

High Peak Borough
Council

Strategic Housing Land
Availability Assessment
Scoping Report

2014

High Peak Strategic Housing Land Availability Assessment Update 2014

1 Introduction

- 1.1 The High Peak Strategic Housing Land Availability Assessment (SHLAA) provides evidence regarding the potential amount of housing land available within High Peak. Its role is to identify potential developable residential land for the next 15 years and it is part of the evidence base for the Local Plan. The National Planning Policy Framework (NPPF) requires Local Planning Authorities to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely viability of land to meet the identified need for housing over the plan period.
- 1.2 The original SHLAA was published in 2009, and was jointly undertaken by High Peak Borough Council, Derbyshire Dales District Council and the Peak District National Park Authority. (PDNPA). Since then further sites have continued to have been suggested by landowner, developers or agents and sites have been identified during the consultations undertaken as part of the Local Plan preparation process.
- 1.3 The current report provides an update to the original SHLAA and includes additional sites that have been suggested for residential development.
- 1.4 The additional sites have been assessed using the methodology detailed in this report (which is the same as the original SHLAA) to determine if sites are considered to be developable or undevelopable. This SHLAA report provides an update on the potential land available for housing over the next 15 years.
- 1.5 It is a snapshot of the situation at a point in time and the Council will continue to update the SHLAA as part of the Annual Monitoring Report and if additionally information becomes available.
- 1.6 The study includes
 - A review of sites in the original SHLAA
 - A review of outstanding planning permissions.
 - An assessment of sites identified during the consultations on the Local Plan
- 1.7 It is important to note that the role of the SHLAA is not to allocate land for residential development but to provide evidence, alongside other studies, to help inform the site allocation and/or decision making process as part of the Local Plan making process and development control process. The SHLAA identifies potential housing sites but leaves the policy judgments as to which sites should be allocated or

granted permission for housing to the Local Plan and decisions on planning applications.

2 SHLAA Guidance and Study Methodology

Review of Sites

- 2.1 The updated SHLAA includes an assessment of new sites (that had no previously been assessed) that have been suggested by landowners, agents or developers or have been put forward as part of the Local Plan consultation process. An officer review of potential sites was also undertaken which looked at potential housing capacity within or on the edge of the built up area boundary.
- 2.2 Sites in the original SHLAA have been reviewed and where appropriate have been moved to a different timeframe. Sites in the 0-5 year timeframe (those with planning permission) have been moved to 6-10 years where planning permission has lapsed. The exception to this is sites less 0.1 ha in size which are below the site threshold. Other sites have been moved if new information regarding their development potential has become available. Sites which have been granted planning permission have been moved to the 0-5 timeframe. Sites which have been completed have been removed.

Assessing Sites

- 2.3 An assessment of the additional sites identified has been undertaken. This included a desk top review of policies, use of GIS based information and a site survey. Sites that were below the threshold size of 0.1 ha were not included.
- 2.4 Sites that were in the green belt were filtered and were not fully assessed. The SHLAA does not provide an assessment of green belt sites. All sites that were suggested and were the green have therefore been filtered. The report includes a separate schedule of green belt sites.

Scoring the sites and Potential Constraints

- 2.5 The assessment criteria is the same as that used in the original SHLAA and is detailed in Appendix 1. The criteria were designed to assess a range of factors including the suitability of location (including relationship with settlements and proximity to services) and site constraints including flood risk, biodiversity and conservation considerations, topography, risk of contamination/ground stability and access. Consideration was also given to developer interest and the planning history of the site.
- 2.6 The assessment put the potential supply from sites into one of four timeframes which indicates the likely timescale for development to take place.

