



**SOUTH DERBYSHIRE
AUTHORITY MONITORING
REPORT APPENDIX 2:
HOUSING POSITION PAPER**

January 2022

Introduction

1. This report is published as the most up to date housing position for South Derbyshire District Council. The Local Plan Parts 1 & 2 sets out the housing sites required in order to meet the housing target in the Local Plan of 12,618. This target includes a contribution of 3,013 dwellings towards meeting some of Derby City's unmet housing need. The period covered by the Plan is 2011 to 2028.

National Policy and Guidance

- 2 National Planning Policy Framework (NPPF), paragraph 60, states the Government objective to significantly boost the supply of homes. It sets out the requirement for Local Planning Authorities to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (paragraph 74).
- 3 The importance of the five-year supply and Housing Delivery Test is outlined in paragraph 11 of the NPPF. This states that where a supply of deliverable sites cannot be demonstrated, or where the Housing Delivery Test (HDT) indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date. In this situation housing development should be determined against a presumption in favour of sustainable development.
- 4 The NPPF paragraph 74 states the five-year housing land supply should be assessed against local need where the Local Plan is more than five years old, indicating that this should be calculated using the standard method set out in National Planning Guidance.
- 5 National Planning Practice Guidance (NPPG) indicates that all local authorities will need to carry out an annual assessment of their five-year land supply in a robust and timely fashion, based on up to date and sound evidence. This paper includes completions on sites for the 2020/21 monitoring period, and up to date information on the progress of each housing site within the housing supply.

Derby Housing Market Area

- 6 South Derbyshire has worked alongside Derby City Council and Amber Valley Borough Council as part of the Derby Housing Market Area (HMA) since 2009. A considerable amount of work has been undertaken and subsequently examined on setting a housing target for the three authorities. This target was split across the three authorities taking account of Derby not being able to meet all of its housing needs.

- 7 It has been agreed collectively by the HMA Authorities that Derby City cannot provide more than 11,000 dwellings in the period up to 2028. Derby adopted its Local Plan Part 1 on 25 January 2017 and is currently working on a Part 2.
- 8 Amber Valley Borough Council withdrew its emerging Plan in May 2019 and is now working towards adoption in 2023.

South Derbyshire

- 9 The selection of sites for allocation in the Local Plan was undertaken using the Strategic Housing Land Availability Assessment (SHLAA). All sites submitted were assessed and the information is held on Derbyshire County Council's website at: <https://www.derbyshire.gov.uk/environment/planning/planning-policy/land-availability/derby-hma/districts/south-derbyshire/south-derbyshire.aspx>
- 10 The District Council is in the process of reviewing its evidence base in preparation for a Local Plan review and, as part of this, is undertaking a Strategic Housing and Economic Land Availability Assessment (SHELAA). As the first stage in this exercise a 'Call for Sites' was launched on 3 October 2019, with a request for responses to be received by 12 December 2019. Submitted responses are in the process of being assessed and are expected to be published in the near future.
- 11 As noted in paragraph 4, the NPPF states that where a Local Plan is more than five years the housing land supply should be calculated using the standard method. As at June 2021, five years had passed since the adoption of the South Derbyshire Local Plan Part 1. The standard method currently gives an annual requirement of 562 dwellings, as opposed the Local Plan based annual target of 742. However, the Local Plan target includes part of the need generated within Derby City whilst the standard method does not (see paragraph 1). It has, therefore, been decided that the Local Plan target should continue to be used as the basis for calculating the South Derbyshire five year housing land supply pending consideration of the appropriate distribution of housing provision among the three HMA local authorities in the context of their respective Local Plan reviews.

Past Housing Delivery & Buffers

- 12 The net number of completed dwellings from the start of the plan period in 2011 can be seen in Table 1 below. A total of 7299 dwellings have been built over the ten-year period to 31 March 2021, which is an average of approximately 730 dwellings per year. Table 2 sets out gross completions by dwelling type per monitoring year.

