



SOUTH DERBYSHIRE HOUSING POSITION PAPER

April 2026

Introduction

- 1 This Paper is published as the most up to date housing position for South Derbyshire District Council (the 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 housing need should be calculated using the standard method set out in National Planning Practice Guidance (NPPG).
- 3 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 2025/26 monitoring period and up to date information on the progress of sites within the District's housing supply.
- 4 The importance of the five-year supply and Housing Delivery Test is outlined in paragraph 79 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of the housing requirement over the previous three years, the Council's Local Plan housing policies would be considered out-of-date. In this situation housing development should be determined on the basis of a presumption in favour of sustainable development, which was a key issue in the determination of the Kings Newton Lane Section 78(1) Appeal (APP/F1040/W/25/3368728).

Derby Housing Market Area

- 5 The Council 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 Local Plan was adopted on 2nd March 2026.

South Derbyshire

- 7 The 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 Council and Derby City.
- 8 The Council's Issues and Options document was published for consultation in October 2022, the draft Local Plan was published for consultation under Regulation 18 in Autumn 2024 and the Pre-submission version was published for Regulation 19 consultation in March 2025.
- 9 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. This Paper therefore includes a calculation of the five year housing land supply using the current Standard Method (Table 8) and takes into account in the determination of planning applications.
- 10 The process for calculating housing need using the Standard Method is set out in the NPPG [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](#). This currently gives an annual requirement of 586 dwellings, as opposed the Local Plan based annual target of 742.
- 11 Although the Emerging Local Plan carries limited weight at this stage, the housing land supply has also been calculated using the proposed requirement for the plan period 2022-2042 (764 homes per annum). This is set out at Table 9.

Past Housing Delivery & Buffers

- 12 The net number of completed dwellings from the start of the Local Plan period in 2011 can be seen in Table 1 below. A total of 11932 dwellings were built over the period to 31 March 2026, representing an average of over 795 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
2024/25	865
2025/26	668
TOTAL	11932

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
2021/22	779	21	34	101		935
2022/23	993	11	22	99		1125
2023/24	858	18	70	131		1077
2024/25	578	36	71	185		870
2025/26	513	39	84	38		674

- 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 23/24 (1063), 24/25 (865) and 2025/26 (668) in South Derbyshire is **2596**. The total of number of homes required per year in South Derbyshire as an annual average, calculated using the Standard Method, is 586, which over a three-year period of the HDT is **1758**.

$$\text{Thus, the Housing Delivery Test percentage} = \frac{2596}{1758} \times \frac{100}{1} = 147.66\%$$

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	
	163	156	
Total to be counted	122	156	278

- 17 This resulting total of 278 equates to 55 dwellings a year over a five-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 the dwellings are expected to be built within the Local Plan Period (2011-2028). Delivery on a number of other

allocated sites is also now expected to extend beyond the Plan period (see Table 10 Housing Trajectory).

Losses

- 19 An assumption of the loss of 12 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
2024/25	5
2025/26	6

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 Commentary on the current position for sites of ten or more dwellings included in the Council's five year housing land supply is set out at Annexe A.
- 23 A Developer Panel was held on 10 April 2026 with developers operating in the local area to seek the views on the current condition of the housing market, any obstacles to market and affordable housing delivery and how these might be addressed. A summary of the points raised is included at Annexe B.
- 24 For 2026 a Written Agreement Form has been distributed among developers, landowners and their agents, seeking information concerning site deliverability, including:
- Information concerning the recipients experience in bringing sites to delivery nationally, in the East Midlands and the District
 - The recipients assessment of the local housing market
 - Whether South Derbyshire is a desirable location for house building
 - Whether discussions between landowners and developers are underway. If not what is the timescale for these to commence. If discussions are underway what is the timescale for securing commitment from house builders?
 - Examples of sites in the District or elsewhere to illustrate timings from land promotion to delivery of completed homes
 - In respect of sites being promoted/developed by the recipient:
 - Lead in times, including time to acquire the site, secure outline and reserved matters planning permission, discharge conditions and start on site
 - Delivery model and annual build rate
 - Impediments to delivery, including infrastructure, viability and land ownership
 - Any specific points that can give confidence in the lead in times identified
 - Any steps the Council or its public sector partners can take to accelerate delivery
 - Whether there will be any other builders on site; their identities if known; whether a partnership approach will be followed and timings for the sale of any parts of the site to other builders
 - A year-by-year forecast of housing completions over the following five years
- 25 Completed Written Agreement forms submitted to the Council have been referred to in preparing the housing trajectory set out in Table 10, although completion forecasts have been sense checked by Council Officers and adjustments made where appropriate. Submitted forms are included at Annexe C. Where Written Agreements are absent proformas from earlier years setting out developer completion forecasts have been referred to and are included at Annexe D.
- 26 Table 5 summarises the current position regarding all major housing sites within the District. Table 6 indicates the current position regarding commitments and

