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**HIGH PEAK LOCAL PLAN VIABILITY TEST  
INCORPORATING SITE VIABILITY & DELIVERABILITY APPRAISAL**

**PREPARED ON BEHALF OF  
HIGH PEAK BOROUGH COUNCIL**

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**By**



**APRIL 2014**

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## **Part One Report**

<b>Contents</b>	<b>Page</b>
1.0 Introduction	1
2.0 Planning Policy Context	4
3.0 Overview of High Peak	16
4.0 Methodology and Baseline Development Scenarios	37
5.0 Financial Appraisal Assumptions	54
6.0 Baseline Viability Results and Findings	69
7.0 Core Strategy Policy Options and Viability	88
8.0 Whole Plan Viability	97

## **Appendices**

Appendix 1	Comparable Evidence
Appendix 2	Summary of Assumptions
Appendix 3	WYG Report
Appendix 4	Arup's Report

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## 1.0 INTRODUCTION

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- 1.01 High Peak Borough Council ('the Council') is preparing a Local Plan to shape future development of the Borough up to the year 2028. The emerging Local Plan includes site allocations for a range of land uses including housing, employment and leisure. In addition Chapel-en-le-Frith Parish Council is preparing a Neighbourhood Development Plan for the Parish that will also include site allocations. In relation to each of these Plans the Council will need to demonstrate that any housing, mixed-use or employment site allocated in the Local Plan is viable and deliverable for development.
- 1.02 The Council has also recently commissioned a report in relation to the prospects for the introduction of the Community Infrastructure Levy (CIL) in the Borough. In relation to the site allocations the Council therefore needs to consider the impact of the introduction of CIL in relation to the site viability.
- 1.03 In addition to CIL the emerging Local Plan contains other planning policies which may impact on the viability of development. To inform the site allocations and overall Plan delivery, the Council therefore needs to determine the impact of plan policies on development viability. This will ensure that in accordance with the National Planning Policy Framework (NPPF) the sites and scale of development are not subject to such a scale of obligations, standards and Policy burdens that cumulatively this threatens the plan's ability to be developed viably.
- 1.04 Keppie Massie, in conjunction with the WYG Group and ARUP, have been commissioned by the Council to prepare a viability and deliverability assessment of the sites to be allocated within both the emerging Local Plan and also the Chapel Neighbourhood Plan. The aim of the study is to satisfy the tests of viability and deliverability laid down in the NPPF. Our work also considers the impact of CIL and in particular the proposed schedule rate on the site allocations, to determine whether this is set at a rate that enables development of all sites allocated through the emerging Local Plan and the Chapel Neighbourhood Plan. The final part of our study considers the cumulative impact of Plan Policy requirements on viability and deliverability, and provides a commentary on the plan's ability to provide a rolling supply of housing with a realistic prospect of being developed over the early, medium and long term.

- 1.05 As part of the overall commission, WYG Group have also undertaken a Level 2 Strategic Flood Risk Assessment (SFRA) in relation to those preferred sites for allocation in the emerging Local Plan that are wholly or partially in Flood Zones 2 and 3. This SFRA is the subject of a separate report however the conclusions of this report have been used to inform our assessment of the delivery of the allocated sites
- 1.06 **Format of Report**
- 1.07 Our report is presented in two parts. Part One of the study comprises an overview of the Local Plan and its key policies, details of our methodology, a property market commentary, the results of our testing and our conclusions regarding Plan viability, delivery and CIL.
- 1.08 Part Two of the study comprises individual reports in relation to each of the allocated sites which have been assessed. Each report contains site specific information together with the assumptions upon which our testing is based, along with the overall viability and deliverability results and conclusions for the particular site
- 1.09 For ease of reference Part One of the report is structured based on the following sections:-
- 1.10 ***Section 2 – Planning Policy Context***  
Here we have provided an overview of the emerging Local Plan together with an outline of the allocations and plan policies which impact on viability and delivery. We have also provided details of the CIL rate schedule proposals.
- 1.11 ***Section 3 – Methodology***  
In this section we outline the methodology that has been adopted for the study and the viability assessments, together with the rationale for the development scenarios tested.
- 1.12 ***Section 4 – Overview of High Peak***  
This section provides general information about the social and economic characteristics of High Peak together with an overview of the residential and non-residential property markets.



1.13 ***Section 5 – Financial Appraisal Assumptions***

This section outlines the key assumptions that we have made in preparing our financial assessments including details of how we have addressed specific Local Plan Policies.

1.14 ***Section 6 – Viability Results and Findings***

This section provides an overview of the results from the site specific viability testing, together with a commentary regarding the results and the impact of the Local Plan policies which affect viability.

1.15 ***Section 7 – The Introduction of CIL***

Within this section we consider the effect that the proposed CIL charging rate has on development viability for the allocated sites and identify any adjustments that may be required to the proposed charging rate.

1.16 ***Section 8 – Whole Plan Viability***

Here we provide our conclusions about whole plan viability and deliverability.

## **2.0 PLANNING POLICY CONTEXT**

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### **2.01 Background**

2.02 To reflect the change to the planning system, the Council is currently preparing a Local Plan as an alternative to the Core Strategy. The new High Peak Local Plan will provide strategic planning guidance on matters such as housing, employment, the natural and historic environment, transport and retail. In addition, the new High Peak Local Plan will also include details of specific sites identified for future development or for protection.

2.03 The new Local Plan will cover the period from 2006 to 2028. Consultation was initially undertaken on the Options for the Local Plan during the autumn of 2012 and subsequently on the Preferred Options from 27 February to 10 April 2013.

2.04 It is anticipated that Publication of the submission version of the Local Plan will take place during the first part of 2014, with an examination later in the year and adoption of the Local Plan in February 2015.

2.05 Our study has regard to the High Peak Local Plan Preferred Options document dated February 2013 as the most up to date version of the plan.

### **2.06 Strategic Policies**

2.07 A number of policies with the Local Plan guide the location and scale of new development within High Peak and we have provided a short summary of those most relevant to the study in the paragraphs that follow.

### **2.08 Policy S 3 - Strategic Housing Development**

2.09 This Policy informs Housing Land Supply and Distribution. In accordance with the Policy, provision will be made for at least 5,940 additional dwellings over the period 2006 – 2028 at an overall average annual development rate of 270 dwellings. In terms of phasing the Policy identifies the timetable summarised in table 2.1.

Table 2.1: Timetable of Development Rates

Period	Average Annual Development Rate	Net Dwelling Completions
2006 – 2012	253	1520
2012 – 2018	220	1320
2018 – 2023	280	1400
2023 – 2028	340	1700

- 2.10 In order to meet this requirement sufficient land will be identified to accommodate up to 3,250 dwellings on new sites. This will be distributed across the Borough broadly in accordance with table 2.2.

Table 2.2: Distribution of New Housing Delivery

Sub-Area	% of Borough Total	No. of Dwellings
Glossopdale	32%	1040
Central	33%	1070
Buxton	35%	1140

- 2.11 In support of this strategic Policy, Policy H 2 – Phasing Housing Development and Policy H 3 – Housing Allocations address the phasing of delivery to ensure a continuous supply of housing land throughout the plan period, together with the individual site allocations themselves. Further details regarding these allocations are provided at Section 3 of our report and also in the individual site specific report in Part Two. In addition to the above **Policies DS 1 – DS 17** relate to the individual strategic development sites and provide guidance in relation to housing allocations on many of these sites. Again further details are provided at Section 3 and also in the site specific reports at Part Two.

**2.12 Policy S 4 - Maintaining and Enhancing an Economic Base**

- 2.13 This Policy focuses on the future economic base in High Peak and provides that the Council will maintain and where possible, enhance the economic base of the Plan Area. This will be achieved by making provision for 29.2 hectares of employment land to be developed during the remainder of the plan period (2013-2028). This quantum is split 21.7 hectares for industrial development land and 7.5 hectares for office/non-industrial uses.

- 2.14 To support this Policy, **Policy E 2 – Employment Allocations** identifies a number of sites to be allocated for employment use (class B1, B2 and B8) together with site specific policies. The allocations are in accordance with table 2.3.

*Table 2.3: Employment Land Allocations*

Site	Allocation (gross)
Waterside, Hadfield	1.6 hectares
Land off Wren Nest Road, Glossop	2.5 hectares
Hoffman Quarry, Harpur Hill, Buxton	3.6 hectares
Staden Lane extension, Buxton	1.6 hectares
Tongue Lane extension, Buxton	4.0 hectares
Waterswallows extension, Buxton	5.2 hectares
Land off Ashbourne Road, Buxton	2.0 hectares

- 2.15 **Policy E 5 – Regenerating an Industrial Legacy** provides guidance in relation to the future development of industrial legacy sites and in particular states that:-

- 2.16 The Council will seek to maximise the potential of constrained employment sites where their infrastructure and/or premises are no longer suited to meeting the needs of modern businesses. This will be achieved by:-

- Encouraging proposals for the redevelopment or reuse of sites which are no longer conducive to meeting the needs of modern businesses in their present form
- Stimulating investment on constrained sites in order to encourage their beneficial re-use
- Encouraging mixed-use developments, which support local economic growth sectors and retain or create employment opportunities
- Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible

- 2.17 The development of the following sites will be supported:-

**Central Area**

- Bingswood Industrial Estate, Whaley Bridge
- Land at Furness Vale Business Park
- Torr Vale Mill, New Mills
- Britannia Mill, Buxworth

### **Glossopdale**

- Woods Mill, Glossop
- Charlestown Works, Glossop
- Ferro Alloys, Glossop

2.18 Detailed Policy requirements associated with the above sites are provided via Strategic Development Site Policies in the Plan and as appropriate are contained in the Part Two site specific reports.

### **2.19 Key Policies related to Viability Testing**

2.20 The emerging Local Plan also contains the Development Management Policies that will guide the delivery of new development in High Peak to ensure that it reflects maintains and enhances the Boroughs Peak District Character with regard to climate change, landscape character, biodiversity, design, the built and historic environment and Ecological and Green Infrastructure Networks. In addition these policies seek to support the sustainable growth and diversification of the Local Economy and provide an appropriate mix of housing types, sizes and tenures in sustainable and accessible locations. The phased release of land for new development will be informed by the capacity in the existing infrastructure to meet the additional requirements arising from the new development.

2.21 Having regard to the development management policies contained within the emerging Local Plan, we have summarised below the key policies which will have an impact on development viability.

### **2.22 E Q 1 - Climate Change**

2.23 The relevant parts of the Policy with respect to development viability include:-

- Requiring new homes in residential developments of five dwellings or more to achieve the highest viable Code for Sustainable Homes rating which would at least meet or exceed the requirements of the current Building Regulations
- Requiring that commercial developments over 1,000m<sup>2</sup> are built to the highest viable BREEAM rating, at least meeting the BREEAM good standard
- Promoting energy efficiency and the use of renewable/low carbon energy in new development and through retro-fitting of existing buildings

2.24 **E Q 2 – Landscape Character**

2.25 Amongst other matters this Policy seeks to ensure that development proposals are informed by, and are sympathetic to, the distinctive landscape character areas as identified in the Landscape Character SPD.

2.26 **E Q 5 – Design and Place Making**

2.27 The relevant aspects here include those in EQ 1 regarding Code and BREEAM and also ensuring that development accords with national design guidance and Supplementary Planning Documents (Residential Design Guide SPD). The Policy also makes reference to development on the edge of settlement areas being of a high quality design that respects and enhances landscape character.

2.28 The commentary to the Policy also includes reference to the Council being supportive of Building for Life 12 and Lifetime Homes Design Guide.

2.29 **E Q 6 – Built and Historic Environment**

2.30 In summary this Policy states that the Council will safeguard and enhance the built and historic environment, areas of historic landscape character and interests of acknowledged importance and will ensure that development proposals contribute positively to the character of the built and historic environment.

2.31 **E Q 9 – Pollution and Flood Risk**

2.32 This Policy is designed to protect people and the environment from unsafe, unhealthy and polluted environments. It aims to manage flood risk, and requires new development to incorporate Sustainable Urban Drainage Systems (SuDS).

2.33 **H 4 – New Housing Development**

2.34 The Council will require all new residential development to address the housing needs of local People by:-

- (a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H5

- (b) Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs based on evidence from the Strategic Housing Market Assessment or successor documents
- (c) Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality
- (d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households
- (e) Requiring dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation to meet the criteria in Lifetime Homes or successor documents.

## 2.35 **H 5 – Affordable Housing**

2.36 This Policy states that the Council will seek to maximise the delivery of affordable housing across the plan area by working in partnership with the Homes and Community Agency, Registered Social Landlords, Developers and Local Communities.

2.37 In order to address the need for affordable housing, residential developments should ensure that at least the following proportions of residential units are provided as affordable housing:-

- 30% affordable housing on sites of 25 units or more
- 20% affordable housing on sites of 5-24 units

2.38 Where the provision of affordable houses proposed is below the requirements set out above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

2.39 The affordable housing provision should seek to achieve a target of 80% social rented with the balance intermediate. In exceptional circumstances the Council may allow provision off-site or a financial contribution of broadly equivalent value.

## 2.40 **C F 3 – Local Infrastructure Provision**

2.41 New development will only be permitted where the utility, transport and community infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it.

2.42 Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in High Peak will be supported by investment from a Community Infrastructure Levy.

2.43 **C F 4 – Provision of Open Space and Recreational Facilities**

2.44 Policy requirements include:-

2.45 Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring all new residential developments to make provision for appropriately designed green-space and recreation facilities:-

- Where local accessibility standards are met by the development, by financial contribution to enhance delivery and management of off-site provision commensurate with the size and scale of the development and in accordance with the local provision standards; or
- Where local accessibility standards are not met by the development, by requiring on-site provision commensurate with the size and scale of the development and, in accordance with the local provision standards
- Requiring all major residential developments to design into schemes growing areas for residents and where this is not feasible, requiring a contribution to allotment provision off-site, in accordance with the local provision standards set out above
- Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities will be through Section 106 agreement or via the Community Infrastructure Levy if this is adopted.

2.46 **C F 7 – Planning Obligations and Community Infrastructure Levy**

2.47 Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. Standard formulae will be applied when applicable.

2.48 Provision will be required for subsequent maintenance where contributions are secured for facilities which are predominantly for the benefit of users of the development concerned.



2.49 Subject to an assessment of development viability and further consideration by the Council, infrastructure requirements related to the cumulative impact of development in High Peak will generally be supported by the Community Infrastructure Levy. The Infrastructure Delivery Plan that supports the Local Plan provides further clarification on infrastructure needs and sources of funding. The Infrastructure Delivery Plan will be reviewed regularly to ensure that it remains up-to-date.

2.50 In implementing this Policy regard will be had to economic viability considerations, consistent with meeting the Local Plan objectives.

#### 2.51 **Strategic Development Sites**

2.52 Policies DS 1 – DS 17 contain bespoke policies in relation to the Strategic Development Sites to identify specific requirements for planning applications. These strategic sites are as follows:-

DS 1 – Woods Mill, Glossop

DS 2 – Former Railway Museum, Dinting Road, Glossop

DS 3 – Charlestown Works, Glossop

DS 4 – Adderley Place, Glossop

DS 5 – Former Ferro Alloys site, Glossop

DS 6 – Land off Derby Road, New Mills

DS 7 – Land at Ollerset Lane/Pingot Road, New Mills

DS 8 – Britannia Mill, Buxworth

DS 9 – Bingswood, Whaley Bridge

DS 10 – Furness Vale Industrial Estate, Calico Lane, Furness Vale

DS 11 – Torr Vale, New Mills

DS 12 – Land Hogshaw, Buxton

DS 13 – Land west of Tongue Lane, Buxton

DS 14 – Land off Dukes Drive, Buxton

DS 15 – Land off Ashbourne Road and Foxlow Farm, Buxton

DS 16 – Tongue Lane, Buxton

DS 17 – Station Road and Spring Gardens Regeneration Area, Buxton

2.53 Further details in relation to these strategic policies are provided in the individual site template reports contained at Part Two.

2.54 **Supplementary Planning Documents (SPDs)**

2.55 The emerging Local Plan will promote a number of SPDs that have already been adopted. Of these SPDs those that are most important to the study in terms of their impact on development viability are:-

2.56 **Planning Obligations SPD (December 2005)** – The purpose of this document is to provide guidance in relation to planning obligations required to mitigate the impact of proposed new development such as transportation or open space requirements.

2.57 **Residential Design SPD (December 2005)** – The purpose of this document is to raise awareness of design issues in High Peak for new housing development and provide a reference point for new residential development. It provides a framework to achieve a high standard of design and considers matters such as settlement patterns, building forms and detail. Overall it provides an objective tool to establish what is meant locally by good design.

2.58 **Landscape Character SPD (December 2006)** - This SPD provides guidance for the design of new developments and alterations to existing developments in the rural areas of High Peak. The aim of the SPD is to provide guidance on what the different Landscape Character Types mean for development.

2.59 **Chapel-en-le-Frith Neighbourhood Plan**

2.60 The local Parish Council has been working on a Neighbourhood Plan for Chapel-en-le-Frith Parish. The plan sets out a vision for the future of the Parish, along with policies on:-

- Where development should go
- What sort of leisure and facilities need to be provided
- What improvements are needed in the town

2.61 The aim is to make Chapel-en-le-Frith a better place to live, work and visit. Many local people have been involved in producing the Plan, principally through the working group "Chapel Vision". This work has given the Parish Council the evidence and information with which to prepare a draft plan. A public consultation will be held on the draft plan.

- 2.62 A number of the sites that we have considered in undertaking our viability testing are within the Neighbourhood Plan. In certain instances such as in relation to the provision of affordable housing the Neighbourhood Plan policies differ from those contained within the local plan. Where this is the case the Neighbourhood Plan policies have been given priority in our testing and the relevant site specific reports at Part Two make reference to this.
- 2.63 Policies in the Neighbourhood Plan with particular reference to the viability testing in this study include:-
- 2.64 **H 5: Housing Density** – with the exception of Town Centre sites housing should be developed at around 30 dwellings per hectare.
- 2.65 On Town Centre sites housing should be developed to reflect the requirement to provide mainly one or two bedroomed accessible dwellings.
- 2.66 **H 6: Affordable Housing Requirement** – All proposals for 6 or more new homes must provide affordable housing. On medium (6 – 24 homes) brownfield sites, 20% of homes must be affordable; and on medium Greenfield sites, no less than 33% of homes must be affordable, unless exceptional circumstances relating to financial viability can be clearly demonstrated.
- 2.67 On large brownfield sites, of 25 homes or more homes, or on town centre sites for accessible housing, no less than 30% of new homes must be affordable. On large Greenfield sites (except those in town centres for accessible housing), no less than 50% of new homes must be affordable, unless exceptional circumstances relating to financial viability can be clearly demonstrated.
- 2.68 In the Peak District National Park housing is not permitted outside the named settlements in the Core Strategy development strategy (policy DS1) except though conservation or enhancement of existing valued vernacular or listed buildings and the proportion of affordable housing through potential enhancement will be considered on an individual application basis based on the economic viability of the scheme.
- 2.69 **H 8: High Quality Design** – New development is to be of a high quality reflecting and distinguishing the attractive characteristics of Chapel-en-le-Frith and other settlements within the Parish.

- 2.70 **H 9: Design Criteria** – This Policy deals with matters such as sustainability and in particular requirements to achieve Code for Sustainable Homes Level 4 as a minimum and Code Level 6 from 2016.
- 2.71 **H 10: Site Specific Policies** – Deals with site specific policies for Pickford Meadow and Park Road (Bungalow and Factory). In each case the policy requires all homes to have one or two bedrooms and be accessible for wheelchairs and those with impaired mobility. In addition the approaches to the respective sites are required to be made up and adopted.
- 2.72 **CNP 1: Provision of infrastructure and Facilities and Developer Contributions** – This policy contains requirements in relation to the provision of Infrastructure and Facilities and Developer Contributions.
- 2.73 **EP 5: Employment Land Allocations** – This Policy allocates approximately 13.42 hectares for employment use, as detailed in table 2.4.

*Table 2.4: Chapel-en-le-Frith Neighbourhood Plan Employment Allocations*

Number	Site	Areas for potential industrial development (Approximate)
ES 1	Former Longson's Transport Site	1.56 hectares
ES 2	A6 Bowden Lane (Greenfield Site)	4.42 hectares
ES 3	Fallow Deer Site	1.6 hectares
ES 4	Frith Knoll Road	2.4 hectares
ES 5	Bowden Hey Road	2.3 & 0.2 hectares
ES 6	Bowden Hey Farm	0.74 hectares
ES 7	Bowden Park/Bowden Lane (Rear of Crimped Paper)	0.64 hectares – approx. 0.2 of the site is undeveloped
	Total	13.42 hectares

## 2.74 **Community Infrastructure Levy (CIL)**

2.75 Following the preparation of the High Peak Community Infrastructure Levy (CIL) Viability Study in May 2013 recommendations were made regarding a proposed Preliminary Draft Charging Schedule as detailed in table 2.5.

*Table 2.5: Preliminary Draft Charging Schedule*

<b>Use</b>	<b>Proposed CIL Charge (per sq.m)</b>
Private Market Houses	£45
Supermarkets	£65
Public/Institutional Uses	£0
All other chargeable development	£10

## 3.0 METHODOLOGY

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### 3.01 ECONOMIC VIABILITY FRAMEWORK

3.02 The National Planning Policy Framework 2012 (NPPF) introduces a new focus on viability in considering appropriate Development Plan Policy. Paragraph 173 states that:-

3.03 *"Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and scale of development identified in the plan should not be subject to such a scale of obligations and Policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."*

3.04 In addition to the above, the NPPF (paragraph 174) states that:-

*"Local Planning Authorities should set out their Policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence."*

3.05 This report provides an analysis of the deliverability and economic viability (satisfying the requirements of the NPPF) of the sites allocated for development within the emerging Local Plan taking into account the Policy standards contained within the plan.

- 3.06 The Local Housing Delivery Group has recently published advice for planning practitioners titled "Viability Testing Local Plans" This guidance recommends that (page 10):-

*"The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs."*

- 3.07 The guidance states that:-

*"An individual development can be said to be viable if, after taking account of all costs, including central and local government Policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered."*

- 3.08 In addition the advice set out within the NPPF (paragraph 175) states that "where practical, CIL charges should be worked up and tested alongside the Local Plan".

3.09 **Appraisal Methodology**

- 3.10 In preparing the viability assessments in relation to the site allocations, we have adopted the Residual Valuation Approach. This is where the value of the complete development is assessed and the cost of undertaking the development (including the cost of land, finance and Local Plan Policy obligations) is deducted to leave a target developer's profit return. This profit return is then benchmarked against what is considered to be a normal market risk adjusted return to allow an informed decision to be made about the viability of the development in general, and in particular, the ability to fund planning Policy obligations, involving additional costs for development, such as developer contributions policies and also the proposed CIL charging rate.

3.11 Table 3.1 provides a simple diagram illustrating this approach:-

Table 3.1: Residual Valuation Approach

<b>Gross Development Value (value of the completed development scheme)</b>
Less
Cost of Development (inclusive of build costs, fees, finance, land cost)
Less
Other Costs (inclusive of Local Plan Policy Obligations)
= Developers Profit Return

- 3.12 This methodology is recognised and supported by the Royal Institution of Chartered Surveyors (RICS) in relation to the valuation of development land. The recently published RICS Guidance Note 'Financial Viability in Planning' defines viability for planning purposes as (paragraph 2.1.1) *"an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project"*.
- 3.13 The guidance note defines site value as (paragraph 2.3.1) follows: *"site value should equate to the market value subject to the following assumption; that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan"*.
- 3.14 When undertaking area wide viability testing, the guidance suggests that a second assumption needs to be applied to this definition, namely (paragraph 2.3.3): *"Site value may need to be further adjusted to reflect the emerging Policy/CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced."*
- 3.15 We have assessed Market Value in accordance with VPS4 1.2 and IVS Framework paragraph 29. Under these provisions, the term "Market Value" is defined as *"the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion"*.



- 3.16 The document Viability Testing Local Plans suggests that viability testing of Local Plans does not require a detailed viability appraisal of every site anticipated to come forward over the plan period. As a consequence of the potentially widely different economic profiles of sites within the local area, it suggests:-

*A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies.”*

- 3.17 In preparing our site residual appraisals, it has been necessary to make certain assumptions, both in relation to the form of development and also the variables adopted in each of the appraisals based upon a significant quantity of data. Inevitably, given the diverse character of the property market in High Peak, the data does not necessarily fit all eventualities and every development site will be unique. It has therefore been necessary to draw upon our development experience and use our professional knowledge to derive a data set that best fits the typical characteristics of the site allocations and form of development in the Borough and can be considered reasonable.
- 3.18 It should be noted that when adopting the Residual Valuation Approach, the result is extremely sensitive to even the smallest of changes in any of the assumptions which feed into the appraisal process. We are satisfied however that our approach and the assumptions that we have made are appropriate to the property market characteristics within High Peak and represent the most reasonable approach given the appropriate available evidence at the time of preparing this study.

### 3.19 **Site Allocations for Testing**

- 3.20 The emerging Local Plan currently allocates 50 sites across the categories of Strategic Development Sites, Other Major Housing Allocations, Smaller Housing Sites and Employment Allocations. There are also a number of sites allocated as Industrial Legacy Sites. Table 3.2 contains a summary of the number of sites included across each category.

*Table 3.2: Summary of Allocated Sites*

Category	No of Sites
Strategic Development Sites	17
Other Major Housing Allocations	9
Smaller Housing Sites	17
Employment Allocations	7

- 3.21 The Planning Advisory Service in the note Successful Plan Making – Advice for Practitioners suggests that:-

*'under the NPPF, authorities need to test the whole plan and all its policies together to show its impact on viability; however, separate viability testing of strategic sites is also recommended if they are key to the delivery of the plan.'*

- 3.22 The Harman Guidance suggests that:-

*'Planning authorities may build up data based on the assessment of a number of specific local sites included within the land supply, or they may create a number of hypothetical sites, typologies or reasonable assumptions about the likely flow of development sites.'*

*'What is important is that partners have confidence that the profile of sites included within an assessment is a good match with likely future supply over the plan period, and avoid making assumptions that could be contested.'*

*'The appraisal should be able to provide a profile of viability across a geographical range and/or range of different types of site.'*

*'Once this profile is established, it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available.'*

- 3.23 The strategic sites and major housing sites that have been allocated are significant to the delivery of new housing and employment land in the Borough. Our approach therefore has been to undertake site specific viability assessments of all of the strategic development sites and major housing allocations except for those where planning applications have already been submitted such as Charlestown Works, North Road and Foxlow Farm, or those where viability work has already previously been undertaken such as at Woods Mill. Following discussions with Council Officers Torr Vale Mill has also been excluded as the new owner is in the process of preparing their own viability assessment. Spring Gardens has also been removed pending the outcome of a specific study that we understand has been commissioned in relation to the area.

- 3.24 For each of the strategic and major housing allocation sites we have also prepared a site specific report which is contained in Part Two.

- 3.25 For the smaller housing sites we have chosen a sample of sites reflecting broad typologies for example Woodside Street, New Mills represents a small central area brownfield site, and Buxton Road Chinley a small central area Greenfield site.
- 3.26 Likewise for the small Buxton sites Batham Gate Road provides a rural village small Greenfield site, Market Street a town centre brownfield site and Sherbrook Lodge a suburban brownfield site. For the smaller brownfield Glossop sites we have used the results from the testing of the slightly larger Hawkshead Mill Site (31 units) as a basis for understanding viability. Each of the smaller sites that have been tested also have their own site specific report contained at Part Two.
- 3.27 Table 3.3 contains a summary of the smaller housing site typologies that have been assumed, and identifies the typology that each site falls within. The sites identified in bold are those that have been tested.

Table 3.3: Summary of Small Housing Site Typologies

Settlement Area	Typology	Site
Glossopdale	Brownfield Site, Edge of Town	<b>Hawkshead Mill, Old Glossop</b> Hope Street Old Glossop York Street Depot, Glossop Bank Street, Glossop
Central	Brownfield Site	<b>Woodside Street, New Mills</b> Hayfield Road, Hayfield
	Greenfield Site	<b>Buxton Road, Chinley</b> New Mills Road, Hayfield Between Old Road and Buxton Road, Whaley Bridge Opposite Tesco's, along Railway Embankment
Buxton	Town Centre Brownfield Site	<b>Market Street Depot, Buxton</b> Hardwick Square South, Buxton
	Suburban Brownfield Site	<b>Sherbrook Lodge, Buxton</b> Ambulance Station, The Glad , Buxton Former Car Showroom, Lark Road, Buxton
	Rural Greenfield Site	<b>Batham Gate Road, Peakdale</b> Land at Batham Gate, Peakdale Frontage Cavendish Golf Club, Buxton

- 3.28 The site specific viability assessments allow us to consider development typologies based on the differing High Peak property market locations, site characteristics and size of development to allow a broad consideration of the development typologies that are likely to come forward over the plan period.
- 3.29 Our methodology allows us to consider the delivery of the Strategic Sites and Major Allocations on which the plan relies and also to facilitate the preparation of development typologies in particular for the range of smaller sites.
- 3.30 **Housing Allocations**
- 3.31 Tables 3.4, 3.6 and 3.8 contain details of the housing site allocations on which we have undertaken viability testing, together with information regarding the site size, developable area, number of dwellings that they could provide and proposed local plan delivery phase. Individual tables are provided for the three High Peak areas of Glossopdale, Central and Buxton.
- 3.32 Tables 3.5, 3.7, 3.9 provide details of the sites that have been excluded from our testing either due to the fact that previous viability assessments have been undertaken or because they are already at an advanced stage in the planning process or have planning permission. For the smaller sites as detailed in table 3.3 a sample of sites have instead been tested reflecting typical development typologies.

Table 3.4: Residential Allocations Tested - Glossopdale

Type	Local Plan Policy	Address	Gross Site Area (hec)	Gross/ Net Ratio	Net Site Area (hec)	No Dwellings	Current Delivery Timetable
<b>Strategic Development Sites</b>	DS 2	Former Railway Museum, Dinting Road, Glossop (G23)	3.95	75%	2.96	89	<b>L</b>
	DS 4	Adderley Place, Glossop	6.4	68%	4.33	130	<b>L</b>
<b>Other Major Housing Allocations</b>		Land off Woodhead Road (G8)	4.59	50%	2.30	63	<b>E</b>
		Land off Woodhead Road (G9)	0.88	50%	0.44	13	<b>L</b>
		Land off Woodhead Road (G10)	1.1	75%	0.83	25	<b>M</b>
		<b>Land off Woodhead Road (G8-G10)</b>	<b>6.57</b>	<b>54%</b>	<b>3.56</b>	<b>101</b>	
		Hawkshead Mill, Old Glossop (G13)	1.38	75%	1.04	31	<b>E</b>
		Dinting Road, Glossop (G19)	2.85	75%	2.14	64	<b>M</b>
		Dinting Road/Dinting Lane, off Dinting Road, Glossop (G20)	2.2	75%	1.65	50	<b>L</b>
		Dinting Road/Dinting Lane, off Dinting Road, Glossop (G21)	0.85	50%	0.43	13	<b>M</b>
		Melandra Castle Road, Gamesley (G25)	1.18	100%	1.18	35	<b>M</b>
		Land at Gamesley: adjacent to Sidings (G26)	1.18	100%	1.18	38	<b>M</b>
						<b>551</b>	

Table 3.5: Allocated Sites Not Tested - Glossopdale

Type	Local Plan Policy	Address	No Dwellings	Current Delivery Timetable
Strategic Development Sites	DS 1	Woods Mill , Glossop (G16)	104	E
	DS 3	Charlestown Works, Glossop (G31)	76	E
Other Major Housing Allocations		Paradise Street, Hadfield (G2)	28	L
		North Road, Glossop (G6)	60	L
Smaller Housing Sites		Hope Street, Old Glossop (G14)	19	L
		York Street Depot, Glossop (G15)	25	E
		Bank Street, Glossop (G18)	16	E
			<b>328</b>	

Table 3.6: Residential Allocations Tested - Central

Type	Local Plan Policy	Address	Gross Site Area (hec)	Gross/ Net Ratio	Net Site Area (hec)	No Dwellings	Current Delivery Timetable
<b>Strategic Development Sites</b>	DS 6	Land off Derby Road, New Mills (C3)	5.8	55%	3.2	107*	<b>L</b>
	DS 7	Land off Ollerset Lane/Pingot Road, New Mills (C5)	6.5	75%	4.88	146	<b>M</b>
	DS 8	Britannia Mill, Buxworth	1.5			50	<b>E</b>
	DS 9	Bingswood Industrial Estate, Whaley Bridge (residential assumptions)	2.5			75	
	DS 10	Furness vale Industrial estates, Calico Lane, Furness Vale	Res-0.7			26	
			Leis - 0.9			9	
			Ind - 1.5				
<b>Other Major Housing Allocations</b>		Laneside Road, New Mills (C6)	2.6	100%	2.60	78	<b>L</b>
<b>Smaller Housing Sites</b>		Wharf Road, Whaley Bridge (C8)	0.67	100%	0.67	20*	<b>E</b>
		Woodside Street, New Mills (C7)	1.3	50%	0.67	25	<b>E</b>
		Buxton Road, Chinley (C13)	0.5	100%	0.50	13	<b>E</b>
<b>Neighbourhood Plan Sites</b>		Land At Pickford Place, Chapel-en-le-Frith	1.4	<b>70%</b>	1.00	31	
		Land At Park Road, Chapel-en-le-Frith	0.4	100%	0.40	12	<b>M</b>
						<b>592</b>	

- Denotes amendment to Local Plan delivery numbers identified

Table 3.7: Allocated Sites Not Tested - Central

Type	Local Plan Policy	Address	No Dwellings	Current Delivery Timetable
Strategic Development Site	DS 11	Torr Vale Mills New Mills		
Smaller Housing Sites		Hayfield Road, Hayfield (C1)	10	E
		New Mills Road (C2)	17	M
		Between Old Road and Buxton Road, Whaley Bridge	16	L
		Opposite Tesco along Railway Embankment, Whaley Bridge	15	L
			<b>48</b>	



Table 3.8: Residential Allocations Tested - Buxton

Type	Policy	Address	Gross Site Area (hec)	Gross/ Net Ratio	Net Site Area (hec)	No Dwellings	Current Delivery Timetable
<b>Strategic Development Sites</b>	DS 12	Land At Hogshaw (B3 and B4)	B3-2.09 B4-10.64	B3-50% B4-30%	B3-1.1 B4-3.12	124	<b>L</b>
	DS 13	Land West of Tongue Lane, Fairfield, Buxton (B8)	7.16	100%	7.16	215	<b>L</b>
	DS 14	Land off Dukes Drive, Buxton (B10)	15.5	77%	12	338	<b>L</b>
<b>Other Major Housing Allocations</b>		Harpur Hill College Campus (B27)	4.65	75%	3.5	105	<b>E</b>
<b>Smaller Housing Sites</b>		Batham Gate Road, Peakdale (B1)	0.8	100%	0.8	25	<b>E</b>
		Market Street Depot, Buxton (B7)	0.8	100%	0.8	24	<b>E</b>
		Sherbrook Lodge, Harpur Hill Road, Buxton (B11)	1.7	25%	0.4	13	<b>E</b>
						<b>844</b>	

Table 3.9: Allocated Sites Noted Tested - Buxton

Type	Local Plan Policy	Address	No Dwellings	Current Delivery Timetable
<b>Strategic Development Sites</b>	DS 15	Land off Ashbourne Road and Foxlow Farm, Buxton (B20,21,22)	250	E
<b>Smaller Housing Sites</b>		Land At Batham Gate, Peak Dale (B2)	18	E
		Ambulance Station, The Glade, Buxton (B5)	11	E
		Hardwick Square South, Buxton (B6)	30	E
		Former Car Showroom, Leek Road, Buxton	10	E
		Frontage Cavendish Golf Club, Manchester Road, Buxton	15	E
			<b>334</b>	

### 3.33 **Employment Allocations**

- 3.34 Table 3.10 contains details of the Local Plan Employment allocations including Chap I Neighbourhood Plan Sites and identifies those where we have undertaken viability testing.

*Table 3.10: Employment Allocations*

<b>Site</b>	<b>Allocation (Gross)</b>	<b>Viability Testing</b>
Waterside, Hadfield	1.6ha	Yes
Land off Wren Nest Road, Glossop	2.5ha	Yes
Hoffman Quarry, Harpur Hill, Buxton	3.6ha	Yes
Staden Lane extension, Buxton	1.6ha	Yes
Tongue Lane extension, Buxton	4.0ha	Yes
Waterswallows extension, Buxton	5.2ha	No
Land off Ashbourne Road, Buxton	2.0ha	No
A6 Bowden Lane, Chapel	4.42 ha	Yes
Frith Knoll Road, Chapel	2.4 ha	Yes

### 3.35 **Form of Development Assumed for Testing**

#### 3.36 Residential

- 3.37 In preparing our site appraisals we have assumed that development will typically be undertaken at a density of 30 dwellings per hectare (dph), except where otherwise stated in the individual site report at Part Two. We have also adopted the gross site areas, net developable areas and dwelling yields previously provided by the Council in the site individual site summaries that have been prepared for the purpose of informing the Strategic Housing Land Availability Assessment (SHLAA). Reductions in gross site area have been made to allow for matters such as access requirements and gradients to achieve a net developable area. These gross and net site areas are then used to inform the land acquisition costs and also the cost of external works.