Table 1: Net completions by year

Year	Net Completions
2011/12	378
2012/13	274
2013/14	385
2014/15	420
2015/16	569
2016/17	820
2017/18	921
2018/19	1218
2019/20	1285
2020/21	1029
TOTAL	7299

Table 2: Gross completions by Dwelling Type per Monitoring Year

Monitoring period	Dwelling Type					Total (Gross)
	Market	Social Rented	Intermediate	Affordable Rent	Discount Low Cost	
2011-12	364	24	9	0		397
2012-13	248	25	8	0		281
2013-14	376	23	0	0		399
2014-15	341	10	23	64		438
2015-16	477	51	12	44		584
2016-17	648	123	6	30	26	833
2017-18	754	84	52	44		934
2018/19	1005	99	43	83		1230
2019/20	1001	112	75	104		1292
1920/21	870	45	50	70		1035

- 13 In order to help boost supply, the NPPF (para. 74) requires the inclusion of an additional buffer of at least 5% to ensure choice and competition in the market for land, or 20% if there has been significant under delivery over the previous three years.

- 14 The Housing Delivery Test Measurement Rule Book, published by the Ministry of Housing, Communities and Local Government (MHCLG), sets out the formula to be applied as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over three-year period}}$$

- 15 The combined number of homes delivered over monitoring years 18/19 (1218), 19/20 (1285) and 20/21 (1029) in South Derbyshire is **3,532**. The total of number of homes required per year in South Derbyshire as an annual average, based upon the strategic requirement identified in the Local Plan Part 1 Policy S4, is 742, which over a three-year period of the HDT is **2,226**.

$$\text{Thus, the Housing Delivery Test percentage} = \frac{3532}{2226} \times \frac{100}{1} = 158.6\%$$

Windfalls

- 16 Windfalls are sites which have not been specifically identified as available in the Local Plan process, but which have come forward through planning applications.
- 17 To arrive at an annual windfall completion assumption the average number of homes completed on brownfield sites within settlement boundaries with planning permission for ten dwellings or more over the past five years has been calculated, as shown in Table 3.

Table 3. Completions on unallocated brownfield sites within settlement boundaries with planning permission for ten dwellings or more 1 April 2016 – 31 March 2021

Site	Number of homes completed
Bretby Pottery, Woodville	27
Calder Aluminium, Willington	36
Moir Road, Overseal	6
Eureka Lodge, Swadlincote	13
Former Dilkes Garage, Swadlincote	15
The Woodlands, Swadlincote	10
Kathglow, Dominion Road, Swadlincote	6
York Road, Church Gresley	13
Yard Close, Swadlincote	38
Rose Hill, Swadlincote	30
Total	194
Five-year average	38.8 (38)

- 18 To avoid any overlap with home completions from this source already accounted for, the average completion rate of 38 per annum has only been applied for years three, four and five of the five-year period, the point beyond which any current unimplemented reserved matters planning consent, as at 31 March 2020, would lapse.

Non-implementation rate on small sites

- 19 It is expected that not all smaller sites will be built, therefore a non-implementation rate has been applied to those sites under 10 dwellings.
- 20 It is assumed that anything that is under construction will be completed within a five-year period but that any sites without a start will have a 25% reduction applied to account for non-implementation on some sites.

Table 4: Non-implementation totals

Small Sites	Not started	Under construction	
	170	121	
Total to be counted	127	121	248

- 21 This equates to 41 dwellings a year over a six-year period arising from completions on small sites.
- 22 A non-implementation rate is not applied to the larger sites as more detailed site delivery information is known, and it is recognised in the housing trajectory that only a proportion will come forward in the five-year supply. Local Plan Part 1 indicates that on three allocations: Wragley Way (Policy H15), Drakelow (H6) and Land West of Mickleover (H19), not all of the dwellings are expected to be built within the Plan Period.

Losses

- 23 An assumption of the loss of 13 dwellings per annum is made in the trajectory based on the average number of losses recorded per annum since the 2011/12 monitoring year, as set out in Table 5.

Table 5: Losses

Year	Losses
2011/12	19
2012/13	7
2013/14	14
2014/15	18
2015/16	15
2016/17	13
2017/18	13
2018/19	12
2019/20	7
2020/21	6

Deliverable & Developable Sites

- 24 The NPPF glossary states that to be considered deliverable, sites *“should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”*
- 25 It goes on to say that in particular:
- a) *“sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*
 - b) *“where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 26 Table 6 summarises the current position regarding all major housing sites within the District. In response to requests from the Local Planning Authority many site promoters and developers have provided forecasts to assist in the preparation of the housing trajectory at Table 9.
- 27 Table 7 indicates the current position regarding commitments and completions for small sites (fewer than 10 dwellings) by parish.
- 28 The five-year housing land supply calculation is set out in Table 8.