completions for small sites (fewer than 10 dwellings) by parish administrative area.

- 27 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 current standard method is set out in Tables 8. 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 9.

Table 5: Site Status

Site	Current Status	Total commitments/capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	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	Complete	68	68	0	0	Complete	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	368	32	17	Under construction. Avant Homes on site.	None
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Under construction	306	120	40	18	Under construction. Taylor Wimpey on site. Completions forecast provided by developer.	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	539	53	37	Under construction. Bellway on site. Completions forecast provided by developer.	None.
Policy H6: Drakelow Park	Phase 1 complete, Phase 2 under construction. Note that 109 dwellings do not yet have reserved matters planning permission have therefore been excluded from the 5 year housing land supply.	2239	1082	164	27	Phase 2 under construction. Countryside and David Wilson Homes on site. The Walton Bypass, needed for transport mitigation, is under construction and is expected to be completed by mid 2026. Reserved matters planning permission for phases 3 and 4 was approved during 2024/25. Awaiting reserved matters application for development of retirement village adjacent to local centre. Completions forecasts provided by developers.	Completion of Walton-on-Trent bypass, timely determination of further anticipated reserved matters applications.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	494	482	0	0	Nearing completion.	None
Policy H11: Land NE of Hatton	Under construction.	385	376	103	9	Under construction. Bellway, on site with two outlets.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H13: Boulton Moor Phase 1	Outline consent for 228 dwellings (DMPA/2021/1687), of which 214 have RM consent (DMPA/2024/0170). Further RM application(s) for housing development on Local Centre site anticipated.	1127 (+35)	953	52	54	Under construction. Miller Homes on site. Completions forecasts provided by developer and land agent.	Timely determination of anticipated further reserved matters planning applications.
Policy H13: Boulton Moor Phase 1 Care Home	RM consent granted for care home with 66 care beds. Care beds calculated on the basis of average household occupancy of 1.9 = equivalent of 35 additional dwellings	66 beds (35 dwellings equivalent)	0	0	35	Under construction	None
Policy H15: Wragley Way (Phase1)	Under construction	94	94	5	0	Complete	None
Policy H18: Hackwood Farm, Mickleover	Complete	290	290	36	0	Complete	None
Policy H19: Land West of Mickleover, Phase 3a	Complete	315	315	30	0	Complete	None
Policy H19: Land West of Mickleover, Phase 3b	RM planning consent for 710 homes (DMPA/2022/0996), under construction. Further RM application(s) for housing development anticipated.	783	18	18	72	Under construction. 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. Completions forecasts provided by Bloor Homes and Taylor Wimpey.	Timely determination of anticipated further reserved matters planning applications.
Policy H19: Land West of Mickleover (application DMPA/2024/1654)	Under construction	15	0	0	0	Completions forecast provided by Chevin Homes.	None
Policy E6: Woodville Regeneration Area	RM consent for 75 dwellings (DMPA/2022/1159). Further RM application submitted for 184 dwellings (phase 2).	300	0	0	0	RM planning permission for phase 1 residential development (75 dwellings). Crest Nicholson on site and have provided a completions forecast. Reserved matters planning application for a further 184 dwellings (phase 2) submitted by Honey Homes and a completions forecast has been provided by their planning consultant, although the Council has taken a more cautious view of first delivery timing.	Timely determination of further reserved matters planning applications.

