



SOUTH DERBYSHIRE AUTHORITY MONITORING REPORT APPENDIX 2: HOUSING POSITION PAPER

March 2025

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 identifies the housing sites that will help to meet the Local Plan housing requirement of 12,618. This target includes a contribution of 3,013 dwellings towards meeting some of Derby City's housing need. The period covered by the Plan is 2011 to 2028.

National Policy and Guidance

- 2 National Planning Policy Framework (NPPF), paragraph 61, 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 78). The local need should be calculated using the standard method set out in National Planning Practice Guidance (NPPG).
- 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 five year 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than 75% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date.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 NPPG indicates that all local authorities will need to be able to demonstrate a five year housing land supply and that this should be done using the latest available evidence. This paper includes housing completions for the 2023/24 monitoring period and up to date information on the progress of sites within the housing supply.

Derby Housing Market Area

- 5 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 was undertaken and subsequently examined on setting housing targets within the HMA. These targets were split across the three authorities taking account of Derby not being able to meet all of its housing needs within its boundary.
- 6 It was agreed collectively by the HMA Authorities that Derby City could not provide more than 11,000 dwellings in the period up to 2028. Derby adopted its Local Plan Part 1 on 25 January 2017 and Amber Valley Borough Council's emerging Local Plan is currently at the Submission stage.

South Derbyshire

- 7 South Derbyshire District Council has begun the process of reviewing its Local Plan through evidence gathering. As part of this the Council has undertaken a Strategic Housing and Economic Land Availability Assessment (SHELAA). Assessments of submitted sites are available to view on the Council's website [Strategic Housing and Economic Land Availability Assessment | South Derbyshire District Council](#). The Council has also jointly commissioned with Derby City Council a Local Housing Needs Assessment <https://www.southderbyshire.gov.uk/assets/attach/12054/Derby-and-South-Derbyshire-Local-Housing-Needs-Assessment-December-2023.pdf>. This study confirms the suitability of the standard method for identifying the overall quantitative housing needs of the two local authorities.
- 8 An Issues and Options document was published for consultation in October 2022 and a draft Local Plan was published for consultation in Autumn 2024. It is currently intended that the emerging Local Plan should be published for Regulation 19 consultation in March 2025.
- 9 As noted in paragraph 2, the NPPF states that where a Local Plan is more than five years old 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.
- 10 The process for calculating housing need using the standard method is set out in the NPPG [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](#). The standard method currently gives an annual requirement of 581 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 determined that the South Derbyshire five year housing land supply should be calculated using both the Local Plan target and the housing need figure derived using the standard method.
- 11 Although the emerging Local Plan carries little weight at this stage, the housing land supply has also been calculated using the proposed requirement for the plan period 2022-2014 (763 homes per annum).

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 10399 dwellings have been built over the period to 31 March 2024, representing an average of approximately 800 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
2021/22	919
2022/23	1118
2023/24	1063
TOTAL	10399

Table 2: Gross completions by Dwelling Type per Monitoring Year

	Dwelling Type					
Monitoring period	Market	Social Rented	Intermediate	Affordable Rent	Discount Low Cost	Total (Gross)
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
2021/22	779	21	34	101		935
2022/23	993	11	22	99		1125
2023/24	858	18	70	131		1077

- 13 In order to help boost supply, the NPPF (para. 79) requires the inclusion of an additional buffer of 20% if there has been significant under delivery over the previous three years. 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:

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

- 14 The combined number of homes delivered over monitoring years 21/22 (919), 22/23 (1118) and 23/24 (1063) in South Derbyshire is **3100**. 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**.

$$\text{Thus, the Housing Delivery Test percentage} = \frac{3100}{2226} \times \frac{100}{1} = 139.2\%$$

Non-implementation rate on small sites

- 15 It is expected that not all planning permissions for development comprising fewer than ten dwellings will be fully implemented, therefore a non-implementation rate has been applied to those sites under 10 dwellings.
- 16 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 3: Non-implementation totals

Small Sites	Not started	Under construction	
	228	157	
Total to be counted	171	157	328

- 17 This equates to 54 dwellings a year over a six-year period arising from completions on small sites.
- 18 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 within the five-year supply period. 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 adopted Local Plan Period.

