

# Addendum to Teignbridge HELAA Methodology 2020 (Sections 4.2 & 4.3) for assessment of Small Residential Sites

## Introduction

The National Planning Policy Framework (paragraph 69) requires local planning authorities to provide 10% of their housing requirement on small sites, of up to 1ha. This is to ensure there is a mix of development site sizes available, to support small and medium sized house builders, along with larger sites that appeal to larger or national housebuilding companies.

There is a shortfall of small sites in the current draft Local Plan 2020-2040 Part 2 (Site Options) and in order to meet the NPPF requirement, additional sites are being investigated. This is being done, firstly, through analysis of new site submissions – made in response to the Call For Sites that ran alongside the public consultation on the draft Local Plan 2020-2040 Part 2 (Site Options). However, existing sites that have been assessed as “red” and/or “red/amber” in the HELAA (that was also published alongside the draft Local Plan 2020-2040 Part 2 (Site Options)), are being re-considered.

In order to re-consider sites, the purpose of this addendum is to allow additional flexibility to the original HELAA Methodology, whilst only identifying sites that would result in sustainable development.

## Call for Sites 2021

The sizes of site for consideration/re-consideration have been focused on between 0.3 and 2 hectares in the recent Call for Sites consultation (from June to August 2021) in order to reflect necessary related infrastructure requirements such as public open space, sustainable travel corridors and ecological mitigation and biodiversity gain, and sustainable drainage systems identified by specific policies in Part 1 of the Draft Local Plan. It is considered that, by focusing development on this size of site, the net developable area will comply with the NPPF size requirement indicated above.

## Application

This addendum relates specifically to the following sections of the Teignbridge HELAA Methodology: 4.2 - Identification of sites and broad locations and 4.3 - Site broad location assessment.

The approach followed for site assessment criteria for residential sites generally, as contained in the 2020 Methodology Paper will be largely continued, with a few refinements as shown below. Planning Practice Guidance allows for an iterative approach to the methodology where insufficient sites have been identified during early assessments.

Given the small scale nature and form of built development on small sites there can be scope to overcome certain constraints, such as topography, although it is accepted that this will vary from place to place depending on a number of factors such as ease of access, property prices and therefore, viability.

## Refined Assessment Criteria

### Estimating the development potential for each site

The gross developable area will continue to exclude land of steepest topography, where considered to be undevelopable unless it is integral to the site or there is residential development on land of a similar gradient in the vicinity that demonstrates development is feasible and/or viable.

### Changes to Stage A Assessment

#### Site size for assessment minimum of 0.3ha

Although the threshold for small residential sites will remain 5 dwellings (gross) the site area size has been expanded to between 0.3 and 2 hectares in order to reflect the likely gross to net developable area, eg necessary related infrastructure requirements. Therefore, the net developable area will comply with the NPPF size requirement indicated above (ie up to 1ha).

### Changes to Stage B assessment

#### Access

Sites should provide access to a public highway

#### Climate Change Impacts

Sites should be located adjacent or close to an existing defined settlement limit, where services and facilities are more likely to be available.

Sites should ideally have sustainable transport opportunities, including (in order of preference);

- the ability to reach the centre of the settlement by active travel (eg; on foot, by bicycle)
- linked to nearby settlements by safely accessible bus stop or other public transport route
- in a location that minimise driving distances for day to day journeys.

Site locations will be considered unsuitable for areas with significant deciduous tree cover

Sites should not involve loss of public open space, unless a surplus exists in the area.