Site	Current Status	Total commitments/capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H13: Boulton Moor Elvaston, Phase 2	Reserved matters planning permission.	526	0	0	0	Reserved matters planning permission. Completions forecast provided by Vistry Homes, although the Council has taken a more cautious view of delivery timing.	None.
Local Plan Part 1 Allocations with outline planning permission							
Policy H13: Boulton Moor, Elvaston, Phase 3	Outline planning permission for up to 250 dwellings.	250	0	0	0	Outline planning permission, S106 agreement complete. Completions forecast provided by land agent, although the Council has taken a more cautious view of delivery timing.	Timely determination of reserved matters applications.
Local Plan Part 1 Allocations with outline planning application pending							
Policy H15: Wragley Way, (Phase 2)	Outline planning application under consideration	1850	0	0	0	Outline application awaiting determination. Section 106 work underway. 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. Homes England engaged to assist in delivery. Completions forecast provided by developer.	Infrastructure funding arrangements to be finalised, outline planning application to be determined.
Policy H16: Primula Way, Stenson	Resolution to approve outline planning application for up to 600 dwellings. S106 agreement under negotiation.	600	0	0	0	Resolution to approve outline application for 600 homes. S106 agreement under negotiation.	Completion of S106 agreement.

Site	Current Status	Total commitments/capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with full or reserved matters planning permission							
Policy H23G: Milton Road, Repton	Complete	32	32	0	0	Complete	None
H23B: Jacksons Lane, Etwall	Complete	50	50	9	0	Complete	None
Policy H23J: Oak Close, Castle Gresley	Full planning permission	70	16	16	52	Under construction. Completions forecast provided by developer.	Timely discharge of any remaining pre-commencement conditions.
Policy H23L: Scropton Lane, Scropton	Reserved matters planning permission	10	6	6	4	Under construction.	None.
Local Plan Part 2 allocations without outline planning consent or application							
Policy H23I: Kingfisher Way, Willington	No progress	50	0	0	0	Awaiting submission of planning application.	Liaise with site owner to assist in progressing pre-application work.
Policy H23M: Montracon, Swadlincote	It is understood that the owner of the site is no longer interested in residential redevelopment.	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.	70	0	0	0	Site owned by Derby City Council. Active discussions within City Council continue concerning options for disposal/development. A completions forecast has been provided by Derby City Council, but the District Council has taken a more cautious view of for the purposes of the five year housing land supply calculation.	Liaise with Derby City Council and any site purchaser to assist in progressing pre-application work.

