the Council's SFRA.	<p>High Site can be arranged to ensure built development and site access* is located only within areas at low surface water flood risk (or areas outside of any future high or medium flood risk areas allowing for climate change and has potential to include SUDS that can discharge to surface water or surface water sewer*.</p> <p>Medium Site can be arranged so built development and site access is only located in areas at low or medium surface water flood risk or FZ1 or FZ2 allowing for Climate Change or is in an area defended to 1:100yr flood event level or includes SUDS discharging to the combined sewer.</p> <p>Low Site is likely to be arranged with development located in areas at high flood risk (zones 3a ad 3b) allowing or climate change and undefended or in areas identified at high risk of surface water flooding. No or inadequate SUDS proposed.</p>	<p>It is unlikely all but the very smallest sites will be capable of a good standard of mitigation. Within urban areas however it is recognised that some sites may need to discharge to the combined sewer.</p> <p>* where surface water sewer or surface water such as a ditch not available to a development site and water may need to discharge to a combined sewer (for example on a PDL site) score Medium.</p>
Cultural Heritage					
Heritage Assets	Development of the site is highly likely to cause significant levels of harm to heritage assets and/or their settings.	Development of the site has potential to cause harm to heritage assets and/or their setting.	Development of the site is unlikely to cause harm to heritage assets or their setting.	<p>High Measures are available to fully or substantially mitigate the harmful effects of the proposed development having regard to the scale, nature and location of the development site.</p> <p>Medium Measures are available to significantly mitigate the harmful effects of the proposed development having regard to the scale, nature and location of the development site.</p> <p>Low Measures are unlikely to be available or achievable to significantly mitigate the harmful effects of the proposed development having regard to the scale, nature and location of the development site.</p>	<p>This will be judgement based appraisal with significant input from the Conservation Officer. Any responses will need to be recorded for future reference and a proforma completed.</p> <p>The starting point however should be to screen sites that are almost certainly going to have no effect and those which are unlikely to have effects. Again these should be passed to James to double check that he agrees.</p>
Landscape					
Landscape/Townscape	Site is mainly located in an area of high or medium landscape sensitivity or any part is located within a conservation area or includes any listed building or structure or would be isolated rural development.	Site is mainly located in an area of moderate landscape sensitivity or any part is located adjoining a conservation area or listed building/structure*.	Site is located in an area of low landscape sensitivity and not adjoining a conservation area or listed building or structure.	<p>High Measures are available to fully or substantially mitigate the harmful landscape effects of the proposed development having regard to the scale, nature and location of development, the site characteristics and the surrounding landform and townscape character.</p> <p>Medium Measures are available to significantly mitigate the harmful landscape effects of the proposed development having regard to the scale, nature and location of development the site characteristics and the surrounding landform and townscape character.</p> <p>Low Measures are unlikely to be available or achievable to significantly mitigate the harmful landscape effects of development having regard to the scale, nature and location of development the site characteristics and the surrounding landform and townscape character.</p>	<p>Some assessment possible against heritage aspects. Landscape Sensitivity assessment will need to inform initial assessment, whilst a secondary judgement on the potential for mitigation will need to be informed by a more detailed site-based assessment considering the likely nature and layout of the scheme and its wider context.</p> <p>*and curtilage</p>
Topography	Site topography is likely to undermine or significantly affect site deliverability or suitability.	Site topography could potentially affect site deliverability or suitability.	Site is mainly flat and topography is unlikely to affect site deliverability or suitability.	<p>High Specific measures are proposed and identified to address site topography/levels changes on the site.</p> <p>Medium Specific or general measures are likely to be available to address site topography/levels changes on the site having regard to the scale and</p>	<p>Sites would be unlikely to score 'red' unless there is clear evidence that topography could constrain delivery, for example due to the need to fill railway cuttings, or address major differences in levels across the site.</p>

				<p>nature of the site though are not identified by the site promoter.</p> <p>Low Opportunities to address levels issues and topography are unlikely to be available to address site topography/levels changes due to the scale or nature of the site.</p>	
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ⁱInformation presented in ROUTH, C. 2016. Is the management of Local Wildlife Sites affected by the urban fringe? Natural England Research Reports, Number 063, indicates that positive management for wildlife was notably less likely when the site was within 100m of an urban area.

