

Strategic Housing and Economic Land Availability Assessment Draft Methodology



Contents

| | |
|--|----|
| Introduction | 2 |
| Methodology | 5 |
| Identification of Broad Sites and Locations | 7 |
| Site/Broad Location Assessment | 11 |
| Windfall Assessment (where justified) | 18 |
| Assessment Review | 18 |
| Final Evidence Base | 19 |
| Appendix 1 – Call for Sites Suggestion Form | 20 |
| Appendix 2 – Proposed SHELAA Assessment Criteria | 25 |

Introduction

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

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

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

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

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

How will the SHELAA inform future plans?

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

³ NPPF Para 067 – Identifying land for homes

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

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

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

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

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

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

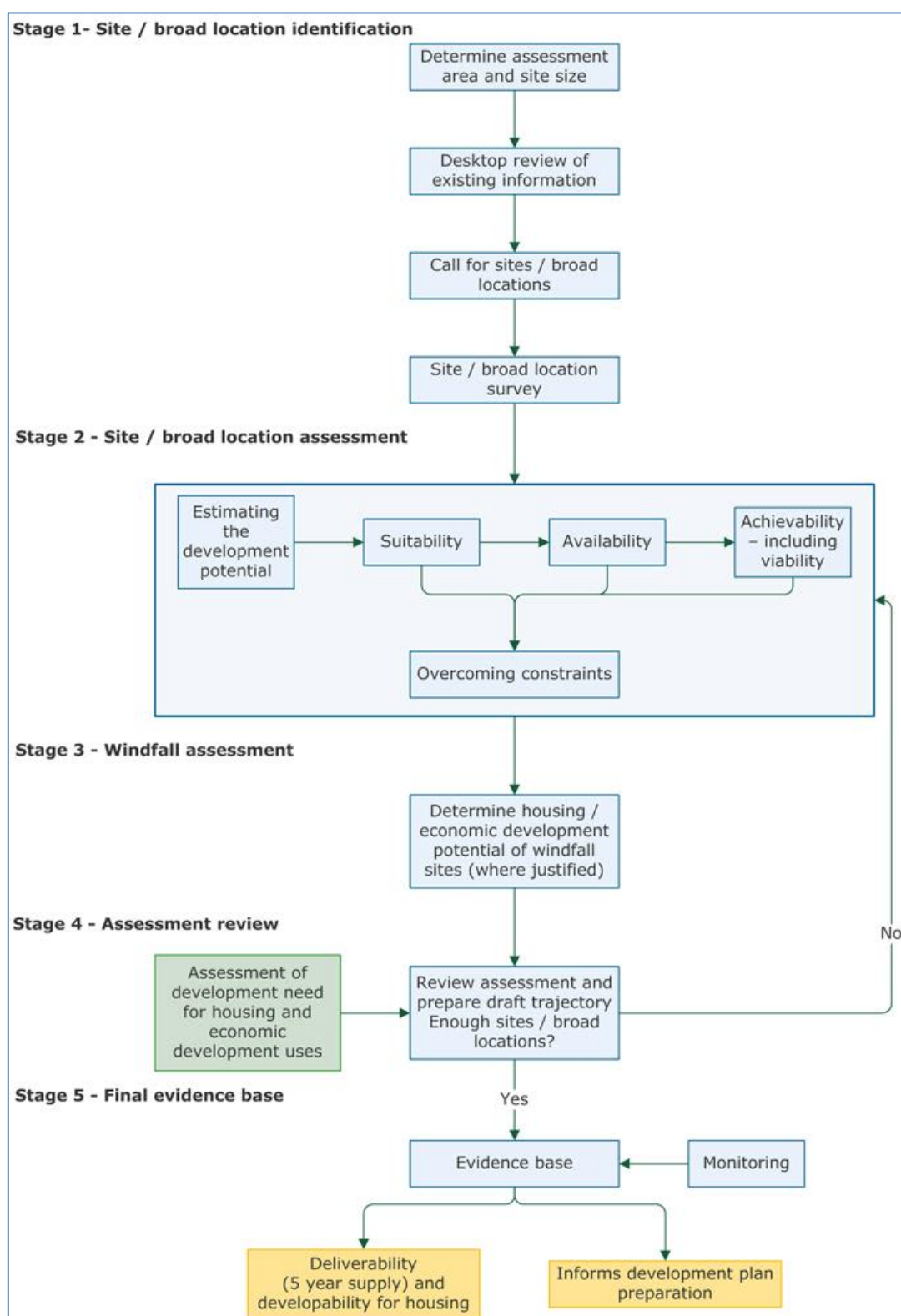
SHELAA's form part of an evidence base that provides information in relation to future plan making. SHELAA's DO NOT represent planning policy or planning approval.