Site	Current Status	Total commitments/capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	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	None
Kathglow, Dominion Road, Swadlincote (9/2011/0329)	Under construction	12	8	0	0	Site being constructed on a gradual basis.	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	9	0	1	Under construction	None
Park Road, Church Gresley (9/2018/1049)	Under construction	14	14	14	0	Complete	None
Woodville Road, Hartshorne ((DMPA/2020/0586)	Complete	13	13	0	0	Complete	None
Lucas Lane, Hilton (DMPA/2021/1277)	Under construction.	57	57	0	0	Complete	None
Our Monkey Club, York Road, Church Gresley (DMPN/2022/1309)	Prior Approval for change of use	17	17	0	0	Complete	None
The Dales, Repton (DMPA/2022/1625)	Reserved matters planning permission	28	0	0	0	Awaiting commencement. Trent and Dove Housing have provided a completions forecast.	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent (cont.)							
Land at Penkridge Road, Swadlincote (DMPA/2022/0992)	Full planning permission	14	8	8	6	Under construction. The developer's agent has provided a completions forecast.	None
Mercia Marina (DMPA/2022/0270)	Full planning permission.	14	0	0	14	Under construction.	None
Salt Box Café, Hatton (DMPA/2024/0161)	Full planning permission for 66 bed care home. Care beds calculated on the basis of average household occupancy of 1.9 = equivalent of 35 additional dwellings	35	0	0	35	Under construction. The developer has provided a completions forecast.	None
Archway Motors, Findern (DMPA/2021/0680)	Full planning permission	16	0	0	10	Under construction	None
Hartshorne Road, Woodville (DMPA/2023/1557)	Full planning permission	54	0	0	0	Awaiting discharge of pre-commencement conditions. The developer has provided a completions forecast.	Discharge pre-commencement conditions.
Non-allocated sites with outline planning consent or awaiting completion of S106 agreement							
William Nadin Way, Swadlincote, Site D (DMPA/2023/0006)	Outline planning consent	150	0	0	0	S106 agreement complete. Awaiting submission of reserved matters planning application. The developer has provided a completions forecast, but the Council has taken a more cautious view in its trajectory.	Timely determination of reserved matters planning application
Kings Newton Lane, Melbourne (DMPA/2025/0438)	Outline planning permission	135	0	0	0	Awaiting submission of reserved matters planning application.	Timely determination of reserved matters planning application
Land at Swadlincote Lane, Church Gresley (DMPA/2025/0204)	Resolution to approve full planning permission subject to S106 agreement	187	0	0	0	Awaiting completion of S106 agreement.	Timely completion of S106 agreement

Site	Current Status	Total commitments/ capacity	Total completions 2011-2026	Completions 25/26	Under construction at 31 March 2026	Progress Commentary	Any Required Interventions
Non-allocated sites with outline planning consent or awaiting completion of S106 agreement (cont)							
Jawbone Lane, Melbourne (DMPA/2023/1662)	Resolution to approve outline planning permission	66	0	0	0	S106 agreement under negotiation	Timely completion of S106 agreement
Land North of Linton Road, Castle Gresley (DMPA/2024/1572)	Resolution to approve outline planning permission	75	0	0	0	S106 agreement under negotiation	Timely completion of S106 agreement
Willington Road, Etwall (DMPA/2026/0076)	Resolution to approve outline planning permission	91	0	0	0	S106 agreement under negotiation	Timely completion of S106 agreement

Table 6: Small Sites by Parish Administrative Area

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2025/26
Ash	1	0	1
Aston on Trent	2	9	0
Barrow on Trent	0	2	0
Barton Blount	0	1	1
Bearwardcote	0	0	0
Bretby	2	2	2
Burnaston	1	2	0
Castle Gresley	3	0	3
Catton	0	3	0
Church Broughton	1	1	0
Coton in the Elms	0	1	0
Dalbury Lees	1	7	0
Drakelow	0	1	1
Egginton	2	1	0
Elvaston	2	2	0
Etwall	0	5	1
Findern	10	9	0
Foston & Scropton	5	7	3
Hartshorne	1	9	1
Hatton	2	4	0
Hilton	2	5	2
Hoon	0	0	0
Linton	7	0	1
Lullington	0	0	0
Marston on Dove	4	1	0
Melbourne	22	19	8
Netherseal	7	0	4
Newton Solney	6	3	1
Osleston & Thurvaston	1	2	0
Overseal	1	5	0
Radbourne	1	4	0
Repton	17	4	3
Rosliston	0	2	0
Shardlow & Great Wilne	0	0	0
Smisby	1	1	0
Stanton by Bridge	2	0	0
Stenson Fields	0	0	0
Sutton on the Hill	0	1	0
Swarkestone	8	0	0
Ticknall	0	0	0
Trusley	0	0	0
Twyford and Stenson	0	4	0
Walton on Trent	9	0	2
Weston upon Trent	6	1	0
Willington	1	1	0
Woodville	0	8	0
Swadlincote (unparished)	28	36	40
Total for District	156	163	74