3.38 Having established the development areas for each site we have then adopted a typical housing mix and house size reflecting the development density. In order to inform this we have considered both the emerging Local Plan and also the evidence base documents that support this including the Strategic Housing Market Assessment 2008 (SHMA), Affordable Housing Viability Study and the Community Infrastructure Viability Study. We have also undertaken an analysis of recent planning permissions relating to residential development in High Peak. An overview of this analysis is contained in table 3.11.

Figure 3.11: Residential Mix Analysis

		Apartments (Ave Size sq.ft)			Housing (Ave Size sq.ft)					Totals
		1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	4 bed	5+ bed	
Recent Permissions	Average Size	540	586			691	919	1,206		994
	Total	11	11			63	176	145		415
	Percentage	2.65%	2.65%			15.18%	42.41%	34.94%		100%
Affordable Housing VS	Average Size	495	646			797	990	1,195		892
	Percentage	6.67%	10%			33.33%	40%	6.67%		100%
Affordable Housing VS Amended Toolkit	Average Size	441	592			700	807	1001		755
	Percentage	6.67%	10%			33.33%	40%	6.67%		100%
SHMA 2008	Percentage				15%	33%	44%	7%		100%
CIL	Average Size							1,292		1,292
	Percentage							100%		

- 3.39 The Local Plan makes reference to the SHMA or successor documents to determine the mix of housing, albeit the SMHA dates back to 2008 and is very shortly to be updated.
- 3.40 The data from recent planning permissions (excluding the Heathers, Glossop which is entirely 4 bed and so skews the data) shows a clear trend in terms of the number of 3 bed properties which in all of the samples is generally between 40-45% of any assumed mix. The SMAA and the Affordable Housing Viability Study assume a much higher proportion of 2 bed properties at around 33% however the analysis of recent planning permissions shows a reduction in 2 bed numbers to between 15-20% dependent on the data set. The analysis also shows 4+ bed properties at around 35 % of the sample compared to around less than 10% in each of the earlier studies. The CIL assessment assumes a house size of 120 sq.m which is typical of a 4 bed property. This suggests a mix with a higher proportion of larger properties.
- 3.41 To inform our consideration of dwelling sizes we have also had regard to the HCA Housing Quality Indicators. Following discussions with the Council regarding this data we have adopted the following mix and house sizes for residential development on the site allocations that we have tested.

*Table 3.12: House Type Mix and Sizes*

<b>No Beds</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4+</b>
<b>% Mix</b>	5%	25%	45%	25%
<b>Size sq.m</b>	51.1	69.68	88.26	116.13
<b>Size sq.ft</b>	550	750	950	1,250

- 3.42 In undertaking any appraisals that contain apartments we have assumed typical apartment sizes based on 1 bed at 51.1 sq.m (861 sq.ft) and 2 bed at 60.39 sq.m (650 sq. t).
- 3.43 Our viability testing assuming the provision of on-site affordable housing assumes that the affordable dwellings will be provided across the 1, 2 and 3 bed house types with an adjusted mix as contained in table 3.13.

*Table 3.13: Affordable Housing Mix*

<b>No Beds</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>% Mix</b>	7%	33%	60%

3.44 This results in an average affordable dwelling size of 79.47 sq.m (855 sq.ft). This is broadly reflects the 80 sq.m (861 sq.ft) dwelling size adopted in the CIL Viability Assessment.

### 3.45 **Employment Allocations**

3.46 In relation to the non-residential developments we have had regard to the Allocations Policy, and also considered typical development footprints in comparison with site area for other new developments to arrive at a typical built footprint for each site. Based on this, we have assumed the following built areas for the employment allocations.

*Table 3.14: Built Areas for Employment Allocations*

<b>Site</b>	<b>Allocation (Gross)</b>	<b>Built Area (sq.m)</b>	<b>Built Area (sq.ft)</b>
Waterside, Hadfield	1.6 hectares	9,000	96,875
Land off Wren Nest Road, Glossop	2.5 hectares	15,000	161,500
Hoffman Quarry, Harpur Hill, Buxton	3.6 hectares	20,000	215,275
Staden Lane extension, Buxton	1.6 hectares	8,000	86,100
Tongue Lane extension, Buxton	4.0 hectares	25,000	269,100
A6 Bowden Lane, Chapel	4.42 hectares	28,000	301,389
Frith Knoll Road, Chapel	2.4 hectares	14,250	153,385

3.47 In addition to the above we have also considered employment uses on a number of the strategic sites as follows:-

3.48 Ferro Alloys, Glossop – here we have undertaken testing assuming two options – the first 6,000 sq.m (64,600 sq.ft) of offices, the second 4,000 sq.m (43,050 sq ft) of industrial.

3.49 Bingswood, Whaley Bridge – here we have undertaken testing assuming a position broadly reflecting the proposed policy with 75 dwellings on part of the site, industrial comprising 16,500 sq.m (177,600 sq.ft), retail provision of 2,258 sq.m (24,305 sq ft) and offices 2,500 sq.m (26,100 sq.ft). We have also considered a number of other options with varying amounts of residential and industrial.

- 3.50 Furness Vale Industrial Estate – the testing undertaken assumes the provision of 26 dwellings, 9 chalets and approximately 2,646 sq.m (28,480 sq.ft) of new employment floor space.



### 3.51 Local Plan Development Management Policies

3.52 For the allocated sites that we have tested, table 3.15 below contains a summary of the key policies that impact on viability and how these have been dealt with in our testing.

*Table 3.15: Implications of Development Management Policies*

Requirements	Viability Consideration	Policy
Code for Sustainable Homes BREEAM Building for Life 12	Specific costs associated with these items have been assessed within Tweeds construction cost reports. Testing for employment assumes BREEAM good.	EQ 1 – Climate Change EQ 5 – Design and Plac Making H 4 – New Housing Development Chapel Neighbourhood Plan Policy H 9 – Design Criteria
Design Standards	The form of development tested reflects the design standards laid down in the plan policies and SPDs. The construction costs assessed by Tweeds are therefore reflective of these requirements.	EQ 2 – Landscape Character EQ 5 – Design and Plac Making EQ 6 – Built and Historic Environment Chapel Neighbourhood Plan Policy H 8 – High Quality Design
Sustainable Urban Drainage Systems (SUDs)	The form of development tested and in particular the inclusion of open spaces addresses this requirement, and the costs assessed by Tweeds make provision for all associated SUDs costs.	EQ 9 – Pollution and Flood Risk
Affordable Housing	Testing has been undertaken at both Policy compliant and alternative thresholds of affordable housing. In accordance with the emerging Policy we have assumed a target of 80% social rent with the balance intermediate. We have also considered the impact of the new affordable rent tenure by substituting this for social rent.	H 4 – New Housing Development H 5 – Affordable Housing Chapel Neighbourhood Plan Policy H 6 – Affordable Housing

Requirements	Viability Consideration	Policy
Local Infrastructure Provision	Our viability assessments have been prepared to reflect the site specific requirements of the Highways Authority. In addition our appraisals are also inclusive of any contributions required to education as outlined in the Local Plan/IDP. We have also undertaken specific testing having regard to the proposed CIL charging rates.	CF 3 - Local Infrastructure Provision CF 7 – Planning Obligations and Community Infrastructure Levy.
Open Space Provision	<p>The development typologies for each site reflect any relevant requirements for public open space, and therefore the construction cost assessments are reflective of this.</p> <p>In addition, we have undertaken specific viability testing inclusive of payments to the delivery and management of off site provision, as appropriate, based on the following charges per dwelling:-            Equipped Children’s Play Area - £191.00            Parks and Gardens - £568.50            Outdoor Sports - £487.00            Allotments - £76.00</p>	CF 4 – Provision of Open Space and Recreational Facilities. EQ 9 – Pollution and Flood Risk

## 4.0 OVERVIEW OF HIGH PEAK

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- 4.01 The Borough of High Peak is located in the north of Derbyshire, and lies between the City of Manchester to the west and the City of Sheffield to the east. The majority of the Borough is situated within the 'Dark Peak' area of the Peak District, a geographical area of great diversity located towards the southern end of the Pennines. A small part of the southern end of High Peak, including part of Buxton, is situated within the 'White Peak' area of the Peak District.
- 4.02 The High Peak Borough Council Planning Authority Area is situated to the west of the Peak District National Park. The High Peak Borough is bounded by the Boroughs of Cheshire East to the south west, Greater Manchester to the west, Staffordshire to the south, Derbyshire Dales to the south west, Kirklees to the North and the city of Sheffield to the east.
- 4.03 A map showing the boundaries of High Peak is contained at figure 4.1.



- 4.04 The land area extends to approximately 210 square miles, and is home to approximately 91,000 people according to the Office of National Statistics. The vast majority of developed land lies on the west side of the Borough, whilst the remainder of the Borough is sparsely populated and comprises mainly rural land. There are five main settlements within High Peak; those being Glossop in the north west; New Mills, Whaley Bridge and Chapel-en-le-Frith in the central west part of the Borough, and Buxton to the south west. These settlements contain the majority of transport links for the Borough along with retail, employment and leisure services.
- 4.05 Glossop is the largest town in the High Peak and is a former mill town. It lies in close proximity to Greater Manchester. The Glossopdale area also comprises the distinct settlements of Hadfield, Tintwistle, Simmondley, Charlesworth and Gamesley. This area grew as a result of the 19th Century textile industry in Derbyshire, and as such much of the area is characterised by rows of workers cottages and industrial mills spreading from an historic core and high street.
- 4.06 Buxton is the largest town centre in the High Peak Borough and generally provides a good range of shopping opportunities and services to the local community. The town also acts as a key service centre for visitors to the wider Peak District and with impressive architecture such as the Crescent, the University of Derby Campus, Pavilion Gardens and the Opera House. The Council's vision is for Buxton to be England's leading spa town.
- 4.07 Within the central areas of High Peak are the town centres of New Mills, Chapel-en-le-Frith and Whaley Bridge. Each has a traditional high street with their character protected by Conservation Areas. Smaller nearby settlements in this area include Hayfield, Chinley, Furness Vale and Dove Holes which also provide some local shops and services.
- 4.08 The proximity of the National Park is reflected in the quality of the landscapes in which these towns and villages are set. The Dark Peak landscape to the north with heather moorlands gives way to the rolling pastures and dales of the White Peak further south. The landscapes of the High Peak are key to the fortunes of the area, attracting people to live and work in the area, as well as playing an important role for the economy.

- 4.09 The distinct character of settlements within the High Peak has been shaped primarily by large scale industrial development of the 19th century, agricultural development in the countryside, the mining and quarrying of natural resources and the growth of towns as important centres for tourism. Each settlement has a unique heritage which is exhibited in the architecture, building materials, street pattern and functions of the towns and villages.
- 4.10 The geographical position of High Peak and the close proximity to the major cities such as Manchester and Sheffield put much of the plan area within easy commuting distance of these major conurbations. This relationship affects the role and functions of the towns and villages, as well as the local housing market and the local economy of the plan area.
- 4.11 There are six key sectors that account for the majority of employment in the area, namely, public administration, education and health, distribution, hotels and restaurants, manufacturing and banking. The number of people employed in manufacturing has fallen in recent years however it still employs more in the area than the national average. 40% of the working age population also commute to work outside the High Peak Borough boundary.
- 4.12 The Local Plan recognises that there is a need to diversify the local economy and attract a range of businesses to the area, to improve the local job offer and reduce the level of out-commuting to the surrounding major cities. Another important factor that is driving the need to diversify the economy is the ageing population. Although the population of the High Peak is set to grow, the size of the working age population is forecast to decrease and this could exacerbate future recruitment problems.
- 4.13 The local housing market in the High Peak is influenced by a series of economic and demographic drivers. These have had a major impact on the demand for housing in the area and a consequential impact upon the ability of local residents to be able to afford property in the area. The evidence suggests that the plan area's ageing population is being driven by the inward migration of older families and the outward migration of younger people. According to the High Peak Housing Market Assessment (HMA) in the 10 year period between 1995 and 2005, the highest growth was in the 75+ age group which accounted for 22.8% of growth in the High Peak.
- 4.14 The HMA suggests that the ageing population and smaller household sizes overall has increased demand for smaller housing units in the plan area. Absolute household growth projections suggest that this trend is set to continue, with an 18% increase in the number of households in the High Peak predicted up to 2026.

4.15 The north of the Borough has good transportation links to Manchester via the M67 and Barnsley via the A628, while the Central Area of the Borough has good transportation links to Stockport via the A6. Public transport links from the larger towns in High Peak are relatively frequent and direct rail services operate between High Peak and Manchester. Traffic congestion is a significant issue within the market towns and this has the potential to restrict the level of growth.

#### 4.16 **Property Market Overview**

#### 4.17 **Residential Market (Summer 2013)**

4.18 Following national trends, average house prices in Derbyshire as a whole have declined from a high of £142,639 in September 2007 to a low of £118,204 in June 2013. The volume of transactions in the county has reduced from an average of around 1,400 per month in 2006 to an average of around 750 per month throughout 2012.

4.19 Table 4.1 indicates that, in general, house prices in Derbyshire are below that of the regional and national averages; the exception being flats which are higher than the East Midlands average. The national average dwelling price of all unit types is above that of the Derbyshire average. Table 4.1 shows that the average dwelling price in Derbyshire is £118,772; slightly lower than the East Midlands average of £124,395; however both are some way behind the national average of £164,098. Detached dwellings in Derbyshire average £194,314, semi-detached dwellings average £99,987, terraced dwellings average £77,635 and flats average £111,368.

*Table 4.1: Comparison of Average House Prices in Derbyshire, the East Midlands, and England and Wales (July 2013). Source: Land Registry*

<b>Area</b>	<b>Detached</b>	<b>Semi - Detached (£)</b>	<b>Terraced (£)</b>	<b>Maisonette/ Flat (£)</b>	<b>All (£)</b>
<b>Derbyshire</b>	£194,314	£99,987	£77,635	£111,368	£118,772
<b>East Midlands</b>	£194,940	£105,553	£81,807	£88,278	£124,395
<b>England &amp; Wales</b>	£257,413	£155,244	£124,620	£155,174	£164,098

4.20 We have considered recent residential property market trends in each of the main settlement areas within High Peak, based on data taken from Rightmove analysis.

#### 4.21 Postcode Area SK13 – Glossop

According to Rightmove data, the majority of sales in Glossop during the last year were terraced properties, selling for an average price of £121,486. Detached properties sold for an average of £253,269, with flats achieving £95,486.

4.22 Glossop, with an overall average price of £155,110 was more expensive than Hadfield (£128,080) and Padfield (£122,833), but was cheaper than Charlesworth (£173,800).

4.23 Overall sold prices in Glossop over the last year were 6% down on the previous year and 11% down on the 2009 level of £173,459.

4.24 The graph at Table 4.2 shows that average property prices in SK13 have fluctuated around £150,000 since July 2011.

(Source: Rightmove)

#### Key

- Average price
- Properties sold

Table 4.2: Average property prices and sales across SK13 since July 2011 (July 2013).  
Source: Rightmove



- 4.25 Table 4.3 contains details of all sales transactions by dwelling type over the last months recorded data for SK13. The table shows average prices for each house type on a monthly basis together with the number of transactions in brackets.

*Table 4.3: Average property prices and number of sales in SK13 (July 2013). Source: Rightmove*

Property Type	Month					
	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Detached	£207,727 (7)	£233,875 (4)	£252,857 (7)	£251,500 (7)	£252,861 (9)	£27 , 00 (4)
Semi Detached	£169,286 (7)	£121,457 (7)	£194,800 (5)	£133,244 (8)	£156,667 (6)	£140,0 (7)
Terraced	£110,260 (13)	£127,661 (14)	£119,746 (14)	£110,964 (14)	£116,475 (12)	£11 ,700 (15)
Flat	£90,056 (32)	£92,988 (4)	£123,100 (2)	£119,975 (2)	£56,500 (1)	£75,000 (1)
<b>All</b>	<b>£117,868 (59)</b>	<b>£136,031 (29)</b>	<b>£166,665 (28)</b>	<b>£149,028 (31)</b>	<b>£166,783 (28)</b>	<b>£144,035 (27)</b>

#### 4.26 Postcode Area SK22 – New Mills

Rightmove data for the last year shows that most property sales in New Mills involved terraced properties which sold for on average £124,037. Semi-detached properties sold for an average price of £145,387, whilst detached properties achieved an average of £256,786.

- 4.27 During the last year, sold prices in New Mills were similar to the previous year and 17% down on 2008 when the average house price was £165,902.



Table 4.4: Average property prices and sales across SK22 since July 2011 (July 2013). Source: Rightmove

**Key**

- Average price
- Properties sold



4.28 Table 4.5 contains details of all sales transactions by dwelling type over the last six months recorded data for SK22.

Table 4.5: Average property prices and number of sales in SK22 (July 2013). Source: Rightmove

Property Type	Month					
	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Detached	£0 (0)	£0 (0)	£302,500 (2)	£360,000 (1)	£258,750 (2)	£358,250 (4)
Semi Detached	£147,230 (5)	£142,167 (3)	£148,917 (3)	£134,250 (2)	£0 (0)	£123,000 (4)
Terraced	£131,250 (2)	£127,000 (3)	£108,333 (6)	£160,325 (10)	£140,733 (3)	£129,214 (7)
Flat	£88,750 (2)	£71,500 (1)	£63,500 (1)	£62,500 (2)	£55,000 (1)	£0 (0)
<b>All</b>	<b>£130,683 (9)</b>	<b>£125,571 (7)</b>	<b>£147,104 (12)</b>	<b>£157,116 (15)</b>	<b>£165,783 (6)</b>	<b>£188,633 (15)</b>

#### 4.29 Postcode Area SK23 – Chapel-en-le-Frith and Whaley Bridge

Rightmove data shows that Chapel-En-Le-Frith had an overall average sale price of £172,123 over the last 12 months. Most property sales in Chapel-En-Le-Frith involved semi-detached properties which sold for on average £154,356. Detached properties sold for an average price of £229,452, while terraced properties sold for an average of £112,498.

4.30 During the last year, sold prices in Chapel-En-Le-Frith were 6% down on the previous year and 12% down on 2008 when the average house price was £195,771.

4.31 For Whaley Bridge Rightmove data suggests that during the last year most property sales involved terraced properties which sold for on average £132,456. Detached properties sold for an average price of £230,211, while semi-detached properties achieved £202,496.

4.32 During the last year, sold prices in Whaley Bridge were 18% down on the previous year and 28% down on 2008 when the average house price was £229,276

*Table 4.6: Average property prices and sales across SK23 since July 2011 (July 2013). Source: Rightmove*

#### Key

- Average price
- Properties sold



- 4.33 Table 4.7 contains details of all sales transactions by dwelling type over the last six months recorded data for SK23.

*Table 4.7: Average property prices and number of sales in SK23 (July 2013). Source: Rightmove*

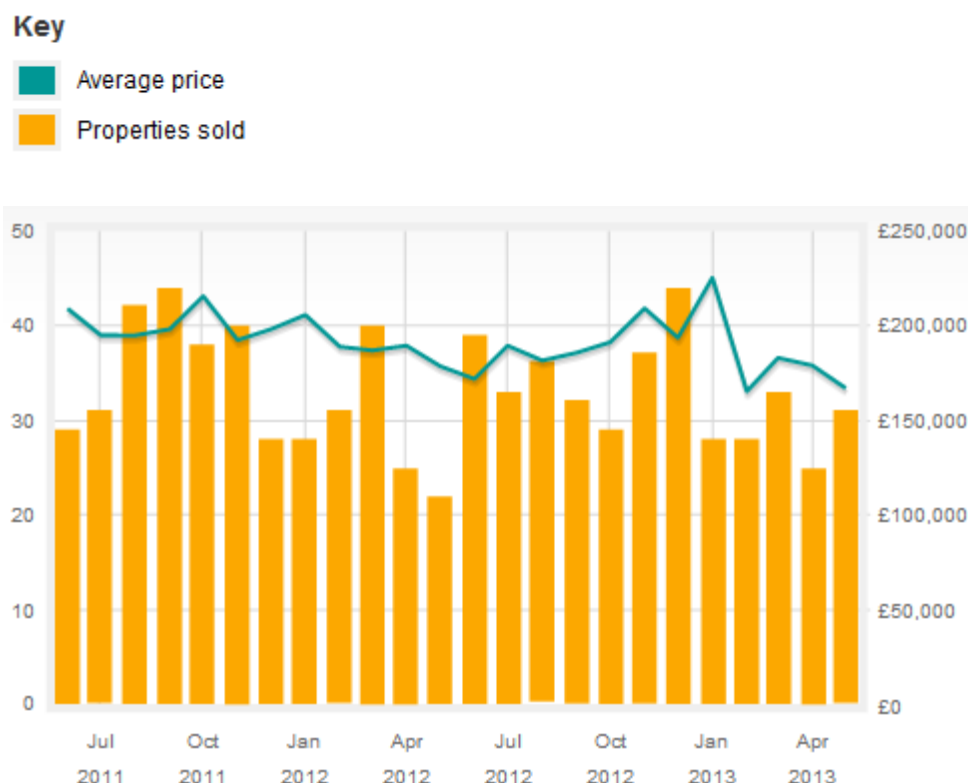
Property Type	Month					
	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Detached	£323,490 (5)	£338,750 (4)	£265,000 (1)	£209,625 (8)	£289,583 (6)	£212,250 (4)
Semi Detached	£230,750 (2)	£159,800 (5)	£135,000 (4)	£202,500 (2)	£149,667 (3)	£172,395 (10)
Terraced	£165,833 (9)	£102,250 (4)	£119,975 (2)	£125,313 (8)	£141,333 (6)	£124,939 (9)
Flat	£150,000 (1)	£73,000 (1)	£95,750 (2)	£94,000 (1)	£0 (0)	£57,500 (1)
<b>All</b>	<b>£218,908 (17)</b>	<b>£188,285 (14)</b>	<b>£137,383 (9)</b>	<b>£167,289 (19)</b>	<b>£202,299 (15)</b>	<b>£156,454 (24)</b>

#### 4.34 Postcode Area SK17 – Buxton

Having regard to Rightmove data the majority of sales in Buxton during the last year were semi-detached properties, selling for an average price of £178,738. Terraced properties sold for an average of £135,904, with detached properties at £287,939.

- 4.35 Overall sold prices in Buxton over the last year were 4% up on the previous year and 4% down on the 2007 level of £189,176.

Table 4.8: Average property prices and sales across SK17 since July 2011 (July 2013). Source: Rightmove



4.36 Table 4.9 contains details of all sales transactions by dwelling type over the last six months recorded data for SK17.

Table 4.9: Average property prices and number of sales in SK17 (July 2013). Source: Rightmove

Property Type	Month					
	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Detached	£257,729 (13)	£327,146 (11)	£388,500 (5)	£270,099 (10)	£276,332 (3)	£266,159 (5)
Semi Detached	£170,810 (10)	£183,325 (6)	£122,900 (5)	£191,083 (6)	£178,063 (10)	£171,038 (13)
Terraced	£170,135 (14)	£115,143 (7)	£121,455 (11)	£133,375 (16)	£154,208 (12)	£122,900 (10)
Flat	£151,500 (7)	£199,125 (4)	£102,643 (7)	£40,000 (1)	£0 (0)	£124,000 (3)
<b>All</b>	<b>£193,203 (44)</b>	<b>£225,037 (28)</b>	<b>£164,696 (28)</b>	<b>£182,469 (33)</b>	<b>£178,404 (25)</b>	<b>£166,299 (31)</b>

4.37 To inform our study evidence base we have undertaken an analysis of sales values for new build developments in High Peak. Appendix 1 contains an overview of the research that we have undertaken in relation to the Residential Property Market in High Peak with specific reference to new build sales and modern resale properties.

4.38 Included below is an analysis of each of the newly built developments we have considered in preparing our evidence base, namely:-

- The Heathers, Glossop (Jones Homes)
- Otters Brook, Buxton (Taylor Wimpey)
- Foxlow Rise, Buxton (Persimmon Charles Church)
- Burbage Heights, Buxton (Amos Developments)
- Compton Gate, Buxton (Ben Bailey Homes)

4.39 The Heathers comprises a development of 47 detached 4 bed dwellings, located to the east of Glossop town centre on the south side of Shirebrook Drive. Recent sales have been at prices between £250,000 and £342,500 equating to between £2,228 per sq.m (£207 per sq.ft) and £2,390 per sq.m (£222 per sq.ft) with an average sale price of £2,314 per sq.m (£215 per sq.ft). The most recent sales have been at around £2,260 per sq.m (£210 per sq.ft).

4.40 Otters Brook comprises a Taylor Wimpey development of 104 dwellings to the north west of Buxton town centre, completed in 2009. The development contains a mixture of detached, semi-detached, terraced and apartment dwellings ranging from 1 to 5 bedrooms. Due to the diverse nature of the scheme, sales prices have varied throughout. Sales have been at prices between £130,000 and £480,000, with rates ranging from £1,830 per sq.m (£170 per sq.ft) to £2,800 per sq.m (£260 per sq.ft). The most recent sales reported at Land Registry completed at the end of last year and achieved prices ranging from £1,916 per sq.m (£178 per sq.ft) to £2,368 per sq.m (£220 per sq.ft) dependent on house style.

4.41 Foxlow Rise, Harper Hill Road to the south of Buxton is a recent development of 2, 3 and 4 bed mews and detached houses. Sales have been completed over the period since March 2012. The prices achieved on the development range from £1,690 per sq.m (£157 per sq.ft) for a 3 bed mews property to £2,939 per sq.m (£273 per sq.ft) for a 3 bed detached house with garage. The average price paid across all transactions equates to £2,110 per sq.m (£196 per sq.ft).

4.42 Burbage Heights comprises a smaller development of 8 large detached 4, 5 and 6 bed dwellings; located to the south west of Buxton Town Centre on the east side of the A53. The only recent sale on this site has been for a 2.5 storey 5 bed detached property that sold for £370,000, equating to £2,045 per sq.m (£190 per sq.ft).

- 4.43 Compton Gate comprises a 2011 development of 15 detached 3 and 4 bed dwellings, and 6 affordable semi-detached homes. The development is on the site of the old Buxton fire station. Recent sales have been at prices between £184,995 and £364,000, equating to between £2,475 per sq.m (£230 per sq.ft) and £2,800 per sq.m (£260 per sq.ft).
- 4.44 To supplement this information, and due to the lack of current new build developments in the Borough, we have also considered the resale values achieved on modern properties which have been built within the last 20 years.
- 4.45 We have analysed a number of transactions relating to such properties in Glossop from 2010 onwards, incorporating a number of different dwelling types. As would be expected we have observed a broad range in sales prices across the area due to differences in the size and type of the properties considered and their condition; however on average, modern resale rates in Glossop appear to be in the order of £2,066 per sq.m (£192 per sq.ft).
- 4.46 Further south, we have considered modern sale transactions in the 'Central Area' between Glossop and Buxton. This area contains a number of smaller settlements including New Mills, Whaley Bridge, Chinley and Chapel-en-le-Frith.
- 4.47 Recent sales in New Mills have predominantly related to traditional terraced properties. There has been little recent new housing development and hence in order to establish likely values for new build properties we have had regard to sales of modern properties in the Town. Heather Falls for example was constructed approximately 10 years ago and comprises a development of detached and semi-detached family housing. Sales over the last three years have achieved prices equating to between £1,679 per sq.m (£156 per sq.ft) and £2,153 per sq.m (£200 per sq.ft). The most recent sale was at a price equating to £1,938 per sq.m (£180 per sq.ft).
- 4.48 The development around Bakewell Close in New Mills was constructed approximately 8 years ago and again comprises semi-detached and detached family housing. Recent sales here have achieved prices of between £1,948 per sq.m (£181 per sq.ft) and £2,185 per sq.m (£203 per sq.ft).
- 4.49 In Whaley Bridge sold prices for modern properties have ranged from between £1,615 per sq.m (£150 per sq.ft) to £2,422 per sq.m (£225 per sq.ft), dependent on location and condition.

- 4.50 In Chapel modern resales have ranged from £1,291 per sq.m (£120 per sq.ft) for a bed semi-detached house on the High Street to £2,422 per sq.m (£225 per sq.ft) for a detached house in Brookside Road. More typically sold prices have ranged from between £1,884 per sq.m (£175 per sq.ft) to £2,207 per sq.m (£205 per sq.ft). The majority of transactions involving smaller 2 bed properties have been at prices equating to around £1,884 per sq.m (£175 per sq.ft) to £1,991 per sq.m (£185 per sq.ft).
- 4.51 Within Chinley there have been no recent developments of market housing. On the most recent developments The Sidings was completed nearly 10 years ago and recent resales have principally been of apartments although a 4 bed mews property recently sold for a price equating to £1,690 per sq.m (£157 per sq.ft).
- 4.52 An analysis of the asking prices for modern houses currently being marketed for sale in Chinley shows a range of £1,507 per sq.m (£140 per sq.ft) to £2,809 per sq.m (£261 per sq.ft).
- 4.53 Throughout Buxton we have analysed recent modern resale transactions in a number of areas, including Harpur Hill, Hogshaw and West Buxton. Across these areas the average property price was around £250,000, with rates averaging at around £2, per sq.m (£190 per sq.ft).
- 4.54 Interviews with Local Estate Agents (Summer 2013)  
In order to further inform the study we have undertaken interviews with Estate Agents active in the area to provide an up to date insight into the residential property markets within the Borough. The information obtained included a general overview of market conditions, along with local market trends in demand throughout any given area. For the purposes of our study we have broken these markets down into three areas; Glossopdale, the Central Area and Buxton.
- 4.55 *Glossopdale Residential Property Market:*  
Local agents active in and around the Glossop area, report that the residential property market is busy, with consistent interest being shown in a wide range of house types; from terraced houses up to large detached properties. The area contains a broad mix of new and old properties, with current interest reported to be strong for both. There does not appear to be an over/under supply for any particular type of property. Over the past 6 months, demand has increased since the upturn in economic conditions and is expected to grow steadily for the foreseeable future. According to local agents, any new build development in this area would be anticipated to sell well.

4.56 *Central Area Residential Property Market:*

The local market in the Central Area is reported to be very buoyant at the current time, with demand in Whaley Bridge looking particularly strong according to local agents. As is typical of the Borough, the property types are wide ranging with a balance of old properties and modern developments, particularly in Chapel-en-le-Frith. Confidence in the market has steadily grown in the past year and has been particularly strong over the summer period, where demand has been strong across all property types. Any new build developments in the Central Area would be likely to attract large amounts of interest. Local agents have indicated that areas such as Whaley Bridge is currently in need of semi-detached 2 and 3 bed dwellings, therefore it is anticipated that any new build development incorporating these would do particularly well.

4.57 *Buxton Residential Property Market:*

Similar to Glossop, Buxton appears to have a wide range of dwelling types available in the area, from large early 20<sup>th</sup> century detached properties to modern new build flats. Local agents have indicated that the residential market in Buxton is currently strong, with particular interest in mid-range detached and semi-detached properties from investors and existing home owners due to the lack of first time buyers. All property types seem to be selling well at the current time; however there does seem to be an abundance of modern 3 bed apartments and townhouses in the area that may take some time to sell. Prices are currently stable in the local market, and although the market is not anticipated to take a dramatic upturn in the near future confidence has steadily increased over the past year and is anticipated to continue doing so. The types of new build properties that would be expected to be in demand include 2 bed semi-detached and mews properties; 3 bed semi-detached and detached properties; and 4 bed detached properties.



#### 4.58 ***Non-Residential Market***

#### 4.59 Overview

- 4.60 Economic growth has improved in Q2 2013 at a rate of 0.6%, double the figure for Q1. The latest figures have given cause for optimism that the long awaited recovery from the recession is finally underway. Despite the UK economy emerging from recession in the latter half of 2012 with quarterly economic growth reported at 1.0% (the highest rate of growth since Q3 2007), most commentators remained cautious and pointed to one off events during 2012 such as the timing of Olympics and Paralympics tickets sales for the acceleration in growth, in addition to the effect of the extended Bank Holiday period in Q2. The latest figures give substance to the idea of a sustained economic recovery as Q2 2013 growth was broad based with all main sectors showing positive growth; particularly Construction, Manufacturing, Business Services and Finance. Unsurprisingly, economic growth forecasts have been revised to 1% for 2013 and 1.7% for 2014; a notable increase on previous forecasts<sup>1</sup>.
- 4.61 As at 2013 Q1, employment growth remains surprisingly strong despite a limited effect on output. This is possibly due to the fact that companies have retained or expanded their staff anticipating a bounce back from the worst of the recession. In addition, unemployment has fallen to its lowest level for 14 months at around 2. million<sup>2</sup>.
- 4.62 There has been positive news relating to the performance of the Eurozone, which is of concern as the Eurozone remains the UK's largest trading partner. GDP growth of 0.3% in Q2 2013 finally brought an end to six consecutive quarters of economic contraction and this figure is expected to increase to 1% in 2014 and 1.5% in 2015 - 17. However, the road to recovery is likely to be a long and arduous one and unemployment is expected to peak at 20 million in 2014. There are many challenges which await the Eurozone in the coming years (access to finance being a major one) however we are starting to see the signs of growth that suggest a more positive outlook for the Eurozone than in recent years<sup>3</sup>.

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<sup>1</sup> GVA 'Economic & Property Market Review'; Q3 2013

<sup>2</sup> GVA 'Economic & Property Market Review'; Q1 2013

<sup>3</sup> Ernst & Young 'Eurozone Forecast'; September 2013

- 4.63 In terms of investment yields; CBRE state that prime rents have grown by 0.6% over the previous quarter, and that UK prime yields have fallen slightly to 6.08% for the quarter<sup>4</sup>.
- 4.64 From a regional perspective, the economic recovery and increase in consumer confidence has been generally reflected in the uptake of commercial property. LSH report that the out of town office market in Greater Manchester has seen take-up increase by 25% from Q2 2013 (with headline rents at around £19 per sq.ft), with grade A take up in the city centre up 77% over the same period (with headline rents at around £30 per sq.ft). The number of transactions in Greater Manchester remains steady with lettings below 2,500 sq.ft continuing to dominate the market<sup>5</sup>. The North West office market will be buoyed by reports that professional services in the region have grown by 9.1% since 2012.
- 4.65 The East Midlands has seen a surge in take up of out of town offices since Q2 2013, achieving typical rents in the order of £11 per sq.ft. Notwithstanding the above, CBRE report that the North West as a whole has experienced a decrease in prime commercial rents since Q2 2013; with office rents experiencing negative growth of -0.4%, retail of around -0.4% and industrial of around -2.0%. This is at odds with general UK trends across the same period<sup>4</sup>.
- 4.66 There is said to be moderate demand for commercial property across High Peak as a whole, in particular industrial property. Prime industrial rents in Glossopdale and Buxton appear to be in the region of £5.50 per sq.ft. As would be expected, there is limited demand for office space in the region with many workers commuting to Manchester and the surrounding areas. As such, the office market in the High Peak is not significant and modern business parks are likely to achieve rents in the region of £12 per sq.ft.

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<sup>4</sup> CBRE 'UK Prime Rents and Yields'; Q3 2013

<sup>5</sup> Lambert Smith Hampton 'Office Market Pulse, Greater Manchester': Q3 2013

- 4.67 In recent years, growth in retail rents at both national and regional level appears to have stalled in the wake of a series of major high street retailers entering into administration. This has included brands such as Clinton Cards, Game, HMV, Peacocks, Jessops and Blockbuster. Colliers report that trading conditions have worsened amidst increased inflation and stagnant wage growth, which has culminated in reduced expendable income and reduced sales. This, combined with the continuous growth of online retail has had a negative effect on the UK retail property market. Despite this, Colliers summer 2013 figures have shown that the market as a whole is showing signs of recovery; with vacancy rates falling for the first time in 18 months, coupled with increased revised estimates of GDP growth<sup>6</sup>.
- 4.68 Colliers predict that secondary retail locations will continue to suffer as a result of fewer shopping trips and continued competition from supermarkets and online retailers. It is becoming more important for major retailers to establish a presence in major retail destinations, often at the expense of stores in weaker, typically small and medium sized towns.
- 4.69 It is apparent that the main retail centres within High Peak are located in Buxton and Glossop; however Buxton represents a more attractive location to retailers (Peak Sub-Region, Retail and Town Centre Study, 2009). This is reflected in rental values throughout the two areas; high street locations in Buxton typically achieve rents on an overall basis of around £431 per sq.m (£40 per sq.ft), whereas high street locations in Glossop are usually in the region of £323 per sq.m (£30 per sq.ft). Retail provision in the central area of High Peak is typically categorised by local independent retailers in smaller towns such as Chapel-en-le-Frith, Whaley Bridge and New Mills. National retailers in Glossop have increased due to retail parks in the area; however retail warehouses typically achieve lower rents per sq.m, due to their increased size and inferior location in comparison to high street units. Rents at Wrens Nest Retail Park, Glossop has been in the order of £140-161 per sq.m (£13-15 per sq.ft).