Table 6: Site Status

Site	Current Status	Total commitments/ capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission							
Policy H2: Land at Burton Road, Stanton, Site B	Under construction	132	48	29	18	Development being delivered by Taylor Wimpey. Completion rate higher than had been anticipated in Housing Position Paper (HPP) Jan 2021. Developer has provided a completions' forecast.	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	75	75	38	Development being delivered by Avant Homes. Completion rate consistent with that anticipated in HPP Jan 2021	None
Policy H4: Broomy Farm, Woodville Road, Woodville	Under construction. Reserved matters application granted for phase 1 (182 dwellings) and phase 2a (70 dwellings). Reserved matters application for phase 3 (148 dwellings) granted. and full application for phase 4 (189 dwellings) the subject of a Planning Committee resolution to approve subject to S106 agreement. The latter will raise the number of homes permitted on the site to 589.	589	62	49	14	Development being delivered by Bellway Homes. Bellway has provided completions forecast. Completion rate slightly lower than anticipated in HPP, Jan 2021.	Timely completion of S106 agreement.
Policy H5: Council Depot, Darklands Lane, Swadlincote	Completed	158	158	1	0	Completed	None
Policy H6: Drakelow Park	Phase 1a complete and Phase 1b under construction	2239	179	17	14	David Wilson development nearing completion. Development of the site is currently capped at 400 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. Construction of the Bypass anticipated to be completed during 2022. Recently approved reserved matters planning consent for 1036 dwellings will facilitate housing delivery going forwards. Awaiting discharge of pre-commencement conditions. The developer has provided a completions' forecast.	Timely discharge of pre-commencement conditions.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	483	282	90	30	Completion rate higher than had been anticipated in HPP Jan 2021. Phase 1 complete. St Modwen on site developing phase 2. Persimmon on site developing phase 3. Persimmon has provided completions' forecast for phase 3.	None
Policy H10: Willington Road, Etwall	Completed	217	217	13	0	Completed	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H11: Land NE of Hatton	Under construction.	385	32	32	15	Developer, Bellway, on site with two outlets. Bellway has provided completions' forecast.	None
Policy H12: Highfields Farm	Under construction.	1100	974	102	46	Miller Homes, Barratt Homes, David Wilson Homes and Meadowview Homes on site. Completion rate consistent with that anticipated in HPP Jan 2021. No known impediment to the timely completion of the development. Developer has provided completions' forecast.	None
Policy H13: Boulton Moor Phase 1	Reserved matters consent granted for 901 dwellings. Under construction.	1058	601	58	32	Persimmon Homes on site. Completions rate slightly lower than that anticipated in HPP Jan 2021. Reserved matters applications for remaining phases anticipated shortly. Persimmon has provided completions' forecast.	Determine remaining reserved matters planning applications in a timely manner.
Policy H14: Chellaston Fields	Under construction.	450	335	59	31	Persimmon Homes on site. Delivering completions at a faster rate than had been anticipated in the HPP Jan 2021. Persimmon has provided a completions' forecast.	None
Policy H17: Holmleigh Way, Chellaston	Under construction.	119	87	55	28	Bellway Homes on site. Delivery at a faster rate than had been anticipated in HPP Feb 2020. Bellway has provided a completions' forecast.	None
Policy H18: Hackwood Farm, Mickleover	Reserved matters consent granted.	290	0	0	0	This is part of a larger cross-boundary site, the greater part lying within Derby City. Site being delivered by Miller Homes and Bellway Homes. Phases within South Derbyshire are under construction with first completions expected in 2021/22. Developer has provided completions' forecast.	None
Policy H19: Land West of Mickleover, Phase 1	Under construction	288	268	49	16	Site being delivered by Barratt Homes and David Wilson Homes. Delivery rate higher than had been anticipated in HPP Jan 2021 and site nearing completion.	None
Policy H19: Land West of Mickleover, Phase 2	Under construction	252	152	49	21	Bloor Homes on site. Delivery rate higher than had been anticipated in HPP Jan 2021.	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	317	63	45	27	Avant Homes on site. Site promoter has provided a completions' forecast, accompanying application DMPA/2020/0543 (see Policy H19 Land West of Mickleover Phase 3b, below), although the trajectory shown in Table 10 reflects a more cautious view of delivery timescales. Delivery rate higher than that anticipated in HPP Jan 2021.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with outline planning permission							
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	Outline planning permission, reserved matters planning application submitted.	68	0	0	0	Reserved matters planning application submitted and awaiting determination.	Timely determination of reserved matters application.
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Outline planning permission. Reserved matters application submitted	306	0	0	0	Reserved matters planning application has been submitted by Taylor Wimpey, currently awaiting determination.	Timely determination of reserved matters application.
Policy H16: Primula Way, Stenson	Resolution to grant outline planning permission for 145 dwellings pending completion of S106 agreement.	500	0	0	0	Site survey work progressing to inform the master planning of the whole site. Progression of the current planning application has been delayed due to concerns with site drainage mitigation measures.	Liaise with site promoter to assist in progressing pre-application work on any substitute outline application for the whole site.
Policy H19: Land West of Mickleover, Phase 3b	Outline permission granted. S106 agreement completed.	789	0	0	0	Planning consent 9/2020/0543, for phase 3, restricts occupation to no more than 317 dwellings (see Phase 3a) prior to the commencement of grade separation works by Highways England of the A38 Kingsway junction, currently due to take place in September 2022. The site promoter has provided a completions' forecast. Awaiting submission of reserved matters application.	Timely determination of application DMPA/2020/0543 and reserved matters applications to allow continuous development following completion of phase 3a.
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission. Section 106 agreement completed.	550	0	0	0	Awaiting submission of reserved matters application.	Timely determination of reserved matters planning applications
Policy H15: Wragley Way (Phase1)	Outline planning permission, reserved matters application submitted	100	0	0	0	Reserved matters application submitted and awaiting determination	Timely determination of reserved matters planning application.
Policy E6: Woodville Regeneration Area	Resolution to grant outline planning permission, S106 agreement pending.	300	0	0	0	Awaiting submission of reserved matters planning applications. Developer identified for phase 1 and reserved matters application anticipated. Site promoter has provided a completions' forecast.	Site is dependent upon the completion of the Woodville Regeneration Route.