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

Methodology

How will the SHELAA be carried out?

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



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

Methodology Stages

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

1. Identification of sites and broad locations

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

Call for Sites

- 3.2 The sites will be suggested through a formal Call for Sites process whereby landowners will be invited to submit sites and broad locations for assessment through the SHELAA process. The NPPG states “if the process to identify land is to be transparent and identify as many potential opportunities as possible, it is important to issue a call for sites and broad locations for development. This needs to be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute”¹⁰. The Call for Sites will therefore be issued to parish councils, neighbourhood forums, and all those landowners, developers, businesses, and relevant local interest groups who are registered on the Local Plan Consultation Database. The Call for Sites will be advertised in local newspapers, the Council’s website and other appropriate channels. The Call for Sites suggestion form is attached at Appendix 1 and is South Derbyshire specific. Each HMA authority may wish to use a similar suggestion form format, whilst ensuring the details of the Call for Sites represents their authority only.
- 3.3 Although the SHELAA is primarily focused on sites put forward for housing and economic purposes, each HMA authority may wish to take the opportunity to ‘call for sites’ relating to other uses, including Gypsy and Traveller sites, leisure and community facilities. The ‘call for sites’ for South Derbyshire will relate to all uses, including Gypsy and Traveller sites, tourism, leisure and community facilities. This is considered to be in line with the approach as set out in the NPPG which states that the process is to be transparent and identify as many potential opportunities as possible.¹¹
- 3.4 The HMA authorities will not assume that a site that was put forward for consideration for the previous SHLAA still has the same circumstances attached to it and therefore is automatically to be considered for the SHELAA. Site promoters are encouraged to re-submit sites if they wish for them to be considered for assessment through the SHELAA.

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

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

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

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

¹¹ As reference 9

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

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

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

| | |
|--|--------------|
| including white land, and rural exception/cross subsidy sites. | Site surveys |
| Potential urban extension and new free standing settlements | |

What sites should be considered?

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

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

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

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

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

site covered by such, could be deemed suitable, available and achievable; it was agreed that all sites should be carried through to the assessment stage in order to undertake SHELAA that is broad and complete in its approach.

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

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

Site assessments

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

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

2. Site/Broad Location Assessment

Detailed site survey

- 4.1 The site survey will include both a desk based assessment and, where appropriate, site assessment by planning officers. The desk based assessment will use information submitted, GIS mapping information and records held by the respective HMA authority, and together with the site assessment, the site survey will record the following characteristics.
- Site size, boundaries, and location;
 - Current land use and character;
 - Land uses and character of surrounding area (bad neighbour impacts);
 - Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities, pipelines, coal subsidence areas) and whether these could be overcome;
 - Potential environmental constraints;
 - Where relevant, previous planning history or development progress (e.g. ground works completed, number of units started, number of units completed);
 - Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development;
 - Access/highways
 - Access to local services
 - Planning policy constraints (e.g. Green Belt, National Forest, Mineral Safeguarding Area, World Heritage Site and Buffer Zone).
 - Proximity to Settlement – taking in to account the Settlement Hierarchy as set out in adopted Local Plan Part 1 Policy H1¹⁷. Although this forms part of existing planning policy, it is based on factual characteristics including location and accessibility of the settlement, infrastructure, access to services, employment and sustainable transport, and it will be used primarily to build up a picture of where sites are being submitted. Any potential recent changes in services such as sustainable transport will be taken into consideration at the time of the assessment. Large scale development may be acceptable in rural areas depending on the individual circumstances and associated infrastructure that may be proposed. More detailed information can be found in Appendix 2.
- 4.2 The identification of policy or highways constraints present on a site will not result in any such sites being excluded from assessment but will be noted, and used in the determination of their development timeframes.