Losses

- 19 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 4.

Table 4: 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
2021/22	16
2022/23	7
2023/24	14

Deliverable & Developable Sites

- 20 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.*”
- 21 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.*”
- 22 Table 5 summarises the current position regarding all major housing sites within the District. In response to requests from the Local Planning Authority a number of site promoters and developers have provided forecasts to assist in the preparation of the housing trajectory at Table 11.

- 23 Table 6 indicates the current position regarding commitments and completions for small sites (fewer than 10 dwellings) by parish.
- 24 The five-year housing land supply calculation using the adopted Local Plan housing requirement is set out in Table 7 whilst the same calculation using the previous and current standards method is set out in Tables 8 and 9 respectively. The calculation using the proposed target identified in the emerging replacement Local Plan Part 1 for the period 2022-2041 is set out at Table 10.

Table 5: Site Status

Site	Current Status	Total commitments/ capacity	Total completions 2011-2024	Completions 23/24	Under construction at 31 March 2024	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission							
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	Under construction.	68	38	35	26	Under construction. Cameron Homes on site	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	297	64	17	Under construction. Avant Homes on site	None
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Under construction	306	38	35	19	Under construction. Taylor Wimpey on site.	None.
Policy H4: Broomy Farm, Woodville Road, Woodville	Under construction. RM/full applications granted for phase 1 (182 dwellings), phase 2a (70 dwellings), phase 3 (148 dwellings) and phase 4 (189 dwellings).	589	376	103	42	Under construction. Bellway on site.	None.
Policy H6: Drakelow Park	Phase 1 complete, Phase 2 under construction	2239	532	267	74	Phase 2 under construction. Countryside and David Wilson Homes on site. Development of the site is currently capped at 785 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. Planning application submitted for RM for phases 3 and 4 (DMPA/2024/0300) currently under consideration	Completion of Walton-on-Trent bypass, timely determination of current and any subsequent reserved matters applications.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	494	482	14	0	Nearing completion.	None
Policy H11: Land NE of Hatton	Under construction.	385	258	60	80	Under construction. Bellway, on site with two outlets.	None

Site	Current Status	Total commitments/ capacity	Total completions 2011-2024	Completions 23/24	Under construction at 31 March 2024	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H12: Highfields Farm	Under construction.	1064	1064	2	0	Complete	None
Policy H13: Boulton Moor Phase 1	RM consent granted for 901 dwellings, plus a outline consent for a further 228 dwellings plus 66 care beds (DMPA/2021/1687), of which 214 have RM consent (DMPA/2024/0170). Further RM applications anticipated. Care beds calculated on the basis of average household occupancy of 1.8 = equivalent of 36 additional dwellings	1127 (+36)	863	50	9	Under construction. Persimmon Homes and Miller Homes on site.	Timely determination of anticipated further reserved matters planning applications.
Policy H14: Chellaston Fields	Under construction.	450	450	5	0	Complete	None
Policy H15: Wragley Way (Phase1)	Under construction	94	32	32	27	Under construction. Davidsons on site.	None
Policy H18: Hackwood Farm, Mickleover	Under construction	290	248	174	24	Under construction. Miller Homes and Redrow Homes on site. This is part of a larger cross-boundary site, the greater part lying within Derby City.	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	317	271	50	27	Under construction. Avant Homes on site.	None
Policy H19: Land West of Mickleover, Phase 3b	RM planning consent for 710 homes (DMPA/2022/0996), further RM application(s) anticipated.	783	0	0	0	Awaiting commencement. Site to be Delivered by Bloor Homes and Taylor Wimpey. Removal of condition 31 of outline planning consent DMPA/2022/1153 to allow all dwellings within the development to be occupied prior to the commencement of A38 grade separation works approved. The transport modelling material submitted with planning application DMPA/2022/1153 includes a housing completions' forecast.	Timely determination of anticipated further reserved matters planning applications.
Policy E6: Woodville Regeneration Area	Outline planning permission, S106 agreement completed. RM	300	0	0	0	RM planning application for phase 1 residential development (75 dwellings) awaiting determination. Harworth Group have provided a completions forecast.	Timely determination of further reserved