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 1 Allocations with outline planning application pending							
Policy H15: Wragley Way, (Phase 2)	Outline planning application under consideration, Section 106 work underway.	1850	0	0	0	Site forms part of Infinity Garden Village, with funding from Government.	Site forms part of Infinity Garden Village, with funding from Government. Planning application for the South Derby Integrated Transport Link and new A50 junction, which will support the delivery of this site, has been approved by Derbyshire County Council and Derby City Council. S106 agreement to be completed.
Local Plan Part 1 Allocations without planning permission							
Policy H13: Boulton Moor, Elvaston, Phase 3	Awaiting outline planning application	190	0	0	0	Highway mitigation under phase 2 agreed through S106 agreement, which also addresses the phase 3 highway mitigation requirements.	Awaiting submission of outline planning application.

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with full or reserved matters planning permission							
Policy H23A: Moor Lane, Aston on Trent	Completed	41	41	8	0	Completed	None
Policy H23E: Acresford Road, Overseal	Under construction	70	58	41	6	Cameron Homes on site. Developing at a much faster rate than anticipated in HPP Jan 2021	None
Policy H23C: Derby Road, Hilton	Under construction	45	7	7	12	Bellway on site. Completions progressing at the rate anticipated in HPP Jan 2021. Developer has provided a completions' forecast.	None
Policy H23G: Milton Road, Repton	Under construction	25	20	20	5	Cameron Homes on site. Completions progressing at a much faster rate than anticipated in HPP Jan 2021	None
Policy H23D: Station Road, Melbourne	Under construction	46	0	0	0	Davidsons on site. Site preparation works underway. Developer has provided a completions' forecast.	None
H23B: Jacksons Lane, Etwall	Reserved matters planning permission.	50	0	0	0	Redrow Homes to deliver site. S106 Deed of Variation regarding the submission of a Design Code pending. Agent has provided a completions' forecast.	Timely completion of S106 Deed of Variation.