¹⁷ South Derbyshire Local Plan Part 1 Chapter 5 Policy H1 'Settlement Hierarchy' <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan>

Estimating the development potential of each site (density)

Housing sites

- 4.3 The NPPG¹⁸ states that the estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density. Policy H20 'Housing Balance' of the South Derbyshire District Local Plan Part 1 states that "The density of any site will be considered individually as there is no evidence to support a set density across all sites"¹⁹.
- 4.4 The NPPF²⁰ sets out the need for optimising density, particularly in city and town centres and other locations that are well served by public transport in order to optimise the use of land and meet as much of the identified need for housing as possible.
- 4.5 New guidance entitled 'Effective use of land' was published on 22 July 2019, which builds on the approach as set out above in the NPPF. The Guidance directs the requirement for higher density development to those sites that are well served by public transport and have the highest accessibility to key facilities²¹. In terms of South Derbyshire, this is likely to apply to only a small number of locations (for example central Swadlincote) and therefore it is not anticipated that many sites will qualify for very high density development across the District.
- 4.6 Notwithstanding the aforementioned Guidance, each of the HMA authorities will seek to assess appropriate densities, by setting average densities for specific areas of development or on a site by site basis. In order to estimate the development potential of each site at a local level, South Derbyshire District Council has undertaken an assessment of density on sites that have come forward within the last three years. To ensure a balanced assessment, a range of sites were assessed in terms of their size and location, including a number from the Urban Area (Swadlincote/edge of Derby), Key Service Villages and Local Service Villages as referenced in Local Plan Policy H1 'Settlement Hierarchy'. It is important to note that densities are based on net developable area, rather than the gross site area. The findings are set out below.

| Area of development | Average density (dph) |
|-----------------------|-----------------------|
| Urban Area | 30.5 |
| Key Service Village | 25 |
| Local Service Village | 22 |

- 4.7 South Derbyshire District Council will use the above density figures as a guide to calculate the indicative yield during the assessment, acknowledging that sites are likely to lie adjacent

¹⁸ NPPG Para 016 How can the development potential be calculated? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁹ South Derbyshire District Council Local Plan Part 1 Chapter 5 Policy H20 <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan>

²⁰ NPPF para 123 Achieving appropriate densities https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

²¹ NPPG Para 004 Planning for higher density development <https://www.gov.uk/guidance/effective-use-of-land>

to existing settlements rather than within them. If a proposed submission lies away from a Service Village, it would be necessary to estimate density figures on a 'site by site' basis depending on site size, potential constraints and information submitted. There may be cases where constraints on the site affect the potential yield and this will be addressed in the calculations where possible.

- 4.8 Due acknowledgement will also be given to the density optimising approach set out in the NPPF and Effective use of land NPPG, and therefore higher densities are likely to be estimated in town centre locations and areas that are well served by public transport. Where a developer/landowner provides a density figure, South Derbyshire District Council may choose to use the density put forward in the submission. Similarly, on sites where planning permission has been granted, the density will reflect the consented permission (and therefore may differ from the agreed density standards).
- 4.9 The development potential is a significant factor that affects economic viability of a site/broad location and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.²²
- 4.10 Development potential is also affected by Gross to Net development ratio, whereby the net site area is determined as a percentage of the gross site area. The gross to net ratio is likely to decrease with larger sites, as more space is reserved for other uses such as roads, open space, schools, local centres and landscaping. It is important to recognise that yields can be affected by issues that are not evident at the initial assessment stage, such as landscape features for example. Where new evidence and assessments are undertaken the HMA authorities will use these to inform site assessments and indicative yields where appropriate.
- 4.11 The indicative yield noted within this SHELAA assessment may therefore have the potential to change throughout the planning process, and where new evidence is undertaken in relation to South Derbyshire District it may also be important to take this into account.
- 4.13 South Derbyshire District Council has also undertaken research on Gross to Net development ratio based on sites that have come forward within the last three years, and using the definition below. The definition of Net Developable Area is not set out in Planning Guidance, but the approach taken is in line with the approach taken by other Local Planning Authorities undertaking similar research. For clarity, a local access road is defined as an unclassified road, except on a development of 10ha or more which may have a larger spine road running through the site.