	consent for 75 dwellings (DMPA/2022/1159). Further RM application(s) anticipated.							matters planning applications.
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Site	Current Status	Total commitments/ capacity	Total completions 2011-2024	Completions 23/24	Under construction at 31 March 2024	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with outline planning permission							
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission. Section 106 agreement completed.	550	0	0	0	S106 Deed of Variation completed. Awaiting submission of reserved matters application.	Timely determination of anticipated reserved matters planning application.
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	Outline application awaiting determination. 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.
Policy H16: Primula Way, Stenson	Outline planning application under consideration.	500	0	0	0	Outline application submitted for 600 homes and awaiting determination. Agent acting for Richborough Estates has provided a completions forecast.	Timely determination of outline planning application and subsequent reserved matters applications.
Policy H13: Boulton Moor, Elvaston, Phase 3	Outline planning application under consideration	190	0	0	0	Resolution to approve planning permission subject to negotiation of S106 agreement. Highway mitigation under phase 2 agreed through S106 agreement, which also addresses the phase 3 highway mitigation requirements.	Timely completion of S106 agreement and approval of subsequent reserved matters applications.

Site	Current Status	Total commitments/ capacity	Total completions 2011-2024	Completions 23/24	Under construction at 31 March 2024	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with full or reserved matters planning permission							
Policy H23G: Milton Road, Repton	Under Construction	32	25	0	7	Under construction. Cameron Homes on site. Reserved matters planning permission for a further 7 dwellings DMPA/2023/0361.	None
Policy H23D: Station Road, Melbourne	Complete	46	46	34	0	Complete	None
H23B: Jacksons Lane, Etwall	Under construction.	50	26	18	21	Under construction. Redrow Homes on site.	None
Policy H23J: Oak Close, Castle Gresley	Full planning permission	70	0	0	0	Full planning permission granted at appeal against refusal of planning application DMPA/2019/1176 was upheld. Awaiting discharge of pre-commencement conditions, currently underway. East Midlands Homes has provided a completions forecast.	Timely discharge of remaining pre-commencement conditions.
Policy H23L: Scropton Lane, Scropton	Outline planning permission. Reserved matters application under consideration.	10	0	0	0	RM permission. Awaiting commencement of construction.	None.
Local Plan Part 2 allocations without outline planning consent or application							
Policy H23I: Kingfisher Way, Willington	Pre- application discussions underway.	50	0	0	0	Awaiting submission of planning application.	Liaise with site owner to assist in progressing pre-application work.
Policy H23M: Montracon, Swadlincote	Awaiting submission of planning application	95	0	0	0	Site purchased for re-use by an industrial concern and therefore unlikely to come forward for housing development.	Maintain contact with site owner in regard to intentions concerning the future use of the site.
Policy H23N: Stenson Fields	Pre-application discussions underway.	50	0	0	0	Site owned by Derby City Council. Active discussions within City Council continue concerning options for disposal/development. Derby 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 2011-2024	Completions 23/24	Under construction at 31 March 2024	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent							
47-51 Alexandra Road, Swadlincote (DMPA/2019/1036)	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 (9/2011/0329)	Under construction	12	8	0	0	Site being constructed on a gradual basis.	None
Court Street, Woodville (9/2017/0062)	Under construction	14	0	0	14	Under construction	None
Coppice Side, Swadlincote (9/2006/0780, 9/2017/1377)	Part implemented (access) Reserved matters planning consent	20	0	0	0	Awaiting discharge of pre-commencement conditions. Certificate of Lawful Use (9/2017/1377) states that permission has been implemented.	Timely discharge of pre-commencement conditions
York Road, Church Gresley (DMPA/2019/1460)	Under construction	10	8	0	1	Under construction	None
Park Road, Church Gresley (9/2018/1049)	Under construction	14	0	0	14	Under construction	None
Orchard Street, Newhall (DMPA/2020/0347)	Complete	25	25	25	0	Complete	None
Woodville Road, Hartshorne ((DMPA/2020/0586)	Under construction	13	9	4	4	Under construction	None
Lucas Lane, Hilton (DMPA/2021/1277)	Under construction.	57	25	23	17	Under construction	None