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with outline planning permission							
Policy H23L: Scropton Lane, Scropton	Outline planning permission.	10	0	0	0	Awaiting submission of reserved matters planning application.	Submission and determination of reserved matters planning application.
Local Plan Part 2 allocations without outline planning consent or application							
Policy H23I: Kingfisher Way, Willington	Awaiting submission of planning application.	50	0	0	0	Awaiting submission of planning application.	Liaise with site owner to assist in progressing pre-application work.
Policy H23J: Oak Close, Castle Gresley	Awaiting submission of planning application.	55	0	0	0	Full planning application DMPA/2019/1176 refused due to overdevelopment in relation to Local Plan allocation requirements and inadequate infrastructure provision. Further planning application awaited.	Liaise with site owner to assist in progressing pre-application work.
Policy H23M: Montracon, Swadlincote	Site being marketed for development	95	0	0	0	Site clearance and remediation required. Awaiting submission of planning application.	Liaise with site promoter and any site purchaser to assist in progressing pre-application work.
Policy H23N: Stenson Fields	Pre-application discussions continuing.	50	0	0	0	Site owned by Derby City Council. Active discussions with the City Council continue concerning options for disposal/development. City Council currently considering use as a community lead housing scheme. City Council has provided a completions' forecast.	Liaise with Derby City Council and any site purchaser to assist in progressing pre-application work.

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent							
47-51 Alexandra Road, Swadlincote	Under construction	12	9	0	3	Site being constructed on a gradual basis. Planning permission for 3 remaining plots to be constructed approved December 2019.	None
Kathglow, Dominion Road, Swadlincote	Under construction	12	8	0	0	Site being constructed on a gradual basis.	None
Yard Close, Swadlincote	Completed	38	38	16	0	Completed	None
Rosliston Road South, Drakelow	Under construction	71	33	12	8	Lioncourt Homes on site. Site progressing more slowly than had been anticipated in HPP Feb 2020. Developer has provided completions forecast.	None
Newton Road, Winshill	Completed	100	100	30	0	Completed	None
Cadley Hill, Burton Road, Swadlincote	Completed	171	171	1	0	Completed.	None
Linton Heath, Linton	Completed	26	26	10	0	Completed.	None
Ashby Road, Woodville	Completed	10	10	0	0	Completed	None
Court Street, Woodville	Reserved matters planning consent	14	0	0	0	Awaiting discharge of pre-commencement conditions.	Timely discharge of pre-commencement conditions
Calder Aluminium, Willington	Under construction	39	36	6	3	Fairgrove Homes on site. Site progressing in accordance with forecast in HPP Jan 2021.	None
Moira Road, Woodville	Completed	45	45	21	0	Completed	None
Coppice Side, Swadlincote	Reserved matters planning consent	20	0	0	0	Awaiting discharge of pre-commencement conditions	Timely discharge of pre-commencement conditions
York Close, Church Gresley	Full planning consent	10	0	0	0	Awaiting discharge of pre-commencement conditions	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent (cont.)							
The Woodlands, Cadley Hill Road, Swadlincote	Completed	10	10	1	0	Completed	None
Coppice Side, Swadlincote	Part implemented (access). Reserved matters planning consent.	18	0	0	0	Certificate of Lawfulness demonstrates that previous construction of access, as permitted under 9/2010/0036, has been lawfully implemented. Construction expected to commence shortly.	None
Mandarin, Egginton Road, Hilton	Under construction	34	0	0	11	Owl Homes on site. Developer has provided a completions' forecast.	None
Court Street, Woodville	Under construction	76	47	47	25	Jessops and East Midlands Housing on site. Development has been rapid, with many homes under construction. Developer has provided completions forecast.	None
Park Road, Church Gresley	Under construction	14	0	0	14	Development progressing in accordance with the forecast in HPP Jan 2021.	None
Askew Lodge, Milton Road, Repton	Reserved matters planning consent	13	0	0	13	Maplevale Developments Ltd. On site. Development progressing in accordance with the forecast in HPP Jan 2021.	None
Moira Road, Overseal	Under construction	10	6	4	4	Development progressing in accordance with the forecast in HPP Jan 2021.	None
Castle Hotel, Hatton	Full planning consent	13	0	0	0	AC Construction identified to deliver site.	None
Orchard Street, Newhall	Reserved matters planning consent	25	0	0	0	Bowsall Developments Ltd. And Trent and Dove Housing identified to deliver site. Awaiting discharge of pre-commencement conditions. Developer has provided a completions' forecast.	Timely discharge of pre-commencement conditions
West Street, Swadlincote	Full planning consent	13	0	0	0	Awaiting discharge of pre-commencement conditions.	Timely discharge of pre-commencement conditions
Burton Road, Rosliston	Under construction	10	0	0	0	Being delivered by Lychgate Homes Ltd.	None
Woodville Road, Hartshorne (former Snooty Fox pub)	Full planning consent	11	0	0	0	To be delivered by Dealmead Ltd. Awaiting discharge of pre-commencement conditions.	None
Micklemeadow Farm, Rykneld Road	Outline planning consent.	14	0	0	0	Awaiting submission of reserved matters planning application.	Timely determination of reserved matters planning application
Woodville Road, Hartshorne	Reserved matters planning consent.	14	0	0	0	Awaiting discharge of pre-commencement conditions. Agent has provided delivery forecast.	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/capacity	Total completions 2011-2021	Completions 20/21	Under construction at 31 March 2021	Progress Commentary	Any Required Interventions
Non-allocated Sites with outline or pending planning consents							
Findacar and Easylease, Castle Road, Castle Gresley	Outline planning consent	14	0	0	0	Reserved matters planning application awaited.	Timely determination of any reserved matters applications.
Lucas Lane, Hilton	Outline planning consent, reserved matters planning application submitted	57	0	0	0	Reserved matters planning application awaiting determination.	Timely determination of reserved matters application.