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<sup>6</sup> Colliers 'Midsummer Retail Report'; 2013

## 5.0 FINANCIAL APPRAISAL ASSUMPTIONS

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5.01 In this section, we have outlined the assumptions that have been adopted in our appraisals, both in relation to the Residential and Non-Residential Allocations. In Appendix 2 we have provided a detailed summary of the assumptions that have been adopted for the appraisal of each site.

### 5.02 Land Values

5.03 Land value is difficult to assess for a number of reasons. Firstly, development land value is an utterly derived value, with land being bought as a factor of production in the course of development. The price is generally determined by the development potential of the site. Secondly, the comparison of land value in terms of prices paid for sites is extremely difficult because of the large number of site specific variables that will impact upon the price paid. For example, the amount of remediation or other abnormal costs are likely to differ from site to site. Hence, any evidence of land transactions needs to be treated with a degree of subjectivity as adjustments may be necessary for factors such as abnormal site conditions, contamination and development density.

5.04 The document 'Viability Testing in Local Plans' advocates the use of 'threshold land value'. This should represent the value at which a typical willing landowner is likely to release land for development, before the payment of taxes. The guidance suggests that threshold land value needs to take account of the fact that future plan Policy requirements will have an impact on land values and landowner expectations, and therefore using a market value approach as a starting point carries the risk of building in assumptions of current Policy costs rather than helping to inform the potential for future Policy. As a result it suggests that market values can be a useful 'sense check' and suggests that the threshold land value is based on a premium over current use values and credible alternative use values. The latter would be most appropriate where there is competition for land among a range of alternative uses such as in town centres.

- 5.05 The RICS Guidance Note 'Financial Viability in Planning' explains that for a development to be financially viable, any uplift from the current use value of land that arises when planning permission is granted should be able to meet the cost of planning obligations, whilst at the same time, ensuring an appropriate site value for the land owner and a risk adjusted return to the developer for delivering the project. The return to the land owner will be in the form of a land value increase in excess of current use value. The land value will be based on market value which will be risk adjusted, so it will normally be less than current market prices for development land on which planning permission has been secured and planning obligation requirements are known. The guidance note recognises that the market value will be by definition at a level at which the landowner would be willing to sell.
- 5.06 In arriving at our assessments of land values in High Peak, we have had regard to available transactional evidence both in High Peak, and also in the wider North West and Midlands areas where relevant and similar market conditions exist. We have undertaken research using Land Registry data and other databases such as EGi. We have also had regard to Valuation Office Property Market Surveys. Details of the available comparable evidence for land transactions are contained in Appendix 1.
- 5.07 There has generally been limited development activity both in High Peak, the North West and Midlands as a whole over recent years; hence the amount of transactional evidence in relation to land is very limited. To a degree therefore it is necessary to make market adjustments based on our market experience.
- 5.08 The future residential development sites within the Borough are likely to be either previously developed sites, or Greenfield sites located immediately adjacent or close to the existing settlements in the Borough. Having regard to the characteristics of High Peak, a typical settlement area site will have been previously developed and most likely would have been in previous commercial use possibly a former mill or associated industrial buildings. This is reflective of both the residential allocations within the Local Plan, and also the sites which constitute the current iteration of the SHLAA. Greenfield sites are generally currently in agricultural use usually grazing or possibly in relation to smaller sites a pony paddock. Often the sites are not currently being actively grazed or cultivated or comprise informal open space.

- 5.09 Having regard to the likely characteristics of development within the Borough, we have identified a number of possible development scenarios on brownfield previously developed and Greenfield sites. We have had regard to these classifications for the purpose of our testing. We have also identified a classification where the use of a previously developed site has effectively been abandoned and the site has not been in use for a number of years. This classification would typically relate to former railway sidings.
- 5.10 In arriving at a market value for previously developed land in this case, both the land owner and the developer would have regard to a site's current use value, albeit a landowner would be seeking an uplift in value above this level. Conversely, a developer would be reluctant to pay a full residential value for the site, having regard to the risk and cost involved in obtaining planning consent and the likely developer contributions being sought by the Council. In arriving at an assessment of market value it is therefore necessary to have regard to both evidence of current use value as well as evidence from sites with residential planning permissions and then make reasonable adjustments to reflect factors such as the land owner's aspirations, the developer's concerns, risks inherent in the development process, and planning obligations.
- 5.11 Within High Peak, we would expect current values for previously developed land in the settlement areas with extant planning consents for commercial development to be in the region of £370,000 per hectare (£150,000 per acre) to £618,000 per hectare (£250,000 per acre). The definition of viability in the context of planning recognises the issue of a landowner receiving an appropriate site value, which whilst being less than full residential value is likely to be higher than current use value. Having regard to this we have considered the level of site value at which a landowner is likely to release a site for residential development in the built up area. In the circumstances we believe that it is reasonable to assume a site value for such land based on £865,000 per hectare (£350,000 per acre) in most instances. We have however made a slight adjustment to this figure for larger brownfield sites such as Harpur Hill College where the lot size means that a reduced bid would be expected. Recognising this we have adopted a figure of £802,750 per hectare (£325,000 per acre). Those sites assessed on the edge of Buxton Town Centre with active current uses have been valued having regard to alternative Town Centre uses at £988,000 per hectare (£400,000 per acre).

- 5.12 In order to deliver the growth proposed in the Local Plan, it is likely that so Greenfield development sites either infill or outside the existing built-up areas will need to be developed over the Local Plan period. At the present time, these sites will normally be used for agricultural and grazing purposes or informal open space with site values on this basis typically in the region of £25,000 - £50,000 per hectare (£10,000 - £20,000) or less. It is probable a number of such sites have had development expectations, since they are at the edge of or within the settlement areas and in some cases may already be subject to option agreements. Naturally, any landowner is unlikely to sell such sites for that level of value and clearly a landowner will be seeking an uplift in value if they are to consider releasing the site for development.
- 5.13 With reference to the RICS guidance and that from the Housing Delivery Group, it would be inappropriate to assume land values based on sites with full residential planning permission, and in reality the site value for viability purposes will lie somewhere between this and current value. In addition many Greenfield sites may require significant initial expenditure on services and infrastructure to enable them to be developed for residential purposes. We believe that for Greenfield locations it would be reasonable to assume a value in the region of £495,000 per hectare (£200,000 per acre) to £618,000 per hectare (£250,000 per acre) dependent on site size and location as being the level at which a landowner would consider releasing a site for development.
- 5.14 The site at Adderley Place is a Greenfield site within the existing settlement boundary and adjacent to an area of recent residential development. In this respect we anticipate that the landowners required returns are likely to be greater than those for a more distant site. This has been reflected in our valuation of the site at £74 ,000 per hectare (£300,000 per acre).
- 5.15 The NPPF requires local authorities to provide a buffer of 5% or 20% in relation to their supply of sites to ensure choice and competition in the market for land. This is intended to ensure that the landowner will have to compete in the market to sell his site so will have to competitively price it to sell albeit will still want a return in excess of its alternative use value. If a landowner has unrealistic expectations of value, then the theory is that developers will then just acquire a more competitively priced site elsewhere and the overpriced site will remain undeveloped.
- 5.16 Land values for employment allocations have typically been assumed at £494,000 per hectare (£200,000 per acre) with the exception of the site at Harpur Hill Quarry where a land value of £370,500 per hectare (£150,000 per acre) has been assumed.

5.17 Full details of the land value assumptions in relation to each allocation are contained in the individual site reports at Part Two, and also in the summary schedule at Appendix 2.

5.18 **Acquisition Costs**

5.19 In addition to the land values detailed above, we have also assumed land acquisition costs based on 1% of purchase price for agent's fees and legal fees at 0.75%. This is in line with normal market practice and rates. We have also assumed payment of stamp duty in accordance with HMRC thresholds and rates.

5.20 **Timing of Land Acquisition**

5.21 Our site appraisals assume that the land is acquired on day 1 of the development programme and hence the purchase carries finance costs from the outset. For most of the small allocations considered this would be usual practice. However, it should be noted that for the larger residential developments above 50 units it would be unusual for a developer to acquire the entirety of such large sites from day 1. A large development site would normally be the subject of a phased acquisition programme, with the land only being drawn down by the developer as required. As a result, land acquisition costs are more likely to be phased over the development period and so the cost of finance would be reduced with a corresponding increase in profitability.

5.22 **Residential Appraisal Assumptions**

5.23 ***Development Programme***

In our experience we anticipate that a developer would seek to construct and sell around 30-40 dwellings per annum. For the purpose of the assessments we have assumed an average sales rate for each site of 3 per month, with the first sales taking place 4 months after a start on site.



## 5.24 **Sales Values**

### 5.25 Market Housing

Having regard to the market commentary contained at Section 4 and the detailed comparable sales evidence at Appendix 1 we have applied the ranges of net sales values at Table 5.1 to the 3 main market areas.

*Table 5.1: Residential Sales Prices Adopted*

<b>Market Area</b>	<b>Value Range (per sq.m)</b>	<b>Value Range (per sq.ft)</b>
Glossopdale	£1,884 - £2,368	£175 - £220
Central	£1,938 - £2,368	£180 - £220
Buxton	£2,045 - £2,153	£190 - £200

5.26 Further details regarding the specific net sales prices applied to each allocation are contained in the site reports however these are informed by the location, local demand and supply and the surrounding land uses.

### 5.27 Affordable Housing

The values that have been assumed for the affordable units are based on the likely bid by a Registered Provider. In this respect we have assumed bid prices for the different tenure options based on the following percentages of market value:-

Social Rent	40%
Affordable Rent	50%
Intermediate	60%

## 5.28 **Construction Costs**

The construction costs that have been adopted have been prepared by Tweeds Quantity Surveyors (part of WYG Group). A report containing their methodology is contained at Appendix 3. In addition the individual site construction cost assessment is contained for each site assessed in Part Two of our report.

5.29 These costs are based on current building regulation requirements and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency. In addition the cost assessments make allowance for Code Level 3 and 4.

- 5.30 In order to reflect the standard of construction within the Residential Design and Landscape Character SPDs the cost assessments that have been prepared for each site are based on the following build quality matrix.

*Table 5.2: Build Quality Matrix*

	<b>Medium Quality</b>	<b>High Quality</b>
<b>Walls</b>	Reconstituted stone with some Artstone detailing	Natural stone with some natural stone detailing
<b>Windows</b>	Coloured uPVC	Painted timber
<b>External doors</b>	uPVC or composite	Painted timber
<b>Roof</b>	Slate or stone tile appearance concrete or composite tiles	Grey Slate or Stone flag tiling
<b>External boundaries</b>	Some additional walls in recon stone; stained fences	More walls; all in natural stone; stained fences
<b>External pavings</b>	Some coloured concrete and some stone pavings; black tarmacadam to parking areas	Natural stone pavings generally; coloured tarmacadam to parking

- 5.31 The majority of the site allocations have been tested assuming a medium quality specification; however for the more sensitive sites, particularly those in conservation areas or those visible from the National Park, a higher quality of build has been assumed. Further details are contained in the individual site reports at Part Two.
- 5.32 Having regard to the specific characteristics of each allocated site tested, Tweeds have made an allowance for abnormal development costs to cover aspects such as levels, poor ground, demolition, contamination and site access. They have also included an allowance for the costs of providing on site public open space as necessary. Again further details are contained in their individual site reports.
- 5.33 ***Other Infrastructure Requirements***
- 5.34 Following a review of High Peak Infrastructure Appraisals <sup>7</sup> produced for Glossopdale, Buxton and Central areas, Arup have undertaken an assessment focused on electricity and gas infrastructure. This report is contained at Appendix 4 and the conclusions of the report have been used to inform Tweeds construction cost assessments in relation to gas and electricity services for each site allocation tested.

<sup>7</sup>Glossopdale Infrastructure Appraisal (September 2012), Buxton Infrastructure Appraisal (September 2012), Central Infrastructure Appraisal (September 2012) – High Peak Borough Council

- 5.35 In order to understand the potential impacts on gas and electricity infrastructure in High Peak, energy consumption and demand analysis has been undertaken for the proposed developments with a specific focus on 27 residential sites. This has identified the estimated loads these developments would place on the existing energy networks and through a process of analysing records of the local energy systems, engagement with available technical experts at utilities companies and application of Arup's technical and commercial experience of planning, designing and delivering energy system upgrades and connections.
- 5.36 From the work undertaken Arup have identified that the gas network is unlikely to present a barrier to the delivery of development across High Peak. The High Peak electricity network is more complicated; however through a review of system records and engagement with Electricity North West (ENW) it has been identified to be less of an issue than indicated in the Central and Buxton Infrastructure Appraisals.
- 5.37 Cost ranges have been developed for gas connections charges at £300 - £1,500 per dwelling and electricity at £1,000 – £3,000 per dwelling.
- 5.38 ***S.106/S.278 and Other Planning Requirements***
- 5.39 Based on the requirements identified in the Interim High Peak Infrastructure Delivery Plan <sup>8</sup> we have included an Education contribution based on £2,279.80 per dwelling for certain of the allocated sites where additional school provision is identified. Further details are contained in the individual site reports.
- 5.40 Our viability testing for each of the allocated sites have assumed affordable housing based on the Policy compliant position at either 30% or 20% dependent upon site size.
- 5.41 We have considered the comments made by the Highway Authority which are contained in the individual site reports, and as necessary included additional costs to reflect the need for additional highway works such as new access arrangements, junction improvements and footpaths.
- 5.42 As part of our viability testing we have included for a CIL payment based on £45 per sq.m for market housing in accordance with the proposed charging schedule.

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<sup>8</sup> Interim Infrastructure Delivery Plan (IDP) – High Peak Borough Council (March 2013)

5.43 ***Sales and Marketing Costs***

5.44 Disposal costs, including sales and marketing expenses, have been assumed at a rate of 3.5% of the Gross Development Value of the market housing. This is in line with typical development industry rates for housing development. We have included an allowance of £500 per unit for the costs associated with the transfer of the affordable units to a registered provider.

5.45 ***Finance***

5.46 For all residential development schemes we have assumed that finance could be obtained at a rate of 7% inclusive of arrangement and monitoring fees. This reflects the cost of finance currently available in the development market for development of this type.

5.47 ***Developer's Profit and Overhead***

5.48 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. The level of profit requirement will principally reflect the risk of constructing a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.

5.49 Many factors will govern risk in relation to a development site; these include location, the local property market, the size and scale of the development, potential contamination and other abnormal costs and the type of accommodation being provided. Other considerations affecting risk could include the planning status of the site, and specifically whether a planning consent is in place for the proposed scheme.

5.50 In terms of residential development, a smaller residential development would be considered less risky than a large scale strategic residential development site. On a larger site it may take many years for the developer to build out and complete the sale of all of the houses. There could be significant changes (for better or worse) in the property market during the lifetime of the development. Therefore, the risk associated with having capital tied up in the development is carried for many years. As a result, a developer would require a higher profit return than on the smaller development site.

- 5.51 The industry standard measure of profit return is typically based on a percentage of either Gross Development Value (GDV) or cost. In certain instances developers may use an internal rate of return as an additional check measure. In our experience profit based on GDV is more commonly used for residential developments although not exclusively, whilst a return based on cost is more typical for commercial development.
- 5.52 Based on market experience, residential developments would tend to command a profit return of 15-20% GDV, which for larger developments would also include a developer's overhead.
- 5.53 The HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*<sup>9</sup>' suggests that a figure of 16% of values rather than cost may be targeted for private residential sales. The HCA's User Manual<sup>10</sup> accompanying their Development Appraisal Tool suggests a typical figure at that time (July 2009) of 17.5-20% GDV, but this is given as a guide only as the manual suggests that profit will depend on the state of the market and the size and complexity of the scheme. It is notable that the manual, to accompany the new HCA Development Appraisal Tool, refrains from giving any form of guidance on the measure of any appraisal variables.
- 5.54 Looking at planning decisions, the level of developers profit hasn't specifically been considered as a point of debate. However, Planning Inspectors in certain instances have made reference in decisions to the level of profit adopted and what is typical, including the following examples:-
- 5.55 Flambard Way, Godalming<sup>11</sup> (a mixed development of 225 flats and commercial accommodation): the inspector refers to an industry norm of 15-20% profit and although not explicitly stated this seems to be based on cost;
- 5.56 Flemingate, Beverly<sup>12</sup> (a mixed use development): Here the Inspector accepted 15% of cost;

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<sup>9</sup> HCA Guidance Note 'Investment and Planning Obligations: Responding to the Downturn' (HCA, 2009)

<sup>10</sup> HCA Economic Appraisal Tool User Manual (HCA, 2009)

<sup>11</sup> Planning Inspectorate Decision in relation to 'Waverley Borough Council appeal by Flambard Development Limited' APP/R3650/A/08/2063055 (Planning Inspectorate 2008)

<sup>12</sup> Planning Inspectorate Decision in relation to Application by CP Group, Wykeland Group and Quintain Estates & Development PLC, LPA: East Riding of Yorkshire' APP/E2001/V/08/1203215 (Planning Inspectorate 2008)

- 5.57 Clay Farm<sup>13</sup> (2,300 dwellings and retail, health centre, education): Here the Local Planning Authority suggested a profit return based on 20% of cost or 16% of GDV. 16% GDV was considered by the Council to be consistent with the profit based on GDV in the HCA document detailed above. The Inspector appears to accept the LPA's approach albeit the key point at issue related to whether the scheme should be assessed on a residual land value basis, or based on the actual historic purchase price;
- 5.58 Former Royal Hotel, Newbury<sup>14</sup> (35 sheltered apartments): The Inspector has decided that the profit range of 17.5%-20% of GDV detailed in the HCA EAT user manual was the correct level of profit for this development.
- 5.59 Shinfield, Reading<sup>15</sup> (residential development comprising 126 dwellings and a sports pavilion): The inspector determined that a figure of 20% profit on GDV was appropriate for this development.
- 5.60 As the above demonstrates, the profit return requirement is not at a fixed level and will vary from site to site, depending upon the risk profile which is driven by many factors.
- 5.61 On the basis of the above and having regard to the nature of the allocated sites, a 15% GDV profit (inclusive of overheads) has been applied for the smaller housing schemes of less than 25 units. For all other sites a developer's return (inclusive of overheads) of 20% of GDV has been adopted. In each case these profit returns are then used as a benchmark against which to determine the viability or otherwise of the allocation being tested. A return above this level suggests a viable development, less than this and the development becomes marginal or unviable.

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<sup>13</sup> Planning Inspectorate Decision in relation to 'Applications by Countryside Properties PLC & Countryside Properties (UK) Ltd to Cambridge City Council' APP/Q0505/A/09/2103599 and APP/Q0505/A/09/2103592 (Planning Inspectorate, 2009)

<sup>14</sup> Planning Inspectorate Decision in relation to 'Former Royal Hotel, Newbury, Gillingham, Dorset SP8 4QJ' APP/N1215/A/09/2117195

<sup>15</sup> Planning Inspectorate Decision in relation to 'Land at the Manor, Shinfield, Reading RG2 9BX and bordered by Brookers Hill to the North, Hollow Lane to the East and Church Lane to the West' APP/X0360/A/12/2179141 (Planning Inspectorate 2013)

## 5.62 **Non-Residential Appraisal Assumptions**

### 5.63 **Development Programme**

5.64 The development programme for non-residential sites will vary depending on the specific characteristics of each scheme.

5.65 For the employment allocations table 5.3 contains details of the development programme that we have assumed.

*Table 5.3: Development Programmes – Employment Allocations*

Site	Development Programme
Waterside, Hadfield	8 months
Land off Wren Nest Road, Glossop	15 months
Hoffman Quarry, Harpur Hill, Buxton	20 months
Staden Lane extension, Buxton	10 months
Tongue Lane extension, Buxton	24 months
Bowden Lane, Chapel-en-le-Frith	24 months
Frith Kendall, Chapel-en-le-Frith	17 months

5.66 In relation to the site at Ferro Alloys we have assumed an overall build programme of 8 months. For the mixed use developments at Bingswood Industrial Estate and Furness Vale Industrial Estate we have assumed an overall programme of 9 months and 15 months respectively.

## 5.67 **Sales Values**

5.68 Having regard to the comparable evidence contained in Appendix 1 and the market commentary at Section 4, table 5.4 contains details of the sales values that have been adopted for each of the non-residential uses in the employment allocations and mixed use developments. Further information is contained in the site specific reports at Part Two.

*Table 5.4: Non-residential Sales Values*

<b>Site</b>	<b>Use</b>	<b>Sales Price (per sq.m)</b>	<b>Sales Price (per sq.ft)</b>
Waterside, Hadfield	B1/B2 Light Industrial	£700	£65
Land off Wren Nest Road, Glossop	B1/B2 Light Industrial	£700	£6
Ferro Alloys, Glossop	B1/B2 Light Industrial	£700	£6
	Offices	£1,50	£140
Hoffman Quarry, Harpur Hill, Buxton	B1/B2/B8 Light Industrial/Warehousing	£646	£60
Staden Lane extension, Buxton	B1/B2 Light Industrial	£700	£6
Tongue Lane extension, Buxton	B1/B2/B8 Light Industrial/Warehousing	£700	£6
Bingswood Industrial Estate, Whaley Bridge	B1/B2/B8 Light Industrial/Warehousing	£700	£6
	Offices	£1,50	£140
	Retail/Leisure	£2,018	£188
Furness Vale Industrial Estate, Furness Vale	B1/B2 Light Industrial	£956	£88
Bowden Lane, Chapel-en-le-Frith	B1/B2 Light Industrial	£700	£6
Frith Knoll, Chapel-en-le-Frith	B1/B2 Light Industrial	£700	£6



## 5.69 **Construction Costs**

5.70 The construction costs that have been adopted in the viability appraisals have been prepared by Tweeds Quantity Surveyors and their methodology is included in this report at Appendix 2. For ease of reference Appendix 2 summarises the build costs we have adopted whilst the individual site reports at Part Two contain further details. These costs are calculated on a cost/sq.m basis, and are inclusive of substructures, superstructures, all external works, incoming services and drainage, preliminaries, fees and a contingency. The build cost also makes allowances for abnormal development costs as identified in each of Tweeds site specific assessments at Part Two.

## 5.71 **Other Infrastructure Requirements**

5.72 Following a review of High Peak Infrastructure Appraisals produced for Glossopdale, Buxton and Central areas, Arup have undertaken an assessment focused on electricity and gas infrastructure. This report is contained at Appendix 4 and the conclusions of the report have been used to inform Tweeds construction cost assessments in relation to gas and electricity services for each site allocation tested.

5.73 For non-residential development Arup have assessed a cost range of between £10,000 to £40,000 per building for gas and £7,000, to £250,000 per building for electricity.

## 5.74 **S.106/S.278 and Other Planning Requirements**

5.75 We have considered the comments made by the Highway Authority which are contained in the individual site reports, and as necessary included additional costs to reflect the need for additional highway works such as new access arrangements, junction improvements and footpaths.

5.76 Tweeds cost assessments assume that development will achieve BREEAM 'good' standard.

5.77 As part of our viability testing we have included for a CIL payment based on £10 per sq.m in accordance with the proposed charging schedule.

5.78 ***Sales and Marketing***

5.79 We have assumed marketing and disposal fees on lettings of the units based on 20% of rental value. Sales disposal fees have been included at a rate of 1.75% (1.00% being attributed to agent's fees and 0.75% to legal fees). Such fees are considered reasonable at the present time and comprise the standard market charges. Stamp Duty Land Tax has been included as appropriate at usual HMRC rates.

5.80 ***Finance***

5.81 A finance rate of 6% has been uniformly applied across all commercial development, which is inclusive of arrangement and monitoring fees. This quantum reflects the profile of commercial developers and the characteristics of the development, due to the fact that we anticipate that the majority of developments will be built out by a larger developer.

5.82 ***Developer's Profit and Overhead***

5.83 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. As identified above in reference to the assumptions made in relation to developers' profit in the residential appraisals, the level of profit requirement will principally reflect the risk associated with a particular development site and as a result a developer will typically require different levels of profit as a reward for risk across different sites.

5.84 In the context of most forms of commercial development, the developer will typically seek a profit requirement of approximately 20% on cost. The figure is widely used, and has been applied to all forms of non-residential development that we have tested.

5.85 ***Consultation***

5.86 Consultation has been undertaken with Stakeholders including landowners, developers, property agents and registered providers regarding the methodology and assumptions we have adopted. A detailed consultation document was prepared by us and published on the Council's website for comments with information regarding the methodology and assumptions that have been adopted in this study.

## 6.0 SITE ALLOCATIONS VIABILITY RESULTS

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6.01 This section sets out the results and findings from the allocated sites viability assessments for both the residential and non-residential development schemes.

### 6.02 Residential

6.03 In each case the results tables are presented to show the address of the site tested, the number of dwellings identified for the site together with a Policy compliant maximum number of affordable dwellings. We have also included the delivery timetable for the site taken from the Local Plan. The results of the testing illustrate the viability of a development of entirely market housing (0%), and then affordable provision based on the Policy compliant position and reduced provisions at 20% and 10%. We have shown the results based on both 80% social rent (SR) and the balance intermediate together with an alternative option that substitutes social rent with affordable rent (AR). The results are also presented to show the impact of the Code for Sustainable Homes at both Level 3 and 4.

6.04 The final column within each of the tables contains our assessment of the likely number of affordable dwellings which may be at risk in relation to the particular site allocation, based on marginal and unviable results.

6.05 For ease of reference and presentation the table cells have simply been coloured to demonstrate development viability as follows:-

*Table 6.1: Development Viability Coding*

Red	not viable
Amber	marginal development which shows a developers profit of between 17-20% of GDV. For the smaller schemes this is between 13-15% of GDV. In such cases a relatively small increase in costs or reduction in revenue could make the scheme unviable.
Green	the development is viable and has a developer's profit which is equivalent to or greater than 20% of GDV or 15% of GDV for the smallest schemes.

6.06 In a number of cases cells are shaded grey which indicates that affordable housing has not been tested at this level as the Policy position is 20%. The detailed results of the testing for each site are contained within the individual site reports contained at Part Two. Tables 6.2 – 6.4 that follow contain the results separated between the 3 main market areas of High Peak, namely Glossopdale, Central and Buxton.

Table 6.2: Glossopdale Site Allocations Tested – Results

Address	No Dwellings	Max Affordable	Current Timetable	Affordable Housing Tenure	Code Level 3				Code Level 4				Affordable Units At Risk	
					0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Former Railway Museum, Dinting Road, Glossop (G23)	89	27	L	SR									18	18
				AR									9	18
Adderley Place, Glossop	130	39	L	SR									13	26
				AR									13	13
Land off Woodhead Road (G8)	63	19	E	SR										6
				AR										
Land off Woodhead Road (G9)	13	4	L	SR										
				AR										
Land off Woodhead Road (G10)	25	8	M	SR										
				AR										
Land off Woodhead Road (G8-G10)	101	30		SR										
				AR										
Hawkshead Mill, Old Glossop (G13)	31	9	E	SR									3	6
				AR									3	3
Dinting Road, Glossop (G19)	64	19	M	SR										
				AR										
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G20)	50	15	L	SR										5
				AR										5
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G21)	13	3	M	SR										
				AR										
Melandra Castle Road, Gamesley (G25)	35	11	M	SR									7	11
				AR									4	7
Land at Gamesley: adjacent to Sidings (G26)	38	12	M	SR										4
				AR										0
	<b>551</b>	166		SR	<b>Total Affordable Dwellings At Risk</b>								41	76
				AR	<b>Total Affordable Dwellings At Risk</b>								29	46

- 6.07 The results for the allocated residential sites tested in Glossopdale show that at both Code Level 3 and 4 a development of market houses would be viable for each site.
- 6.08 Taking the results for Code Level 3 we have then considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10% development in all cases remains viable. Once this provision is increased to 20%, then for two of the sites tested (the Former Railway Museum and Melandra Castle Road) the results become marginal assuming social rent tenure. For affordable rent the results remain viable. At the Policy compliant position of 30% (20% for the smaller sites), seven of the eleven sites remain viable, together with the site comprising the combined Woodhead Road allocations. At this level the results for two further sites (Hawkshead Mill and Adderley Place) become marginal. The results for Melandra Castle Road become unviable, whilst for the Railway Museum social rent is unviable and affordable rent is marginal.
- 6.09 Based on the allocations tested the delivery of 551 new dwellings is not put at risk assuming development to Code Level 3 and based on the Development Management Policies outlined in Section 3 excluding affordable housing provision. The delivery of affordable housing does however impact on site viability. The maximum affordable provision based on the allocated sites tested is 166 dwellings. Our results suggest that assuming the predominant tenure is social rent up to 41 affordable dwellings may not be delivered based on the viability results from these particular site allocations. On the basis of affordable rent this figure reduces to 29 affordable dwellings.
- 6.10 Adopting the results for Code Level 4 we have also considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10%, development in all cases remains viable except in relation to Melandra Castle Road where for social rent the result becomes marginal. Once this provision is increased to 20%, then for two of the sites tested (the Former Railway Museum and Melandra Castle Road) the results become either marginal or unviable. In relation a further two sites (Hawkshead Mill and Adderley Place) the results for social rent tenure are marginal although affordable rent remains viable. At the Policy compliant position of 30% (20% for the smaller sites), four of the eleven sites remain viable, together with the site comprising the combined Woodhead Road allocations. At this level the results for two sites (the Former Railway Museum and Melandra Castle Road) are unviable. For (Hawkshead Mill and Adderley Place) social rent is unviable and affordable rent is marginal. In addition all results for the site at Dinting Road/Dinting Lane (G20) are marginal. For a further two sites (Land At Gamesley and Woodhead Road (G8)), the results on the assumption of social rent are marginal although affordable rent remains viable.

- 6.11 Based on the allocations tested the delivery of 551 new dwellings is not put at risk assuming development to Code Level 4 and based on the Development Management Policies outlined in Section 3 excluding affordable housing provision. The delivery of affordable housing does however impact on site viability. The maximum affordable provision based on the allocated sites tested is 166 dwellings. Our results suggest that assuming the predominant tenure is social rent up to 76 affordable dwellings may not be delivered based on the viability results from these particular site allocations. On the basis of affordable rent this figure reduces to 46 affordable dwellings.
- 6.12 There are a number of different factors which lead to this reduced viability across a number of the sites at high levels of affordable provision and code. These include for example:-
- (1) The increased costs of dealing with the clearance and remediation of brownfield sites such as the former Railway Museum, Dinting Road and Hawkshead Mill.
  - (2) The prospect of achieving lower sales revenues on the sites at Melandra Castle Road, Gamesley and to a lesser extent the land at Gamesley Sidings.
  - (3) The costs associated with highway widening and other highway and access requirements which impact on sites such as Dinting Road/Dinting Lane (G20), Adderley Place and Woodhead Road (G8).
  - (4) The higher threshold land values for sites within or on the edge of the settlement boundary such as Adderley Place.

Table 6.3: Central Site Allocations Tested – Results

					Code Level 3				Code Level 4				Affordable Units At Risk	
Address	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Land off Derby Road, New Mills (C3)	107	32	L	SR									21	21
				AR								21	21	
Land off Ollerset Lane/Pingot Road, New Mills (c5)	146	44	M	SR									15	29
				AR								15	15	
Britannia Mill, Buxworth	50	15	E	SR										
				AR										
Laneside Road, New Mills (C6)	78	23	L	SR									8	8
				AR									8	
Wharf Road, Whaley Bridge (C8)	20	6	E	SR										
				AR										
Woodside Street, New Mills	25	8	E	SR									3	5
				AR								3	5	
Buxton Road, Chinley	13	3	E	SR										
				AR										
Land At Pickford Place, Chapel-en-le-Frith	31	9		SR									9	9
				AR								9	9	
Land At Park Road, Chapel-en-le-Frith	12	2	M	SR									2	2
				AR								2	2	
	482	142		SR	Total Affordable Dwellings At Risk								58	74
				AR	Total Affordable Dwellings At Risk								50	60

- 6.13 The results for the allocated residential sites tested in the Central Area show that at Code Level 3 a development of market houses would be viable for each site, except for the site at Park Road, Chapel. For Code Level 4 the results are similar however the site at Pickford Place has marginal results for a development of market housing.
- 6.14 The lack of viability in relation to these sites is principally due to the form of development proposed with one and two bed houses and apartments requiring provision for wheelchair access and impaired vision. In addition there are requirements to upgrade roads to adoptable standards. The costs associated with these respective requirements as well as development in a conservation area make construction costs relatively high without a corresponding increase in revenues, hence viability is affected.
- 6.15 Taking the results for Code Level 3 we have considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10% development in all cases remains viable, except for the previously identified site at Park Road, Chapel and also that at Pickford Meadows where dependent on the affordable tenure the development is either marginal or unviable. Once this provision is increased to 20%, then for one further site (Derby Road, New Mills) the results become marginal. At the Policy compliant position of 30% (20% for the smaller sites), two of the nine allocated sites tested remain viable. At this level the results for two further sites (Ollers Lane/Pingot Road and Woodside Street) become marginal or unviable. The results for Derby Road become unviable, whilst for Laneside Road social rent is marginal although affordable rent remains viable.
- 6.16 Based on the allocations tested the delivery of 482 new dwellings is not put at risk assuming development to Code Level 3 and based on the Development Management Policies outlined in Section 3 excluding Affordable Housing requirements. The Neighbourhood Plan Policy in relation to Park Road, Chapel does however mean that development of this site is not viable assuming market housing.
- 6.17 The delivery of affordable housing does however impact on site viability. The maximum affordable provision based on the allocated sites tested is 142 dwellings. Our results suggest that assuming the predominant tenure is social rent up to 58 affordable dwellings may not be delivered based on the viability results from these particular site allocations. On the basis of affordable rent this figure reduces to 50 affordable dwellings.



- 6.18 Adopting the results for Code Level 4 we have also considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10%, development in all cases remains viable except for the two Chapel Neighbourhood Plan sites at Park Road and Pickford Place. Once this provision is increased to 20%, then for two of the sites tested (Derby Road and Woodside Street) the results become either marginal or unviable. In relation a further site (Ollerset Lane/Pingot Road) the results for social rent tenure are marginal although affordable rent remains viable. At the Policy compliant position of 30% (20% for the smaller sites), two of the eleven sites remain viable. As well as the two Neighbourhood Plan sites the results for two sites (Derby Road and Woodside Street) are unviable. For (Ollerset Lane/Pingot Road and Laneside Road) social rent is unviable and affordable rent is marginal.
- 6.19 Based on the allocations tested the delivery of 439 new dwellings outside of the draft Chapel Neighbourhood Plan Area is not put at risk assuming development to Code Level 4 and based on the Development Management Policies outlined in Section 3. The delivery of affordable housing does however impact on site viability. The maximum affordable provision based on the allocated sites tested is 142 dwellings. Our results suggest that assuming the predominant tenure is social rent up to 74 affordable dwellings may not be delivered based on the viability results from these particular site allocations. On the basis of affordable rent this figure reduces to 10 affordable dwellings.
- 6.20 As in Glossopdale there are a number of different factors which lead to reduced viability at higher levels of affordable provision and Code. These factors include:-
- (1) The increased costs of dealing with the clearance and remediation of Brownfield sites such as Woodside Street, New Mills.
  - (2) Lower relative sales revenues for sites such as Derby Road, Ollerset Lane/Pingot Road and Laneside Road, New Mills.
  - (3) The costs associated with achieving access to the site in the case of Ollerset Lane/Pingott Road, New Mills.

Table 6.4: Buxton Site Allocations - Tested Results

					Code Level 3				Code Level 4				Affordable Units At Risk	
Address	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Land At Hogshaw (B3 and B4)	124	37	L	SR									12	12
				AR										12
Land West of Tongue Lane, Fairfield, Buxton (B8)	215	65	L	SR									22	22
				AR										22
Land off Dukes Drive, Buxton (B10)	338	101	L	SR										34
				AR										
Harpur Hill College Campus (B27)	105	32	E	SR									11	21
				AR									11	21
Batham Gate Road, Peakdale (B1)	25	8	E	SR									3	3
				AR										3
Market Street Depot, Buxton (B7)	24	5	E	SR									3	3
				AR									3	3
Sherbrook Lodge, Harpur Hill Road, Buxton (B11)	13	3	E	SR									2	3
				AR									2	3
	844	251		SR	Total Affordable Dwellings At Risk								53	98
				AR	Total Affordable Dwellings At Risk								16	64

- 6.21 The results for the allocated residential sites tested in the Buxton Area show that at both Code Levels 3 and 4 a development of market houses would be viable for each site.
- 6.22 Taking the results for Code Level 3 we have then considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10% development in all cases remains viable. Once this provision is increased to 20%, then for two sites (Market Street Depot and Sherbrook Lodge) the results become either unviable or marginal on the assumption of affordable rent for Market Street. At the Policy compliant position of 30% (20% for the smaller sites), one of the seven allocated sites tested remains viable. At this level the results for the site at Harpur Hill become marginal in the case of affordable rent or unviable for social rent. The results for Hogshaw, Land West of Tongue Lane and Batham Gate Road whilst remaining viable on the basis of affordable rent are marginal assuming social rent.
- 6.23 Based on the allocations tested the delivery of 844 new dwellings is not put at risk assuming development to Code Level 3 and based on the Development Management Policies outlined in Section 3, excluding affordable housing.
- 6.24 The delivery of affordable housing does however impact on site viability. The maximum affordable provision based on the allocated sites tested is 251 dwellings. Our results suggest that assuming the predominant tenure is social rent up to 53 affordable dwellings may not be delivered based on the viability results from these particular site allocations. On the basis of affordable rent this figure reduces to 16 affordable dwellings.
- 6.25 Adopting the results for Code Level 4 we have also considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10%, development in all cases remains viable except for the site at Sherbrook Lodge where the results become marginal. Once this provision is increased to 20%, then for two of the sites tested (Market Street Depot and Sherbrook Lodge) the results become unviable. In relation to a further site (Harpur Hill) the results are marginal. At the Policy compliant position of 30% (20% for the smaller sites), none of the seven sites tested remain viable. Although for Land off Dukes Drive affordable rent is viable, with social rent marginal. For a further two sites (Land west of Tongue Lane and Batham Gate Road) the results are marginal for both tenure options.
- 6.26 Based on the allocations tested the delivery of 844 new dwellings is not put at risk assuming development to Code Level 4 and based on the Development Management Policies outlined in Section 3, excluding affordable housing.