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 (2016) housing requirement

a. Plan period requirement 2011 – 2028	12,618
b. Annualised requirement [a/17 years]	742
c. Dwellings completed 2011/12 to 2025/26	11932
d. Dwellings left to be built [a - c]	686
e. Shortfall [b x 15 years – c]	- 802
f. Shortfall if met over 5 years (per annum) [f/5]	0
g. 5% buffer to five year requirement (b x5)/20	185.5
h. 5% buffer if met over 5 years (g/5)	37
i. Adjusted requirement (per annum) [b + f + h]	779
j. Projected gross completions 2026/27 to 2030/31	4334
l. Losses (calculated as 12 per year)	-60
m. Net projected completions 2026/27 to 2030/31 [k- l]	4274
n. Five-year supply [m/i]	5.48 years

29. In accordance with para 62 of the NPPF local housing need must be calculated using the standard method, set out in National Planning Practice Guidance. The standard method is based upon the scale of existing dwelling stock (taking 0.8% of existing dwelling stock), adjusted to take account of local affordability (using the five year average of the most recent median workplace based affordability ratios published by Office for National Statistics). The local housing need figure changes annually as dwelling stock numbers and affordability ratios are updated. At the time of the Kings Newton Lane Section 78(1) Appeal (APP/F1040/W/25/3368728) concerning the refusal of planning application DMPA/2025/0438, the annual local housing need figure was calculated as 592. Since then, the data inputs as identified above have changed, yielding in an annual need figure of 586.
30. Table 8 calculates a five-year supply based on the local housing need using the standard method. For consistency with appeal decision

APP/F1040/W/25/3368728, dated 6 January 2026, this includes a 24% discount to account for the proportion of supply intended to meet the needs of Derby City.

Table 8: Five-Year Supply based on need using the standard method calculation (2024)

a. Annual requirement	586
b. 5% buffer to five year requirement $(a \times 5)/20$	146.5
c. 5% buffer if met over 5 years $(b/5)$	29.3
d. Adjusted requirement (per annum) $[a + c]$	615.3
e. Projected gross completions 2026/27 to 2030/31	4334
f. Losses (calculated as 12 per year)	-60
g. Net projected completions 2026/27 to 2030/31 $[e - f]$	4274
h. Net completions minus 24% discount $e - [e/100] \times 24$	3248
i. Five-year supply $[h/d]$	5.27 years

31. In regard to the emerging Local Plan Part 1, the proposed local housing requirement comprises provision to meet the Council's own needs, based upon the standard method (in accordance with the 2024 NPPF transition arrangements), 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 764 homes for the period 2022-2042.
32. The calculation for the current five year housing land supply is based upon the proposed housing requirement of 15263 dwellings, as identified in the Draft Local Plan Part 1, is set out in Table 9. 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.
33. The Council is exploring various options of accelerating housing delivery on the draft allocated Strategic sites in Local Plan part 1 review. This work is ongoing with productive pre-application discussions on a handful of sites. A Scoping Opinion (DMOT/2025/1599) has been issued in relation to STRA2 with an application expected over the coming month. There are likely to be Planning Performance agreements detailing realistic delivery assumptions agreed between the Council and site promoter on various parcels of larger sites.

34. One aspect of site delivery that is likely to lead to additional early delivery is detailed consideration of how smaller parcels of the strategic sites can be delivered early in the plan period. This must be achieved without compromising the design quality and policy requirements for the wider strategic site and also ensuring the full consideration and timely delivery of site wide infrastructure.
35. The current five year supply also makes no provision for any emerging allocations in the Local Plan part 2 Review with this draft local plan to be published under Regulation 19 in the autumn 2026. This will be in good time to inform the examination into the Local Plan part 1 review which will be in its early stages at that time.
36. It is realistic that further details on all of this will be available to include in a housing delivery topic paper to support the submission of the Local Plan part 1 review in the summer 2026