Table 7: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2019/20
Ash	2	0	4
Aston on Trent	0	1	0
Barrow on Trent	0	3	0
Barton Blount	0	0	6
Bearwardcote	2	0	0
Bretby	0	7	0
Burnaston	1	1	0
Castle Gresley	3	7	1
Church Broughton	9	0	0
Coton in the Elms	0	3	0
Dalbury Lees	1	4	1
Drakelow	0	1	0
Egginton	2	2	0
Elvaston	1	10	0
Etwall	2	0	0
Findern	1	8	0
Foston & Scropton	2	5	2
Hartshorne	2	4	6
Hatton	1	4	2
Hilton	3	12	5
Linton	3	2	1
Lullington	0	0	1
Melbourne	12	26	3
Netherseal	1	6	2
Newton Solney	2	0	1
Osleston & Thurvaston	3	0	1
Overseal	0	1	1
Radbourne	1	0	0
Repton	9	7	3
Rosliston	1	1	2
Shardlow & Great Wilne	2	0	0
Smisby	2	0	0
Stanton by Bridge	2	1	1
Sutton on the Hill	2	0	0
Swarkestone	3	0	0
Ticknall	1	1	1
Trusley	1	0	0
Walton on Trent	0	1	0
Weston upon Trent	6	4	6
Willington	8	3	1
Woodville	1	8	5
Swadlincote (unparished)	29	37	27
Total for District	121	170	83

Five-year supply

28 Table 8 calculates a five-year supply based on the period 2011 – 2028.

Table 8: Five-Year Supply based on the Plan Period 2011 – 2028 (South Derbyshire Local Plan requirement)

a. Plan Period Requirement 2011 – 2028	12,618
b. Annualised Requirement [a/17 years]	742
c. Dwellings Completed 2011/12 to 2020/21	7299
d. Estimated Net Completions 2021/22	909
e. Dwellings left to be built [a - (c + d)]	4410
f. Shortfall [b x 11 years – (c+d)]	0 (-46)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to 5-year requirement, including shortfall, to allow choice and competition in the market for land [f + (b x 5)/ 20]	186 (185.5)
i. 5% buffer per annum if met over 5 years [h/5]	38 (37.1)
j. Adjusted Requirement (per annum) [b + g+ i]	780
k. Projected gross Completions 2022/23 to 2026/27	4869
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2022/23 to 2026/27 [k - l]	4804
n. Five-Year Supply [m/j]	6.15

Summary

- 29 As can be seen from the calculations above, a five-year supply is demonstrable. The estimated net completions for 2020/21 in the January 2021 Housing Position Paper was 851, which was confirmed as 1029 dwellings following the annual survey. It is expected that the 2021/22 completions will be lower as some larger sites near completion and others prepare to commence construction. There is only one Local Plan Part 1 site and four Part 2 sites without an approval or a pending application.