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

²² NPPG Para 016 How can the development potential be calculated? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

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

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

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

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

Build rates

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

4.17 The guidance recommends that the advice from developers and local agents will be important in assessing lead-in times and build out rates by year. Each respective authority's Call for Sites Submission Form will ask questions to try and gain as much as information as possible from the site owner/promoter. South Derbyshire Call for Sites Suggestion Form attached at Appendix 1.

Economic sites

- 4.18 Economic sites to be assessed include retail, leisure, cultural, office and warehousing sites.
- 4.19 In terms of the proportion of deliverable net developable area for economic sites, this is likely to greatly vary on a site by site basis, depending upon specific site characteristics. A site may or may not need landscaping, access roads and parking, SuDs and ecological mitigation for example; the requirement for which will be affected by the size and setting of the site, and the proposed use. The gross site area to floorspace ratio, also varies greatly depending on both the use class and the site location, for example a town centre office development would generate a large amount of floorspace compared to a distribution yard which may not include floorspace at all. For these reasons, it is considered that drafting a general gross to net developable area for economic sites would not be helpful or realistic, and therefore proposals will be assessed on a site by site basis.
- 4.20 The Call for Sites suggestion form allows for submissions to include as much detail as possible (including floorspace), and wherever possible the information will be used from the site promoter in relation to the proposed use.

Assessing whether and when sites are likely to be developed

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

Suitability

4.22 The NPPG states that a site or broad location can be considered suitable for development when considered against relevant constraints and their potential to be mitigated.²³

4.23 Relevant constraints may include;

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

4.24 As well as these factors, it may also be appropriate to assess sites against the adopted Development Plan, taking into account how up to date the plan policies are.²⁴

4.25 The development plan for South Derbyshire would comprise the adopted Local Plan Part 1 (13 June 2016) and Local Plan Part 2 (2 November 2017) and any Neighbourhood Development Plans that have been made by the time the assessments are undertaken. Whilst the suitability of sites can be guided by the development plan, it is self-evident that emerging allocations will not necessarily be in compliance with the current Development Plan.

4.26 As well as the potential constraints listed above, each respective authority will assess sites/broad locations in terms of the following;

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- environmental/amenity impacts experienced by would-be occupiers and neighbouring areas.
- Sustainability factors, such as access to services.

4.27 Other physical constraints will be identified on a site by site basis and recorded within the site assessment, this could include landform features that could have implications for capacity or suitability. If this is the case it may be necessary to request more detailed information or for specialist assessments to be carried out.

4.28 The suitability of the site should also consider potential impacts of development on the surrounding area, for example it would be noted if a site lay adjacent to a protected

²³ NPPG Para 018 What factors can be considered when assessing the suitability of sites/broad locations for development?
<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

²⁴ As reference 21

ecological site. If this were the case it may trigger the need for mitigation which would have an impact on capacity (yield).

- 4.29 The detailed suitability assessment criteria South Derbyshire District Council intend to use is set out in Appendix 2.
- 4.30 Sites allocated in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability in line with the NPPG.²⁵

Availability

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

Achievability

- 4.33 Achievability is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. A site will be considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time²⁶ (NPPG Paragraph 020 Ref ID: 3-020-20190722).

Timescales and overcoming constraints

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

²⁵ NPPG Para 018 What factors can be considered when assessing the suitability of sites/broad locations for development? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

²⁶ NPPG Para 020 What factors should be considered when assessing achievability including whether the development of the site is viable? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#about-the-assessment>

3. Windfall assessment (where justified)

5.1 The NPPF²⁷ sets out (paragraph 70) that a windfall allowance may be justified in the 5 year supply if a local planning authority has compelling evidence that they will provide a reliable source of supply. Each HMA authority will have their own approach to windfall assessment based on their individual circumstances.

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

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

4. Assessment Review

How should the assessment be reviewed?

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

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

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

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

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

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

²⁷ NPPF para 070 Identifying land for homes

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

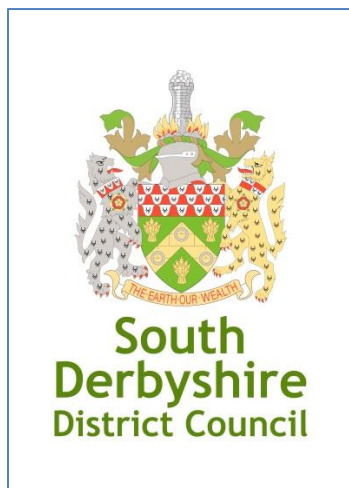
5. Final Evidence Base

Following the assessment, what are the outputs?