- 6.27 The delivery of affordable housing does however impact on site viability. The maximum affordable provision based on the allocated sites tested is 251 dwellings. Our results suggest that assuming the predominant tenure is social rent up to 98 affordable dwellings may not be delivered based on the viability results from these particular site allocations. On the basis of affordable rent this figure reduces to 64 affordable dwellings.
- 6.28 As with our testing elsewhere in the Borough the factors which impact on viability at the higher levels of affordable provision and Code include:-
- (1) The additional costs associated with the development of Brownfield sites such as Sherbrook Lodge, Market Street Depot, Hogshaw and Harpur Hill College.
  - (2) The additional costs associated with highways and access requirements at sites such as Dukes Drive and Tongue Lane.
  - (3) The lower relative sales revenues for sites at Batham Gate Road and Tongue Lane.
- 6.29 **Payments to Off Site Open Space Provision**
- 6.30 **Local Plan Policy CF 4 Provision of Open Space and Recreation Facilities** states that, *"The Council will seek to protect, maintain and where possible enhance existing open spaces and recreation facilities in order to ensure their continued contribution to the health and well-being of local communities."* One of the key ways that the Council expects to improve the quantity, quality and value of play, sports and other amenity green-space provision is by *"requiring all new residential developments to make provision for appropriately designed green-space and recreation facilities"*.
- 6.31 The policy states that where local accessibility standards are met, a financial contribution will be required (in proportion to the size and scale of the development) to enhance delivery and management of off-site provision. Where local accessibility standards are not met by the development, on-site provision will be required (in proportion to the size and scale of the development), in accordance with local provision standards.
- 6.32 The policy goes on to state that the collection of such financial contributions towards delivery, improvement and management of off-site provision of open space and recreation facilities will be through a Section 106 agreement or via the Community Infrastructure Levy if it is adopted.

- 6.33 To understand the impact on viability of payments towards off site provision we have undertaken further viability testing for each site based on the information provided by High Peak Council assuming the following contributions per dwelling:-

£191.00: Equipped Children's Play Area

£568.50: Parks and Gardens Off Site

£487.00: Outdoor Sports

£76.00: Allotments

- 6.34 The results of this viability testing are contained in tables 6.5-6.7. As with the results tables 6.2 - 6.4, the respective results are coded red, amber and green to show unviable, marginal and viable forms of development.

able 6.5: S.106 Results –Glossopdale

Address	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	Code Level 3				Code Level 4				Affordable Units At Risk		
					0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4	
Former Railway Museum, Dinting Road, Glossop (G23)	89	27	L	SR							OS		18	18	
				AR				OS				9	18		
Adderley Place, Glossop	130	39	L	SR				OS					13	26	
				AR						OS	OS	13	26		
Land off Woodhead Road (G8)	63	19	E	SR											
Land off Woodhead Road (G9)	13	4	L	AR											
				SR											
Land off Woodhead Road (G10)	25	8	M	AR											
				SR											
Land off Woodhead Road (G8-10)	101	30		SR								OS		10	
				AR											
Hawkshead Mill, Old Glossop, (G13)	31	9	E	SR				OS					3	6	
				AR						OS	OS	3	6		
Dinting Road, Glossop (G19)	64	19	M	SR											
				AR											
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G20)	50	15	L	SR				OS				OS	5	5	
				AR									5		
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G19)	13	3	M	SR											
				AR											
Melandra Castle Road Gamesley (G25)	35	11	M	SR									7	11	
				AR			OS			OS			7	11	
Land at Gamesley: adjacent to Sidings (G26)	38	12	M	SR									4		
				AR							OS		4		
	551	166		SR	Total Affordable Dwellings At Risk									46	86
				AR	Total Affordable Dwellings At Risk									32	70

Add ess	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	Code Level 3				Code Level 4				Affordable Units At Risk	
					0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Land off Derby Road, N w Mills (C3)	107	32	L	SR			OS			OS			21	32
				AR					OS	OS				
Land off Ollerset Lan /Pingot Road, New Mills (C5)	146	44	M	SR				OS					21	32
				AR								OS		
Britannia Mill, Buxworth	50	15	E	SR									15	29
				AR										
Lan side Road, New Mills (C6)	78	23	L	SR							OS		15	15
				AR										
Wharf Road, Whaley Bridg (C8)	20	6	E	SR									3	5
				AR										
Woodside Street, New Mills	25	8	E	SR									3	5
				AR				OS						
Buxton Road, Chinley	13	3	E	SR										
				AR										
		439	131	SR	Total Affordable Dwellings at Risk								47	82
				AR	Total Affordable Dwellings at Risk								39	60

able 6.7: S.106 Results – Buxton

Address	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	Code Level 3				Code Level 4				Affordable Units At Risk	
					0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Land At Hogshaw (B3 and B4)	124	37	L	SR									12	12
				AR										12
Land West of Tongue Lane, Fairfield, Buxton (B8)	215	65	L	SR								OS	22	22
				AR										22
Land off Dukes Drive, Buxton (B10)	338	101	L	SR				OS					34	34
				AR								OS		34
Harpur Hill College Campus (B27)	105	32	E	SR			OS						21	21
				AR				OS					11	21
Batham Gate Road, Peakdale (B1)	25	8	E	SR								OS	3	3
				AR										3
Market Street Depot, Buxton (B7)	24	5	E	SR									3	3
				AR									3	3
Sherbrook Lodge, Harpur Hill Road, Buxton (B11)	13	3	E	SR									2	3
				AR									2	3
	<b>844</b>	<b>251</b>		SR	Total Affordable Dwellings At Risk								97	98
				AR	Total Affordable Dwellings At Risk								16	98



- 6.35 The results contained in tables 6.5 – 6.7 show that a payment towards off site open space provision does have an impact on the viability of certain sites allocated in the Local Plan. For ease of reference with the results included in tables 6.2 – 6.4, we have identified by way of an OS in the respective entry those instances where the inclusion of this payment has impacted on the original viability result.
- 6.36 The results show that for 7 sites in Glossop there is an impact on the level of viability when a payment towards off site provision is included. This impact occurs only at higher levels of affordable housing provision and Code.
- 6.37 In both the Central area (excluding the Chapel Neighbourhood sites) and Buxton the level of viability on 4 sites is affected by the payment of a contribution to off-site provision. Again any impact is again at higher levels of affordable provision and Code.
- 6.38 Analysing the results further, there are 13 instances where a testing scenario changes from viable to marginal; and 15 instances whereby a scenario changes from marginal to unviable. Taking into account the other development management policies that impact on viability, the requirement to for a S106 contribution towards off site public open space provision doesn't make the development of market housing unviable or put it at risk. It does however reduce the level of affordable housing or code that could be supported on the allocated sites tested.
- 6.39 We have provided at tables 6.8 – 6.10 below a comparison showing the impact on affordable housing provision of requirements for payments towards off site public open space provision. Based on the data at tables 6.2-6.4 (no S106 payment) and tables 6.5-6.8 (including S106 payment) the tables show the number of affordable units that may be at risk as a result of the S106 payment.

*Table 6.8: Affordable Units at Risk of Non-Delivery – Glossopdale*

	Code Level 3			Code Level 4		
	No S106	S106	Increase	No S106	S106	Increase
<b>Social Rent</b>	41	46	5	76	86	10
<b>Affordable Rent</b>	29	32	3	46	70	24

Table 6.9: Affordable Units at Risk of Non-Delivery – Central (exc Chapel Neighbourhood Plan Sites)

	Code Level 3			Code Level 4		
	No S106	S106	Increase	No S106	S106	Increase
<b>Social Rent</b>	47	47	0	63	82	19
<b>Affordable Rent</b>	39	39	0	49	60	11

Table 6.10: Affordable Units at Risk of Non-Delivery – Buxton

	Code Level 3			Code Level 4		
	No S106	S106	Increase	No S106	S106	Increase
<b>Social Rent</b>	53	97	44	98	98	0
<b>Affordable Rent</b>	16	16	0	64	98	34

#### 6.40 Employment Allocations

In relation to the employment allocations and the draft Chapel Neighbourhood Plan employment allocations for which we have prepared viability assessments, we have provided below at table 6.11 details of the respective results. Further details and conclusions regarding the individual site assessments are contained in the Part Two site reports. The table includes the results for each site based on a profit return on cost which is then benchmarked against a typical developers profit return at 20% of cost.

Table 6.11: Employment Allocations Viability Test Results

Site	Profit (% cost)
Waterside, Hadfield	-4.84%
Land off Wren Nest Road, Glossop	-1.86%
Hoffman Quarry, Harpur Hill, Buxton	-11.95%
Staden Lane extension, Buxton	1.79%
Tongue Lane extension, Buxton	1.81%
A6 Bowden Lane, Chapel-en-le-Frith	-2.81%
Frith Knoll, Chapel-en-le-Frith	-2.20%

- 6.41 Our testing is undertaken on the basis of a speculative form of commercial development with a developer requiring a profit return for the risks taken in constructing the development. On this basis the employment site allocations that have been tested have profit returns below normal market requirements at 20% of cost suggesting that employment development is not currently viable.

6.42 Notwithstanding that development is not considered to be financially viable at this point in time it is possible that some office or industrial development may come forward on these sites in the future. Such development is likely to be motivated by specific circumstances such as an existing owner occupier wishing to expand or for other business requirements necessitating development of that type in that location, for example to be near a specific piece of existing infrastructure, or for business agglomeration reasons. This type of development is not typical of the market and does not accord to normal development viability criteria. Effectively, the business operation requiring the accommodation supplements the financial shortfall from other means. Accordingly, it is not appropriate to take such prospects of development into account in this instance.

6.44 When applying normal development viability criteria industrial development is not viable and as such it is considered that substantive speculative market development will not take place in this respect. This assessment is supported by the absence of recent speculative development in the area, other than in very isolated instances. It is also likely that development may come forward on the employment allocations with public sector funding support to offset the losses that may be incurred in providing speculative development.

#### 6.45 **Mixed Use Sites**

6.46 We have also considered development viability in relation to a number of strategic mixed use sites identified in the Local Plan, namely Ferro Alloys, Bingswood Industrial Estate and Furness Vale Industrial Estate.

6.47 The results of our testing in relation to these sites are contained in table 6.12. Further detail about the testing assumptions is contained in the individual site reports at Part Two.

*Table 6.12: Mixed Use Sites Viability Testing Results*

Site	Use	Profit Return (% cost)	
		Code Level 3	Code Level 4
Ferro Alloys	Industrial/Residential	-4.80%	-5.35%
	Offices/Residential	-4.34%	-4.55%
Bingswood Industrial Estate	Industrial/Offices/Retail/Residential	12.24%	11.20%
Furness Vale Industrial Estate	Industrial/Office/Residential/Tourism	-13.66%	-14.64%

6.48 In relation to the site at Ferro Alloys a limited amount of residential development has been considered on the south eastern part of the site. Even allowing for the inclusion of the residential element, the profit is not sufficient to offset the cost of the less viable employment uses. On this basis the results show that any form of speculative employment development on this site is not currently viable. It is possible however that for the reasons identified in paragraph 6.44 above the site may be developed by an owner occupier or with public sector funding support.

6.49 **Bingswood Industrial Estate**

6.50 The viability testing undertaken in relation to Bingswood Industrial Estate assumes retail and office development on the north and west side of the River Goyt, with 75 dwellings and 16,500 sq.m (177,605 sq.ft) of new B2 industrial accommodation on the south and east side of the River. The testing does not include any costs associated with the construction of the new road bridge over the river that would be required to open up the site on the south side of the river. In addition no costs are included for assembling the site and obtaining vacant possession of the land on the south of the river.

6.51 We have assumed that a developer will require a profit return of 20% of cost. On this basis the residual profit representing 12.24% and 11.20% on cost at Code Levels 3 and 4 respectively, is not sufficient to suggest speculative development on this site is viable.

6.52 In addition to this testing, we have also considered two further options on this site. One assumes a reduction in the new industrial accommodation of 60% and an increased number of dwellings to 123 units. On this basis the profit is 18.57% at level 3 and 16.80% at Level 4. The development on this basis shows more marginal results.

6.53 Assuming all of the proposed new industrial accommodation is replaced with new dwellings, resulting in 156 new dwellings on the site, the profit return increases to 24.55% on cost at Code Level 3 and 22.23% on cost at Code Level 4. These results indicate that net of the costs of a new bridge and any site assembly costs, development on this basis would be viable.

**6.54 Furness Vale Industrial Estate**

- 6.55 The viability testing for Furness Vale assumes demolition and redevelopment of a number of the existing buildings to provide new B1/B2 accommodation and nursery units. In addition reflecting the proposed Local Plan Policy for the site we have assumed 26 dwellings and 9 chalets. On this basis the development shows a loss with a return equating to -13.66% of cost at Code Level 3 and -14.64% of cost at Level 4.
- 6.56 The demolition and site works costs and the relative lower values for new employment floor space lead to this lack of viability and our results suggests that a greater amount of new housing would be required to make development of this site viable.

## 7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

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- 7.01 The Council is presently exploring the introduction of a CIL charge for High Peak. Based on the results of the High Peak Community Infrastructure Levy (CIL) Viability Study May 2013, the proposed Charging Schedule is as contained in table 7.1.

*Table 7.1: Preliminary Draft Charging Schedule*

Use	Proposed CIL Charge (per sq.m)
Private Market Houses	£45
Supermarkets	£65
Public/Institutional Uses	£0
All other chargeable development	£10

- 7.02 The Council wishes to consider the impact of the proposed charging schedule on the viability of the sites allocated in the Local Plan to demonstrate that the proposed CIL charge is set at a rate that enables development of all sites allocated through the emerging Local Plan.
- 7.03 We have carried forward the evidence base and viability assessments prepared for the earlier parts of the study and used these to model the impact of the proposed CIL charging rates on the viability of the allocated sites that we have tested. The charging rates have been added as a further cost to the respective developments, and the revised profit returns from the individual site appraisals are then benchmarked as in Section 6 against normal developers profit returns to determine whether the development is viable.
- 7.04 The results from this testing are presented in the same format as those in Section 6 with the respective results coded red, amber and green to show unviable, marginal and viable forms of development. Further site specific result details are contained in the Part Two site reports.
- 7.05 Tables 7.2 – 7.4 that follow contain the results incorporating CIL separated between the 3 main areas of High Peak, namely Glossopdale, Central and Buxton. For ease of reference with the earlier tables at 6.2 - 6.4 we have identified by way of a C in the respective entry those instances where the inclusion of CIL has had an impact on the viability result.

Table 7.2: Glossopdale Site Allocations Testing Incorporating CIL

					Code Level 3				Code Level 4				Affordable Units At Risk	
Address	No Dwellings	Max Affordable	Current Timetable	Affordable Housing Tenure	0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Former Railway Museum, Dinting Road, Glossop (G23)	89	27	L	SR						C	C		18	27
				AR			C			C		18	18	
Adderley Place, Glossop	130	39	L	SR			C	C					26	26
				AR						C	C	13	26	
Land off Woodhead Road (G8)	63	19	E	SR				C					6	6
				AR							C		6	
Land off Woodhead Road (G9)	13	4	L	SR										
				AR										
Land off Woodhead Road (G10)	25	8	M	SR								C		3
				AR										
Land off Woodhead Road (G8-G10)	101	30		SR								C		10*
				AR										
Hawkshead Mill, Old Glossop (G13)	31	9	E	SR			C	C					6	6
				AR						C	C	3	6	
Dinting Road, Glossop (G19)	64	19	M	SR								C		6
				AR										
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G20)	50	15	L	SR				C			C	C	5	10
				AR									5	
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G21)	13	3	M	SR										
				AR										
Melandra Castle Road, Gamesley (G25)	35	11	M	SR		C	C			C	C		11	11
				AR			C			C	C	7	11	
Land at Gamesley: adjacent to Sidings (G26)	38	12	M	SR				C				C	4	4
				AR								C	4	
	551	166		SR	Total Affordable Dwellings At Risk								76	109
				AR	Total Affordable Dwellings At Risk								41	76

\* Denotes excluded from calculation

Table 7.3: Central Site Allocations Testing Incorporating CIL

Address	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	Code Level 3				Code Level 4				Affordable Units At Risk	
					0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Land off Derby Road, New Mills (C3)	107	32	L	SR			C			C			21	32
				AR						C	C		21	32
Land off Ollerset Lane/Pingot Road, New Mills (c5)	146	44	M	SR			C	C					29	29
				AR							C	C	15	29
Britannia Mill, Buxworth	50	15	E	SR								C		5
				AR										
Laneside Road, New Mills (C6)	78	23	L	SR							C		8	15
				AR				C			C	C	8	18
Wharf Road, Whaley Bridge (C8)	20	6	E	SR								C		2
				AR										
Woodside Street, New Mills	25	8	E	SR			C			C	C		5	8
				AR				C					3	5
Buxton Road, Chinley	13	3	E	SR										
				AR										
Land At Pickford Place, Chapel-en-le-Frith	31	9		SR	C								9	9
				AR	C	C							9	9
Land At Park Road, Chapel-en-le-Frith	12	2	M	SR									2	2
				AR									2	2
	<b>482</b>	<b>142</b>		SR	Total Affordable Dwellings At Risk								74	102
				AR	Total Affordable Dwellings At Risk								58	95



Table 7.4: Buxton Site Allocations Testing Incorporating CIL

					Code Level 3				Code Level 4				Affordable Units At Risk	
Address	No Dwellings	Max Affordable	Timetable	Affordable Housing Tenure	0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Land At Hogshaw (B3 and B4)	124	37	L	SR							C		12	25
				AR				C					12	12
Land West of Tongue Lane, Fairfield, Buxton (B8)	215	65	L	SR							C	C	22	43
				AR				C					22	22
Land off Dukes Drive, Buxton (B10)	338	101	L	SR				C				C	34	34
				AR								C		34
Harpur Hill College Campus (B27)	105	32	E	SR			C				C		21	21
				AR			C	C					21	21
Batham Gate Road, Peakdale (B1)	25	8	E	SR							C	C	3	5
				AR				C					3	3
Market Street Depot, Buxton (B7)	24	5	E	SR						C			3	5
				AR			C						3	3
Sherbrook Lodge, Harpur Hill Road, Buxton (B11)	13	3	E	SR		C				C			3	3
				AR		C				C			3	3
	844	251		SR	Total Affordable Dwellings At Risk								98	136
				AR	Total Affordable Dwellings At Risk								64	98

7.06 The results contained in tables 7.2 – 7.4 demonstrate that the introduction of a CIL payment at £45 per sq.m for the market housing does lead to a reduction in viability across the site allocations tested. Taking into account the other Local Plan Development Management Policies with an impact on viability, the introduction of CIL doesn't make a development of market housing unviable, or put it at risk. What it does do however is reduce the level of affordable housing that could be supported on the allocated sites tested. Alternatively development could be carried out to lower levels of Code should local and national standards permit.

7.07 To illustrate the impact of CIL on affordable housing delivery we have included below tables 7.5 – 7.7. These tables show for the 3 areas – Glossopdale, Central and Buxton based on the allocated sites tested, the maximum number of affordable units that could be at risk of non-delivery based on the data taken from tables 6.2-6.4 (no CIL) and 7.2-7.4 (Including CIL). We have then added a further column to show the increase in the number of affordable units at risk of non-delivery through the introduction of CIL at the proposed rate of £45 per sq.m.

Table 7.5: Affordable Units at Risk of Non-Delivery – Glossopdale

	Code Level 3			Code Level 4		
	No CIL	CIL	Increase	No CIL	CIL	Increase
<b>Social Rent</b>	41	76	35	76	109	33
<b>Affordable Rent</b>	29	41	12	46	76	30

Table 7.6: Affordable Units at Risk of Non-Delivery – Central

	Code Level 3			Code Level 4		
	No CIL	CIL	Increase	No CIL	CIL	Increase
<b>Social Rent</b>	58	74	16	74	102	28
<b>Affordable Rent</b>	50	58	8	60	95	35

Table 7.7: Affordable Units at Risk of Non-Delivery – Buxton

	Code Level 3			Code Level 4		
	No CIL	CIL	Increase	No CIL	CIL	Increase
<b>Social Rent</b>	53	98	45	98	136	38
<b>Affordable Rent</b>	16	64	48	64	98	34

- 7.08 Table 7.5 shows that for Glossopdale the minimum overall loss of affordable units based on the sample sites tested is up to 29 (18% of the total maximum affordable provision for these sites) based on affordable rent tenure and Code Level 3. With CIL this figure increases up to 41 units (25% of the total maximum provision). Conversely the maximum number of affordable units at risk before CIL is 76 (46% of the maximum affordable provision) assuming social rent at Code Level 4, and 109 units (66%) on the same basis including CIL.
- 7.09 The introduction of CIL has the greatest impact for Glossopdale assuming Code Level 3 and social rent where the increase in the number of affordable units at risk of non-delivery is 35 units or 21% of the maximum total number of affordable units based on the sample of allocated sites tested.
- 7.10 For the Central Area table 7.6 shows that the minimum overall loss of affordable units based on the sample sites tested is up to 50 (35% of the total maximum affordable provision for these sites) based on affordable rent tenure and Code Level 3. With CIL this figure increases up to 58 units (41% of the total maximum provision). Conversely the maximum number of affordable units at risk without CIL is 74 (52% of the maximum provision) assuming social rent at Code Level 4, and 102 units (72%) on the same basis including CIL.
- 7.11 The introduction of CIL has the greatest impact for the Central Area assuming Code Level 4 and affordable rent where the increase in the number of affordable units at risk of non-delivery is 35 units or 25% of the maximum total number of affordable units based on the sample of allocated sites tested.
- 7.12 Table 7.7 shows that for Buxton the minimum overall loss of affordable units based on the sample sites tested is up to 16 (6% of the total maximum affordable provision for these sites) based on affordable rent tenure and Code Level 3. Including the proposed CIL payment this figure increases up to 64 units (25% of the total maximum provision). Conversely the maximum number of affordable units at risk before CIL is 98 (39% of the total maximum provision) assuming social rent at Code Level 4, and 136 units (54%) on the same basis including CIL.
- 7.13 The introduction of CIL has the greatest impact for Buxton at Code Level 3 where the results for affordable rent show an increase in the number of affordable units at risk of non-delivery of 48 units or 19% of the maximum total number of affordable units based on the sample of allocated sites tested.

7.14 The Policy H 5 Affordable Housing within the emerging Local Plan includes a financial viability test to justify any reduced provision of affordable housing below the required Policy level. In this respect there is sufficient flexibility in the emerging Local Plan Policy to address the impact on affordable housing delivery that will be created in certain instances by the introduction of CIL at the proposed rates. The Council however will need to be mindful of the requirements of Policy H 4 New Housing Development that requires amongst other things new housing development to address the needs of Local People by providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types. Strategic Policy S 1 also seeks to provide a mix of types and tenures of quality homes.

7.15 Based on the results of the site allocations tested there is clearly a balance to be reached by the Council between affordable housing delivery and CIL. It is noted however that even in the absence of CIL not all of the sites tested are able to meet the full affordable housing Policy requirements. The impact of CIL is to increase the risk of non-delivery. For Glossop our results indicate that the introduction of CIL on the sample of sites tested may reduce the number of affordable housing units delivered by between 6% and 18% of the overall total for our sample sites. In the Central Area these figures are between 6% and 25% and for Buxton the respective figures are between 14% and 19%.

#### 7.16 **Employment Allocations**

7.17 In relation to the employment allocations for which we have prepared viability assessments, we have provided below at table 7.8 details of the respective results both with and without a CIL payment. Further details and conclusions regarding the individual site assessments are contained in the Part Two site reports. The table includes the results for each site based on a profit return on cost which is then benchmarked against a typical developers profit return at 20% of cost.

Table 7.8: Employment Allocations Viability Test Results Inclusive of CIL

Site	Profit (% cost)	
	NO CIL	INCLUDING CIL
Waterside, Hadfield	-4.84%	-6.24%
Land off Wren Nest Road, Glossop	-1.86%	-3.40%
Hoffman Quarry, Harpur Hill, Buxton	-11.95%	-13.33%
Staden Lane Extension, Buxton	1.79%	0.18%
Tongue Lane Extension, Buxton	1.81%	0.08%
A6 Bowden Lane, Chapel-en-le-Frith	-2.81%	-4.39%
Frith Knoll, Chapel-en-le-Frith	-2.20%	-3.73%

- 7.18 An allowance for CIL has been included at £10 per sq.m. The inclusion of a CIL payment leads to a reduced profit or increased deficit in all cases, although overall does not have a material impact on viability.
- 7.19 Our results indicate that employment uses on the allocated sites tested are unviable assuming a speculative form of development even before an allowance is made for a CIL payment. The proposed CIL payment at £10 per sq.m is nominal so has limited overall impact on the finances of the development.
- 7.20 Guidance in relation to CIL indicates that the Independent Examiner should establish that the proposed rate or rates are informed by and are consistent with, the evidence on economic viability across the Charging Authorities area. The evidence on Economic Viability for High Peak shows that office and industrial forms of development are not viable on a speculative basis, and we have some concerns that the proposal to introduce a charge for these forms of development is therefore not consistent with the viability evidence. Furthermore, the Guidance suggests that Charging Authorities should avoid setting a charge right up to the margin of economic viability. Clearly the introduction of a charge for these unviable forms of development is at odds with the principles laid down in the Guidance, and may further prejudice the delivery of these forms of development during the plan period.
- 7.21 Based on the viability evidence we therefore believe it may be appropriate to introduce a zero charge for industrial and office development, rather than the £10 per sq.m charge proposed.

## 7.22 Mixed Use Sites

7.23 In relation to the strategic mixed use sites that have previously been tested we have also considered the impact on development viability of the introduction of a CIL charge based on the proposed rates.

7.24 The results of our testing in relation to these sites are contained in table 7.9.

*Table 7.9: Mixed Use Sites Viability Testing Results*

Site	Use	Profit Return (% cost)	
		Code Level 3	Code Level 4
Ferro Alloys	Industrial/Residential	-6.36%	-6.90%
	Offices/Residential	-5.13%	-5.34%
Bingswood Industrial Estate	Industrial/Offices/Retail/Residential	10.19%	9.19%
Furness Vale Industrial Estate	Industrial/Office/Residential/Tourism	-14.70%	-15.65%

7.25 As with the results for the other Employment Allocations tested, the results for Ferro Alloys show that the introduction of a CIL payment reduces viability and increases the development deficit. This is notwithstanding the inclusion of a small amount of residential development on the site to offset some of the losses from the employment uses. The introduction of CIL based on the proposed rates has a fairly limited impact on the deficit which increases by between 0.8% and 1.6% of cost for the office and industrial based schemes respectively.

7.26 At Code Level 3 the results for a mixed use development at Bingswood Industrial Estate show that the introduction of CIL reduces the profit return from 12.24% to 10.19%. At Code Level 4 the profit return reduces from 11.20% to 9.19%. The impact of CIL is a reduction in the level of profit on cost of around 2% albeit even without CIL a mixed use development on this site in the form proposed is not currently viable.

7.27 For the site at Furness Vale the introduction of a CIL payment increases the development deficit from -13.66% of cost to -14.70% of cost at Code Level 3, and at Code Level 4 from -14.64% of cost to -15.65% of cost.

7.28 The introduction of CIL doesn't in itself make these mixed use developments unviable and overall the impact on profit return is between 0.8% and 2.05% on cost.

## 8.0 WHOLE PLAN VIABILITY

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### 8.01 Local Plan Policies

8.02 As outlined in Section 3, the NPPF requires that the Local Plan should be deliverable and the sites and scale of development identified in the Plan should not be subject to such a scale of obligations and Policy burdens that their ability to be viably developed is threatened.

8.03 In preparing this study we have considered the spatial and strategic policies of the emerging Local Plan, the proposed housing and employment allocations on which new development will be based, the development management policies that will guide the form, design, quality of development and associated planning obligations and also the site specific policies for the strategic development sites which are an important driver of new development delivery over the plan period.

### 8.04 Housing

8.05 Based on the Local Plan allocations policies and the strategic development sites, we have prepared site specific viability appraisals for the majority of the strategic development sites and major housing allocations on which the plan relies together with a representative sample of smaller housing allocations. A summary of the sites tested is contained at tables 3.4-3.9. For each site we have also prepared an individual site report which is contained at Part Two, with full details of all Policy requirements, appraisal assumptions, viability results and commentary regarding the impact of plan policies on the site and overall prospects for delivery in accordance with the NPPF and Viability Testing Local Plans. The extent and mix of sites that have been tested enables a robust assessment to be made of likely housing and employment delivery over the early, mid and late term of the Local Plan.

8.06 The Development Management Policies contained within the Local Plan vary in terms of their impact on development. Not all will have direct implications for development viability. A summary of the key policies and their effect on development is contained at table 3.15.

- 8.07 Of these policies a number will impact on the form and design of development such as those which require certain standards of design or requirements for open space. Others such as Affordable Housing will place an obligation on the developer which will have a cost implication. Requirements for local infrastructure provision may require a monetary payment either through a S.106 contribution or CIL.
- 8.08 In preparing our viability assessments we have firstly considered those policies which guide form and design. The construction cost assessments that have been prepared are fully reflective of Policy requirements in relation to design standards, on site open space provision (where required) and drainage management. In relation to new Housing Development we have also assessed the costs associated with achieving Code for Sustainable Homes Levels 3 and 4, and for new non-residential development BREEAM 'good' standard. In addition and as noted in the site specific reports, we have also considered the requirements for new infrastructure provision on the respective sites, and any S.106 contributions required through the Local Plan for example to education or off site public open space.
- 8.09 Full details of the site specific viability testing is contained in Part Two, however a summary of the results for the Housing Allocations is provided at tables 6.2 – 6.4.
- 8.10 With reference to these tables, the results for a development of entirely market housing ie. 0% affordable homes shows viable development in all cases, except for the Chapel Neighbourhood sites. Here the form and mix of development tested based on the plan policy does lead to unviable results. The results suggest that these particular Neighbourhood Plan policies are not capable of being achieved without putting delivery of these sites, and hence the Plan at risk.
- 8.11 In relation to the two allocations considered for Chapel, the requirements relating to the form of development and mix of dwellings are quite prescriptive and may require a greater degree of flexibility if these sites are to be developed in the Plan period.



- 8.12 To further inform our conclusions about Plan Policy viability we have then considered the impact of affordable housing on development viability. Further specific detail regarding the outcome of this is contained in Section 6 and Part Two. In summary, the delivery of Policy requirements at 30% (20% for sites less than 25 units) is not viable in all cases, and will put delivery of housing sites at risk, particularly based on a tenure requirement of social rent. The impact of affordable provision is greater on brownfield sites, where in the majority of cases delivery of the Policy requirement is unviable or marginal. In relation to Greenfield sites these are in many cases able to achieve a Policy compliant level, albeit achieving Code Level 4 as well does create issues for viability in some cases.
- 8.13 Enforcing the Policy at 30% (20% for smaller sites) may in certain instances put delivery of new housing development at risk over the plan period. Policy H 5 - Affordable Housing as currently drafted suggests that where the provision of affordable houses proposed is below the Policy requirements the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision. This viability test provides a level of flexibility in the Plan Policy, and as a result for those sites where viability is at issue it may be possible to justify a lower level of provision to enable a site to be delivered.
- 8.14 Our viability testing assumes a no grant position. It is possible that Registered Providers may be able to secure funding through the HCA to assist in the delivery of higher numbers of affordable units on sites where viability is at issue.
- 8.15 Notwithstanding the flexibility in the Plan Policy, as drafted, the Council will need to be mindful that any reduction in affordable housing numbers does not impact on Policy H 4 - New Housing Development. The Policy aims to provide a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a range of household types.
- 8.16 Our testing has also shown that meeting higher levels of the Code for Sustainable Homes at Level 4 and above also has an impact on development viability. The Plan Policy as currently drafted does again provide a level of flexibility in this respect.

- 8.17 The Policy requires new homes to achieve the highest viable Code for Sustainable Homes rating which would at least meet or exceed the requirements for Building Regulations. This flexibility will ensure that higher levels of Code do not undermine viability and hence development delivery.
- 8.18 In the longer term however Building Regulations are likely to be revised and updated to incorporate elements of Code to a greater degree and the Council will not have the same flexibility in relation to these nationally set standards. This will be balanced however by improvements in technologies and efficiencies in manufacture which over time should help to reduce the cost of delivering the requirements of higher levels of code.
- 8.19 Policy CF 4 – Provision of Open Space and Recreation Facilities requires a payment towards off site public open space provision where local accessibility standards are met. Based on data provided by the Council regarding the site specific contributions, we have modelled the impact of this additional cost on development. The results show a fairly limited impact on viability although in certain instances some affordable dwellings may be put at risk of non-delivery.
- 8.20 Policy CF 7 - Planning Obligations and Community Infrastructure Levy anticipates the introduction of CIL to support infrastructure requirements. A viability study has already been undertaken by the Council to inform the proposed CIL charging rates. Based on the proposed charging schedule, we have revised the viability assessments to include CIL. The introduction of an additional cost to development reduces profit returns however does not on its own make development unviable.
- 8.21 When considered alongside affordable housing provision the principal impact of CIL is to reduce the amount of affordable housing that can be viably delivered. Excepting the Neighbourhood Plan sites tested, there are no instances where the imposition of CIL prejudices the delivery of a site comprising entirely market housing. The key impact of CIL in relation to housing development in High Peak is to increase the risk of non-delivery of affordable housing. Based on the sample of sites tested, CIL may reduce the total number of affordable units delivered on these sites by between 0% and 21% in Glossopdale, 6%-25% in the Central Area and 14%-19% in Buxton.

8.22 In relation to new housing development in High Peak the Council may need to balance the requirements for Affordable Housing, CIL and Code so as not to undermine delivery. However, the respective policies in relation to Affordable Housing and Code do allow a degree of flexibility to accommodate this. CIL on the other hand does not, and once implemented is fixed.

8.23 **Employment and Mixed Use Allocations**

8.24 The results from the viability testing for the employment and mixed use allocations suggest that employment development is not currently viable in High Peak on a speculative basis. In the absence of a developer's profit requirement the results do show that in some cases development 'breaks even' or is close to doing so.

8.25 In our view the Local Plan Policy obligations, as drafted, do not place such a burden on new employment development so as to prejudice its future delivery. Issues in relation to viability arise because rents and capital values for employment uses are currently at a low level and in comparison there is a 'gap' with build costs. Traditionally in recent years this gap has been met by public sector funding support or in the case of mixed use schemes cross-subsidised by other more viable forms of development.

8.26 Notwithstanding the results of our viability testing it is likely that office and industrial development will come forward on these sites in the future motivated by specific circumstances such as an owner occupier wishing to expand or alternatively with the benefit of public sector funding support.

8.27 Our viability testing has also considered the prospects for delivery of a number of mixed use sites within the Borough. These sites have principally been identified for the development of new employment floor space, with a limited allocation of residential or retail development in the case of Bingswood, to offset the less viable employment use.

8.28 In all cases our viability testing at Table 6.6 showed that development of these respective mixed use schemes based on the plan allocations is not currently viable. In respect of the Ferro Alloys site our views are similar to the employment allocations as detailed in paragraph 8.26.

- 8.29 In respect of Bingswood and Furness Vale we anticipate that to achieve viable development a greater amount of more viable residential development may be necessary with a reduction in the proposed industrial or tourism uses.
- 8.30 We have also considered at tables 7.8 and 7.9 the impact of CIL on these uses. At the £10 per sq.m rate proposed a CIL payment has limited overall impact on the finances of the employment development. Notwithstanding this the evidence on economic viability for employment uses in High Peak shows this form of development is not viable. We have some concerns that the proposal to introduce a charge for these forms of development is therefore not consistent with the viability evidence, and at odds with the principles laid down in the CIL guidance. It may therefore be appropriate to introduce a zero charge for these forms of development.
- 8.31 **Summary**
- 8.32 Subject to the comments made above, we are satisfied that overall the scale of obligations, standards and Policy burdens contained in the emerging Local Plan are not of such a scale that cumulatively they threaten the ability of the sites allocated to be developed viably. In certain circumstances there will need to be a balance achieved between the requirements for affordable housing, Code and CIL, however there is sufficient flexibility in the Plan policies as currently drafted in relation to affordable housing and Code to allow this.