Supply of Sites

- 30 There is forecast to be no remaining shortfall in housing provision over the Local Plan period at the base date of 31 March 2022. The housing requirement is subject to a 5% buffer (as required by the NPPF) which must be delivered in the five-year supply period, all of which has been taken into account in assessing the housing supply. This quantum is the minimum that has to be achieved. The current housing land supply position is set out in Table 9: Housing Trajectory.

Table 9: Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL left to be built in the plan period
											Current year	Yr1	Yr2	Yr3	Yr4	Yr 5		
Total net past completions	378	274	385	420	569	820	921	1218	1285	1029								
Allocations																		
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A												30	38					68
Land to N of William Nadin Way/West of Depot, Swadlincote (H2) Site B											35	35	14					84
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C											105	105	105	10				325
Land in vicinity of Church Street/Bridge Street/Moat Street, Swadlincote (H3)													35	35	35	35	35	175
Broomy Farm, Woodville (H4)											60	60	60	60	60	60	60	420
Drakelow Power Station, Drakelow (H6)											14	150	150	150	150	150	150	914
Land at Hilton Depot, The Mease, Hilton (H7)											78	74	49					201
Land to NE of Hatton (H11)											59	78	78	78	60			353
Highfields Farm, Findern (H12)											50	50	26					126
Boulton Moor, Elvaston (H13 – Phase 1)											70	70	100	100	100	17		457
Boulton Moor, Elvaston (H13 – Phase 2)													40	60	65	70	70	305
Boulton Moor, Elvaston (H13 – Phase 3)																	40	40
Chellaston Fields (H14 – Phase 1)											50	46	19					115
Wragley Way (H15) Phase 1													25	50	25			100
Wragley Way (H15) Phase 2														40	100	100	100	340
Primula Way (H16)																	50	50
Holmleigh Way, Chellaston (H17)											25	7						32
Hackwood Farm (H18)											58	58	58	58	58			290
Land west of Mickleover (H19 – Phase 1)											20							20
Land west of Mickleover (H19 – Phase 2)											60	40						100
Land west of Mickleover (H19 – Phase 3a)											50	100	100	4				254
Land west of Mickleover (H19 – Phase 3b)													50	100	100	100	100	450
Woodville Regeneration Area (E6)												20	60	55	40	40	45	260

Local Plan Part 2 allocations																		
Jacksons Lane, Etwall (H23 B)												10	10	10	10	10		50
Derby Road, Hilton (H23 C)											15	15	8					38
Station Road, Melbourne (H23 D)												40	6					46
Acresford Road, Overseal (H23 E)											12							12
Milton Road, Repton (H23 G)											5							5
Off Kingfisher Way, Willington (H23 I)																	25	25
Oak Close, Castle Gresley (H23 J)																	30	30
Land north of Scropton Road, Scropton (H23 L)													5	5				10
Montracon, Woodville (H23 M)																	25	25
Stenson Fields (H23 N)															40	40	0	80
Large Sites 10 dwellings or more																		
47-51 Alexandra Road, Swadlincote												3						3
Kathglow, Dominion Road, Swadlincote												4						4
Burton Road, Rosliston												10						10
Rosliston Road South, Drakelow											29	9						38
Moira Road, Overseal											4							4
Mandarin, Hilton											32	2						34
Calder Aluminium, Willington											3							3
Court Street, Woodville (14)												14						14
Court Street, Woodville (72)											20	9						29
Woodville Road, Hartshorne (14)												14						14
Woodville Road Hartshorne (11)												11						11
Milton Road Repton (Askew Lodge)											13							13
Coppice Side, Swadlincote												18						18
Park Road, Church Gresley											14							14
Findacar, Castle Road, Castle Gresley																	14	14
Orchard Street, Newhall												25						25
West Street, Swadlincote												13						13
Lucas Lane, Hilton												7	25	25				57
Castle Hotel, Hatton												13						13
Micklemeadow Farm, Rykneld Road													14					14
Coppice Side, Swadlincote												20						20
York Close, Church Gresley												10						10
Small Sites 1 – 9 dwellings											41	41	41	41	41	41	41	287
Windfall Allowance														38	38	38	38	152
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985	6270	7299								
Projected Completions											922	1211	1116	919	922	701	823	6614
District Losses											-13	-13	-13	-13	-13	-13	-13	-91
Total Net Completions											909	1198	1103	906	909	688	810	