- 7.1 A set of standard outputs²⁸ for each site or broad location will be produced following the assessment, these will include:
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - An assessment of each site or broad location, including:
 - Where these have been discounted, evidence justifying reasons given;
 - Where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - An indicative trajectory of anticipated development based on the evidence available.
- 7.2 Upon completion, the HMA authorities will publish their individual SHELAA's and these will be updated periodically using the most up to date information available.
- 7.3 The SHELAA will not replace existing monitoring documents such as the Authority Monitoring Report. South Derbyshire District Council will present the identification of a five year supply of deliverable land for houses through the Housing Position Paper (and results of the Housing Delivery Test), and not through the SHELAA itself for clarity in what constitutes the current land supply for South Derbyshire District.

²⁸ NPPG Para 026 Following the assessment, what are the outputs? <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Appendix 1 – Call for Sites Suggestion Form



South Derbyshire District Council Local Plan

Strategic Housing and Economic Availability Assessment

Call for Sites Suggestion Form

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

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

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

Completed forms should be returned to:

Email: planning.policy@southderbyshire.gov.uk

Or

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

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

Privacy Notice

How is your information used?

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

Who has access to your information?

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

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

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

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

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

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

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

SECTION 4: POTENTIAL CONSTRAINTS

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

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

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

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

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

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

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

What happens next?

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

Appendix 2 – Proposed SHELAA Assessment Criteria

| | Red (site is constrained in respect of criteria) | Amber (site is partially constrained in respect of criteria) | Green (site is unconstrained) | Notes |
|--------------------------------------|--|--|--|--|
| Biodiversity and Geodiversity | | | | |
| Protected sites | Site includes all or part of a Statutory or non-statutory wildlife site or Geodiversity sites and could lead to the physical loss or harm the integrity of the site. | Site is adjacent to, or within 100m of a statutory or non-statutory wildlife or geodiversity site, or located within the catchment of the River Mease SAC. | Site is more than 100m from the nearest designated or non-designated wildlife site or RIGs and no clear pathway exists which could lead to harm effects on designated sites. | Statutory sites include SACs, SSSIs, NNRs and LNRs. Non-statutory sites includes LWSs and RIGs. |
| Trees and Hedgerows | Site includes trees subject to a TPO, ancient woodland or veteran trees or hedgerow confirmed as important which are likely to be subject to loss. | Site could lead to the removal or damage of mature trees or any hedgerows within or surrounding the site. | Site would have an overall beneficial effect on trees or hedgerows and would deliver new tree planting (including National Forest Planting) or hedgerow creation. | Where no data on the importance of hedgerow is available assume an amber score – further work may be need to confirm importance. Assign beneficial effect where only limited felling of existing hedgerow or management of none protected trees is proposed and new tree or hedgerows are likely. |
| Population/Health | | | | |
| Retail Provision | Site is more than 800m ⁱ from the nearest convenience store, or town local or District Centre. | Site is within 800m of the nearest convenience store (less than 3000 sq ft). | Site is within 800m of an existing supermarket over 3000sqft, local centre or District Centre. | 3000 sqft is the typical minimum size of a 'Co-op type' store. |
| Education Provision ⁱⁱ | Site is more than 800m from the nearest primary school with capacity to accommodate pupils (or capable of expansion). | Site is more than 400m, but less than 800m from the nearest primary school with capacity to accommodate pupils (or capable of expansion). | Site is within 400m of an existing primary school which is capable of expansion or would deliver a new primary schools on site in line with County Requirements. | Need to liaise with DCC for capacity information on Primary schools in District. This would not be applied to commercial development types. |