### 8.33 **Site Allocations and Delivery**

### 8.34 **Housing**

8.35 Policy S.3 Strategic Housing Development provides details of the allocations and phasing of new housing delivery in High Peak. We have included below table 4 of this Policy which contains a breakdown of how requirements will be met on new sites.

*Table 8.1: Summary Table of Current Allocations*

<b>Sub-Area</b>	<b>No of Dwellings on New Sites</b>
<b>Glossopdale</b>	
- Glossopdale Small Sites	100
- Village Small Sites	100
- Allocations	840
<b>TOTAL TARGET PROVISION</b>	<b>1,040</b>
<b>Central Area</b>	
- Chapel Neighbourhood Plan	400
- New Mills Small Sites	50
- Whaley Bridge Small Sites	50
- Village Small Sites	100
- Allocations	470
<b>TOTAL TARGET PROVISION</b>	<b>1,070</b>
<b>Buxton</b>	
- Buxton Small Sites	100
- Villages Small Sites	30
- Allocations	1,010
<b>TOTAL TARGET PROVISION</b>	<b>1,140</b>

- 8.36 Policy H 3 Housing Allocations identifies the specific sites allocated for housing across the Borough. Within Glossopdale 18 sites are identified within Capacity for 879 dwellings. In Buxton there are 14 sites with capacity for 1,178 dwellings. For the Central area eleven sites are identified with capacity for 580 dwellings. In addition Policy DS 9 makes provision for 75 new dwellings at Bingswood Industrial Estate and DS 10 for 26 dwellings at Furness Vale. Including the Chapel Neighbourhood Plan sites there is provision for a further 43 dwellings in the Central area.
- 8.37 We have taken the data from the site specific viability reports at Part Two, and used this to prepare the summary tables 8.2-8.4. The tables show for each of the allocated sites tested the current availability, constraints to development, viability and issues for viability, together with our opinion based on these aspects and of the likely delivery timetable for the respective sites.

Table 8.2: Part Two Site Summary - Glossopdale

Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	Likely Delivery Timetable		
								E	M	L
Former Railway Museum, Dinting Road, Glossop (G23)	89	27	<b>L</b>	Yes, subject to development of adj site G20	The site is significantly contaminated. Access to the site is dependent on the development of the adjacent site G20 to enable the widening of Dinting Lane. In addition third party land would be required to create a new access into the site.	Yes	Development of the site is viable for market housing however affordable housing provision at 30% and in some instance 20% does create issues for viability particularly in combination with CIL and Code Level 4.			89
Adderley Place, Glossop	130	39	<b>L</b>	Yes	Creation of a satisfactory site access and congestion on A57 will constrain development	Yes	Affordable housing provision at 30% particularly in combination with the cost of achieving Code Level 4 and also payment of CIL.		130	
Land off Woodhead Road (G8)	63	19	<b>E</b>	Yes	The main constraint to development of this site is achieving a satisfactory access from the highway. This is most likely to be achieved if the development of the site is taken forward in conjunction with the adjacent site (G9). There would appear to be no other significant constraints to development.	Yes	Development of the site is viable however affordable housing provision at 30% does lead to more marginal results in certain instances when combined with requirements for CIL and/or Code Level 4.	63		
Land off Woodhead Road (G9)	13	4	<b>L</b>	Yes	The main constraint to development of this site is achieving a satisfactory access from the highway however the site has sufficient frontage to achieve this. There would appear to be no other significant constraints to development.	Yes	Development of the site is viable and can support affordable housing (20%) and CIL requirements.	13		
Land off Woodhead Road (G10)	25	8	<b>M</b>	Yes	The main constraint to development of this site is achieving a satisfactory access from the highway however this could be achieved in conjunction with the development of the adjacent site G9. There would appear to be no other significant constraints to development.	Yes	Development of the site is viable and can support affordable housing and CIL requirements, although a combination of CIL, 30% affordable housing assuming social rent and Code Level 4 does lead to more marginal results.	25		
Land off Woodhead Road (G8-G10)	101	30		Yes	The main constraint to development of this site is achieving a satisfactory access from the highway. This is most likely to be achieved if the development of the site is taken forward in conjunction with the adjacent site (G9). There would appear to be no other significant constraints to development. There is a realistic prospect that the sites could be delivered as single development opportunity in the short/medium term dependent on the overall programme and phasing.	Yes	Development of the 3 sites as a single development leads to an improvement in viability in comparison with the development of the sites individually. Overall development is viable assuming CIL and 30% affordable housing provision albeit at Code Level 4 and assuming social rent the development becomes more marginal.			
Hawkshead Mill, Old Glossop (G13)	31	9	<b>E</b>	Yes	There are no apparent constraints to development	Yes	Development of the site is viable however affordable housing provision at 30% and in some instances 20% does create issues for viability particularly in combination with the cost of achieving Code Level 4 and also payment of CIL.	31		
Dinting Road, Glossop (G19)	64	19	<b>M</b>	Yes	The key issue for development is demonstrating acceptable gradients and visibility to Dinting Road in the creation of a new access, and also overcoming any gradient issues within the site.	Yes	Development of the site is viable and could support payment of CIL and 30% affordable housing albeit this may make development more marginal at Code Level 4 and on the basis of social rent.	64		
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G20)	50	15	<b>L</b>	Yes	The key issue is achieving satisfactory widening of Dinting Lane and the creation of a new access. A Transport Assessment will also be important to the delivery of the site to deal with the impact of the scale of development and consequent issues for the junction of Dinting Lane and the A57.	Yes	Development of the site is viable and could support payment of CIL however delivery of 30% affordable housing provision may be more difficult to achieve in combination with CIL and higher levels of Code.		50	
Dinting Road/Dinting Lane, off Dinting Road, Glossop (G21)	13	3	<b>M</b>	Yes	Limited gross to net developable area given access requirements and visibility site lines.	Yes	Development of the site is viable and could support payment of CIL and 20% affordable housing provision.	13		
Melandra Castle Road, Gamesley (G25)	35	11	<b>M</b>	Yes	The site is located within a Local Authority Housing Estate which may limit the values that can be achieved for the new housing. We anticipate that the site may also be less attractive to developers. Although there are no apparent obstacles to delivery of this site, market sentiment may impact on the timescale for this.	Yes	Development of the site is viable however achieving higher levels of affordable housing provision does create issues for viability particularly in combination with the cost of achieving Code Level 4 and also payment of CIL.		35	
Land at Gamesley: adjacent to Sidings (G26)	38	12	<b>M</b>	Yes	There are no apparent physical issues in relation to the development of the site. The timescale for delivery of this site may be dependent on the redevelopment of the adjacent industrial buildings and also to a degree market sentiment as house builders are likely to view Gamesley as less desirable than other areas of Glossopdale.	Yes	The results of the viability testing indicate that the site is viable however affordable housing provision at 30% does create some issues for viability in combination with the payment of CIL and Code Level 4.		38	
	<b>551</b>	<b>166</b>						<b>209</b>	<b>253</b>	<b>89</b>

Table: 8.3: Part Two Site Summary – Central (Inc Mixed Use Sites)

Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	Likely Delivery Timetable		
								E	M	L
Land off Derby Road, New Mills (C3)	107	32	<b>L</b>	Yes landowner has indicated willingness to develop in short term. Agents are appointed.	The presence of the line of pylons will impact on the layout of the site and the net developable area, although these factors are reflected in our testing. There may be some mining legacy issues in relation to the site however without a further assessment the impact of this is unknown. Aside from these matters there are no significant constraints to the development of this site.	Yes	Development of the site is viable for market housing however affordable housing provision at particularly in combination with CIL and Code Level 4 does create issues for viability.		107	
Land off Olleret Lane/Pingot Road, New Mills (c5)	146	44	<b>M</b>	The landowner has indicated that they would consider development of the site but not in the short term.	The creation of a satisfactory access into the site is the key constraint to development. It is likely that to create a satisfactory access it will be necessary to acquire land in third party ownership.	Yes	The site is viable however there are implications for viability in achieving higher levels of affordable housing provision in combination with CIL and Code Level 4.		146	
Britannia Mill, Buxworth (residential allocation)	50	15	<b>E</b>	Yes	There may be some issues in achieving full vacant possession of the site and there are some abnormal physical constraints to delivery including the presence of a number of derelict mill buildings following the fire and also providing a re-aligned access.	Yes	Development of the site is viable and can achieve higher levels of affordable housing, Code and CIL without undermining viability.	50		
Bingswood Industrial Estate, Whaley Bridge* (residential assumptions)	75									75
Furness vale Industrial Estates, Calico Lane, Furness Vale*	26									26
	9									
Laneside Road, New Mills (C6)	78	23	<b>L</b>	The landowner has indicated that they would consider development of the site but not in the short term.	On the assumption that there are no ransom issues for access from Hawk Road, then there are no significant constraints to the development of this site.	Yes	The site is viable however achieving higher levels of affordable housing in combination with Code Level 4 and CIL does have an impact on viability.		78	
Wharf Road, Whaley Bridge (C8)	20	6	<b>E</b>	Yes however delivery would need to overcome flood risk and access issues	The access to the site is constrained. Flood risk issues and the sequential test would need to be overcome. Part of the site is currently occupied for industrial use and ideally the overall development could be improved if vacant possession of this portion of land could be obtained.	Yes	Overcoming issues in relation to flood risk and in particular the sequential test will determine the delivery timescale for this site.			20
Woodside Street, New Mills	25	8	<b>E</b>	Yes however in 3 separate ownerships	No apparent physical constraints to development. Development of the site would necessitate obtaining vacant possession of all of the buildings on the site, and acquisition of the 3 freehold interests by a single developer. As a result there may be some legal constraints/complications in bringing the site forward for development.	Yes	Development of the site is viable however affordable housing provision at 30% and in some instances 20% and 10% does create issues for viability particularly in combination with the cost of achieving Code Level 4 and also payment of CIL.	25		



Table: 8.3: Part Two Site Summary – Central (Inc Mixed Use Sites)

Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	Likely Delivery Timetable		
								E	M	L
Buxton Road, Chinley	13	3	<b>E</b>	Yes	There are no apparent constraints to development and there is a realistic prospect that the site could be delivered for development in the short term.	Yes	Development of the site is viable based on a Policy compliant 20% affordable housing provision and inclusive of CIL.	13		
Land At Pickford Place, Chapel-en-le-Frith	31	9		Yes	There are no apparent physical constraints to development however the delivery of a 70 space car park on the site does impact on the viability of the site, as does the form of development proposed by the Neighbourhood Plan.	At Code Level 3 only	Having regard to the viability of the proposed form of development, delivery of the site would require significant flexibility in Policy requirements regarding affordable housing, higher levels of Code and also CIL.		31	
Land At Park Road, Chapel-en-le-Frith	12	2	<b>M</b>	Unknown although previous planning history would suggest a willing landowner.	The form of development proposed together with access issues and the cost associated with making up Park Road to adoptable standards.	No	A lack of current viability would suggest that the site is unlikely to come forward for development until later in the plan period.			12
	<b>583</b>	<b>142</b>						<b>88</b>	<b>362</b>	<b>133</b>

Table: 8.4: Part Two Site Summary -Buxton

Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	Likely Delivery Timetable		
								E	M	L
Land At Hoggshaw (B3 and B4)	124	37	L	Yes however delivery of the site is subject to the provision of a new link road from the A6	There is a willing landowner however development of the site will involve the creation of a new access from the A6 subject to being able to acquire the land required for this. In addition dealing with the contamination on the site and also addressing the open space and ecological requirements will make this site complicated to deliver and hence developers are likely to consider other development options first. As a result we expect development of this site would only occur in the later phase of the plan period.	Yes	Development of the site for market housing is viable however there are issues for viability in delivering 30% and in some instances 20% affordable housing provision in combination with Code and CIL.			124
Land West of Tongue Lane, Fairfield, Buxton (B8)	215	65	L	Yes however delivery of the site is subject to the provision of the new Fairfield link road from the A6 and roundabout junction.	Development of the site will only be permitted following the provision of the Fairfield link road linking Granby Road, Victoria Park Road to the A6 via a new roundabout junction (proposed road TR3 in the current Local Plan) on the assumption that the site is able to link into the new road.	Yes	Development of the site is viable however affordable housing provision at 30% does lead to more marginal/unviable results in certain instances when combined with requirements for CIL and/or Code Level 4. At 20% affordable housing provision CIL and Code Level 4 together lead to a marginal result.			215
Land off Dukes Drive, Buxton (B10)	338	101	L	The landowner, through their agent, is exploring options to resolve access issues so that the site can be released for development.	The key issue is whether satisfactory access into the site can be achieved.	Yes	Development of the site is viable however affordable housing provision at 30% does lead to more marginal/unviable results in certain instances when combined with requirements for CIL and/or Code Level 4. The cost of achieving satisfactory access is still unknown.		338	
Harpur Hill College Campus (B27)	105	32	E	The site has been actively marketed for a number of years	Aside from the landowners expectations of value there are no significant constraints to delivery.	Yes	Development of the site is viable however affordable housing provision at 30% and 20% does create issues for viability particularly in combination with the cost of achieving Code Level 4 and also payment of CIL.	105		
Batham Gate Road, Peakdale (B1)	25	8	E	Yes	There are no apparent constraints to development.	Yes	Development of the site is viable however the provision of 30% affordable housing in combination with CIL and Code does have implications for viability.	25		
Market Street Depot, Buxton (B7)	24	5	E	Yes	There are no apparent constraints to development.	Yes	The delivery of 20% on site affordable housing will however have implications for viability.	24		

Table: 8.4: Part Two Site Summary -Buxton

								Likely Delivery Timetable		
Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	E	M	L
Sherbrook Lodge, Harpur Hill Road, Buxton (B11)	13	3	E	The site is available now and has been for some time. This would seem to suggest that there is some underlying reason such as market sentiment or the landowners expectations of value that have prevented it from being developed thus far.	No obvious constraints to development, although the location next to the busy Ashbourne Road may affect market sentiment in relation to the site.	Yes	The site is viable for market housing however the provision of affordable housing does impact on viability and it may be difficult to achieve affordable housing on the site particularly at Code Level 4 and also in combination with CIL.	13		
	844	251						167	338	339

8.38 We have also reviewed the allocated sites where we have not undertaken a viability assessment. We have used the viability testing results to make a reasoned judgement about likely viability of these sites, and also had regard to the current planning status of these sites and previous dialogue between the Council and landowners. Based on this we have formed a view of the likely timescale for delivery of these sites and this is contained at tables 8.5 – 8.7.

							Likely Delivery Timetable		
Type	Local Plan Policy	Address	No Dwellings	Current Timetable	Current Status	Viability Testing Position	E	M	L
Strategic Development Sites	DS 1	Woods Mill , Glossop (G16)	104	E	Previous Viability Assessment Prepared	Not tested		104	
	DS 3	Charlestown Works, Glossop (G31)	76	E	Planning Permission Granted	Not tested	76		
Other Major Housing Allocations		Paradise Street, Hadfield (G2)	28	L	Planning Permission Granted For Part	Not tested		28	
		North Road, Glossop (G6)	60	L	Planning Application Submitted	Not tested	60		
Smaller Housing Sites		Hope Street, Old Glossop (G14)	19	L	Planning Permission Granted	Not tested, brownfield edge of town typology	19		
		York Street Depot, Glossop (G15)	25	E	Planning Permission Granted	Not tested, brownfield edge of town typology	25		
		Bank Street, Glossop (G18)	16	E	No current planning application	Not tested, brownfield edge of town typology			16
			<b>328</b>				<b>180</b>	<b>132</b>	<b>16</b>

Table 8.6: Local Plan Residential Allocations – Not Tested – Central Area

Type	Local Plan Policy	Address	No Dwellings	Current Timetable	Current Status	Viability Testing Position	Likely Delivery Timetable		
							E	M	L
Smaller Housing Sites		Hayfield Road, Hayfield (C1)	10	E	No current planning application. Landowner does not currently want the site developed	Not tested central brownfield site			10
		New Mills Road, Hayfield (C2)	17	M	No current planning application	Not tested, central area greenfield site		17	
		Between Old Road and Buxton Road, Whaley Bridge	16	L	No current planning application	Not tested, central area greenfield site			16
		Op Tesco along Railway Embankment, Whaley Bridge	15	L	No current planning application	Not tested, central area brownfield site			15
			<b>58</b>				<b>0</b>	<b>17</b>	<b>41</b>

Table 8.7: Local Plan Residential Allocations – Not Tested – Buxton

							<b>Likely Delivery Timetable</b>		
<b>Type</b>	<b>Local Plan Policy</b>	<b>Address</b>	<b>No Dwellings</b>	<b>Current Timetable</b>	<b>Current Status</b>	<b>Viability Testing Position</b>	<b>E</b>	<b>M</b>	<b>L</b>
<b>Strategic Development Sites</b>	DS 15	Land off Ashbourne Road and Foxlow Farm, Buxton 5s (B20,21,22)	250	E	Pre-application submission	Not tested	250		
<b>Smaller Housing Sites</b>		Land At Batham Gate, Peak Dale (B2)	18	E	No current planning application, owner wishes to develop	Not tested, rural greenfield site	18		
		Ambulance Station, The Glade, Buxton (B5)	11	E	Uncertain whether site will come forward	Not tested, suburban brownfield site			11
		Hardwick Square South, Buxton (B6)	30	E	Planning permission previously granted	Not tested, town centre brownfield site	30		
		Former Car Showroom, Leek Road, Buxton	10	E	Previous planning application refused	Not tested, suburban brownfield site		10	
		Frontage Cavendish Golf Club, Manchester Road, Buxton	15	E	No current planning application	Not tested, rural greenfield site			11
			<b>334</b>				<b>298</b>	<b>10</b>	<b>22</b>

- 8.39 Within table 8.8 we have combined our assessments from tables 8.2 to 8. to illustrate the likely timetable for delivery of the allocated sites inclusive of the Chap l Neighbourhood Plan sites together with Bingswood and Furness Vale.

*Table 8.8: Assessment of Delivery Based on Allocated Sites*

<b>Location</b>	<b>E</b>	<b>M</b>	<b>L</b>	<b>Totals</b>
Glossopdale				
Tested Allocations	209	253	89	551
Other Allocations	180	132	16	328
<b>Total</b>	<b>389</b>	<b>385</b>	<b>105</b>	<b>879</b>
Central				
Tested Allocations	88	362	133	583
Other Allocations	0	17	41	58
<b>Total</b>	<b>88</b>	<b>379</b>	<b>174</b>	<b>641</b>
Buxton				
Tested Allocations	167	338	339	844
Other Allocations	298	10	22	330
<b>Total</b>	<b>465</b>	<b>348</b>	<b>361</b>	<b>1,174</b>

- 8.40 The Local Plan suggests that over the plan period a total of 840 dwellings will b provided on allocated sites in Glossopdale. The results of our viability testing indicat that up to 879 new dwellings could be provided over this period.
- 8.41 For the Central area, the Plan requirement is 470 units on allocated sites; again th assessment suggests that this quantum is deliverable. In relation to Buxton 1,010 new dwellings are to be provided over the Plan period on allocated sites. Bas d on the above the delivery of requirements contained in the Local Plan appear to b achievable.



8.42 In undertaking the Study we have noted a number of matters and issues that require further comment and may ultimately impact on the timescales and overall deliverability of the sites. These are noted below.

#### 8.43 *Glossopdale*

8.44 Overall our assessment suggests that delivery of housing numbers on allocated sites in the Local Plan is achievable. Achieving a satisfactory access for the Railway Museum site will be difficult to achieve and is reliant on an adjacent site being developed and the acquisition of third party land. Although identified for delivery later in the Plan period these factors may delay delivery to outside the Plan period.

8.45 In respect of the three sites at Woodhead Road, these are identified for development separately one in each of the early, mid and late Plan periods. Our view is that these sites are likely to be carried out in a single development there is every likelihood that this could be early in the Plan programme.

8.46 Aside from the Woodhead Road sites we expect a number of other allocated sites to be delivered earlier in the Plan timetable than presently identified, and our assessment of delivery reflects these adjustments.

#### 8.47 *Central*

8.48 Delivery of future housing numbers on allocated sites in the Central area is dependent on the delivery of three large sites in New Mills. In total these will deliver 331 of the 420 units on allocated sites. The owner of one of these sites has expressed interest in bringing forward development on the site. The other two sites are in the same ownership however at present the landowner although indicating that they would consider development of the sites has suggested not in the short term. Creating access into one of these two sites would also involve acquiring land in third party ownership.

8.49 Although these three sites are viable, there is uncertainty about delivery of two of them which means that we have assessed delivery as taking place during the middle of the Plan period, albeit the landowner's intentions may further delay this.

- 8.50 The mixed use site at Bingswood, Whaley Bridge, has an allocation for up to 75 dwellings. Delivery of this site for housing and new employment will be difficult to achieve for a number of reasons including multiple ownerships, the difficulties involved in relocating existing businesses and the cost associated with providing a new bridge into the site. As a result of these factors we would expect delivery of Bingswood for new housing to only take place late in the Plan period. It is likely that a greater amount of housing than currently allocated will be required to achieve a viable development.
- 8.51 The site at Wharf Road in Whaley Bridge is located in a Flood Risk Zone 3 and any development of this site will need to pass the Sequential and Exception Tests contained in the NPPF. As a result we have identified this site for delivery late in the Plan period.
- 8.52 *Buxton*
- 8.53 The future delivery of housing numbers on allocated sites in Buxton is heavily reliant on four strategic sites. The site at Ashbourne Road/Foxlow Farm has not formed part of our testing as it is currently at pre-application stage. The other three allocated sites will deliver 677 dwellings in total over the Plan period and all have access issues.
- 8.54 Of these sites development of those at Tongue Lane, Fairfield and Hogshaw require delivery of a new A6 link road and the timing of this is down to third parties. These sites will deliver 339 dwellings.
- 8.55 The balance of 338 dwellings will be on the site at Dukes Drive. At present options are being considered to determine whether satisfactory access is possible in relation to this site.
- 8.56 The circumstances surrounding access in relation to these three sites has the potential to undermine delivery of housing numbers in Buxton in later Plan phases. As a result early dialogue is important with all relevant parties to ensure these issues can be co-ordinated and overcome so as not to put at risk planned housing delivery in Buxton.
- 8.57 A number of smaller brownfield sites are identified for delivery in Buxton early in the Plan period. There are likely to be viability issues for some of these sites in delivering higher levels of Code and affordable housing and some relaxation of Policy may be required of these sites are to be delivered.

8.58 **Employment**

- 8.59 Policy S 4 - Maintaining and Enhancing an Economic Base makes provision for 29.2 hectares of employment land to be developed over the Plan period.
- 8.60 On a speculative basis the returns from employment development are not sufficient to offset the cost of undertaking the development and provide an appropriate return to the developer for undertaking the development.
- 8.61 As a result without public sector funding support we do not anticipate significant speculative new employment will be carried out in the short term.
- 8.62 In the absence of a requirement for a developer's profit the results suggest that employment development is still likely to come forward with demand for example from owner occupiers wishing to expand; or for business agglomeration reasons. In these cases the business operation requiring the accommodation supplements any financial shortfall from other means.
- 8.63 Any viability issues in relation to employment uses arise not as a result of Planning Policy obligations, rather they are as a result of relatively low values for employment development at the present time.

## **Appendix 1**

### **Comparable Evidence**

**HIGH PEAK NEW BUILD SALES**

**The Heathers - Shirebrook Drive, Glossop, SK13 8UG - Jones Homes**  
**Sold Prices**

Address	Sold Price	House Type	Area	PPSF	Date	Description
62 Scotty Brook Crescent	£250,000	Daresbury	1207	£207.13	30-Apr-13	2 storey 4 bed detached. Integral garage
19 Scotty Brook Crescent	£250,000	Daresbury	1207	£207.13	30-Apr-13	2 storey 4 bed detached. Integral garage
29 Scotty Brook Crescent	£295,000	Sheraton	1402	£210.41	26-Apr-13	2 storey 4 bed detached. Integral double garage
32 Scotty Brook Crescent	£325,000	Lansdowne	1541	£210.90	13-Feb-13	2 storey 4 bed detached. Integral double garage
43 Scotty Brook Crescent	£295,000	Sheraton	1402	£210.41	18-Jan-13	2 storey 4 bed detached. Integral double garage
31 Scotty Brook Crescent	£250,000	Daresbury	1207	£207.13	14-Dec-12	2 storey 4 bed detached. Integral garage
36 Scotty Brook Crescent	£325,000	Lansdowne	1541	£210.90	19-Oct-12	2 storey 4 bed detached. Integral double garage
25 Scotty Brook Crescent	£250,000	Daresbury	1207	£207.13	14-Sep-12	2 storey 4 bed detached. Integral garage
23 Scotty Brook Crescent	£250,000	Daresbury	1207	£207.13	10-Sep-12	2 storey 4 bed detached. Integral garage
42 Scotty Brook Crescent	£325,000	Lansdowne	1541	£210.90	06-Jul-12	2 storey 4 bed detached. Integral double garage
33 Scotty Brook Crescent	£272,000	Daresbury	1207	£225.35	03-Feb-12	2 storey 4 bed detached. Integral garage
35 Scotty Brook Crescent	£272,000	Daresbury	1207	£225.35	27-Oct-11	2 storey 4 bed detached. Integral garage
38 Scotty Brook Crescent	£342,500	Lansdowne	1541	£222.26	25-Oct-11	2 storey 4 bed detached. Integral double garage
40 Scotty Brook Crescent	£315,000	Sheraton	1402	£224.68	22-Jul-11	2 storey 4 bed detached. Integral double garage
39 Scotty Brook Crescent	£274,200	Daresbury	1207	£227.17	28-Mar-11	2 storey 4 bed detached. Integral garage
41 Scotty Brook Crescent	£270,000	Daresbury	1207	£223.70	18-Mar-11	2 storey 4 bed detached. Integral garage
50 Scotty Brook Crescent	£340,000	Lansdowne	1541	£220.64	26-Aug-10	2 storey 4 bed detached. Integral double garage
65 Scotty Brook Crescent	£250,000	Devonshire	1207	£207.13	28-Mar-13	2 storey 4 bed detached. Integral garage
34 Scotty Brook Crescent	£250,000	Warwick	1152	£217.01	06-Sep-12	
27 Scotty Brook Crescent	£250,000	Wellington	1152	£217.01	31-Aug-12	
37 Scotty Brook Crescent	£250,000	Wellington	1152	£217.01	27-Apr-11	
48 Scotty Brook Crescent	£265,000	Devonshire	1207	£219.55	03-Sep-10	2 storey 4 bed detached. Integral garage
58 Scotty Brook Crescent	£259,950	Devonshire	1207	£215.37	23-Jul-10	2 storey 4 bed detached. Integral garage

£215.28

**Otters Brook, St Johns Road, Buxton, SK17 6UU - Taylor Wimpey. circa 2009**  
**Sold Prices**

Address	Sold Price	House Type	Area	PPSF	Date	Description	2.5 storey	ppsf
18 Springdale	£349,995	Sharnbrook	1350	£259.26	16-Dec-11	2 storey 4 bed detached. Garage		£259.26
50 Otterhole Close	£309,995	Kingsbury	1199	£258.54	01-Oct-10	2 storey 4 bed detached. Garage		£258.54
49 Otterhole Close	£329,995	Quendon	1288	£256.21	15-Apr-11	2 storey 4 bed detached. Garage		£256.21
3 Otterhole Close	£249,995	Cedar	1103	£226.65	30-Mar-12	2.5 storey 3 bed mews. Garage	992.7	£251.83
3 Riverside Court	£249,995	Cedar	1103	£226.65	25-Nov-11	2.5 storey 3 bed mews.	992.7	£251.83
1 Riverside Court	£249,995	Cedar	1103	£226.65	25-Nov-11	2.5 storey 3 bed mews.	992.7	£251.83
4 Riverside Court	£249,995	Cedar	1103	£226.65	26-Aug-11	2.5 storey 3 bed mews.	992.7	£251.83
2 Riverside Court	£249,995	Cedar	1103	£226.65	25-Aug-11	2.5 storey 3 bed mews.	992.7	£251.83
59 Otterhole Close	£249,995	Langford	994	£251.50	17-Dec-10	2 storey 3 bed detached. Garage		£251.50
52 Otterhole Close	£299,995	Kingsbury	1199	£250.20	14-Oct-11	2 storey 4 bed detached. Garage		£250.20
42 Otterhole Close	£369,995	Raisbeck	1507	£245.52	10-Dec-10	2 storey 4 bed detached. Double garage		£245.52
16 Springdale	£329,995	Sharnbrook	1350	£244.44	12-Aug-11	2 storey 4 bed detached. Garage		£244.44
12 Riverside Court	£199,995	Melbourne	820	£243.90	30-Sep-11	1 storey 2 bed mews.		£243.90
5 Riverside Court	£239,995	Cedar	1103	£217.58	28-Oct-11	2.5 storey 3 bed mews.	992.7	£241.76
7 Riverside Court	£239,995	Cedar	1103	£217.58	28-Oct-11	2.5 storey 3 bed mews.	992.7	£241.76
6 Riverside Court	£234,995	Cedar	1103	£213.05	18-Nov-11	2.5 storey 3 bed mews.	992.7	£236.72
57 Otterhole Close	£234,995	Langford	994	£236.41	25-Feb-11	2 storey 3 bed detached. Garage		£236.41
14 Springdale	£239,995	Redwood	1133	£211.82	01-Jul-11	2.5 storey 3 bed mews. Integral garage	1019.7	£235.36
8 Riverside Court	£231,995	Cedar	1103	£210.33	22-Jun-12	2.5 storey 3 bed mews.	992.7	£233.70
3a Otterhole Close	£230,000	Cedar	1103	£208.52	14-Dec-12	2.5 storey 3 bed mews. Garage	992.7	£231.69
47 Otterhole Close	£229,995	Langford	994	£231.38	26-Nov-10	2 storey 3 bed detached. Garage		£231.38
53 Otterhole Close	£129,995	Shepley	566	£229.67	17-Dec-10	3 bed coach house. Garage		£229.67
45 Otterhole Close	£129,995	Shepley	566	£229.67	26-Nov-10	3 bed coach house. Garage		£229.67
61 Otterhole Close	£239,995	Langworth	1170	£205.12	28-Apr-11	2.5 storey 4 bed mews. Garage	1053	£227.92
67 Otterhole Close	£239,995	Langworth	1170	£205.12	28-Apr-11	2.5 storey 4 bed mews. Garage	1053	£227.92
44 Otterhole Close	£239,995	Langworth	1170	£205.12	01-Oct-10	2.5 storey 4 bed mews. Garage	1053	£227.92
12 Springdale	£232,000	Redwood	1133	£204.77	24-Jun-11	2.5 storey 3 bed mews. Integral garage	1019.7	£227.52
3 Springdale	£229,995	Redwood	1133	£203.00	24-Feb-12	2.5 storey 3 bed mews. Integral garage	1019.7	£225.55
10 Springdale	£229,995	Redwood	1133	£203.00	24-Jun-11	2.5 storey 3 bed mews. Integral garage	1019.7	£225.55
41 Otterhole Close	£234,995	Gosworth	1170	£200.85	13-Aug-10	2.5 storey 4 bed mews. Garage	1053	£223.17
48 Otterhole Close	£234,995	Langworth	1170	£200.85	02-Dec-10	2.5 storey 4 bed mews. Garage	1053	£223.17
9 Riverside Court	£334,995	The Corner Un	1517	£220.83	11-Jan-12	2 storey 3 bed mews.		£220.83
7 Springdale	£224,995	Redwood	1133	£198.58	27-Jul-12	2.5 storey 3 bed mews. Integral garage	1019.7	£220.65
54 Otterhole Close	£269,995	Kempsey	1365	£197.80	24-Feb-12	2.5 storey 4 bed detached. Garage	1228.5	£219.78
46 Otterhole Close	£229,995	Gosworth	1170	£196.58	01-Oct-10	2.5 storey 4 bed mews. Garage	1053	£218.42
6 Springdale	£219,995	Redwood	1133	£194.17	27-May-11	2.5 storey 3 bed mews. Integral garage	1019.7	£215.74
58 Otterhole Close	£275,000	Quendon	1288	£213.51	26-Oct-11	2 storey 4 bed detached. Garage		£213.51
5 Springdale	£210,000	Redwood	1133	£185.35	10-Feb-12	2.5 storey 3 bed mews. Integral garage	1019.7	£205.94
1 Springdale	£210,000	Redwood	1133	£185.35	16-Dec-11	2.5 storey 3 bed mews. Integral garage	1019.7	£205.94
1 Otterhole Close	£442,000	Maple	2451	£180.33	10-Aug-12	2.5 storey 5 bed detached. Double garage	2205.9	£200.37
11 Springdale	£189,995	Byford	954	£199.16	01-Jun-12	2 storey 3 bed mews.		£199.16
19 Springdale	£199,995	Redwood	1133	£176.52	29-Jun-12	2.5 storey 3 bed mews. Integral garage	1019.7	£196.13
8 Springdale	£199,995	Redwood	1133	£176.52	16-Dec-11	2.5 storey 3 bed mews. Integral garage	1019.7	£196.13
21 Springdale	£430,000	Maple	2451	£175.44	12-Apr-12	2.5 storey 5 bed detached. Double garage	2205.9	£194.93
17 Springdale	£194,995	Redwood	1133	£172.11	19-Oct-12	2.5 storey 3 bed mews. Integral garage	1019.7	£191.23
63 Otterhole Close	£200,000	Gosworth	1170	£170.94	28-Apr-11	2.5 storey 4 bed mews. Garage	1053	£189.93
51 Otterhole Close	£240,000	Sharnbrook	1350	£177.78	22-Nov-12	2 storey 4 bed detached. Garage		£177.78
2 Otterhole Close	£477,995	Hawthorn	2720	£175.73	30-Jul-10	2 storey 5 bed detached. Integral double garage		£175.73
55 Otterhole Close	£151,322	Burcombe	900	£168.14	17-Dec-10	2 storey 3 bed end mews.		£168.14

£211.05

£225.22

**Woodford Heights, Brown Edge Road, Buxton, SK17 7AL**  
**Sold Prices**

Address	Sold Price	House Type	Area	PPSF	Date	Description
Apartment 3, Woodford Heights	£112,000	Flat	883	£126.89	25-Jan-13	
Apartment 10, Woodford Heights	£125,000	Flat	861	£145.16	08-Jun-12	
Apartment 14, Woodford Heights	£125,000	Flat	840	£148.88	08-Jun-12	
Apartment 5, Woodford Heights	£165,000	Flat	980	£168.45	10-Feb-12	
Apartment 7, Woodford Heights	£160,000	Flat	958	£167.02	11-Nov-11	

**Burbage Heights, Leek Road, Buxton, SK17 6YU - Amos Developments**  
**Sold Prices**

Address	Sold Price	House Type	Area	PPSF	Date	Description
5 Burbage Heights	£370,000	NA	1958	£188.97	14-Jul-10	2.5 storey 5 bed detached w/ double integral garage