- 0-5 years (deliverable)
 - 6-11 years (developable)
 - 11-15 years (developable)
 - Not currently developable (NCD)
- 2.7 0-5 years were sites considered to be deliverable in the short term and includes site with planning permission. All sites with planning permission are included in this category including sites below the 0.1 ha threshold.
- 2.8 The criteria for determining timeframes is detailed in Appendix 2.
- 2.9 Sites that were in the green belt or below the 0.1 ha threshold were filtered. The exception to this was sites with planning permission. Small sites with planning permission were included in the 0-5 year timeframe.
- 2.10 A full list of sites by timeframes is included Site Summary list (document ML3). Filtered sites in the green belt are detailed in a separate list (document ML5& ML6). All sites are included in the maps apart from those in the 0-5 year timeframe.

Estimating site capacity

- 2.11 A density multiplier of 30 dwellings per hectare (dph) has been applied provide a broad indication of site yield. This reflects the approach in the original SHLAA. Individual site yields have been refined to take account of other factors including:
- Dwelling numbers from planning permissions
 - SHLAA site appraisal information regarding the % of the site actually developable. Consideration was given to topography, site shape, constraints, surrounding development and features on the site such as trees/ponds. Sites were assessed as being 100% 75% 50% or 25% developable depending on individual site constraints.
 - Housing monitoring information

3 Potential Supply from Sites

- 31 The potential supply from deliverable and developable sites estimated in the SHLAA is 7876 dwellings. The table below gives a details of the findings by timeframe and sub area.
- 32 Over the plan period this would equate to 394 dwellings per annum assuming all come forward. However this figure includes a number of sites which were not considered suitable for allocation.

Table 1: Potential Housing Supply

Area	Deliverable Supply	Potential Developable Supply		Total Supply 0-15 years	NCD
		0-5 years	6-10 years		
Glossopdale	427	950	717	2094	946
Central	1005	969	888	2862	1765
Buxton	472	1796	652	2920	3416
High Peak	1904	3715	2257	7876	

Appendix 1 Site Assessment Sheet

SHLAA criteria	Score 1	Score 2	Score 3	Score 4	Score 5
Sequential test	Site is in the open countryside		Site is adjacent to one of the settlements under '5'.		Site is within the built up area boundary
Ecological constraints	Any feature contained within SAC , SPA, RAMSAR are on the Site	SSSI designation or National Nature reserve designation on site on site	Local Nature Reserve or Local Site Important for Nature Conservation		No environmental constraints or designations
Historic Constraints	World Heritage Site or A Scheduled Ancient Monument (SAM) is located on the site	Listed Buildings designation on the site	Conservation Area designation on the site	Article 4 Direction designation on the site	No environmental constraints or designations
Local Plan Designation	Allocated for Important Open Space/ Recreation	Allocated for Business / Industrial Development	Countryside	Site is within the built up area boundary	Allocated for residential development
National Park Status and policy designations				Site is outside but adjacent to the National Park	Site is outside and not adjacent to the National Park
Extent to which the site would provide enhancement to, or would be detrimental to the purposes of, the National Park	Development would be detrimental to the purposes of the National Park		Development would have a neutral impact on National Park purposes.		
Trees	There is woodland on the site	There are mature trees on the site	There is a single mature tree on the site	There are young trees on the site	There are no trees on the site
Previously developed in whole or part	100% Greenfield Site	Site predominantly greenfield (more than 70%)	Greenfield/Brownfield roughly 50/50	Site predominantly brownfield (more than 70%)	100% Previously Developed Land
Other material policy considerations,	Site seriously conflicts with a material policy consideration	Some level of conflict with a material policy consideration	Site has a neutral impact on a material policy consideration	Site is slightly in accordance with a material policy	