| | | | | |
|---------------------------------|--|--|--|---|
| Open Space and Sports Provision | Site is more than 1200m ⁱⁱⁱ from the nearest publically accessible playing pitch or outdoor sports provision. | Site is more than 400m but less than 1200m from the nearest publically accessible playing pitch or outdoor sports provision. | Site is less than 400m from the nearest publically accessible playing pitch or outdoor sports provision. | |
| Health Facilities | Site is more than 800m ^{iv} from the nearest GP, or Health Centre which is recorded as accepting new patients at the time of assessment. | Site is more than 400m but less than 800m from the nearest GP, or Health Centre which is recorded as accepting new patients at the time of assessment. | Site is less than 400m from the nearest GP, or Health Centre which is recorded as accepting new patients at the time of assessment. | Where a GP or Health Centre is not receiving new patients, assessment will be based on the next closest surgery accepting patients. |
| Employment Provision | Site is more than 3km ^v from of an established or allocated committed strategic employment area of 5ha or more comprised of a single user or number of users. | Site is within 3km of an established or allocated committed strategic employment area of 5ha or more comprised of a single user or number of users. | Site is within 1200m of an established or allocated committed strategic employment area of 5ha or more comprised of a single user or number of users | This criteria will only be used for housing based assessments. |
| Material Assets | | | | |
| Public Transport | Site is more 800m from the nearest bus stop /railway station served by an hourly or better bus service ^{vi} . | Site is less than 800m but more than 400m from the nearest bus stop served by an hourly or better bus service. | Site is less than 400m from the nearest bus stop served by an hourly or better bus service. | |
| Pedestrian and Cycle Links | Site offers little or no potential to connect to a public right of way or cycle path or metalled footway. | Site can connect to a metalled footway or pavement but offers little or no potential to connect to an established cycle route or public right of way | Public rights of way or cycle routes adjoin or cross through the route and new development will be able to connect to these. | Cycle routes and public rights of way are completed routes included on the County Council's mapping portal. |
| Highways Safety ^{vii} | There is a cluster ^{viii} of serious or fatal accidents within any road or junction within 200m of the site. | There is a cluster of less serious accidents within 200m of the site or a cluster of serious accidents within 400m of the site. | There are no or isolated records of accidents around the site. | |
| Highways Access | There are significant infrastructure constraints or access constraints that | There are potential highway or access constraints identified by the Transport | Highways access can be made and there is likely to be capacity in the highways | Will need to circulate sites to DCC Highways for consideration. |

| | | | | |
|----------------------------------|--|---|--|---|
| | cannot, or will be difficult to address | Authority, although it is likely that these can be adequately addressed. | network to accommodate proposed development. | |
| Utilities | Site is located in an area with identified electricity or sewerage infrastructure capacity issues which may be difficult to overcome. | Site is located in an area with potential electricity or sewerage infrastructure capacity issues which can be addressed. | There are no identified infrastructure capacity issues identified. | Will need to circulate sites to STW, and WPD for consideration. |
| Soil, Water and Air | | | | |
| Brownfield/ Contaminated Land | Site is mainly greenfield (70% or more). | Site is comprised of mixed brownfield and greenfield land with at least 30% being previously developed. | Site is identified as at least 70% previously developed or includes areas identified as contaminated. | |
| Soil Quality | Site includes land known to be Best and Most Versatile (BMV) agricultural land. | Site has potential to include Best and Most Versatile (BMV) agricultural land. | Site does not contain any Best and Most Versatile (BMV) agricultural land. | |
| Bad Neighbour Uses | Site is within a an inner, middle or outer zone surrounding a hazard site or is immediately adjacent to or dissected by a gas pipeline and could have an adverse effect on existing land uses or facilities. | Site is located within or adjacent to conflicting land uses although constraints are likely to be capable of mitigation through design and layout. | No known hazards or conflicting uses known. | Note very few sites are likely to fall in the red category. Those which do may still be suitable for some development but consultation with the HSE should be undertaken prior to allocation. Review HSE's Planning Advice Web App for use. |
| Air Quality | Site is located within an Air Quality Management Area (AQMA). | Site is located within 2km of an AQMA, or has potential to affect air quality within an AQMA due to its scale or nature. | Site is unlikely to have any discernible impact on air quality. | Currently no AQMAs are located in South Derbyshire. AQMAs are located in Derby, Burton on Trent and North West Leicestershire. Most sites are unlikely to have any air quality effects. |
| Water Quality ^{ix} | Site is within the River Mease catchment and served by a WWTW at Overseal, Netherseal, Lullington or Smisby or would be served by a non mains drainage system | Site is served by a WWTW outside of the Mease which has insufficient capacity to accommodate foul flows or would utilise a non mains drainage solution. | Site is located outside of the Mease and would connect to the foul sewer network served by a WWTW with capacity to accommodate additional flows. | WWTWs = Wastewater Treatment Works |