**Foxlow Rise, Harpur Hill Road, Buxton, SK17 9NS - Persimmon Charles Church**

**Sold Prices**

Address	Sold Price	House Type	Area	PPSF	Date	Description
20 Beech View Drive, Buxton, Derbyshire SK17 9NS	£231,795	Chedworth	1222	£189.68	24-May-13	2 storey 4 bed detached. Garage
18 Beech View Drive, Buxton, Derbyshire SK17 9NS	£243,995	Chedworth	1222	£199.67	18-Apr-13	2 storey 4 bed detached. Garage
73 Beech View Drive, Buxton, Derbyshire SK17 9NS	£235,000	Chedworth	1222	£192.31	14-Dec-12	2 storey 4 bed detached. Garage
69 Beech View Drive, Buxton, Derbyshire SK17 9NS	£243,995	Chedworth	1222	£199.67	14-Dec-12	2 storey 4 bed detached. Garage
29 Beech View Drive, Buxton, Derbyshire SK17 9NS	£239,995	Chedworth	1222	£196.40	10-Dec-12	2 storey 4 bed detached. Garage
6 Beech View Drive, Buxton, Derbyshire SK17 9NS	£240,995	Chedworth	1222	£197.21	28-Jun-12	2 storey 4 bed detached. Garage
65 Beech View Drive, Buxton, Derbyshire SK17 9NS	£156,995	Hanbury	969	£162.02	31-May-13	2 storey 3 bed mews
67 Beech View Drive, Buxton, Derbyshire SK17 9NS	£159,995	Hanbury	969	£165.11	28-Mar-13	2 storey 3 bed mews
4 Beech View Drive, Buxton, Derbyshire SK17 9NS	£151,995	Hanbury	969	£156.86	07-Dec-12	2 storey 3 bed mews
33 Beech View Drive, Buxton, Derbyshire SK17 9NS	£157,995	Hanbury	969	£163.05	06-Dec-12	2 storey 3 bed mews
31 Beech View Drive, Buxton, Derbyshire SK17 9NS	£159,995	Hanbury	969	£165.11	30-Nov-12	2 storey 3 bed mews
7 Beech View Drive, Buxton, Derbyshire SK17 9NS	£160,995	Hanbury	969	£166.15	05-Nov-12	2 storey 3 bed mews
3 Beech View Drive, Buxton, Derbyshire SK17 9NS	£160,995	Hanbury	969	£166.15	24-Aug-12	2 storey 3 bed mews
1 Beech View Drive, Buxton, Derbyshire SK17 9NS	£160,995	Hanbury	969	£166.15	03-Aug-12	2 storey 3 bed mews
25 Beech View Drive, Buxton, Derbyshire SK17 9NS	£157,995	Hanbury	969	£163.05	29-Jun-12	2 storey 3 bed mews
2 Beech View Drive, Buxton, Derbyshire SK17 9NS	£160,995	Hanbury	969	£166.15	29-Jun-12	2 storey 3 bed mews
5 Beech View Drive, Buxton, Derbyshire SK17 9NS	£159,995	Hanbury	969	£165.11	28-Jun-12	2 storey 3 bed mews
17 Beech View Drive, Buxton, Derbyshire SK17 9NS	£159,995	Hanbury	969	£165.11	20-Apr-12	2 storey 3 bed mews
23 Beech View Drive, Buxton, Derbyshire SK17 9NS	£151,995	Hanbury	969	£156.86	16-Mar-12	2 storey 3 bed mews
37 Beech View Drive, Buxton, Derbyshire SK17 9NS	£207,995	Hatfield	761	£273.32	22-Mar-13	2 storey 3 bed detached. Garage
71 Beech View Drive, Buxton, Derbyshire SK17 9NS	£194,745	Hatfield	761	£255.91	04-Jan-13	2 storey 3 bed detached. Garage
16 Beech View Drive, Buxton, Derbyshire SK17 9NS	£205,995	Hatfield	761	£270.69	09-Nov-12	2 storey 3 bed detached. Garage
14 Beech View Drive, Buxton, Derbyshire SK17 9NS	£204,995	Hatfield	761	£269.38	22-Jun-12	2 storey 3 bed detached. Garage
19 Beech View Drive, Buxton, Derbyshire SK17 9NS	£138,995	Penrose	625	£222.39	05-Oct-12	2 storey 2 bed mews
8 Beech View Drive, Buxton, Derbyshire SK17 9NS	£132,995	Penrose	625	£212.79	29-Jun-12	2 storey 2 bed mews
12 Beech View Drive, Buxton, Derbyshire SK17 9NS	£139,995	Penrose	625	£223.99	29-Jun-12	2 storey 2 bed mews
10 Beech View Drive, Buxton, Derbyshire SK17 9NS	£138,995	Penrose	625	£222.39	28-Jun-12	2 storey 2 bed mews
21 Beech View Drive, Buxton, Derbyshire SK17 9NS	£139,995	Penrose	625	£223.99	23-Mar-12	2 storey 2 bed mews

£195.59

**Compton Gate, Buxton SK17 9DW - Ben Bailey Homes**

**Sold Prices**

Address	Sold Price	Area (m)	Area (ft)	PPSF	Date	Description
22 Compton Grove	£349,995	126	1356	£258.06	28-Jun-13	Detached
24 Compton Grove	£299,995	110	1184	£253.37	27-Jun-13	Detached
21 Compton Grove	£311,000	126	1356	£229.31	27-Jun-13	Detached
20 Compton Grove	£290,000	110	1184	£244.93	31-May-13	Detached
7 Compton Grove	£344,995	130	1399	£246.55	27-Mar-13	Detached
17 Compton Grove	£330,000	130	1399	£235.83	22-Mar-13	Detached
16 Compton Grove	£364,000	141	1518	£239.83	21-Dec-12	Detached
18 Compton Grove	£359,995	130	1399	£257.27	20-Dec-12	Detached
15 Compton Grove	£184,995	66	710	£260.40	18-Dec-12	Detached
5 Compton Grove	£249,995	90	969	£258.06	14-Dec-12	Detached

£248.36

**Miry Meadows, Chapel-en-le-Frith, SK23 9RU**

**Marketed Prices**

Address	Mkt Price	House Type	Area	PPSF	Date	Description
Miry Meadows	£185,000	Mews	1282	144.31		
Miry Meadows	£185,000	Mews	1250	148.00		
Miry Meadows	£175,000	Mews	1334	131.18		
Miry Meadows	£135,000	Mews	835	161.68		

**GLOSSOP - MODERN RESALES****Scheme to SW of Adderley Place**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
5 Kestrel View	Glossop	SK13 6QE	£240,000	104	1119	£214.39	15-Oct-12	Detached	
11 Kestrel View	Glossop	SK13 6QE	£230,000	111	1195	£192.50	12-Aug-11	Detached	
13 Ravens Close	Glossop	SK13 6QJ	£102,500	59	635	£161.40	11-Jan-13	Terraced	1
6 Ravens Close	Glossop	SK13 6QJ	£142,000	74	797	£178.27	19-Dec-12	Terraced	3
3 Ravens Close	Glossop	SK13 6QJ	£151,000	75	807	£187.04	14-Aug-12	Terraced	
14 Ravens Close	Glossop	SK13 6QJ	£95,500	60	646	£147.87	17-Jul-12	Terraced	1
47 Valley Road	Glossop	SK13 6YN	£195,000	88	947	£205.86	16-Apr-13	Detached	3
43 Valley Road	Glossop	SK13 6YN	£284,000	150	1615	£175.90	30-Nov-12	Detached	
39 Valley Road	Glossop	SK13 6YN	£174,000	91	980	£177.64	12-Apr-12	Detached	
40 Valley Road	Glossop	SK13 6YN	£233,000	109	1173	£198.59	20-Mar-12	Detached	4
3 Valley Road	Glossop	SK13 6YN	£165,000	81	872	£189.25	29-Feb-12	Detached	3
22 Valley Road	Glossop	SK13 6YN	£278,000	144	1550	£179.35	21-Oct-11	Detached	4
4 Valley Road	Glossop	SK13 6YN	£289,700	152	1636	£177.07	30-Sep-11	Flat	
Clahane, 44 Valley Road	Glossop	SK13 6YN	£299,000	146	1572	£190.26	16-Aug-11	Detached	
Vale House, 66 Valley Road	Glossop	SK13 6YN	£312,500	149	1604	£194.85	02-Dec-10	Detached	
46 Valley Road	Glossop	SK13 6YN	£250,000	116	1249	£200.22	23-Jul-10	Detached	4
25 Valley Road	Glossop	SK13 6YN	£275,000	160	1722	£159.68	23-Jul-10	Detached	4

£3,716,200

20118

£184.72

**McCarthy and Stone**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
Apartment 47, Ladybower Court, North Road	Glossop	SK13 7AQ	£139,000	51	549	£253.21	28-Sep-12	Flat	
Apartment 41, Ladybower Court, North Road	Glossop	SK13 7AQ	£137,000	47	506	£270.80	27-Apr-12	Flat	
Apartment 7, Ladybower Court, North Road	Glossop	SK13 7AQ	£128,500	46	495	£259.52	19-Dec-11	Flat	
Apartment 14, Ladybower Court, North Road	Glossop	SK13 7AQ	£161,000	62	667	£241.25	30-Nov-11	Flat	
Apartment 20, Ladybower Court, North Road	Glossop	SK13 7AQ	£132,000	45	484	£272.52	28-Oct-11	Flat	

£697,500

2702

£258.17

**Town Centre Flats**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
Flat 8, Moorside View, Station Street	Glossop	SK13 8BD	£107,500	65	700	£153.65	05-Sep-12	Flat	
Flat 11, Moorside View, Station Street	Glossop	SK13 8BD	£75,000	55	592	£126.69	21-Mar-12	Flat	
Flat 15, Moorside View, Station Street	Glossop	SK13 8BD	£75,000	54	581	£129.03	21-Mar-12	Flat	
Flat 14, Moorside View, Station Street	Glossop	SK13 8BD	£75,000	55	592	£126.69	21-Mar-12	Flat	2
Flat 12, Moorside View, Station Street	Glossop	SK13 8BD	£65,000	55	592	£109.79	26-Jan-12	Flat	2
Flat 5, Moorside View, Station Street	Glossop	SK13 8BD	£97,500	55	592	£164.69	08-Jul-11	Flat	

£495,000

3649

£135.65

### South West of Town Centre

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
7 Overdale Drive	Glossop	SK13 6GA	£230,000	108	1163	£197.85	26-Apr-13	Detached	
10 Brooklands Drive	Glossop	SK13 6PT	£244,000	117	1259	£193.75	18-Oct-12	Detached	
4 Brooklands Drive	Glossop	SK13 6PT	£210,000	101	1087	£193.16	31-Jan-11	Detached	4
2 Dukes Fold	Glossop	SK13 6PY	£220,000	97	1044	£210.71	30-Nov-12	Detached	4
4 Dukes Fold	Glossop	SK13 6PY	£250,000	119	1281	£195.17	06-Jan-12	Detached	
1 Dukes Fold	Glossop	SK13 6PY	£220,000	96	1033	£212.90	30-Mar-10	Detached	
1 Wren Nest Close	Glossop	SK13 8GH	£200,000	76	818	£244.48	07-Jan-13	Detached	3

£1,574,000 7685 £204.80

### South East of Town Centre

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
3 Whitfield Wells	Glossop	SK13 8GL	£130,000	79	850	£152.88	07-Dec-12	Terraced	
48 Carr Bank	Glossop	SK13 8TT	£190,000	99	1066	£178.30	30-Nov-12	Detached	
18 Carr Bank	Glossop	SK13 8TT	£236,000	121	1302	£181.20	21-Sep-12	Detached	4
13 Carr Bank	Glossop	SK13 8TT	£179,000	78	840	£213.20	17-Aug-12	Semi-Detached	
16 Plover Close	Glossop	SK13 8UB	£220,500	106	1141	£193.26	25-Jan-13	Detached	
3 Plover Close	Glossop	SK13 8UB	£250,000	114	1227	£203.73	08-Dec-11	Detached	4
2 Plover Close	Glossop	SK13 8UB	£325,000	165	1776	£182.99	28-Nov-11	Detached	5
9 Plover Close	Glossop	SK13 8UB	£255,000	125	1345	£189.52	31-Mar-11	Detached	
27 Heron Close	Glossop	SK13 8UH	£250,000	66	710	£351.91	19-Dec-12	Detached	
29 Heron Close	Glossop	SK13 8UH	£122,500	56	603	£203.23	16-Sep-11	Terraced	2
7 Buttercup Close	Glossop	SK13 8UN	£207,000	128	1378	£150.24	18-Jan-13	Terraced	

£2,365,000 12239 £193.24

### North of Town Centre

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
19 Kilmory Fold	Glossop	SK13 7PH	£318,000	138	1485	£214.08	18-Mar-13	Detached	4
20 Sunningdale Drive	Glossop	SK13 8PF	£295,000	169	1819	£162.17	19-Apr-13	Detached	4
6 Sunningdale Drive	Glossop	SK13 8PF	£244,500	112	1206	£202.81	02-Sep-11	Detached	
12 Sunningdale Drive	Glossop	SK13 8PF	£247,000	120	1292	£191.23	27-May-11	Detached	

£1,104,500 5802 £190.37

### Overall Average

£9,952,200 52194 £190.68



**BUXTON - MODERN RESALES****Harpur Hill**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	eds
10 Solomons Court	Buxton	SK17 9HP	£150,000	73	786	£190.90	12-Apr-13	Semi-Detached	3
1 Solomons Court	Buxton	SK17 9HP	£164,000	76	818	£200.47	18-Oct-11	Semi-Detached	
20 Solomons Court	Buxton	SK17 9HP	£199,950	110	1184	£168.87	02-Sep-11	Terraced	4
18 Solomons Court	Buxton	SK17 9HP	£137,500	73	786	£174.99	20-May-11	Terraced	
				£651,450	3574	£182.29			

**Hoghsaw**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	eds
1 Brown Edge Close	Buxton	SK17 7AS	£250,000	138	1485	£168.30	15-Mar-13	Detached	
4 Brown Edge Close	Buxton	SK17 7AS	£365,000				21-Dec-11	Detached	
2 Brown Edge Close	Buxton	SK17 7AS	£286,750	127	1367	£209.76	26-Jan-11	Detached	
15 Hogshaw Drive	Buxton	SK17 7AX	£341,500	149	1604	£212.91	02-Dec-11	Detached	
9 Hogshaw Drive	Buxton	SK17 7AX	£341,500	151	1627	£209.90	05-Aug-11	Detached	
21 Hogshaw Drive	Buxton	SK17 7AX	£341,500	140	1511	£226.01	04-Jul-11	Detached	
				£1,561,250	7594	£205.58			

**West Buxton (out to CF)**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	eds
2 The Old Tennis Courts	Buxton	SK17 6RT	£425,000	212	2282	£186.24	02-Oct-12	Detached	
3 The Old Tennis Courts	Buxton	SK17 6RT	£310,000	117	1259	£246.15	03-Feb-12	Detached	
5 The Old Tennis Courts	Buxton	SK17 6RT	£455,000	234	2519	£180.64	29-Jul-11	Detached	
42 Carr Road	Buxton	SK17 6WF	£169,000	96	1033	£163.55	17-Dec-12	Terraced	3
24 Carr Road	Buxton	SK17 6WF	£200,000	108	1163	£172.04	24-Aug-12	Detached	4
22 Carr Road	Buxton	SK17 6WF	£219,500	85	915	£239.91	18-Nov-11	Detached	
3 Carr Road	Buxton	SK17 6WF	£183,000	98	1055	£173.48	31-Mar-11	Semi-Detached	3
2 Carr Road	Buxton	SK17 6WF	£249,950	115	1238	£201.92	19-Nov-10	Detached	5
7 Carr Road	Buxton	SK17 6WF	£185,000	99	1066	£173.61	12-Nov-10	Semi-Detached	3
6 Turner Road	Buxton	SK17 6WH	£191,000				23-Aug-10	Semi-Detached	
8 Paxton Place	Buxton	SK17 6WE	£180,500	99	1066	£169.38	26-Apr-13	Semi-Detached	4
18 Paxton Place	Buxton	SK17 6WE	£213,950	126	1356	£157.75	14-May-10	Terraced	
1, Church View Cottages	Buxton	SK17 9DB	£165,000	82	883	£186.94	18-Aug-11	Semi-Detached	
				£2,955,900	15834	£186.68			

**Overall Average****£248,896****1286****£191.13**

**CENTRAL AREA - MODERN RESALES**

**New Mills**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
4 Heather Falls	New Mills	SK22 3GA	£172,500	89	958	£180.06	14-Dec-12	Semi-Detached	3
16 Heather Falls	New Mills	SK22 3GA	£210,000	109	1173	£178.99	11-Apr-12	Semi-Detached	4
23 Heather Falls	New Mills	SK22 3GA	£205,000	112	1206	£170.05	09-Mar-11	Detached	4
12 Heather Falls	New Mills	SK22 3GA	£213,000	127	1367	£155.81	08-Oct-10	Semi-Detached	4
6 Heather Falls	New Mills	SK22 3GA	£185,000	86	926	£199.85	10-Sep-10	Detached	4
4, The Rydings, Ollersett Drive	New Mills	SK22 4GF	£87,500	55	592	£147.80	07-Dec-12	Flat	
6 The Mews, New Mills	New Mills	SK22 4GF	£108,000		0		14-Dec-10	Terraced	
10 New Park Court	New Mills	SK22 4NB	£90,000	52	560	£160.79	30-Jul-12	Flat	1
11 Bakehurst Close	New Mills	SK22 4PT	£167,500	100	1076	£155.61	25-Jan-13	Semi-Detached	
39 Bakehurst Close	New Mills	SK22 4PT	£175,000	80	861	£203.23	09-Sep-11	Semi-Detached	
12 Bakehurst Close	New Mills	SK22 4PT	£170,500	78	840	£203.08	26-Aug-11	Semi-Detached	
10 Bakehurst Close	New Mills	SK22 4PT	£165,000	79	850	£194.04	18-Aug-10	Semi-Detached	
			£1,841,000		10409	£176.87			

**Chinley**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
4 The Sidings	Chinley	SK23 6DE	£167,000	99	1066	£156.72	08-Mar-13	Terraced	4
18 The Sidings	Chinley	SK23 6DE	£150,000	110	1184	£126.69	13-Dec-12	Flat	
5 The Sidings	Chinley	SK23 6DE	£136,000	67	721	£188.58	12-Mar-12	Flat	2
15 The Sidings	Chinley	SK23 6DE	£140,000	64	689	£203.23	28-Oct-11	Flat	2
9 The Sidings	Chinley	SK23 6DE	£125,000	56	603	£207.37	21-Jul-11	Flat	2

**Modern on Market**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
Hartington Drive	Chinley		£329,950	117	1259	£261.99		Detached	4
10 Stockton Drive	Chinley		£325,000	135	1453	£223.66		Detached	4
Lower Lane	Chinley		£325,000	177	1905	£170.58		Detached	5
Stockton Drive	Chinley		£299,995		0	#DIV/0!		Detached	4
Ash Grove	Chinley		£295,000	86	926	£318.68		Detached	3
Lower Lane	Chinley		£249,950	149	1604	£155.85		Detached	4
Granby Ave	Chinley		£199,950	78	840	£238.15		Detached	3
Pike View	Chinley		£199,500	130	1399	£142.57		Semi-detached	3
The Terrace	Chinley		£195,000	107	1152	£169.31		Mews	4
			£2,119,350		10538	£201.12			

Sold stc

With swimming

Sold stc

Sold stc

**Whaley Bridge**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
8 Wharf Court	Whaley bridge	SK23 7BJ	£205,000	64	689	£297.58	22-May-13	Detached	
6 Walters Wood	Whaley bridge	SK23 7FA	£185,000	77	829	£223.21	27-Mar-13	Semi-Detached	3
25 Woodbrook	Whaley bridge	SK23 7NT	£144,500	60	646	£223.74	16-Nov-12	Semi-Detached	2
Flat 40 Woodbrook Court	Whaley bridge	SK23 7NT	£73,000	44	474	£154.13	07-Jan-13	Flat	1
2 Carr Brook Close	Whaley bridge	SK23 7GX	£160,000	85	915	£174.88	06-Aug-12	Terraced	3
5 The Sidings	Whaley bridge	SK23 7HE	£410,000	327	3520	£116.48	27-Jul-12	Detached	5
Birch Cottage, Buxton Road	Whaley bridge	SK23 7HT	£159,950	118	1270	£125.93	10-Jul-12	Terraced	4
5 Alpha Mews	Whaley bridge	SK23 7JD	£195,000	128	1378	£141.53	10-Sep-12	Terraced	
13 Shallcross Mill Road	Whaley bridge	SK23 7JQ	£215,000	88	947	£226.98	20-Aug-12	Detached	3
20 Shallcross Mill Road	Whaley bridge	SK23 7JQ	£165,000	101	1087	£151.77	28-Feb-12	Terraced	4
18 Shallcross Mill Road	Whaley bridge	SK23 7JQ	£165,000	137	1475	£111.89	16-Dec-11	Terraced	3
19 Shallcross Mill Road	Whaley bridge	SK23 7JQ	£167,000	81	872	£191.54	09-Mar-11	Terraced	3
9 Shallcross Mill Road	Whaley bridge	SK23 7JQ	£244,000	128	1378	£177.10	05-Nov-10	Detached	4
			£2,488,450		15479	£160.77			

**Chapel**

Address	Town	Postcode	Price	GIA (sq m)	GIA (sf)	PPSF	Date	Description	Beds
1 Homestead Way	Chapel En Le Frith	SK23 0DA	£215,000	100	1076	£199.74	26-Apr-13	Detached	4
10 Homestead Way	Chapel En Le Frith	SK23 0DA	£247,500	92	990	£249.93	10-Aug-11	Detached	4
40 High Street	Chapel En Le Frith	SK23 0HD	£160,000	122	1313	£121.84	08-Nov-12	Semi-Detached	4
4 South Head Drive	Chapel En Le Frith	SK23 0HU	£212,500	104	1119	£189.83	19-Apr-13	Detached	4
15 South Head Drive	Chapel En Le Frith	SK23 0HU	£175,000	92	990	£176.72	25-Mar-13	Detached	3
32 South Head Drive	Chapel En Le Frith	SK23 0HU	£145,000	64	689	£210.48	17-Aug-12	Terraced	3
8 South Head Drive	Chapel En Le Frith	SK23 0HU	£202,000	100	1076	£187.66	31-Oct-11	Detached	4
7 South Head Drive	Chapel En Le Frith	SK23 0HU	£195,000	98	1055	£184.86	05-Nov-10	Detached	4
Cromwell View, Eccles Road	Chapel En Le Frith	SK23 9RG	£179,950	100	1076	£167.18	03-Aug-12	Semi-Detached	3
			£1,731,950		9386	£184.52			

**RETAIL COMPARABLES****Buxton**

## Marketing Rents

Address	Rent	Sales Area	Ancilliary	A/10	Total	PPSF	Description	Agent
40 Spring Gardens	£31,500	950		0	950	£33.16	High Street Retail Unit	Shoppproperty
42 Spring Gardens	£25,000	633	66	6.6	640	£39.09	High Street Retail Unit	Shoppproperty
Spring Gardens Centre, 7 Spring Gardens Road	£27,500	719	797	79.7	799	£34.43	Shopping Centre Retail Unit	Shoppproperty
Unit 20a, Spring Gardens Centre, Spring Gardens	£25,000	537		0	537	£46.55	Shopping Centre Retail Unit	Shoppproperty
Unit 20b, Spring Gardens Centre, Spring Gardens	£30,000	518		0	518	£57.92	Shopping Centre Retail Unit	Shoppproperty
Unit 8, Spring Gardens Centre, Spring Gardens	£65,000	1,809	667	66.7	1876	£34.65	Shopping Centre Retail Unit	Shoppproperty
53-55 Spring Gardens, SK17 6BJ	£40,000	1,148	890	89	1237	£32.34	High Street Retail Unit	EGI

## Marketing Sales Prices

Address	Sale Price	Sales Area	Date	A/10	Total	PPSF	Description	Source
Unit 32a, Spring Gardens Road *sold*	£960,000		01/12/2012		7341	£130.77	Shopping centre corner retail unit	EGI deals
Unit 59, Spring Gardens Road *sold*	£265,000		01/10/2010		1044	£253.83	Shopping centre retail unit	EGI deals
54 Spring Gardens, Buxton	£300,000	850	Jul-13	44.5	895	£335.38	High street retail unit w/ ancillary accommodation above	EGI

**Glossop**

## Marketing Rents

Address	Rent	Sales Area	Ancilliary	A/10	Total	PPSF	Description	Agent
5-7 High Street, Glossop, SK13 8DA	£16,000	316	920	92	408	£39.22	High street retail unit w/ ancillary accommodation above	Hallams
1 Jacksons Buildings, Victoria Street, CK13 8AQ	£12,500	435	927	92.7	527.7	£23.69	High street retail unit w/ ancillary accommodation above	Lane Walker
21 High Street West, SK13 8AL	£20,000	610	979	97.9	707.9	£28.25	High street retail unit w/ ancillary accommodation above	Cheetham & Mortimer
58 High Street West	£16,500	658	257	25.7	683.7	£24.13	High street retail unit w/ ancillary accommodation above	Legat Owen
Unit 6, Wrens Nest Retail Park	£46,995				3583	£13.12	Retail park unit inc. amenities to the rear	Mason Partners

## Marketing Sales Prices

Address	Rent	Sales Area	Ancilliary	A/10	Total	PPSF	Description	Agent
19-21 High Street East, SK13 8PN	£165,000	911	1360	136	1047	£157.59	Corner retail unit w/ apartment above	Ryder & Dutton

**INDUSTRIAL COMPARABLES**

## Sale Prices

Address	Price	Area	PPSF	Description	Agent	Notes
Multiple units - Graphite, Rossington Park, Hadfield, Glossop, SK13 1QG			£65.00	New build high quality industrial units	WHR Property	Highest achieved rate quoted, inc. incentives
Unit 10 Graphite, Rossington Park, Hadfield, Glossop, SK13 1QG	£1,200,000	20,000	£60.00	New build high quality industrial units	GVA	Marketing Price
Brookfield Industrial Estate, Peakdale Road, Glossop	£1,295,000	28,621	£45.25	Steel portal framed industrial unit	Ryder & Dutton	Marketing Price
Unit 8 Tongue Lane Industrial Estate Buxton	£575,000	18,539	£31.02	1980s unit with yard	Chushman Wakefield	Freehold for sale
Unit 8 Tongue Lane Industrial Estate Buxton	£400,000	18,539	£21.58	1980s unit with yard	Chushman Wakefield	Agreed Offer

## Leasehold Prices

Address	Rent/sale price	Area	PPSF	Description	Agent	Notes
Graphite, Rossington Park, Hadfield, Glossop, SK13 1QG			£5.50	New build high quality industrial units	WHR Property	Highest achieved rate quoted, inc. incentives
Unit 10 Graphite, Rossington Park, Hadfield, Glossop, SK13 1QG	£99,000	20,000	£4.95	New build high quality industrial units	GVA	Marketing rent
Brookfield Industrial Estate, Peakdale Road, Glossop		32,690	£2.50	Built 1988 available for sale at £1.2M (£36.71 psf)	Waltons Commercial	Quoting rents
Staden Business Park, Buxton	£18,000	3,412	£5.28	Modern Industrial Unit	Frank Marshall	Marketing rent
Staden Business Park, Buxton	£15,600	3,500	£4.46	Modern Food Standard Warehouse	Nina Lubman	Marketing rent
Buxton Spa Bakeries, Harpur Hill Business Park	£110,000	44,857	£2.45	Built 1992 with offices. Available for sale at £980,000 (£21.85 psf)	FHP	Quoting rents
Harpur Hill Business Park, Buxton	£26,500	5,000	£5.30	Modern Industrial Unit with offices and parking	Bury and Hilton	Marketing rent
Unit 11, Deepdale Business Park, Ashford Road, Bakewell, DE45 1GT	£38,500	6,560	£5.87	Modern warehouse unit w/ offices	Knight Frank	Marketing rent
Unit 2 Watford Bridge Works, Watford Bridge Road, New Mills, SK22 4HJ	£40,000	10,021	£3.99	Steel portal framed industrial unit	NA	Current Rent
Unit 4 Watford Bridge Works, Watford Bridge Road, New Mills, SK22 4HJ	£5,700	1,270	£4.49	Steel portal framed industrial unit	NA	Current Rent
Unit 8 Watford Bridge Works, Watford Bridge Road, New Mills, SK22 4HJ	£12,500	3,024	£4.13	Steel portal framed industrial unit	NA	Current Rent
Unit 9 Watford Bridge Works, Watford Bridge Road, New Mills, SK22 4HJ	£28,000	3,466	£8.08	Steel portal framed industrial unit	NA	Current Rent

**OFFICE COMPARABLES**

Rental Prices

Address	Rent	Area	PPSF	Description	Agent	Notes
Rope Walks, Bond Street, Macclesfield			£29.00	Modern Grade A office space	WHR Property	Marketing rent
Bradbury Community House, 10 Market Street, Glossop SK13 8AR	£14,500	1,711	£8.47	Standard office unit	Ryder & Dutton	Marketing rent
Wren Nest Business Centre, 5 Wren Nest Road, Glossop SK13 8HB			£12.00	Standard office units	Ryder & Dutton	Marketing rent

Sale Prices

Address	Sale	Area	PPSF	Description	Agent	Notes
24 Arundel Street, Glossop	£275,000	1,500	£183.33	Two storey refurbished office building	Ryder & Dutton	

## LAND COMPARABLES

### Residential Development Land

Land		Description	Price	Area (Acre)	Price/Pac	Date	Source
Site at Woolley Bridge, Hadfield, Glossop	Glossop	Residential development site w/ PP for up to 31 houses	£750,000	2.39	£313,808	01/08/2013	BNP Paribas
Site at Station Road, Hadfield, Glossop	Glossop	Residential development site w/ PP for up to 7 houses	£150,000	0.36	£416,667	01/08/2013	BNP Paribas
Park Road, Hadfield, Glossop, SK13 2AH	Glossop	Development site suitable for residential				01/08/2013	Eddisons
Lambgates, Hadfield, Glossop, SK13 1AS	Glossop	Residential development plot w/ pp for 6 units	£350,000	0.27	£1,296,296	01/08/2013	Ryder & Duton
Harpur Hill, Buxton, SK17 9JZ	Buxton	Former college site, PP previously granted for 232 units	£4,000,000	13.1	£305,344	01/08/2013	Innes England
Lovage Barn, Priestcliffe Ditch, Buxton *Sold*	Buxton	Detached Barn w/ PP for conversion into a 2 bed dwelling	£200,000	0.5	£400,000	27/06/2011	EGI
Bank Vale Paper Mill, Hayfield, SK22 2HA	Hayfield	Former mill building w/ PP for 9 dwellings	£360,000	0.5	£720,000	Feb-13	EGI
Land at Paradise Street, Hadfield	Glossop	Resi development plot w/ pp for 4 dwellings	£520,000			01/08/2013	Ryder & Duton
Former Reedyford Mill, Scotland Road, Nelson, Lancs, BB9 7UQ	Nelson	Former mill site w/ PP for 134 houses	£2,000,000	6.19	£323,102	01/09/2013	Trevor Dawson
Hyde Bank Road, New Mills	New Mills	Residential development site w/ PP for up to 15 units	£450,000			Oct-13	Rowcliffes
Former Partington Care Home, North Road, SK13 7AX	Glossop	PP for conversion into 5 luxury dwellings	£550,000			Oct-13	EGI

### Agricultural and Miscellaneous Land

Land		Description	Price	Area (Acre)	Price/Pac	Date	Source
Highcliffe Farm, Priestcliffe Ditch, Buxton, SK17 9TH	Buxton	Farmhouse outbuilding & land	£510,000	11.5	£44,348	29/07/2013	EIG
Highcliffe Farm, Priestcliffe Ditch, Buxton, SK17 9TH	Buxton	Agricultural Land	£28,000	2.53	£11,067	29/07/2013	EIG
Highcliffe Farm, Priestcliffe Ditch, Buxton, SK17 9TH	Buxton	Agricultural Land	£1,000	1.76	£568	29/07/2013	EIG
Highcliffe Farm, Priestcliffe Ditch, Buxton, SK17 9TH	Buxton	Agricultural Land	£39,500	8.82	£4,478	29/07/2013	EIG
Land at Coalpit Lane, Buxton, SK17 9SW	Buxton	Agricultural Land	£22,000	3.07	£7,166	28/05/2012	EIG
Land at Smalldale, Buxton, SK17 8EA	Buxton	Agricultural Land	£179,000	19.6	£9,133	25/07/2011	EIG
Land at Broadlow Farm, Peak Dale, SK17 8AE (marketed price)	Buxton	Agricultural Land	£35,000	3.58	£9,777	10/11/2011	EIG
Unit 17, Kiln Lane, Harpur Hill Business park, SK17 9JL	Buxton	Commercial Units & yard land				04/05/2011	EIG
Red Gap Lane, Green Fairfield, SK17 7JF	Buxton	Agricultural Land	£58,000	5.79	£10,017	15/11/2010	EIG
Land at Long Lane, Chapel-en-le-Frith, SK23 0TF	Chapel	Agricultural Land	£76,000	3.03	£25,083	28/03/2011	EIG
Land at Wythen Lache, Combs, SK23 9XA	Combs	Agricultural Land	£60,000	17.43	£3,442	18/04/2011	EIG
Land at Wythen Lache, Combs, SK23 9XA	Combs	Agricultural Land	£37,000	7.88	£4,695	18/04/2011	EIG
Land at Charles Street, Glossop, SK13 7DJ	Glossop	Agricultural Land	£73,000	20.9	£3,493	20/05/2013	EIG
Woodland off Sheffield Road, Glossop, SK13 7PU	Glossop	Agricultural Land	£52,000	2.87	£18,118	24/02/2011	EIG
Former Good Yard, Orchard Drive, Glossop, SK13 6DA	Glossop	Agricultural Land	£110,000	5.04	£21,825	14/10/2010	EIG
Land at Shepley Street, Glossop, SK13 7SA	Glossop	Agricultural Land	£150,000	62.5	£2,400	20/05/2013	EIG
Land at North Road, SK13 7AS	Glossop	Agricultural Land	£36,000	3.27	£11,009	24/12/2012	EIG
Land at Melandra, SK13 6JQ	Glossop	Agricultural Land (inc. £15,039 VAT)	£90,238	3.98	£22,673	22/02/2012	EIG
Former Good yard, Orchard Drive, SK13 6DA	Glossop	Vacant freehold land	£110,000	5.04	£21,825	14/10/2010	EIG
Hurst WTW, Hurst Road, SK13 7QB	Glossop	Former treatment works	£70,000			14/10/2010	EIG
Land at Dinting Sidings, Dinting Lane, SK13 7EA	Glossop	Railway yards & museum site	£150,000	9	£16,667	20/09/2010	EIG
Land R/O 22 Sunlaws Street, SK13 8EQ	Glossop	Vacant freehold land	£25,000	0.15	£166,667	17/05/2010	EIG
Land at Old Road, Whaley Bridge, SK23 7EU	Whaley Bridge	Agricultural Land	£10,000	3.5	£2,857	16/04/2013	EIG

## **Appendix 2**

### **Summary of Assumptions**

HIGH PEAK INITIAL SITES FOR TESTING  
Glossopdale

				SHLAA							Values					Construction Costs			Other Appraisal Variables			S106/Infrastructure						
Type	Policy	Address	Map Ref	Gross Site Area (hec)	Gross/ Net Ratio	Net Site Area (hec)	Tweeds Site Area (hec)	Dwellings per hec	No Dwellings	Current Timetable	Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Ave Sale Price (£/psf)	Ave Sale Price (£/psm)	At Code Level 3 (£/m)	At Code Level 4 (£/m)	Overall Programme (months)	Finance Cost	Marketing /Sales (% Market GDV)	Profit (%GDV)	Education (£/dwelling)	Section 106 Payment	Affordable Housing Requirement	CIL (£/m)	S278	Other	
Strategic Development Sites	DS2	Former Railway Museum, Dinting Road, Glossop (G23)	17	3.95	75%	2.96	4.03	30	89	L	100,000	247,000	731,738	195	2,099	1,307	1,348	34	7%	3.5%	20%	2,279.80	117,702.50	30%	45		Possible requirement for 3 rd party land for access - £50,000	
	DS4	Adderley Place, Glossop	21	6.4	68%	4.33	6.38	30	130	L	300,000	741,000	3,208,530	200	2,153	1,112	1,153	50	7%	3.5%	20%		171,925.00	30%	45	1) A right turn harbourage may be necessary to serve full development (TA will determine and likely to require third party land to accommodate) and Bus Stop shelters plus a speed camera may need to be relocated. 2) Public footpath improvements Total assumed £30,000		
Other Major Housing Allocations		Land off Woodhead Road5S (G8)	6	4.59	50%	2.30		27	63	E	200,000	494,000	1,133,730	210	2,260	1,195	1,236	25	7%	3.5%	20%	2,279.80	83,317.50	30%	45	Footpath Improvements		
		Land off Woodhead Road5S (G9)	7	0.88	50%	0.44		30	13	L	200,000	494,000	217,360	210	2,260	1,263	1,305	9	7%	3.5%	15%	2,279.80	17,192.50	20%	45			
		Land off Woodhead Road5S (G10)	8	1.1	75%	0.83		30	25	M	200,000	494,000	407,550	210	2,260	1,178	1,219	12	7%	3.5%	20%	2,279.80	33,062.50	30%	45			
		Land off Woodhead Road5S (G8-G10)		6.57	54%	3.56		28	101		200,000	494,000	1,758,640	210	2,260	1,168	1,209	46	7%	3.5%	20%	2,279.80		30%	45			
		Hawkshead Mill5S, Old Glossop (G13)	9	1.38	75%	1.04	1.38	31	31	E	350,000	864,500	894,758	220	2,368	1,201	1,242	15	7%	3.5%	20%	2,279.80	40,997.50	30%	45	Existing road junctions with Hope Street are restricted in terms of emerging visibility and would need to be modified/re-aligned to achieve suitable geometry and visibility splays - £25,000		
		Dinting Road, Glossop (G19)	14	2.85	75%	2.14	2.87	30	64	M	200,000	494,000	1,055,925	210	2,260	1,172	1,214	25	7%	3.5%	20%	2,279.80	84,640.00	30%	45	Footpath Improvements		
		Dinting Road / Dinting Lane, off Dinting Road, Glossop (G20)	15	2.2	75%	1.65	2.21	30	50	L	200,000	494,000	815,100	200	2,153	1,161	1,226	21	7%	3.5%	20%	2,279.80	66,125.00	30%	45	Footpath Improvements		
		Dinting Road / Dinting Lane, off Dinting Road, Glossop (G21)	16	0.85	50%	0.43	0.84	31	13	M	200,000	494,000	209,950	210	2,260	1,284	1,326	9	7%	3.5%	15%	2,279.80	17,192.50	20%	45			
		Melandra Castle Road, Gamesley (G25)	18	1.18	100%	1.18	1.19	30	35	M	200,000	494,000	582,920	175	1,884	1,088	1,129	16	7%	3.5%	20%	46,287.50	46,287.50	30%	45	Pedestrian crossings recommended to link to bus stops - £35,000. Traffic calming features may need to be relocated - £7,500 x 2.		
		Land at Gamesley: adjacent to Sidings (G26)	19	1.18	100%	1.18	1.29	32	38	M	200,000	494,000	582,920	185	1,991	1,077	1,119	17	7%	3.5%	20%		50,255.00	30%	45	Upgrade bus stops/street lighting fronting the site - £10,000		
Employment Allocations	Policy	Address	Map Ref	Gross Site Area (hec)	Gross/ net ratio	Net Site Area (hec)	Tweeds Site Area (hec)	Use	Built Area (sq m)	Current Timetable	Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Sale Price (£/psf)	Sale Price (£/psm)	Build Cost (£/m)	At Code Level 4 (£/m)	Overall Programme (months)	Finance Cost	Marketing /Sales	Profit (%Cost)	Education (£/dwelling)	Section 106 Payment	Affordable Housing Requirement	CIL (£/m)	S278	Other	
	E2	Waterside, Hadfield		1.6			1.62	B2	9,000		200,000	494,000	790,400	65	700	563		8	6%	20% on letting 1.75% on sale	20%				10			
	E2	Land off Wren Nest Road, Glossop		2.5			2.57	B2	15,000		200,000	494,000	1,235,000	65	700	535		15	6%	20% on letting 1.75% on sale	20%				10			
	DSS	Former Ferro Alloys site, Glossop*	22	1.05			1.01	B1	6000		200,000	494,000	518,700	140	1,507	1,378		8	6%	20% on letting 1.75% on sale	20%				10			
								B2	4000					65	700	614				20% on letting 1.75% on sale	20%				10			
								Residential	6					185	1,991	1,072	1,122			3.50%	20%				45			