SHLAA criteria	Score 1	Score 2	Score 3	Score 4	Score 5
				consideration	
ACCESS: Highways Infrastructure Constraints (i.e. road junction improvements required/ access to site)	Very High	High	Moderate	Low	Very Low
ACCESS: Congestion on surrounding road network	Very High	High	Moderate	Low	Very Low
ACCESS: Public transport accessibility (bus), both existing and proposed	No bus stops within 20 minute walk	Within 20 minute walk of a bus stop	Within 15 minutes walk of a bus stop	Within 10 minutes walk of a bus stop	Within 5 minute walk of a bus stop
ACCESS: Pedestrian / Cycling accessibility to site, both existing and proposed	Accessibility very limited (for example up a lane with no pavement)	only pavement and on edge of town	pavement but no cycle lanes	not in town centre but safe, cycle/ pedestrian access links.	Near town centre. Safe walk/cycle access
Contaminated Land / Other Ground Stability issues	High risk (or known) need for land remediation		Low risk of need for land remediation		No risk of need for remediation
Topographical constraints	Critical - 100% Undevelopable	Difficult 25% developable	50% developable	75% developable	Flat
Utilities Constraints: (Waste Water and Waste Water Treatment Works) Where known	Major capacity constraints/ cost issues or Unknown Constraints.	High capacity/cost constraints	Moderate capacity/cost constraints	Minor capacity/cost constraints	Fully serviced site with no capacity constraints
Flood Risk	EA Maps suggest site at risk from flooding 1 in 100 or greater (Flood zone 3)		EA Maps suggest site at remote risk from extreme flooding 1 in 1000 (Flood zone 2)		EA Maps suggest area at no risk from flooding
Total developable	100% undevelopable	25% developable	50% developable	75% developable	100% developable

SHLAA criteria area	Score 1	Score 2	Score 3	Score 4	Score 5
Facilities (retail, services etc) within the locality	No facilities within 10-15 minute walk	Village shop/post office within 10-15 minute walk	Village centre within 10-15 minute walk	Town Centre within 10-15 minute walk	Town Centre within 5 minute walk
Extent to which the development of the site would be constrained by 'bad neighbours' affecting residential amenity	Unacceptably high adverse affects for occupiers	Significant adverse affects for occupiers	Moderate adverse affects for occupiers	Slight adverse affects for occupiers	Amenity of occupiers unaffected / improved
Planning Permission for intended use	Refusal for residential use	No application or refusal for other uses	Planning permission for other development	Outline planning permission for residential development	Full Planning Permission for residential development
Market interest in the site for the proposed use	None		Unknown	Developers have expressed interest in developing the site for housing	There is a formal development agreement in place based on including an appropriate level and type of affordable housing.

SHLAA Site Appraisal Matrix

0-5 years (deliverable)	6-11 years (developable)	11-15 years (developable)	Not developable within 15 years
All sites with unimplemented/extant full or outline planning permissions. With cap of 50 dwellings per year per site based on past completion rates	Sites with known developer interest and no significant constraints Sites in designated countryside immediately adjacent to the built up area score 3 sequential test	Sites allocated for another use in the Local Plan (score 1 or 2)	Sites in areas unsuitable for development (score 1) in sequential test. ie in open countryside nor well related to the existing built up area
	Sites scoring 3 or 4 for historic constraints	Significant environmental or historic constraint. Local level environmental constraint initially in this category.	Very significant environmental or historic constraint (score 1 or 2) National/international wildlife sites/historic designation
	Within settlements where there is limited or no sewage treatment capacity but relevant treatment works are planned. (where known)	No sewage treatment capacity and an increase in capacity is not currently planned (where known)	In flood zone 3 and significant risk of flooding across the site
	Employment/recreation use not allocated in Local Plan		Score 1 or 2 with respect to the extent to which development would be detrimental to the National Park

Issues of flood risk have been assessed on a site by site basis, with consideration given of the extent of the site within flood plain, within the site and the current use of the site.

Consideration was given to the sites positive attributes and any site constraints which could impact on development potential.

Site Constraints	Site's Positive Attributes
Site has poor commercial viability	Currently considered to be viable and resilient to market change
Significant ownership constraints	Has a willing developer
High risk for land remediation	There is market interest in the site for residential development
Poor public transport accessibility	Site is previously developed
Significant negative impact from bad neighbour development	Site is south facing
Planning permission for residential use has been previously refused	
Site has poor access to facilities/services	
Trees /biodiversity	
Topography	