| | | | | |
|---------------------------------|--|--|--|---|
| | discharging within the SAC catchment. | | | |
| Climate Change | | | | |
| Fluvial Flood Risk ^x | More than 30% of the site is located within zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk). | More than 5% but less than 30% of the site is located within an area of fluvial flood risk (zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk) inclusive. | Less than 5% of the site is located within an area of fluvial flood risk (within zones 3b (the functional flood plain), 3a (high flood risk) or 2 (moderate flood risk). | Updated Strategic Flood Risk Assessment (SRFA) to be commissioned to reflect new flood modelling for the Trent. |
| Other Flooding ^{xi} | More than 30% of the site is at high or moderate surface water flood risk, and/or more than 30% of the site will be located in an area identified as being at future flood risk in the Council's SFRA. | More than 5% but less than 30% of the site is located within high or moderate surface water flood risk, and/or more than 5% but less than 30% of the site will be located in an area identified as being at future flood risk in the Council's SFRA. | Less than 5% of the site is located within high or moderate surface water flood risk, and/or less than 5% of the site will be located in an area identified as being at future flood risk in the Council's SFRA. | |
| Cultural Heritage | | | | |
| Heritage Assets | Site is likely to cause harm to heritage assets and/or their setting and it is unlikely that these can be adequately mitigated. | Site is likely to cause harm to heritage assets and/or their setting although it is likely that effects can be satisfactorily mitigated. | Site is unlikely to harm any heritage assets or their settings. | This will be judgement based appraisal with significant input from the Conservation Officer. Any responses will need to be recorded for future reference. |
| Landscape | | | | |
| Landscape/Townscape | Site is mainly located in an area of high landscape sensitivity or any part is located within a conservation area or includes any listed building or structure or would be isolated rural development. | Site is mainly located in an area of moderate landscape sensitivity or any part is located adjoining a conservation area or listed building/structure. | Site is located in an area of low landscape sensitivity and not adjoining a conservation area or listed building or structure. | Some assessment possible against heritage aspects. Landscape Sensitivity assessment will need to inform assessment. |
| Topography | Site topography is likely to undermine or significantly | Site topography could potentially affect site | Site is mainly flat and topography is unlikely to | Sites would be unlikely to score 'red' unless there is clear |

| | | | | |
|--|--|--|--|--|
| | affect site deliverability or suitability. | deliverability or suitability. | affect site deliverability or suitability. | evidence that topography could constrain delivery, for example due to the need to fill railway cuttings, or address major differences in levels across the site. |
| Area Of Multiple Environmental Sensitivity | Site includes areas of primary sensitivity as defined in Derbyshire County Council's AMES study. | Site includes areas of primary sensitivity as defined in Derbyshire County Council's AMES study. | Site is located outside an area of primary or secondary sensitivity in Derbyshire County Council's AMES study. | Where a mix of sensitivities are identified score according to the highest sensitivity found within the site. |

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

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

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

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

v 3km has been taken by the Council to be the preferred acceptable distance for walking to work. This equates to a half hour walk and whilst above the often accepted maximum preferred commute of 2km is likely to provide a more meaningful threshold given the rural nature of much of the District. All distances are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc to commercial/industrial estate access.

vi An hourly service is a daytime weekday and Saturday service between 8am-6pm. Multiple less frequent services will only be considered to constitute an hourly service where the frequency of travel is hourly or less and routes serve the same destination. Where a single small gap in service up to 1hr 15m exists in a service (for example due to a service being used as a school service in the morning) this will still be treated as an hourly service for the purpose of this assessment. Where inward and outward bus stops are located different distances assessment will be based on the closest. All distances to bus stops are from the edge of the site closest to the facility and then based on shortest walking route having regard to all metalled and lit walking routes such as twichells/alleyways etc.

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

viii A cluster is taken as three or more records within the same vicinity. Data to be taken from the 5 years previous included on crashmap.com at the time of assessment.

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

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

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