Site	Current Status	Total commitments/ capacity	Total completions 2011-2024	Completions 23/24	Under construction at 31 March 2024	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent (cont.)							
Our Monkey Club, York Road, Church Gresley (DMPN/2022/1309)	Prior Approval for change of use	17	0	0	0	Awaiting commencement.	None
The Dales, Repton (DMPA/2022/1625)	Reserved matters planning permission	28	0	0	0	Awaiting discharge of pre-commencement conditions. Trent and Dove Housing has provided a completions forecast.	Timely discharge of pre-commencement conditions
Land at Penkridge Road, Swadlincote	Full planning permission	14	0	0	0	Awaiting commencement. Carter construction have provided a completions forecast.	None
Mercia Marina (DMPA/2022/0270)	Full planning permission.	14	0	0	0	S106 agreement complete. Awaiting commencement.	None
Salt Box Café, Hatton	Full planning permission for 66 bed care home. Care beds calculated on the basis of average household occupancy of 1.8 = equivalent of 36 additional dwellings	36	0	0	0	Awaiting discharge of pre-commencement conditions	Timely discharge of pre-commencement conditions
William Nadin Way, Swadlincote, Site D	Outline planning consent subject to S106	150	0	0	0	Awaiting completion of S106 and submission of reserved matters application	Timely determination of reserved matters planning application

Table 6: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2023/24
Ash	1	0	0
Aston on Trent	4	10	2
Barrow on Trent	0	0	0
Barton Blount	2	1	0
Bearwardcote	0	0	0
Bretby	3	4	1
Burnaston	1	0	1
Castle Gresley	7	9	0
Catton	0	2	0
Church Broughton	0	1	2
Coton in the Elms	0	1	2
Dalbury Lees	1	6	0
Drakelow	0	2	2
Egginton	9	2	0
Elvaston	2	1	1
Etwall	0	2	0
Findern	1	10	2
Foston & Scropton	5	7	1
Hartshorne	3	11	3
Hatton	2	6	4
Hilton	8	8	0
Hoon	0	1	0
Linton	7	6	0
Lullington	0	0	0
Marston on Dove	3	1	0
Melbourne	22	25	22
Netherseal	2	6	1
Newton Solney	1	5	0
Osleston & Thurvaston	1	1	2
Overseal	0	1	5
Radbourne	1	5	0
Repton	15	3	2
Rosliston	0	4	3
Shardlow & Great Wilne	0	0	1
Smisby	0	1	1
Stanton by Bridge	1	0	2
Stenson Fields	1	1	0
Sutton on the Hill	0	0	1
Swarkestone	0	8	2
Ticknall	1	0	0
Trusley	0	0	1
Twynford and Stenson	0	10	1
Walton on Trent	4	0	0
Weston upon Trent	13	0	1
Willington	0	6	4
Woodville	0	14	2
Swadlincote (unparished)	36	47	10
Total for District	157	228	82

Five-year supply

- 28 Table 7 calculates a five-year supply based on the adopted Local Plan housing requirement.