Central Area

				SHLAA							Values				Construction Costs			Other Appraisal Variables			S106/Infrastructure						
Type	Policy	Address	Map Ref	Gross Site Area (hec)	Gross/ net ratio	Net Site Area (hec)	Tweeds Site Area (hec)	Dwellings per hec	No Dwellings	Timetable	Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Ave. Sale Price (£/psf)	Ave. Sale Price (£/psm)	At Code Level 3 (£/m)	At Code Level 4 (£/m)	Overall Programme (months)	Finance Cost	Marketing /Sales (% Market GDV)	Profit (%GDV)	Education (£/dwelling)	S106 Payment	Affordable Housing Requirement	CIL (£/m)	S278	Other
Strategic Development Sites	DS6	Land off Derby Road, New Mills (C3)	30	5.8	55%	3.2	5.68	33	107	L	200,000	494,000	1,580,800	180	1,938	1,141	1,182	40	7%	3.5%	20%	2,279.80	224,825.00	30%	45	Footpath Improvements	
	DS7	Land off Ollerset lane/Pingot Road, New Mills (c5)	31	6.5	75%	4.88	6.61	30	146	M	200,000	494,000	2,408,250	190	2,045	1,120	1,161	53	7%	3.5%	20%	2,279.80	193,085.00	30%	45	Scale of development proposed may require a right turn harbourage to be provided, especially considering proximity of junction virtually opposite (High Hill Road) (Inc in Build Costs). Footpath Improvements	Land for access from Pingott Lane - £100,000
	DS8	Britannia Mill, Buxworth 5s*	38	1.5			1.58	33	50	E	350,000	864,500	1,296,750	220	2,368	1,122	1,187	21	7%	3.5%	20%		66,125.00	30%	45		
	DS9	Bingswood Industrial Estate, Whaley Bridge* (residential assumptions)	39	6.8			Ret-1.54				400,000	988,000	1,521,520	187.5	2,018	1,060			6%	20% on letting 1.75% on sale	20% (cost)				10	Shortfall for cost of new bridge over Goyt at £1.72m excluded from appraisal.	Costs associated with relocation of existing businesses excluded from appraisal
							Off - 1.14				200,000	494,000	563,160	140	1,507	1,575			6%	20% on letting 1.75% on sale	20% (cost)				10		
							Ind - 2.68				200,000	494,000	1,323,920	65	700	435			6%	20% on letting 1.75% on sale	20% (cost)				10		
					100%	2.50	2.50	30	75		350,000	864,500	2,161,250	210	2,260	1,149	1,190	29	6%	3.5%	20% (cost)			30%	45		
	DS10	Furness Vale Industrial Estates, Calico Lane, Furness Vale*	40	Res-0.7					26		350,000	864,500	605,150	210	2,260	1,279	1,333	13	6%	3.5%	20% (cost)			30%	45		
				Leis - 0.9				9		100,000	247,000	222,300	£150,000 per unit		£107,550 per unit		13	6%	3.5%	20% (cost)				45			
				Off/Ind - 1.5 (50% inc in site value)						150,000	370,500	277,875	89	956	1,118 inc site works		15	6%	20% on letting 1.75% on sale	20% (cost)				10			
														94			1,012	10	6%	20% on letting 1.75% on sale	20% (cost)				10		
Other Major Housing Allocations		Laneside Road, New Mills (C6)	32	2.6	100%	2.60	2.63	30	78	L	200,000	494,000	1,284,400	190	2,045	1,111	1,153	30	7%	3.5%	20%	2,279.80	103,155.00	30%	45	Footpath Improvements	
		Wharf Road, Whaley Bridge (C8)5s	34	0.67	100%	0.67	0.56	30	20	E	350,000	864,500	579,215	220	2,368	1,124	1,166	12	7%	3.5%	20%		52,900.00	30%	45	Footpath Improvements	
Smaller Housing Sites		Woodside Street, New Mills 5s	33		50%		0.67		25	E	350,000	864,500	289,305	195	2,099	1,122	1,173	12	7%	3.5%	20%		33,062.50	30%	45		
		Buxton Road, Chinley 5s	35	0.5	100%	0.50	0.51	26	13	E	250,000	617,500	308,750	220	2,368	1,233	1,275	9	7%	3.5%	15%		17,192.50	20%	45		
Neighbourhood Plan sites		Land at Pickford Place, Chapel-en-le-Frith	AS070	1.4	70%	1.00		30	31		250,000	617,500	617,500	220	2,368	1,359	1,412	15	7%	3.5%	20%			50%	45	Construction costs inclusive of an allowance of £236,500 towards the creation of a new 70 space public car park and improvements to road access	
		Land at Park Road, Chapel-en-le-Frith	AS08009	0.4	100%	0.40	0.43	30	12	M	350,000	864,500	345,800	195	2,099	1,318	1,372	10	7%	3.5%	15%			20%	45	Construction costs inclusive of an allowance for the cost of making up the required length of Park Road to adoptable standards	
Employment Allocations					Gross Site Area (hec)	Gross/ net ratio	Net Site Area (hec)	Tweeds Site Area (hec)	Use	Built Area (sq m)		Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Sale Price (£/psf)	Sale Price (£/psm)	Build Cost (£/m)		Overall Programme (months)	Finance Cost	Marketing /Sales	Profit (%Cost)				CIL (£/m)	S278
		A6 Bowden Lane, Chapel-en-le-Frith		4.42				B2	28,000		200,000	494,000	2,183,480	65	700	530		24	6%	20% on letting 1.75 % on sale	20%				10		
		Frith Knoll Road, Chapel-en-le-Frith		2.4				B2	14,250		200,000	494,000	1,185,600	65	700	537		15	6%	20% on letting 1.75 % on sale	20%				10		

				SHLAA							Values					Construction Costs			Other Appraisal Variables			S106/Infrastructure						
Type	Policy	Address	Map Ref	Gross Site Area (hec)	Gross/net ratio	Net Site Area (hec)	Tweeds Site Area (hec)	Dwellings per hec	No Dwellings	Timetable	Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Ave. Sale Price (£/psf)	Ave. Sale Price (£/psm)	At Code Level 3 (£/m)	At Code Level 4 (£/m)	Overall Programme (months)	Finance Cost	Marketing /Sales (% Market GDV)	Profit (%GDV)	Education (£/dwelling)	S106 Payment	Affordable Housing Requirement	CIL (£/m)	S278	Other	
Strategic Development Sites	DS12	Land At Hoggshaw (B3 and B4)	46	B3-2.09 B4-10.64	B3-50% B4-30%	B3-1.1 B4-3.12 POS-1.2 Rec-3.9		30	124	L	B4 - 100,000 B3 - 200,000	B4 - 247,000 B3 - 494,000	1,314,040	200	2,153	1,237	1,278	45	7%	3.5%	20%	2,279.80	163,990.00	30%	45	Link Road Improvements to footpaths	Access Land £150,000	
	DS13	Land West of Tongue Lane, Fairfield, Buxton (B8)	50	7.16	100%	7.16	7.47	30	215	L	200,000	494,000	3,537,040	190	2,045	1,089	1,129	76	7%	3.5%	20%	2,279.80	284,337.50	30%	45	Link Road		
	DS14	Land off Dukes Drive, Buxton (B10)	51	15.5	77%	12		28	338	L	200,000	494,000	5,928,000	200	2,153	1,108	1,148	116	7%	3.5%	20%	2,279.80	447,005.00	30%	45			
Other Major Housing Allocations		Harpur Hill College Campus 5s (B27)	54	4.65	75%	3.5		30	105	E	325,000	802,750	2,809,625	200	2,153	1,099	1,140	39	7%	3.5%	20%	2,279.80	138,862.50	30%	45	Minor carriageway widening, addition of footways etc (within controlled land). Improvements to public transport required. Possible traffic calming or measures to control vehicle speeds on Burlow Road - £50,000		
Smaller Housing Sites		Batham Gate Road, Peakdale 5s (B1)	44	0.8	100%	0.8		31	25	E	250,000	617,500	494,000	190	2,045	1,095	1,136	12	7%	3.5%	20%		33,062.50	30%	45			
		Market Street Depot, Buxton 5s (B7)	49	0.8	100%	0.8		30	24	E	400,000	988,000	790,400	200	2,153	1,158	1,210	12	7%	3.5%	15%	2,279.80	31,740.00	20%	45		90 car parking spaces	
		Sherbrook Lodge, Harpur Hill Road, Buxton (B11) 5s	52	1.7					13	E	350,000		250,000	195	2,099	1,366	1,408	10	7%	3.5%	15%		17,192.50	20%	45			
Employment Allocations				Gross Site Area (hec)			Tweeds Site Area (hec)	Use	Built Area (sq m)		Land Value (£/per acre)	Land Value (£/per hec)	Site Value	Sale Price (£/psf)	Sale Price (£/psm)	Build Cost (£/m)	At Code Level 4 (£/m)	Overall Programme (months)	Finance Cost	Marketing /Sales	Profit (%Cost)	Education (£/dwelling)	Section 106 Payment	Affordable Housing Requirement	CIL (£/m)	S278	Other	
	DS16/E2	Tongue Lane, Buxton		4.3			4.31	B2/B8	25,000		200,000	494,000	2,124,200	65	700	493.35		24	6%	20% on letting 1.75% on sale	20%				10			
	E2	Hoffman Quarry, Harpur Hill		3.6			3.58	B2/B8	20,000		150,000	370,500	1,333,800	60	646	562.31		20	6%	20% on letting 1.75% on sale	20%				10			
	E2	Staden Lane Extension, Buxton	60	1.6			1.57	B2/B8	8,000		200,000	494,000	790,400	65	700	502.75		10	6%	20% on letting 1.75% on sale	20%				10			

## **Appendix 3**

### **WYG Report**



## **DEVELOPMENT PROGRAMME VIABILITY STUDY**

### **High Peak Council**

### **REPORT CONCERNING CONSTRUCTION COSTS FOR DEVELOPMENTS**

#### **1 Introduction**

Tweeds have supported Keppie Massie with their work for High Peak Council in respect of development viability assessments for a number of types of development in order to test viability and set a basis for future planning policy decisions.

Tweeds' work has been in respect of the construction costs of the different types of development anticipated and tested and this report details the methodology adopted.

The developments have been divided into two basic categories: residential and non- residential and these are considered separately, although there are some mixed developments.

A total of 36 different developments have been assessed. These are as follows:

Adderley Place	Residential
Batham Gate Road	Residential
Bingswood	Mixed residential, retail, office and industrial
Britannia Mill	Residential
Buxton Road, Chinley	Residential
C3 Derby Road New Mills	Residential
C6 Laneside Road, New Mills	Residential
C5 Ollersett Lane New Mills	Residential
C8 Wharf Road, Whaley Bridge.	Residential
Dinting G19	Residential
Dinting G20	Residential
Dinting G21	Residential
Dinting Railway Museum	Residential
Dukes Drive	Residential
Ferro Alloys B2	Mixed residential and industrial
Ferro Alloys Office	Mixed residential, leisure and offices
Furness Vale Industrial Estate.	Mixed residential and offices
G25 Melandra Road, Glossop	Residential
G26 Melandra Road, Glossop	Residential
Harpur Hill college	Residential
Hoffman Quarry, Buxton	Mixed residential and industrial
Hogshaw	Residential
Hogshaw (2)	Residential
Market St	Residential



Park Road, Chapel-en-le-Frith	Residential
Pickford Place, Chapel-en-le-Frith	Residential
Sherbrook Lodge	Residential
Staden Lane Extension, Buxton	Mixed residential and industrial
Tongue Lane	Residential
Tongue Lane, Buxton DS16	Industrial
Waterside Hadfield	Industrial
Woodhead Road ALL	Residential
Woodhead Road G10	Residential
Woodhead Road G8, Glossop	Residential
Woodhead Road G9	Residential
Woodside Street, New Mills	Residential
Wren's Nest Road, Glossop	Industrial

Residential developments have a different costing methodology from that adopted for industrial and office developments. These are described separately below.

It should be noted that all developments are costed without the benefit of any detailed design data and must be regarded as a theoretical costing exercise for guidance. Costs are based on a number of assumptions and these are stated within the methodologies outlined below. All costs are based on market cost ruling at September 2013 and do not allow for increase after that date. No allowance has been made within the construction costs for any of the following:

- Value Added Tax.
- Costs arising from any award made under the Party Wall Act.
- Special service installations, service diversions or service reinforcement.
- Any works of resurfacing existing roads or pavings outside site boundary
- Any works of resurfacing existing roads or pavings outside site boundary, although an allowance for landscaping work beyond the boundary has been included
- Payments of any type in respect of Section 106 or other Planning requirements
- Acquisition, legal, finance or marketing costs.



## 2 Residential developments

Residential developments are costed in the following way:

- 1 The mix of dwelling types is generally common for most residential developments, although some have a different prescribed mix

<u>Archetype</u>	<u>Floor Area</u>	<u>Percentage</u>
1 Bed semi	51.00 m2	5.00%
2 Bed terrace	70.00 m2	12.50%
2 Bed Semi	75.00 m2	12.50%
3 Bed terrace	88.00 m2	0.00%
3 Bed Semi	88.00 m2	25.00%
3 Bed Detached	116.00 m2	20.00%
4 Bed Semi	116.00 m2	10.00%
4 Bed Detached	59.00 m2	15.00%
1 bed flats	71.00 m2	Only used where prescribed
2 Bed flat	51.00 m2	Only used where prescribed

- 2 The gross area of each plot is assessed from the density of the dwellings calculated from the site area.
- 3 The shape, that is the length and breadth of each plot, is then calculated assuming an aspect ratio of 1.2. Using this, the area of road and footpath is assessed and roads and footpaths costed using typical rates and prices with allowances for drains etc.
- 4 The net plot area remaining is then analysed into the areas for parking, paving and grass, having made allowance for the footprint of the dwellings. Parking is assumed at 2 spaces for each dwelling of 3 bedrooms or higher and a single space for smaller dwellings. Each of the surfaces is then costed using typical rates and prices.
- 5 Using the dwelling shape data, costs for fencing are then assessed to the rear areas. No allowance is made for front area boundaries which are assumed to be open plan.
- 6 The dwellings themselves are costed based on their floor area. All dwellings are assumed to have two floors of the same area. Substructure costs are rates per m2 of footprint area are for normal substructures, that is simple strip footings founded at a nominal depth of 1m. Rates per m2 are derived from data held by Tweeds based on a large range of housing projects carried out in recent years.
- 7 Superstructure costs are also rates per m2 of the gross internal floor area for each dwelling. These too are derived from data held by Tweeds. Each different floor area has a different rate/m2 to reflect the differing costs per m2 as the dwelling size varies.
- 8 The costs of drainage and incoming services are included as sums per dwelling. These are based on costs experienced by Tweeds for developments of a similar size. Allowance is made for attenuation of surface water as this is now a normal cost but no allowance has been made for any substation except where stated or abnormal service work such as diversions.



- 9 The costs of preliminaries are assessed using a construction period derived from the predicted sales rate of 3/month, with sales starting after four months. The cost per month is assessed as a percentage of the construction spend rate and thus increases for larger developments.
- 10 Allowance is made for contingencies at 5%. At this stage of development there are many unknown factors and 5% should be regarded as the minimum prudent allowance.
- 11 The costs for compliance with the Code for Sustainable Homes levels 3 and 4 have each been included based on Tweeds' experience with developments of dwellings of this type, taking note of published cost data.
- 12 A mandatory requirement of the Code for Sustainable Homes under certain, common, circumstances is that surface water run-off has to be limited and that rainwater harvesting will be needed to comply. This is principally required for developments on Greenfield sites and sites with limited existing development where the impermeable area will increase. The cost for rainwater harvesting is thus included within the costs all Greenfield sites.
- 13 Additional costs are then added for site specific matters on a development by development basis. These make allowance for the following:

- **Levels:** an allowance is made based on evidence from the site visit. Three grades of level can be used and additional costs per dwelling assumed for each. These are nominal costs assumed in the absence of any detailed knowledge of the works that may actually be required. The costs assumed are:

0	Level	£0
1	Slight slopes	£200
2	Medium slopes	£500
3	Steep slopes	£1,000

- **Poor ground:** an allowance is made based on a judgement formed from the site visit data, previous development and other information received. Four grades of poor ground are assumed and reflect the following:

0	None	£ 0 /m2
1	Increased foundation depth	£ 12 /m2
2	Vibro-compaction	£ 20 /m2
3	Piling (8m deep)	£ 40 /m2

Costs are per m2 of the building floor area

- **Extra site clearance:** A normal cost for site clearance is assumed within basic costs but allowance for additional site clearance is made based on the visual data obtained from the site visit and other sources. In this case demolitions are included within this additional cost. Four grades of additional clearance are assumed and reflect the following. Some sites attract an additional allowance where we consider that to be justified.

0	None	£ 0.00 /m2
1	Some slabs/demolition	£ 1.00 /m2
2	Slabs + greater demolition	£ 3.00 /m2
3	Major demolition	£ 7.50 /m2

Costs are per m2 of the site area



- **Contamination:** Contamination is assumed not present on Greenfield sites unless stated otherwise by the contamination maps. Contamination is assumed where contamination maps indicate or where previous development or other data suggest that it is likely. Three grades of contamination cost are as follows:

0	None	£ 0 /m2	
1	Medium contamination	£ 2 /m2	of site
2	Capping layer	£ 40 /m2	of grass + planting

- **Site access:** Some sites have difficult access and allowance is made on the following basis. In some cases where additional roads leading to site are required these are assessed separately.

0	simple - no extra cost	£0
1	Medium - £500/dwg	£500
2	Poor - £1000/dwg	£1,000
3	Severe - £1500/dwg	£1,500

Costs are per dwelling

- **Quality:** We have assessed cost variances for differing levels of visual quality and these are shown below and apply solely to the buildings. In general, the level assumed is medium but high is used where this is appropriate. The cost used are as follows and reflect the following

	Base Quality	Medium	High
Walls	Facing brick; some simple brick detailing	Reconstituted stone with some Artstone detailing	Natural stone with some natural stone detailing
Windows	White uPVC windows	Coloured uPVC	White painted timber
External Doors	uPVC or composite	uPVC or composite	White painted timber
Roof	Pre-cast concrete tiles	Slate or stone tile appearance concrete or composite tiles	Grey Slate or Stone flag tiling
External boundaries	Open plan to front; simple unstained timber fences to rear	Some additional walls in recon stone; stained fences	More walls; all in natural stone; stained fences
External Pavings	Coloured concrete flags and black tarmacadam to parking areas	Some coloured concrete and some stone pavings; black tarmacadam to parking areas	Natural stone pavings generally; coloured tarmacadam to parking





Quality Cost Summary	Base	Medium	High
1 bed flats	0	£1,852	£3,736
1 Bed semi	0	£3,607	£8,214
2 Bed flat	0	£2,515	£4,874
2 Bed semi	0	£4,349	£9,633
3 Bed detached	0	£5,710	£12,367
3 Bed semi	0	£5,012	£10,398
4 Bed detached	0	£6,851	£14,665
4 Bed semi	0	£6,065	£12,574

- 14 **Site specific works:** Where there is a need for works particular to a site this is assessed separately based on measured quantities and rates where possible. The costs are shown separately on the cost summary for that site. Examples are extra site clearance/demolitions or long access roads.
- 15 **Profit and overheads:** The basic costs from the costs database include profit and overheads for a Building Contractor typically at a level of 6%; however this has then been excluded as it has been assumed that the Developer's return and overhead recovery would be taken as a proportion of sales revenue and to include some return within construction costs would be to allow a double counting of that cost.

### 3 Non-Residential developments and non-residential elements of mixed use schemes

Non-residential developments are costed in the following way:

- 1 The buildings are costed based on their floor using Building Cost Information Service published costs data. It should be noted that this basis differs from that used for the residential developments. All developments are assumed to be conventional speculative shell finish and do not allow for any fitting out. Where a non-residential building is to be built for a specific user who would wish to fit out to suit a particular function then such fitting out costs would not be included.
- 2 External works etc are then included based on the site area not covered by building at an average rate/m2 of site area. This is intended to include for car parking and circulation, as well as grassed areas and boundaries.
- 3 Preliminaries are included within the BCIS costs and allowance made within the costs for external works.
- 4 Allowances are made for site specific works depending on the site and knowledge of any particular requirements.
- 5 Allowances are made for fees on a percentage basis. The percentage varies with the nature of the development and is judged based on Tweeds experience on many similar projects.
- 6 Contingencies are added to the construction costs, including fees, at 5%.
- 7 All costs are indicated on the cost summary for each site.



#### **4 Output**

The output of construction costs follows a consistent format for all sites whether they are residential, non-residential or mixed.

This format includes identifiable costs for all elements of work noted above and shows in detail all site specific costs.

## **Appendix 4**


### **Arup's Report**



Keppie Massie

**Arup Electricity and Gas  
Infrastructure Assessment**  
Issue

Final | 4 September 2013



This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 23233700

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# Document Verification

# ARUP

<b>Job title</b>		Arup Electricity and Gas Infrastructure Assessment		<b>Job number</b>	
				23233700	
<b>Document title</b>		Issue		<b>File reference</b>	
<b>Document ref</b>					
<b>Revision</b>	<b>Date</b>	<b>Filename</b>	High Peak Infrastructure Assessment Report_04 09 2013.docx		
Draft 1	4 Sep 2013	<b>Description</b>	First draft		
			Prepared by	Checked by	Approved by
		Name	Hugh Clough & Steve Pimlott	Steve Pimlott	
		Signature			
		<b>Filename</b>			
		<b>Description</b>			
			Prepared by	Checked by	Approved by
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## Contents

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	Page
<b>1 Introduction</b>	<b>3</b>
1.1 Context and scope of infrastructure assessment	3
<b>2 Profiling energy demand of developments</b>	<b>4</b>
2.1 Gas and Electricity	4
2.2 Key assumptions	4
<b>3 Gas in High Peak</b>	<b>6</b>
3.1 Key Findings / Conclusions	7
3.2 Identifying a cost range	8
<b>4 Electricity in High Peak</b>	<b>9</b>
4.1 Introduction	9
4.2 Key Findings / Conclusions	9
<b>5 Employment development</b>	<b>12</b>

## Appendices

### Appendix A

Electricity & Gas Demand Loads and Connection/ Upgrade Costs for Residential developments

### Appendix B

High Peak Plans and demand tables

## Executive Summary

Following a review of High Peak Infrastructure Appraisals produced for Glossopdale, Buxton and Central areas, the assessment undertaken by Arup has focused on electricity and gas infrastructure, in particular electricity infrastructure which is identified as risk to Buxton and Central.

In order to understand the potential impacts on gas and electricity infrastructure in High Peak energy consumption and demand analysis has been undertaken for the proposed developments with a specific focus on 27 residential sites. This has identified the estimated loads these developments would place on the existing energy networks and through a process of analysing records of the local energy systems, engagement with available technical experts at utilities companies and application of Arup's technical and commercial experience of planning, designing and delivering energy system upgrades and connections.

## Key findings

From the work undertaken Arup can confirm that the gas network is unlikely to present a barrier to the delivery of development across High Peak. The High Peak electricity network is more complicated; however through a review of system records and engagement with Electricity North West (ENW) it has been identified to be less of an issue than indicated in the Central and Buxton Infrastructure Appraisals.

	Gas		Electricity		Combined	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Buxton	£188,700	£943,500	£629,000	£1,887,000	£817,700	£2,830,500
Central	£186,900	£934,500	£623,000	£1,869,000	£809,900	£2,803,500
Glossopdale	£165,300	£826,500	£475,000	£1,425,000	£640,300	£2,251,500
Total	£540,900	£2,704,500	£1,727,000	£5,181,000	£2,267,900	£7,885,500

Table 1: Gas and Electricity Connection Costs

Cost ranges have been developed for gas (£300 - £1,500) and electricity (£1,000 – £3,000). Connections have been applied to the residential sites (totalling 27 sites) to understand the minimum and maximum cost range anticipated. The analysis then be applied to each site and aggregated in terms of the sub-area the site is located in and as a borough.

For gas infrastructures total costs are estimated at **£540,900 to £2,704,500** and for electricity connections total cost of **£1,727,000 to £5,181,000** is estimated. This results in a total estimate cost of between **£2,267,900 and £7,885,500**.

Employment development has also been considered as part of this high level assessment; however is limited by the lack of information available on the layout, scale and number of buildings likely to be delivered on each site. For the analysis undertaken it has been assumed to comprise of a combination of offices, commercial, retail, light industry and distribution.

A cost range has been developed based on a single building with appropriately sized gas mains to connect to at different distances from a gas main resulting in a cost range of between **£5,000 to £40,000** per building and **£7,000, to £250,000** per building for electricity, however it should be noted that these estimates are limited by the absence of detailed information on the development proposals for each site.



# 1 Introduction

This report sets out the approach, methods and outcomes of a high level infrastructure assessment conducted by Arup on 31 sites identified by High Peak District Council as part of the High Peak Local Plan Viability Test Incorporating Site Viability and Deliverability Appraisal. The analysis undertaken by Arup has been designed to estimate the infrastructure demands the proposed developments, potential gap in infrastructure capacity/ provision, any challenges this will present to the delivery of development and where possible indicate the cost implications for connecting to / delivering the infrastructure needed to facilitate development.

## 1.1 Context and scope of infrastructure assessment

The starting point of this work has involved reference to three Infrastructure Appraisal documents produced by High Peak District Council for Buxton, Glossopdale and the Central Areas. Each appraisal provides a baseline of for local infrastructure provision and where information is available identifies known infrastructure issues and potential future constraints, including those that may arise due to new development and population growth. The appraisals consider the following categories of infrastructure:

- Social and Community Infrastructure (education, health care, community safety, cultural and leisure, community facilities and affordable housing)
- Physical Infrastructure (water, sewage and waste water, gas, electricity and telecommunications)
- Transport and Access Infrastructure (highways, public transport, walking and cycling)

This infrastructure assessment focuses in physical infrastructure, and due to budgetary constraints assessments have focused on gas and electricity infrastructure, particularly electricity supply which is identified as an infrastructure in need of major improvements in order to support development and may be a challenge to deliver.

	None significant. Minor improvements may be required.
	Modest or localised improvements likely be required to support development
	Major infrastructure improvements are required to support development. Solutions may be challenging to deliver.

	Glossopdale	Buxton	Central
Water supply			
Sewage, waste water drainage and flood defence			
Water quality and watercourses			
Gas supply			
Electricity supply			
Telecomms			

The work undertaken has focused on residential developments which amount to 27 sites in total. Employment sites have been considered and are discussed following engagement with the incumbent infrastructure providers.

## 2 Profiling energy demand of developments

The development quanta under consideration in this report are approximately 1,800 new houses which represents an increase of circa 6-7% in population from now until 2028. This is a relatively slow growth and one that is more consistent with expected economic growth than targeted large scale development.

The proposed development sites have been allocated a typical demand ratio according to internal design guides, discussions with utilities and CIBSE industry standards and benchmarking information and the estimated demands for the sites can be seen in the Appendix A.

### 2.1 Gas and Electricity

The energy requirements of the developments are met through a combination of gas and electricity. These requirements are measured in demand terms when assessing the size of the connection to provide the utility's services to the sites. In this respect demand is the largest amount of gas or electricity the development will require in any instant and is measured over a short period (6mins to 30mins roughly).

Experience proves that not all units within a development will demand services at the same time hence demand is diversified according to industry practices. This diversification enables utilities to rationalise their assets according to the maximum diversified demand rather than a theoretical maximum demand. The developments' initial capital costs for utility connections are based upon the connection size which in turn is based upon the maximum diversified demand of the site. A yearly standing charge is also levied according to the size of the connection. In some cases, especially industry, the connection arrangements are reserved for larger demands and hence larger connection size; some of these demands are never actually achieved. This can result in some areas of the energy network looking as if there is no capacity since an amount of it is reserved but hardly ever used. Utility companies are fully aware of this situation and manage the networks accordingly.

Energy consumption is that amount of energy consumed over a long period of time and is typically represented by the utility bill. Consumption can be managed by energy saving devices, judicious use of energy, renewable energy installations and insulation.

Consumption is much easier to reduce than demand though demand requires the active management of the utility networks since without this management the 'lights go out'.

### 2.2 Key assumptions

With respect to the split of energy use between gas and electric the following assumptions have been made:

- Gas provides the energy for all the units heating, hot water and cooking.
- Electricity provides the energy for all the units' white goods, lighting and small power appliances. Electricity also provides for street lighting and power for other utilities' plant and equipment.
- On the above basis typical demands ratios for gas and electricity were determined from internal design guides, discussions with utilities and CIBSE information. These demands ratios were applied to the development quanta and the total diversified maximum demand was determined on a site by site basis. These demands and the development locations were then considered in relation to the existing network and their affects determined and quantified.

### 3 Gas in High Peak

National Grid Gas Transmission owns and operates the strategic transmission lines which cross the country and provide the local distribution networks with the gas the local distribution network operators then distribute to customers.

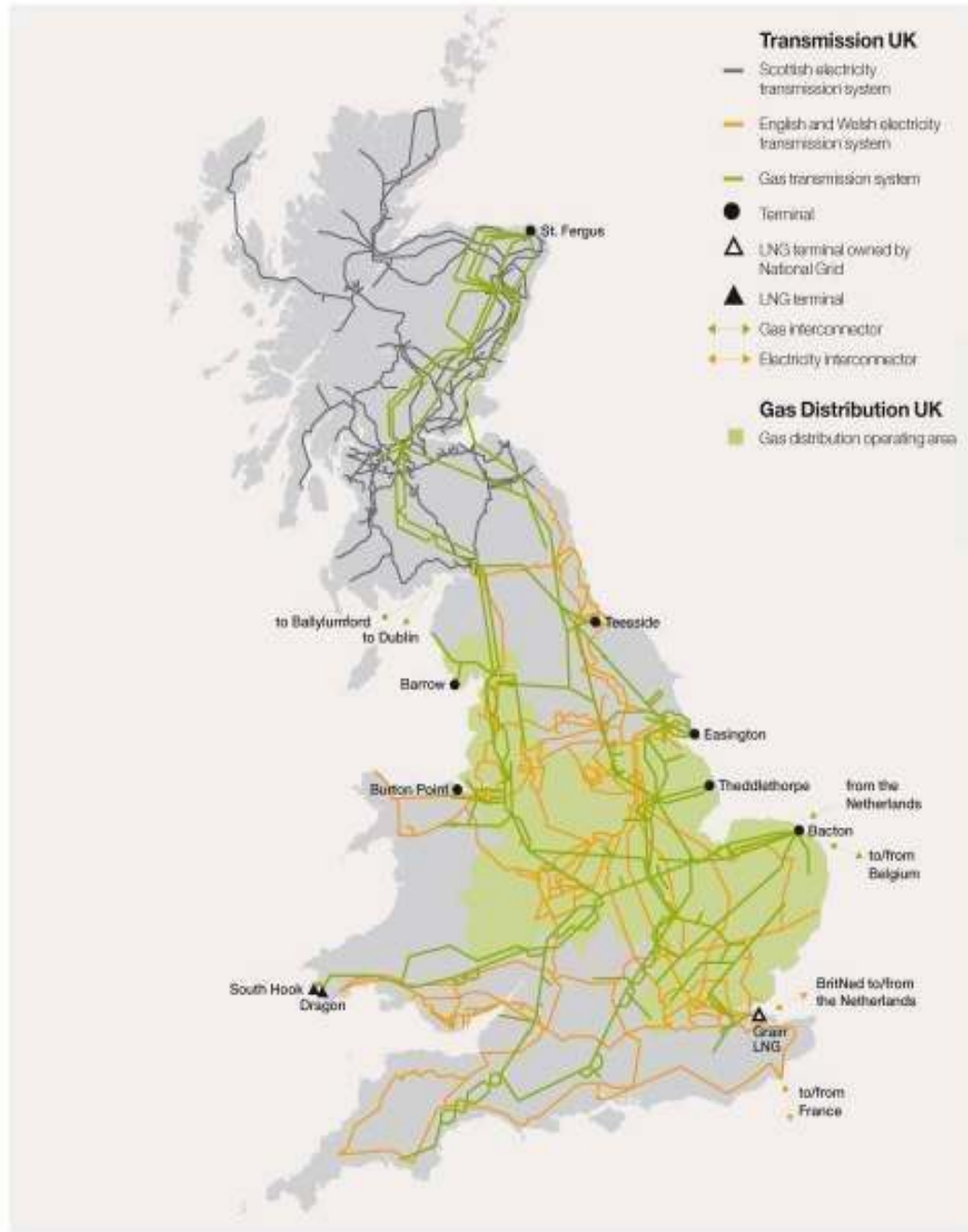


Figure 5 UK Gas Transmission Systems

National Grid Gas Transmission has presented a range of future scenarios in its 10year statement with respect to the transmission of gas. These scenarios look at different levels of growth and differing applications of carbon reducing initiatives. The three scenarios are Slow Progression, Gone Green and Accelerated Growth. All three scenarios have differing demand profiles. The 10 year statement

confirms that National Grid Gas Transmission system is able to match the demands for any of the scenarios. The system is robust and flexible enough to cope with a range of demands. There are concerns with respect to local large storage schemes and local large new power stations which may require reinforcement works. These would have to be dealt with as their projects progressed, however this does not affect the High Peak area.

### 3.1 Key Findings / Conclusions

National Grid Gas Transmission has no gas transmission assets located within the High Peak that are affected by the developments. The levels of housing proposed are not expected to require any additional capacity in terms of gas supply from the transmission system.

National Grid Gas Distribution owns and operates the local gas distribution network which supplies High Peak with its gas.

Due to budget and timescale constraints Arup has not been able to engage with National Grid Gas Distribution on the High Peak area. However, based on Arup's experience engaging with National Grid, we view that the National Grid's Gas Distribution network has the capacity to serve all the developments on a first come first served basis and that the only constraint on growth and the network capacity is the timescale to reinforce. In this respect reinforcement represents the installation of appropriately sized mains from the point of connection into the existing gas network where there is available capacity to the development sites. In some cases the point of connection could be a few meters from the site or in other cases up to 1km.

There are other network operators within the area and these are referred to as Independent Gas Network Operators. They are few in number and their networks are small compared to National Grid's but they do offer a competitive service and can be an economic means of gaining a gas connection.

National Grid Gas Distribution is undergoing a major iron pipe replacement programme. This programme is active throughout National Grid's Gas Distribution Areas including High Peak

The gas transmission and distribution system in High Peak has less demand than it used to because of the changes in use due to less industry operating within the area and also because modern gas appliances use less gas than their predecessors.

The locations of the proposed developments have been compared to the available National Grid Gas Distribution drawings that Arup has on file. These are the latest files from National Grid and are regularly updated.

In relation to the 31 development sites assessed, this study looked at the proximity of the gas distribution network to the sites and the extent of the works required to make a connection back into a suitably sized gas main and if necessary the plant and equipment to adjust and control the gas pressure.

All the proposed sites are close to the existing gas distribution network and most of them within a short distance of the medium gas pressure system.

The cost of a connection can vary considerably depending upon the extent of the works and also the method of procurement.

The gas connections business is one of the most liberated within the utility industry and costs can vary depending upon scale of development, size of connection and consumption of gas.

## 3.2 Identifying a cost range

For all the sites assessed we conclude that on a local level gas infrastructure there should not be a problem or significantly high cost in High Peak for any of the sites identified.

It is considered that the circumstances in High Peak are no more or less than in other parts of the country. Consequently, the costs of gas connections will be consistent with those in other parts of the country. Depending upon the actual works involved and number of plots within a development, it is expected that the connection costs would be between **£300-£1,500** plus VAT per property.

### 3.2.1 Estimated costs

The gas connections cost range has been applied to the residential sites (totalling 27 sites) to understand the minimum and maximum cost range anticipated. The analysis has identified that for the proposed residential schemes a total cost of **£540,900 to £2,704,500** is estimated for gas connections for all the proposed developments.