ⁱⁱ 800m has been selected as the preferred maximum walking distance to retail facilities. This is equivalent to a 10 minute walk. Beyond this distance it is considered more likely that residents would travel by car. All distances to local facilities and services are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.

ⁱⁱⁱ Assume a new primary school will be always be required for all new schemes over 1000 dwellings in line with requirements of DCC developer contributions SPD.

^{iv} Desirable and acceptable Walking distances to school is based on the Guidelines for Providing Journeys on Foot, published by the Institution of Highways and Transportation, 2000 which indicates desirable distance of 500m and acceptable distance of 1000m

^v 1200m is the fields in Trust maximum distance for playing pitches set out in the Guidance for sport and play – beyond the six acre standard England 2015. It is also the maximum distance included in the Council’s Design SPD, 1200m has therefore been used as a threshold for assessment for maximum distance for this type of facility. All distances to local facilities and services are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.

^{vi} 1000m is the fields in Trust maximum distance for a Local Park/NEAP set out in the Guidance for sport and play – beyond the six acre standard England 2015. It is also the maximum distance included in the Council’s Design SPD, 1000m has therefore been used as a threshold for assessment for maximum distance for this type of facility. All distances to local facilities and services are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.

^{vii} 800m has been selected as the preferred maximum walking distance to the nearest GP or Health centre. This is equivalent to a 10 minute walk. Beyond this distance it is considered more likely that residents would travel by car. All distances to local facilities and services are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.

^{viii} 5km has been taken by the Council to be the preferred acceptable distance for accessing employment through active travel options (walking and cycling). This equates to a 20 minute cycle at an average speed of 15k/p/h. The preferred distance is taken as 12km as this is the maximum preferred maximum preferred walking distance is likely to provide a more meaningful threshold given the rural nature of much of the District. All distances are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc to commercial/industrial estate access.

^{ix} PPG13 available at: <https://webarchive.nationalarchives.gov.uk/20120919201915/http://www.communities.gov.uk/documents/planningandbuilding/pdf/1758358.pdf>

^x An hourly service is a daytime weekday and Saturday service between 8am-6pm. Multiple less frequent services will only be considered to constitute an hourly service where the frequency of travel is hourly or less and routes serve the same destination. Where a single small gap in service up to 1hr 30m exists in a service (for example due to a service being used as a school service in the morning) this will still be treated as an hourly service for the purpose of this assessment. Where inward and outward bus stops are located different distances assessment will be based on the closest. All distances to bus stops are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.

^{xi} Information on highways safety is not determinative -its purpose is to flag up those sites where further consideration of highways safety should be made prior to allocation or planning permission being granted.

^{xii} A cluster is taken as three or more records within the same vicinity. Where accidents are of varying severity there will need to be three serious records to be scored as a cluster of serious accidents. Data to be taken from the 5 years previous included on crashmap.com at the time of assessment.

^{xiii} Sites within the Mease catchment would only be acceptable where it can be demonstrated that measures can be delivered to fully mitigated impacts on the SAC.

^{xiv} Note: where a site is served by a single access and this is at flood risk, (zones 2, 3a or 3b) then site will be scored as amber as further information on the ability to ensure safe access to, and egress from, will need demonstrating.

^{xv} Specific regard should be had to where no secondary safe access free from flood risk from a site can be accommodated. Where a safe alternative access can be delivered potential harm from flood risk associated with primary/main access can be discounted.

^{xvi} Score according to the worst performing aspect. So a site in which 15% is at moderate or high surface water flood risk but 35% in an area subject to future flooding would score red.