Table 7: Five-Year Supply based on the Adopted Local Plan Period 2011 – 2028

a. Plan Period Requirement 2011 – 2028	12,618
b. Annualised Requirement [a/17 years]	742
c. Dwellings Completed 2011/12 to 2022/24	10399
d. Estimated Net Completions 2024/25	730
e. Dwellings left to be built [a - (c + d)]	1489
f. Shortfall [b x 14 years – (c+d)]	0 (-741)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to five year requirement (b x5)/20	185.5
i. 5% buffer if met over 5 years (h/5)	37
j. Adjusted Requirement (per annum) [b + g + i]	779
k. Projected gross Completions 2023/25 to 2028/30	4422
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2025/26 to 2029/30 [k- l]	4357
n. Five-Year Supply [m/j]	5.59

- 29 Table 8 calculates a five-year supply based on the housing requirement calculated using the previous version of the standard method.

Table 8: Five-Year Supply based on need using the standard method calculation (2023) for the period 2022-2028

a. Annual Requirement	507
b. Plan period requirement	8619
c. Dwellings Completed 2021/22 to 2023/24	2181
d. Estimated Net Completions 2024/25	730
e. Dwellings left to be built $[b - (c + d)]$	5708
f. Shortfall $[a \times 3 \text{ years} - (c+d)]$	0 (-1390)
g. Shortfall if met over 5 years (per annum) $[f/5]$	0
h. 5% buffer to five year requirement $(a \times 5)/20$	126.5
i. 5% buffer if met over 5 years $(h/5)$	26
j. Adjusted Requirement (per annum) $[a + g + i]$	533
k. Projected gross Completions 2025/26 to 2029/30	4422
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2025/26 to 2029/30 $[k - l]$	4357
n. Five-Year Supply $[m/j]$	8.17

30. Table 8 calculates a five-year supply based on the housing requirement calculated using the current version of the standard method for the emerging Local Plan Part 1 period 2022-2041.

Table 9: Five-Year Supply based on need using the standard method calculation (2024) for the period 2022-2028

a. Annual Requirement	581
b. Plan period requirement	9877
c. Dwellings Completed 2021/22 to 2023/24	2181
d. Estimated Net Completions 2024/25	730
e. Dwellings left to be built [b - (c + d)]	6966
f. Shortfall [a x 3 years – (c+d)]	0 (-1168)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to five year requirement (a x5)/20	145.25
i. 5% buffer if met over 5 years (h/5)	29
j. Adjusted Requirement (per annum) [a + g + i]	610
k. Projected gross Completions 2025/26 to 2029/30	4422
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2025/26 to 2029/30 [k - l]	4357
n. Five-Year Supply [m/j]	7.14

30. In regard to the merging South Derbyshire Local Plan Part 1, proposed housing requirement comprises provision to meet South Derbyshire's own needs, based upon the standard method (2023 calculation of 507 homes per annum), plus a contribution toward Derby City Council's unmet need, to reflect recent high delivery rates and to provide flexibility. This results in an annual requirement of 763 homes for the period 2022-2041.
31. The calculation for the current five year housing land supply based upon the proposed housing requirement for 2022-2041, as identified in the Draft Local Plan Part 1, is set out in Table 10. It is important to note that at this early stage the supply excludes contributions from the new strategic land allocations proposed in the Draft Local Plan. These comprise land at Infinity Garden Village (Draft Policy STRA1) and land to the South of Mickleover (Draft Policy STRA2) which are identified to deliver 2000 and 2500 homes respectively over the period to 2039.