	Estimated Gas Connection Charges	
	Minimum (£300)	Maximum (£1,500)
Buxton	£188,700	£943,500
Central	£186,900	£934,500
Glossopdale	£165,300	£826,500
<b>Total</b>	<b>£540,900</b>	<b>£2,704,500</b>



## 4 Electricity in High Peak

### 4.1 Introduction

The National Grid owns and operates the strategic high voltage transmission network which provides high voltage electricity into the distribution networks throughout England and Wales. Within the High Peak, Electricity North West owns and operates the local distribution network.

The level of proposed development in High Peak will not affect the high voltage transmission network.

Electricity North West's Network Investment Plan (2010 to 2015) identifies £1.4 billion worth of improvements to electricity infrastructure across the region during this five year period. 30% of this funding is set aside for the load related programme which is undertaken to enable growth of the network, including new connections, general reinforcement and distributed generation. Connections to provide electricity to new developments and associated improvements to the local network are mostly paid for by the customer requesting a connection.

As with gas there are Independent Distribution Network Operators who are licensed to own and operate electricity networks. Depending upon the circumstances, size, demands and consumption of the developments then IDNOs might be interested in offering competitive connections. This market is more complex than gas and hence less open and competitive though it a market changing for the best.

### 4.2 Key Findings / Conclusions

The development quanta of the 31 sites were tabulated and appropriate demands allocated to the sites. These demands are the maximum diversified demand and these figures were discussed with Electricity North West. The resulting demands were allocated according to the build period and these figures presented to ENW for discussion.

The developments are in three distinct areas; Glossop, New Mills and Buxton and these areas were discussed individually with ENW. It was generally agreed that the electricity distribution networks in Glossop and New Mills are robust with sufficient capacity to support all the developments without any exceptionally high connection costs. The normal caveats apply in that the assessment is subject to change over time and that other connections may use up spare capacity in the interim between the study and the progression of the developments.

The above comments upon Glossop are consistent with the Infrastructure Appraisal for Glossopdale.

The Infrastructure Appraisal for Buxton contains the following clause

**“3.16** Through a series of infrastructure workshops, an electricity supply problem in the Buxton– Chapel-en-le-Frith area has been identified by Electricity North West. The regulator has recommended that customers should be encouraged to shed load. Electricity North West is in discussions

with local companies that consume more than one megawatt to try to address the situation. If the matter cannot be resolved, the network will require an upgrade to improve supply at a cost of approximately £12-15 million. Energy efficient developments, retrofitting of existing housing stock and renewable generation may help to address the situation. However, the electricity network was not designed to receive power into the national grid as well as distribute it. In some areas, the “buy back” capacity is already full”

This clause was discussed with ENW and it is apparent that the problem is not fully explained in the clause and as a result it may be slightly misleading. Within Buxton, ENW are aware that the Primary feeding Buxton centre is “quite tight” and as one moves out to towards Stockport / Chapel-en-le-Frith the network (11kV / 6.6kV) has much spare capacity. Having said this ENW acknowledged that the additional demand of 850kva for Buxton is well within the existing local capacity.

The situation in Buxton was discussed at length with ENW and the following form of words was agreed:

The proposed developments in Buxton have a construction period from now (2013) until 2028.

The developments comprise circa 629 additional properties which represents a possible 7% increase in population.

By the end of 2028 it is estimated that the total proposed developments’ demand for electricity will be circa 850kva.

The time period for the developments is as the following table.

Timescale	Dwellings
2012 - 2018	167
2023 - 2028	462
<b>Total</b>	<b>629</b>

The build out period is relatively slow and as such would not present any issues to ENW with respect to programming works to facilitate

connections to developments through the normal procedures.

The extra demand is within the existing primary (132kV / 33kV) network’s capacity and could be accommodated without having to reinforce the primary system or install additional assets.

On a local and secondary network (11kV / 6.6kV / 415V) there will be a requirement for additional assets to be installed to support the developments and to facilitate new connections to the development sites.

It is considered that the costs of connections and the costs of possible works to the local and secondary networks are consistent with expected development costs and would not represent a barrier to development.

Whilst the above statements are true for today’s existing electrical



infrastructure and its associate loading, ENW cannot plan for new customers coming to the area and requiring large capacities and significantly eroding the available capacity. The biggest risk would be a couple of customers requesting large capacities, taking the remaining secondary network capacity, resulting in this project initiating primary network reinforcement and having to pay a proportion of the associated costs. Any reinforcement costs would likely to be apportioned between the new customer and ENW based upon the new customer's load over the new asset rating.

This is in line with ENW's published charging methodology  
[http://www.enwl.co.uk/docs/default-source/services/statement-of-methodology-and-connection-charges-\(03-june-2013\).pdf?sfvrsn=0](http://www.enwl.co.uk/docs/default-source/services/statement-of-methodology-and-connection-charges-(03-june-2013).pdf?sfvrsn=0)

NW deals with all firm applications for new load on a first come first served basis and has a interactivity process for unaccepted connection offers impacted by the same network constraint. Load is only allocated upon a firm connection offer and secured upon acceptance of that offer.

Whilst the above information is accurate based on the condition of ENW's network today, it is prudent be aware that it is a dynamic network with numerous factors influencing its condition which makes long term accurate statements difficult.

The principles set out above should also be applied to Glossopdale and New Mills areas.

#### 4.2.1 Identifying a cost range

The cost of a typical connection for the developments was also discussed with ENW. No specific sites were examined and ENW provided a figure of £3,000 per dwelling plot. This is a cover figure designed for budgeting and considered to be high for all the developments. Previous studies and specific site developments have produced figures of circa £1,000 to £1,500 per plot depending upon the extent of work and procurement process. Based upon the above a range of **£1,000 to £3,000** per plot should be applied with the larger plots being more economical than the smaller plots.

The build programme for the developments is comparatively slow compared to other build programmes elsewhere in the country and this provides confidence that ENW will provide the connections or make available the connections for others without delaying the build programme.

#### 4.2.2 Estimated costs

The electricity connections cost range has been applied to the residential sites (totalling 27 sites) to understand the minimum and maximum cost range anticipated. The analysis has identified that for the proposed residential schemes a total cost of **£1,727,000 to £5,181,000** is estimated for electricity connection.

	Estimated Electricity Connection Charges	
	Minimum (£1,000)	Maximum (£3,000)
Buxton	£629,000	£1,887,000
Central	£623,000	£1,869,000
Glossopdale	£475,000	£1,425,000
<b>Total</b>	<b>£1,727,000</b>	<b>£5,181,000</b>

## 5 Employment development

The development quanta for employment are less clear than for residential development and thus employment has been considered at a higher level.

In general terms energy demand tends to follow people and thus as the residential demands and consumption decrease as people leave their houses to go to work, the employment demands and consumption increase. Demand can be diversified between residential and employment.

On the above basis and subject to employment being a combination of offices, commercial, retail, light industry and distribution with some leisure and entertainment there would be at present no barriers to providing the employment zones with all the gas they require. The same circumstances and caveats apply as for the residential sites. The estimated costs of the connection to the employment sites are dependent upon the development quanta of the site and the extent of work to install the connection. An estimated cost per building has a large range. An employment zone with a single building with appropriately sized gas mains within 30m of the building would incur a typical connection cost of circa £5,000 for the simplest of connections. For more complex requirements and of a greater installation distance of say 300m the costs could reach £40,000 per building. The range of costs is great because of the range of size and use of employment buildings. As with the residential developments, the costs of connecting employment zones within High Peak should be no more or less than those costs elsewhere in the country.

The same can be said for the electricity network serving the employment zones. On the above basis and subject to employment being a combination of offices, commercial, retail, light industry and distribution with some leisure and entertainment there would be at present no barriers to providing the employment zones with all the electricity they require. This is on the basis that the electricity is not required for any industrial process but for support and facilitation purposes.

Employment was discussed with ENW and the above came out of those discussions. Data Centres and other such high electricity load buildings were raised in the discussions. ENW would not confirm that electricity would be readily available for such buildings and also stated that such buildings could change the characteristics of the local network in a dramatic way with knock-on effects being the increased costs of, and possible delays of, the connections for other developments.

ENW emphasised that if high demand developments are proposed for High Peak then ENW are contacted at the earliest possible stage in the planning process so they can advise on the connections costs and programme.

The costs of connecting employment development are similarly varied as for gas and they follow the same general principles. With respect to the range it is much wider with a typical small business connection costing circa £7,000, a large business connection costing circa £70,000 and very large businesses costing circa £250,000. As with the residential, the procurement process can reduce these capital costs.

## Appendix A

Electricity & Gas Demand Loads  
and Connection/ Upgrade Costs  
for Residential developments

# A1 Electricity Demand Estimates and Connection/ Upgrade Cost Range

Development ref	Address	Town	Site Area (ha)	Total Units	KVA/Unit	additional KVA	Total KVA per site	date of development	Estimated Connection Charges	
									Minimum (£1,000)	Maximum (£3,000)
B11	Sherbrook Lodge	Buxton	1.7	13	2	13	39	2012-2018	£13,000	£39,000
B7	Market Street Depot	Buxton	0.8	24	1.55	13	50.2	2012-2018	£24,000	£72,000
B1	Land at Batham Gate Road	Peakdale	0.8	25	1.55	13	51.75	2012-2018	£25,000	£75,000
B27	Harpur Hill Campus	Buxton	4.65	105	1.1	13	126.5	2012-2018	£105,000	£315,000
B10	Land Off Dukes Drive	Buxton	15.5	338	1.1	13	384.8	2023-2028	£338,000	£1,014,000
B3	Land at Hogshaw	Buxton	2.09	31	1.55	13	61.05	2023-2028	£31,000	£93,000
B4	Hogshaw Reserve Land	Buxton	12.42	93	1.1	13	115.3	2023-2028	£93,000	£279,000
			<b>TOTAL</b>	<b>629</b>		<b>TOTAL</b>	<b>830.6</b>	<b>Total KVA</b>	<b>£629,000</b>	<b>£1,887,000</b>
D5	Land Off Derby Road	New Mills	5.8	170	1.1	13	200	2023-2028	£170,000	£510,000
C5	Land Off Ollerset Lane/ Pingot Road	New Mills	6.5	146	1.1	13	173.6	2018-2023	£146,000	£438,000
C6	Landside Road	New Mills	2.6	78	1.55	13	133.9	2023-2028	£78,000	£234,000
C6	Woodside Street	New Mills		25	1.55	13	51.75	2012-2018	£25,000	£75,000
C8	Wharf Road	Whalley Bridge	0.67	40	1.55	13	75	2012-2018	£40,000	£120,000
C13	Land off Buxton Road	Chirley	0.5	13	2	13	39	2012-2018	£13,000	£39,000
	Britannia Mill	Buxworth	5	50	1.55	13	90.5		£50,000	£150,000
	Bingswood	Whalley Bridge	6.8	75	1.55	13	129.25		£75,000	£225,000
	Fumess Vale Industrial Estate	Fumess Vale	3.1	26	1.55	13	53.3		£26,000	£78,000
			<b>TOTAL</b>	<b>623</b>		<b>TOTAL</b>	<b>946.3</b>	<b>Total KVA</b>	<b>£623,000</b>	<b>£1,869,000</b>
G8	Land off Woodhead Road	Glossop	4.59	63	1.55	13	110.65	2012-2018	£63,000	£189,000
G9	Land off Woodhead Road	Glossop	0.88	13	2	13	39	2023-2028	£13,000	£39,000
G10	Land off Woodhead Road	Glossop	1.1	25	1.55	13	51.75	2018-2023	£25,000	£75,000
G13	Hawkshead Mill	Glossop	1.38	31	2	13	75	2012-2018	£31,000	£93,000
G19	Land off Dinting Lane / Dinting Road	Glossop	2.85	64	1.55	13	112.2	2018-2023	£64,000	£192,000
G20	Land off Dinting Lane / Dinting Road	Glossop	2.2	50	1.55	13	90.5	2023-2028	£50,000	£150,000
G21	Land off Dinting Lane / Dinting Road	Glossop	0.85	13	2	13	39	2018-2023	£13,000	£39,000
G23	Former Railway Museum	Glossop	3.95	89	1.55	13	150.95		£89,000	£267,000
G25	Land off Melandra Castle Road	Glossop	1.18	35	1.55	13	67.25	2023-2028	£35,000	£105,000
G26	Land at Gamesley Sidings	Glossop	1.18	38	1.55	13	71.9	2018-2023	£38,000	£114,000
	Adderley Place	Glossop	6.4	130	1.1	13	156	2023-2028	£130,000	£390,000
			<b>TOTAL</b>	<b>551</b>		<b>TOTAL</b>	<b>964.2</b>	<b>Total KVA</b>	<b>£475,000</b>	<b>£1,425,000</b>
			<b>TOTAL</b>	<b>1,803</b>		<b>TOTAL</b>	<b>2,741</b>	<b>Total KVA</b>	<b>£1,727,000</b>	<b>£5,181,000</b>

Figure 1 Electricity load demands and connection cost estimates

## A2 Gas Demand Estimates and Connection Cost Range

Development ref	Address	Town	SITE Area	Total Units	KW/Unit	Total KW per site	date of development	Estimated Connection Charges	
								Minimum (£300)	Maximum (£1,500)
B11	Sherbrook Lodge	Budon	1.7	13	18	234	2012-2018	£3,900	£19,500
B7	Market Street Depot	Budon	0.8	24	18	432	2012-2018	£7,200	£36,000
B1	Land at Batham Gate Road	Peakdale	0.8	25	18	450	2012-2018	£7,500	£37,500
B27	Harpur Hill Campus	Budon	4.65	105	18	1890	2012-2018	£31,500	£157,500
B10	Land Off Dukes Drive	Budon	15.5	338	18	6084	2023-2028	£101,400	£507,000
B3	Land at Hogshaw	Budon	2.09	31	18	558	2023-2028	£9,300	£46,500
B4	Hogshaw Reserve Land	Budon	12.42	93	18	1674	2023-2028	£27,900	£139,500
				629		11,322	KW	£188,700	£943,500
D5	Land Off Derby Road	New Mills	5.8	170	18	3060	2023-2028	£51,000	£255,000
C5	Land Off Ollerset Lane/ Pingot Road	New Mills	6.5	146	18	2628	2018-2023	£43,800	£219,000
C6	Landside Road	New Mills	2.6	78	18	1404	2023-2028	£23,400	£117,000
C6	Woodside Street	New Mills		25	18	450	2012-2018	£7,500	£37,500
C8	Wharf Road	Whaley Bridge	0.67	40	18	720	2012-2018	£12,000	£60,000
C13	Land off Budon Road	Chinley	0.5	13	18	234	2012-2018	£3,900	£19,500
	Britannia Mill	Buxworth	5	50	18	900		£15,000	£75,000
	Bingswood	Whaley Bridge	6.8	75	18	1350		£22,500	£112,500
	Furness Vale Industrial Estate	Furness Vale	3.1	26	18	468		£7,800	£39,000
				623		11,214	KW	£186,900	£934,500
G8	Land off Woodhead Road	Glossop	4.59	63	18	1134	2012-2018	£18,900	£94,500
G9	Land off Woodhead Road	Glossop	0.88	13	18	234	2023-2028	£3,900	£19,500
G10	Land off Woodhead Road	Glossop	1.1	25	18	450	2018-2023	£7,500	£37,500
G13	Hawkshead Mill	Glossop	1.38	31	18	558	2012-2018	£9,300	£46,500
G19	Land off Dinting Lane / Dinting Road	Glossop	2.85	64	18	1152	2018-2023	£19,200	£96,000
G20	Land off Dinting Lane / Dinting Road	Glossop	2.2	50	18	900	2023-2028	£15,000	£75,000
G21	Land off Dinting Lane / Dinting Road	Glossop	0.85	13	18	234	2018-2023	£3,900	£19,500
G23	Former Railway Museum	Glossop	3.95	89	18	1602		£26,700	£133,500
G25	Land off Melandra Castle Road	Glossop	1.18	35	18	630	2023-2028	£10,500	£52,500
G26	Land at Gamesley Sidings	Glossop	1.18	38	18	684	2018-2023	£11,400	£57,000
	Adderley Place	Glossop	6.4	130	18	2340	2023-2028	£39,000	£195,000
				551		9,918	KW	£165,300	£826,500
				TOTAL	1,803	32,454	KW	£540,900	£2,704,500

Figure 2 Gas load demands and connection cost estimates

## Appendix B

### High Peak Plans and demand tables





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**HIGH PEAK LOCAL PLAN VIABILITY TEST  
INCORPORATING SITE VIABILITY & DELIVERABILITY APPRAISAL  
ADDENDUM REPORT**

**PREPARED ON BEHALF OF  
HIGH PEAK BOROUGH COUNCIL**

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**By**



**APRIL 2014**

## 1.0 ADDENDUM

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- 1.01 As part of the evidence base supporting the Local Plan, the Council has commissioned a Strategic Housing Market Assessment (SHMA) to provide evidence on the assessed need for Housing in the Borough. Interim findings from the Study have shown that the objectively assessed need for housing in the Plan Area is likely to be between 416 - 455 houses per year.
- 1.02 The Council has also commissioned further evidence, including a Landscape Impact Study to help to identify the capacity of the Borough to accommodate development and consequently the extent to which the objectively assessed need can be met and to help to establish a realistic housing target for the Borough. This evidence indicates that the full objectively assessed need figure is not deliverable without significant impacts. The Council is of the view that the nearest it can get to meeting the objectively assessed need is 360 new homes per year. Any more new homes would have a significant detrimental impact on the Borough in terms of the landscape character, transport capacity and infrastructure and in addition there is insufficient suitable land to meet an annual requirement of more than 360 new homes per year. This figure is greater than the figure of 270 new homes per year previously consulted on through the Local Plan process but is less than the likely objectively assessed need of 416-455.
- 1.03 The Council has therefore undertaken additional consultation on a number of changes to the Local Plan including consideration of a number of additional housing sites that were not included in the previous draft of the Local Plan that will help to ensure that the housing needs of the Borough can be met in view of the revised housing target.
- 1.04 Table 1.1 below provides details of the sites being reconsidered.

*Table 1.1: Sites being reconsidered/new sites*

Glossopdale						
Local Plan Ref	Address	Gross Site Area (hec)	Gross/ Net Ratio	Net Site Area (hec)	No Dwellings	Comments
G3	Roughfields, Hadfield	6.8	50%	3.4	102	Housing Allocation
G11	Land off Woodhead Road, Glossop	1.3	50%	0.67	20	Housing Allocation
G12	Bute Street, Old Glossop	1.2	75%	0.9	30	Housing Allocation

<b>Central</b>						
<b>Local Plan Ref</b>	<b>Address</b>	<b>Gross Site Area (hec)</b>	<b>Gross/ Net Ratio</b>	<b>Net Site Area (hec)</b>	<b>No Dwellings</b>	<b>Comments</b>
C9	Land South of Macclesfield Road, Whaley Bridge	3.68	75%	2.76	83	Housing Allocation
C14	Laneside Road, South New Mills	2.1	75%	1.58	47	Housing Allocation
C16	Furness Vale Green Belt Land	2.7	50%	1.3	39	Housing Allocation
C18	Field Adjoining C5 and C6, New Mills	0.5	100%	0.5	15	Housing Allocation
	Land at Newtown, New Mills	1.1			15	Mixed use development including B1b/c and 30 car parking spaces
	Land at Birch Vale Industrial Estate	4.4			100	Mixed use development comprising housing and employment

- 1.05 To further inform the consideration of these sites we have prepared an assessment of their viability and deliverability in accordance with the methodology and assumptions, including the development management policies at table 3.15, contained in the main report.
- 1.06 We have considered the location and characteristics of these additional sites together with the local property market. It is clear that a number of the additional sites fit within the development typologies that have already been tested as part of the study. As a result it is not considered necessary to undertake a further site specific viability test for these sites.
- 1.07 Table 1.2 contains details of the additional sites together with reference to the appropriate testing typology that has previously been considered.

Table 1.2: Additional Sites Testing Typologies

Settlement Area	Address	Typology	Viability Reference
Glossopdale	Land off Woodhead Road, Glossop (G11)	Greenfield site	Land at Woodhead Road, Glossop (G8-G10)
	Bute Street, Old Glossop (G12)	Greenfield site	Land at Woodhead Road, Glossop (G8-G10)
Central	Laneside Road, South New Mills (C14)	Greenfield site, possible access issues	Land at Ollerset Lane/Pingott Road (C5)
	Field Adjoining C5 and C6, New Mills	Greenfield site	Land at Laneside Road (C6)

- 1.08 The proposed additional allocations at Roughfields, Hadfield (G3), Furness Vale Green Belt Land (C16), Land at Newtown New Mills and Birch Vale Industrial Estate do not sit within the framework of testing that has already undertaken. We have therefore prepared a site specific viability assessment. Our detailed site report is contained at Part 2 of the Study.
- 1.09 The additional site identified as Land South of Macclesfield Road, Whaley Bridge is now the subject of pre-application discussions with the Local Planning Authority and we have therefore been asked to exclude this site from further viability testing.
- 1.10 An allocation previously proposed at Paradise Street, Hadfield (G2) was included in the overall assessment undertaken in our initial report. It was subject to active developer interest at the time so a site specific viability assessment was not undertaken. The site reflects the testing typology for the sites at Woodhead Road (G8-G10) identified in table 1.2 and would be viable.

### 1.11 Additional Site Allocations Viability Results

- 1.12 The results of the viability testing for the additional sites are presented in table 1.4 in the format adopted at section 6 of the main report.
- 1.13 In each case the results tables are presented to show the address of the site tested, the number of dwellings identified for the site together with a Policy compliant maximum number of affordable dwellings. The results of the testing illustrate the viability of a development of entirely market housing (0%), and then affordable provision based on the Policy compliant position and reduced provisions at 20% and 10%. We have shown the results based on both 80% social rent (SR) and the balance intermediate together with an alternative option that substitutes social rent with affordable rent (AR). The results are also presented to show the impact of the Code for Sustainable Homes at both Level 3 and 4.

- 1.14 The final column within each of the tables contains our assessment of the likely number of affordable dwellings which may be at risk in relation to the particular site allocation, based on marginal and unviable results.
- 1.15 For ease of reference and presentation the table cells have simply been coloured to demonstrate development viability as follows:-

*Table 1.3: Development Viability Coding*

Red	not viable.
Amber	marginal development which shows a developers profit of between 17-20% of GDV. For the smaller schemes this is between 13-15% of GDV. In such cases a relatively small increase in costs or reduction in revenue could make the scheme unviable.
Green	the development is viable and has a developer's profit which is equivalent to or greater than 20% of GDV or 15% of GDV for the smallest schemes.

- 1.16 In a number of cases cells are shaded grey which indicates that affordable housing has not been tested at this level as the Policy position is 20%.

Table 1.4: Additional Sites Tested - Results

					Code Level 3				Code Level 4				Affordable Units At Risk	
Address	No Dwellings	Max Affordable	Current Timetable	Affordable Housing Tenure	0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Roughfields, Hadfield (G3)	102	30		SR										
				AR										
Land off Woodhead Road, Glossop (G11)	20	4		SR										
				AR										
Bute Street, Old Glossop (G12)	30	9		SR										
				AR										
Laneside Road South, New Mills (C14)	47	14		SR									5	10
				AR									5	5
Furness Vale Green Belt Land (C16)	39	12		SR										4
				AR										
Field Adjoining C5 and C6, New Mills	15	3		SR										
				AR										
Land At Birch Vale Industrial Estate	100	30		SR									20	30
				AR									20	30
Land At Newtown, New Mills	15	3		SR									3	3
				AR									3	3
	368	105		SR	Total Affordable Dwellings At Risk								28	47
				AR	Total Affordable Dwellings At Risk								28	28

- 1.17 The results for the additional residential sites tested show that at both Code Level 3 and 4 a development of market houses would be viable for each site. The exception being the site at Newtown, New Mills where development assuming Code Level 4 leads to a marginal result.
- 1.18 Taking the results for Code Level 3 we have then considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10% development in all cases is viable except for the site at Newtown, New Mills. Similarly at 20% on site provision development is viable in all cases except for the site at Newtown, whilst in relation to the land at Birch Vale Industrial Estate the results become marginal. At the Policy compliant position of 30% (20% for the smaller sites) all of the sites remain viable, except for Laneside Road South where the results for both social and affordable rent become marginal and land at Birch Vale Industrial Estate and Newtown, New Mills where the results are unviable.
- 1.19 Based on the additional sites tested up to 368 new dwellings could be delivered of which 105 would be affordable. Assuming development to Code Level 3 and based on the Development Management Policies outlined at table 3.15 of the main report development is generally viable however in certain cases (ie on 3 sites) the delivery of affordable housing does impact on site viability. For these sites our results suggest that assuming the predominant tenure is social rent up to 28 affordable dwellings may be at risk of non-delivery. On the basis of affordable rent this figure remains the same.
- 1.20 Adopting the results for Code Level 4 we have also considered the impact of the introduction of Affordable Housing. Assuming on site provision at 10%, development in all cases remains viable except for Birch Vale Industrial Estate where the results are marginal and Newtown, New Mills where the results are unviable. Once this provision is increased to 20%, then for the site at Laneside Road South the results for social rent become marginal. For Birch Vale and Newtown, New Mills the results are unviable. At 30% provision for Birch Vale and Laneside Road South, social rent is unviable and whilst affordable rent is marginal for Laneside Road South and unviable for Birch Vale. At 30% affordable provision the result for Furness Vale Green Belt also shows more marginal development on the assumption of social rent.
- 1.21 There are a number of factors which lead to this reduced viability across these 4 sites. These include for example:-
- (1) The increased costs of dealing with the clearance and remediation of the brownfield sites at Birch Vale Industrial Estate and Newtown, New Mills.
  - (2) The prospect of achieving lower sales revenues on the sites as Furness Vale Green Belt (C16) and Newtown, New Mills.

(3) The costs associated with highway requirements and access in relation to the site at Laneside Road South, New Mills (C14).

(4) The mixed use nature of the development at Newtown, New Mills with development for employment use impacting on viability.

## **1.22 The Impact of CIL**

1.23 As outlined at Section 7 of the main report, the Council is presently exploring the introduction of a CIL charge for High Peak. Adopting the viability assessments for the additional sites tested we have therefore modelled the impact of a CIL charge on the basis of the charging rates identified at table 7.1 of the main report. The results in relation to the additional sites are contained in table 1.5. For ease of reference we have identified by way of a C in the respective entry those instances where the inclusion of CIL does lead to a change in the viability result.



Table 1.5: Additional Sites Tested incorporating CIL

					Code Level 3				Code Level 4				Affordable Units At Risk	
Address	No Dwellings	Max Affordable	Current Timetable	Affordable Housing Tenure	0%	10%	20%	30%	0%	10%	20%	30%	Code Level 3	Code Level 4
Roughfields, Hadfield (G3)	102	30		SR										
				AR										
Land off Woodhead Road, Glossop (G11)	20	4		SR										
				AR										
Bute Street, Old Glossop (G12)	30	9		SR								C		3
				AR										
Laneside Road South, New Mills (C14)	47	14		SR			C	C					10	10
				AR							C	C	5	10
Furness Vale Green Belt Land (C16)	39	12		SR				C				C	4	4
				AR								C		4
Field Adjoining C5 and C6, New Mills	15	3		SR										
				AR										
Land At Birch Vale Industrial Estate	100	30		SR		C	C			C			30	30
				AR			C			C			20	30
Land At Newtown, New Mills	15	3		SR	C	C							3	3
				AR	C	C							3	3
	368	105		SR	Total Affordable Dwellings At Risk								47	50
				AR	Total Affordable Dwellings At Risk								28	47

- 1.24 The conclusions reached for the additional sites that have been tested are as outlined earlier in our main report at paragraph 7.06, in that the introduction of CIL does lead to a reduction in viability, however in combination with the other development management policies it doesn't make a development of market housing unviable or put it at risk. For the site at Newtown, New Mills the inclusion of a CIL payment does make a development of market housing assuming Code Level 3 more marginal. CIL does however reduce the level of affordable housing that can be supported on some of the additional sites that have been tested.
- 1.25 To illustrate the impact of CIL on affordable housing delivery table 1.6 shows the maximum number of affordable units that might be at risk of non-delivery based on the results in table 1.4 compared to the number at risk of non-delivery allowing for the introduction of a CIL charge (table 1.5). We have then added a column that shows the increase in the number of affordable housing numbers at risk of non-delivery due to the introduction of the proposed CIL charge.

*Table 1.6: Affordable Units at Risk of Non-Delivery – Additional Sites*

	Code Level 3			Code Level 4		
	No CIL	CIL	Increase	No CIL	CIL	Increase
<b>Social Rent</b>	28	47	19	47	50	3
<b>Affordable Rent</b>	28	28	0	28	47	19

- 1.26 Table 1.6 shows that for the additional sites tested the minimum overall loss of affordable units based on the sample sites tested is 28 based on affordable and social rent tenure and Code Level 3. With CIL this figure remains at 28 units (27% of the total maximum provision). Conversely the maximum number of affordable units at risk before CIL is 47 (45% of the maximum affordable provision) assuming social rent at Code Level 4, and 50 units (48%) on the same basis including CIL.
- 1.27 The introduction of CIL has the greatest impact for the additional sites tested assuming Code Level 3 and social rent and also Code Level 4 and affordable rent where the increase in the number of affordable units at risk of non-delivery is 19 units or 18% of the maximum total number of affordable units based on the sample of allocated sites tested.
- 1.28 As with the earlier sites tested the results for the additional sites show there is a balance to be considered by the Council between affordable housing delivery and CIL. It is noted however that even in the absence of CIL three of the additional sites tested may not be able to meet the full affordable housing Policy requirement. The impact of CIL is to increase the risk of non-delivery of affordable dwellings on these sites.

## **1.29 Site Allocations and Delivery**

- 1.30 The additional sites tested have capacity to contribute up to a further 368 dwellings to the housing supply in High Peak – 152 in Glossopdale and 216 in the Central Area. Taking the data from the viability testing and the site specific site reports at Part Two, we have prepared table 1.7 that illustrates for each of the additional sites the current availability, constraints to development, viability and issues for viability, together with our opinion based on these aspects of the likely delivery timetable for the respective sites.

Table 1.7: Additional Sites Summary

Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	Likely Delivery Timetable		
								E	M	L
Roughfields, Hadfield (G3)	102	30		Yes, part of the site is identified for future education use.	There are no apparent constraints to development. Any new development would need to provide replacement playing fields and play facilities.	Yes	Development of the site is viable and could support affordable housing provision (30%) and CIL.	102		
Land off Woodhead Road, Glossop (G11)	20	4		Yes, there is developer interest and representations have been made by an agent.	Within the Old Glossop Conservation Area and due to topography may impact on the setting of listed buildings. Development could be taken forward in conjunction with G8-G10.	Yes	Development of the site is viable and could support affordable housing provision at the policy compliant position (20%) and CIL.	20		
Bute Street, Old Glossop (G12)	30	9		Not known.	Possible flood risk issues and junction improvements will be required to allow sufficient access.	Yes	Development of the site is viable however affordable housing provision at 30% on the basis of social rent does lead to a marginal result when combined with requirements for CIL and Code Level 4.		30	
Laneside Road South, New Mills (C14)	47	14		Yes, the landowners have suggested the site as part of the preferred options consultation.	The key issue for development is achieving a satisfactory access into the site. Three options are possible but all appear to involve land in third party ownership.	Yes	The site is viable however there are implications for viability in achieving higher levels of affordable housing provision particularly in combination with CIL and Code Level 4.			47

Address	No Dwellings	Max Affordable	Current Timetable	Available Now	Constraints to Development	Viable (Assuming Market Housing)	Issues for Viability	Likely Delivery Timetable		
								E	M	L
Furness Vale Green Belt Land (C16)	39	12		Not known, however the site is currently vacant and overgrown, so would be available for immediate development.	There are no apparent constraints to development as access is possible directly off the A6. The marketability of the site may be affected by its location adjacent to an existing industrial estate and also the A6.	Yes	Development of the site is viable however there are issues in certain instances for achieving affordable housing provision at 30% together with CIL.		39	
Field Adjoining C5 and C6, New Mills	15	3		Not known however in the same ownership as C5 and C6.	It is likely that the site would only be brought forward for development in conjunction with C5 and C6.	Yes	Development of the site is viable and could support affordable housing provision at the policy compliant position (20%) and CIL.			15
Land At Birch Vale Industrial Estate	100	30		Yes, the site is being actively promoted by the landowner.	Parts of the site are located in flood zones 2 and 3. In addition there may be issues with a substandard access into the site.	Yes	The site is viable however there are implications for viability in achieving higher levels of affordable housing provision particularly in combination with CIL and Code Level 4.	100		
Land At Newtown, New Mills	15	3		Yes	The key issue for development is achieving satisfactory access to the various part of the site in differing uses and minimising conflict with the proposed residential allocation on the site.	Yes but marginal results at Code Level 4 and assuming CIL.	Given the mixed use nature of the proposals for the site development the viability of the site is generally poor except at Code Level 3 with no policy obligations in relation to affordable housing and CIL.			15
	<b>368</b>	<b>105</b>						<b>222</b>	<b>69</b>	<b>77</b>

- 1.31 We have provided below table 1.8 which illustrates likely delivery based on the proposed site allocations previously tested together with the additional sites which have been considered as part of the further consultation. The table also includes the allocation of 83 units on Land South of Macclesfield Road, Whaley Bridge (C9). This site was excluded from our further testing as pre-application discussions are on-going with the Local Planning Authority.

*Table 1.8: Assessment of Delivery Based on Allocated Sites*

<b>Location</b>	<b>E</b>	<b>M</b>	<b>L</b>	<b>Totals</b>
Glossopdale				
Tested Allocations	209	253	89	551
Other Allocations	180	132	16	328
Proposed New Allocations	122	30	0	152
<b>Total</b>	<b>511</b>	<b>415</b>	<b>105</b>	<b>1,031</b>
Central				
Tested Allocations	88	362	133	583
Other Allocations	0	17	41	58
Proposed New Allocations	183	39	77	299
<b>Total</b>	<b>271</b>	<b>418</b>	<b>251</b>	<b>940</b>
Buxton				
Tested Allocations	167	338	339	844
Other Allocations	298	10	22	330
Proposed New Allocations	0	0	0	0
<b>Total</b>	<b>465</b>	<b>348</b>	<b>361</b>	<b>1,174</b>
<b>Overall Total</b>	<b>1,247</b>	<b>1,181</b>	<b>717</b>	<b>3,145</b>

- 1.32 The additional consultation that has been undertaken includes a revised housing target based on housing allocations as shown in table 1.9.

*Table 1.9 Revised Housing Allocations Target*

	<b>Glossopdale</b>	<b>Central</b>	<b>Buxton</b>	<b>Total</b>
Overall no dwellings	1,313	1,097	1,394	3,803
Dwellings per annum	77	65	82	224

- 1.33 The additional consultation also proposes an increase in the small sites threshold to 20 dwellings. In addition a number of the smaller sites previously considered in our main report are to be removed from the Local Plan. As a result it is proposed that the sites identified in table 1.10 which were previously considered in our main report will be removed from the allocations. Table 1.10 also contains a note of the likely delivery timetable that we had assessed for these sites.

*Table 1.10 Small Sites to be removed from Allocations*

<b>Address</b>	<b>No Dwellings</b>	<b>Likely Delivery Timetable</b>
Bank Street, Glossop (G18)	16	L
Land off Dinting Road, Dinting (G21)	13	E
Hayfield Bus Depot (C1)	10	L
New Mills Road, Hayfield (C2)	17	M
Wharf Road, Whaley Bridge (C8)	20	L
Opposite to Tesco's, Whaley Bridge	15	L
Between Old Road and Buxton Road, Whaley Bridge	16	L
Land at Batham Gate, Peak Dale (B2)	18	E
Ambulance Station, The Glade, Buxton (B5)	11	L
Sherbrook Lodge, Harpur Hill (B11)	13	E
Leek Road/Macclesfield Road, Buxton	10	M
Frontage to Cavendish Golf Club, Manchester Road, Buxton	15	L

- 1.34 We have therefore adjusted table 1.8 to reflect the proposed changes and to exclude the sites at table 1.10. Table 1.11 contains the adjusted overall totals for the three sub areas within High Peak.

*Table 1.11 Delivery based on Revised Allocated Sites*

<b>Location</b>	<b>E</b>	<b>M</b>	<b>L</b>	<b>Totals</b>
<b>Glossopdale</b>	498	415	89	<b>1,002</b>
<b>Central</b>	271	401	190	<b>862</b>
<b>Buxton</b>	434	338	335	<b>1,107</b>
<b>Overall Total</b>	<b>1,203</b>	<b>1,154</b>	<b>614</b>	<b>2,971</b>
<b>Total Dwellings Per Annum</b>	<b>241</b>	<b>231</b>	<b>123</b>	<b>198</b>

- 1.35 Table 1.11 shows that based on a revised annual housing target of 224 dwellings from allocated sites, there are sufficient sites allocated in High Peak having regard to the additional consultation proposals in the short term (0-5 years) and the medium term (6-10 years). In the late phase of the plan (11-15 years) there is a shortfall in dwelling numbers from allocated sites of 101 dwellings per annum.