

**Appendix 5 – Derby HMA Site Viability /
Capacity Forum**

Derby Quad

13 July 2009

Event Details and Agenda

Invited Members

Adam Reddish	Erewash Borough Council (Facilitator)
Steve Buffery	Derbyshire County Council
Jon Pheasant	Derby City Council
Rachel Reid	Derby City Council
Malcolm Amatt	Derby City Council
Leigh-Anne Francis	Derby City Council
Russell Crow South	Derbyshire District Council
Nicola Sworowski	South Derbyshire District Council
Carol-Anne Taylor	Amber Valley Borough Council
Stephen Salloway	Salloway Property Consultants
David Marshall	Derby Cityscape
Mark Leach	Derby Cityscape
Alf Plumb	DPDS Planning
Paul Burton	Hallam Land Management
Helen Evans	Miller Homes
Chris Neve	Radleigh Homes
Andrew Munton	Bellway Homes
Peter Waterfield	William Davis
Annabel Rooksby	Peveril Homes
Jonathan Harbottle	Howard Sharpe and Partners
Melys Griffiths	Savills

What is the Strategic Housing Land Availability Assessment (SHLAA)?

The SHLAA is a key part of the Local Development Framework evidence base which will be used to support the individual Core Strategies of the Derby HMA partner authorities and the joint Site Allocations Development Plan Document (DPD). Work on the Core Strategies is underway and although each authority is preparing a separate document, they are being closely co-ordinated to a joint timescale between the three authorities. The Site allocations document will be produced later in the process.

The SHLAA identifies land with the **potential** for housing and assesses when they are likely to be developed and at what densities. It considers issues of Suitability, Availability and Achievability which in turn help to form views on the best development locations, timescales and densities.

Planning Policy Statement 3, Housing (PPS 3) requires local authorities to identify specific sites which will be delivered within five years. In order to keep the five year supply continually topped up, authorities must also identify sites capable of being developed in years 6-10 and if possible up to year 15.

The SHLAA is **not** an allocations document nor does it come to any conclusions as to whether sites will be granted planning permission or allocated. Site allocation will be made through the Core Strategies and Allocations DPD.

The SHLAA is designed to be continually updated and should be reviewed

annually so if necessary, sites can be added or removed or their status can be changed..

Regional Planning Policy

The East Midlands Regional Plan requires that provision be made across the Derby Housing Market Area for a minimum of 36,600 net additional dwellings over the period 2006-2026.

The Plan further breaks down the requirement as follows :

RSS Dwelling Requirement 2006-2026 Annually In/Adjoining PUA per annum

Derby City 14,400 720 720
South Derbyshire 12,000 600 320
Amber Valley 10,200 510 30
Whole HMA 36,600 1,830 1070

Through SHLAAs local authorities need to identify sites with the potential to deliver these numbers of dwellings.

Process and Methodology so far

Government guidance recommends that SHLAAs are prepared at a Housing Market Area level rather than being set at smaller local authority areas. Regular engagement and endorsement by private sector representatives is also regarded as key to the success of the SHLAA. To this end, a Local Housing Partnership (LHP) was used to endorse the work from the start of the process and a sub-group was set up to oversee the SHLAA process. The group includes representatives from local authority planning and housing departments, private sector developers and agents and representatives from Derby's Urban Regeneration Company (URC), Cityscape and the Homes and Communities Agency. Initially, the Home Builders Federation were also represented on both the LHP and the SHLAA Sub Group but due to resourcing issues they have not been able to maintain that representation. The sub-group helped to develop the SHLAA methodology which was then endorsed by the LHP. Finer details of working matters and assessment mechanisms have evolved through the Sub group meetings.

In August 2008, a Call for Sites was initiated which generated the submission of a significant number of sites across the HMA. Sites were also identified from a number of sources including extant planning permissions, previous studies, land in the ownership of the local authorities which had been identified for possible disposal and general officer knowledge

Since the Call for Sites, the local authorities have been conducting site visits and compiling information on the sites in order to inform their suitability, availability and achievability for housing.

The purpose of the forum day is to discuss the matters of viability, density and capacity using the specific market expertise and local knowledge of panel members so that the assessments are as well informed as possible. A selection of sites have been identified by the local authorities as ones that merit further discussion and provide a wide range of issues for debate. Where agreement of the panel cannot be reached on the viability, density and capacity of a specific site, further investigation may be needed.

Panel behaviour

The meeting will be chaired by Adam Reddish who is a Planning Officer from Erewash Borough Council and was involved in the Nottingham Core HMA SHLAA process.

We want the discussions to be relatively informal but ask that Panel members maintain professional conduct and respect the views of others. Please try not to dominate the discussion and let one person speak at a time.

It is anticipated that some Panel members will have a vested interest in specific sites being discussed. This does not present a problem but Panel members will be asked to declare an interest in relevant sites.

Panel members are advised that it is not appropriate to engage in the promotion of sites during the event although relevant knowledge relating to the viability or capacity issues of specific sites which have been promoted is welcomed.

The final decision relating to each site and the weight given to the panel's judgement will remain the responsibility of the local authorities. The relevant authorities will be solely responsible for any changes to the SHLAA databases that result from the outcome of the event. Although a partnership approach has been taken to the process, the SHLAA itself remains a Local Authority assessment.

The minutes of the event will be made available. Any changes to SHLAA data made as a result of this event will be published as part of the SHLAA document.

Payment cannot be offered for attendance at this event however lunch and refreshments throughout the day will be provided.

Agenda

9.00	Arrival and Coffee
9:10	Purpose of the workshop
9:20	What is the SHLAA and what do you want out of it
9:40	State of the Housing Market
10:30	Coffee break
10:45	General viability and capacity issues
11:30	City centre sites

12:30	Lunch
13:15	Brownfield sites
2:30	Coffee break
2:45	PUA urban extensions
3:15	Greenfield sites
4:30	Any other issues
4:50	Next steps/timescales
5:00	Close

Times are indicative and can change if the panel wishes to discuss particular issues for a longer or shorter time.

Site Details

DERBY CITY SITES

Friar Gate Station	13
Manor/Kingsway Hospital	17
North Riverside	21
Nightingale Road Works	25
Rolls Royce, Russell Street	29
Acorn Way	33
Chaddesden Sidings	37
Castleward	41
Osmaston Masterplan Area	45
Derbyshire Royal Infirmary	49

SOUTH DERBYSHIRE SITES

London Road, Shardlow	53
Tetron Point	57
Woodville AAP Site	61

AMBER VALLEY SITES

Derby Road, Alfreton	65
Mansfield Road, Alfreton	69
Whitemoor Lane, Belper	75
Park Hall/Street Lane, Denby	79
Bassford Avenue, Heanor	85
Hardy Barn, Heanor	89
Nottingham Road, Ripley	93
East of Codnor, Ripley	97
Former Stevensons Dye Works	101
The Common, Crich	105