Table 10: Five-Year Supply based on the Draft Local Plan provision for the period 2022-2041

a. Annual Requirement	763
b. Plan period requirement	14500
c. Dwellings Completed 2021/22 to 2023/24	2181
d. Estimated Net Completions 2024/25	730
e. Dwellings left to be built [b - (c + d)]	11589
f. Shortfall [a x 3 years – (c+d)]	0 (-622)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to five year requirement (a x5)/20	186
i. 5% buffer if met over 5 years (h/5)	37
j. Adjusted Requirement (per annum) [a + g+ i]	800
k. Projected gross Completions 2025/26 to 2029/30	4422
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2025/26 to 2029/30 [j - l]	4357
n. Five-Year Supply [m/j]	5.44

Summary

32. As can be seen from the calculations set out in Tables 7, 8, 9 and 10 a five-year supply is demonstrable in each of the annual need scenarios. The estimated number of net completions for 2023/24 identified in the January 2024 Housing Position Paper was 907, but was confirmed as 1063 dwellings following the annual survey. There are no Local Plan Part 1 sites without an approval or a submitted pending application.

Supply of Sites

33. There is forecast to be no shortfall in housing provision at the base date of 31 March 2025. The current housing land supply position is set out in Table 11: Housing Trajectory.

Table 11: 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	2028/29	2029/30	TOTAL left to be built
														Current year	Yr1	Yr2	Yr3	Yr4	Yr5	
Total net past completions	378	274	385	420	569	820	921	1218	1285	1029	919	1118	1063							
Allocations																				
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A														20	10					30
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C														60	43					103
Land in vicinity of Church Street/Bridge Street/Moat Street, Swadlincote (H3)														30	60	60	60	58		268
Broomy Farm, Woodville (H4)														60	60	60	33			213
Drakelow Power Station, Drakelow (H6)														265	265	265	265	265	265	1590
Land at Hilton Depot, The Mease, Hilton (H7)															12					12
Land to NE of Hatton (H11)														60	60	7				127
Boulton Moor, Elvaston (H13 – Phase 1)														20	50	50	50	50	44	264
Boulton Moor, Elvaston H13 Phase 1 care units (66 C2 units, equivalent to 36 C3 units)																36				36
Boulton Moor, Elvaston (H13 – Phase 2)																50	50	50	50	200
Boulton Moor, Elvaston (H13 – Phase 3)																50	50	50	50	200
Wragley Way (H15) Phase 1														32	30					62
Wragley Way (H15) Phase 2																	40	100	100	240
Primula Way (H16)																	50	60	60	170
Hackwood Farm (H18)														30	12					42
Land west of Mickleover (H19 – Phase 3a)														30	16					46
Land west of Mickleover (H19 – Phase 3b)															60	120	120	120	120	540
Woodville Regeneration Area (E6)															15	50	50	35	35	185

Local Plan Part 2 allocations																				
Jacksons Lane, Etwall (H23 B)														12	12					24
Off Kingfisher Close, Willington (H23 I)																				0
Oak Close, Castle Gresley (H23 J)															30	30	10			70
Land north of Scropton Road, Scropton (H23 L)																5	5			10
Montracon, Woodville (H23 M)																				0
Stenson Fields (H23 N)																25	25			50
Milton Road, Repton (H23G)														7						7
Large Sites 10 dwellings or more																				
47-51 Alexandra Road, Swadlincote														3						3
Kathglow, Dominion Road, Swadlincote														4						4
Court Street, Woodville														14						14
Woodville Road, Hartshorne														4						4
Park Road, Church Gresley														14						14
Lucas Lane, Hilton														22	10					32
Coppice Side, Swadlincote (20)																20				20
York Close, Church Gresley														2						2
Our Monkey Club, Church Gresley															17					17
Mercia Marina																14				14
The Dales, Repton																28				28
Land off Penkridge Road, Church Gresley															14					14
Salt Box Café, Hatton (66 C2 units, equivalent to 36 C3 units)																	36			36
William Nadin Way, Swadlincote, Site D																50	50	50		150
Small Sites 1 – 9 dwellings														54	54	54	54	54	54	324
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985	6270	7299	8218	9336	10399							
Projected Completions														743	830	974	948	892	778	5169
District Losses														-13	-13	-13	-13	-13	-13	-78
Total Net Completions														730	817	961	935	879	765	