Table 9: Five-Year Supply based on the Draft Local Plan provision for the period 2022-2042

a. Annual Requirement	764
b. Plan period requirement	15263
c. Dwellings Completed 2021/22 to 2025/26	3714
d. Dwellings left to be built [b - c]	11549
e. Shortfall [a x 4 years – c]	0 (-658)
f. Shortfall if met over 5 years (per annum) [f/5]	0
g. 5% buffer to five year requirement (a x5)/20	191
h. 5% buffer if met over 5 years (h/5)	39
i. Adjusted Requirement (per annum) [a + f + h]	803
j. Projected gross Completions 2026/27 to 2030/31	4334
k. Losses (calculated as 12 per year)	-60
l. Net Projected Completions 2026/27 to 2030/31 [j - k]	4274
m. Five-Year Supply [l/i]	5.32 Years

Summary

37. As can be seen from the calculations set out in Tables 7, 8 and 9 a five-year supply is demonstrable in each of the annual need scenarios, 5.48, 5.27 and 5.32 respectfully. There are no adopted Local Plan Part 1 sites without an approval or a submitted pending application, which is important to demonstrate that these are deliverable housing sites.

Supply of Sites

38. There is forecast to be no shortfall in housing provision at the base date of 1 April 2026. The current housing land supply position is set out in Table 10: Housing Trajectory.

Conclusion

39. There has been extensive work undertaken during the previous monitoring year and in particular since the Kings Newton Lane Appeal decision to secure a deliverable supply of housing sites. This has taken into account the temporary need to apply a 24% reduction in supply based on Derby's unmet need pending the adoption of the Local Plan part 1. It is recognised that more sites are needed to come forward to maintain the Council's record of securing housing delivery to exceed local need, and also that unmet need arising from Derby is an ongoing issue that the Council needs to assist in addressing as part of a plan led and collaborative approach with HMA partners at Derby and Amber Valley.
40. The steps taken to significantly boost supply comprise an amended Written Agreement form included at Annex C. This is a more proactive approach that the Council is taking to positively drive housing delivery of sites in the planning system. These efforts have led to unblocking a handful of obstacles to delivery including a realistic and pragmatic approach to the delivery of infrastructure such as the bridge trigger points at Drakelow Park, agreements to vary S106 agreements where necessary such as at Boulton Moor, and to take a realistic approach to viability at Swadlincote Lane. These steps and others have led to an increase in deliverable housing sites.
41. In addition to this the Council has taken the difficult decisions to approve three major housing applications outside of settlement limits at Jawbone Lane, Melbourne, Castle Gresley and Peregrine Avenue, Etwall. All of these are included in this year's five year supply.
42. However, it is also necessary to apply a dose of caution to the supply. A five year supply is a minimum, not maximum requirement, and through the local plan process it will be necessary to work proactively to secure delivery on the two strategic sites to be allocated in the Local Plan part 1 review, any further sites to be allocated in part 2, and with the various permissions granted for new housing.

43. It is also the case that the Kings Newton Land appeal Inspector did not conclude on the delivery criticism of the appellants housing supply witness on a number of sites. This adds to the need to take a proactive stance in securing delivery of additional housing as part of the Local Plan process but also as part of the ongoing Development Management process.

	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	2030/31	Total	
																Yr1	Yr2	Yr3	Yr4	Yr5		
Large Sites 10 dwellings or more																						
47-51 Alexandra Road, Swadlincote																3						3
Kathglow, Dominion Road, Swadlincote																4						4
Coppice Side, Swadlincote (20)																	20					20
York Close, Church Gresley																1						1
Mercia Marina																14						14
The Dales, Repton																	28					28
Land off Penkridge Road, Church Gresley																6						6
Salt Box Café, Hatton (66 C2 units, equivalent to 35 C3 units)																35						35
William Nadin Way, Swadlincote, Site D																	15	45	45	45		150
Hartshorne Road, Woodville																22	22	10				54
Archway Motors, Findern																10	6					16
Swadlincote Lane, Church Gresley																	40	40	40	40		160
Kings Newton Lane, Melbourne																						
Linton Road, Castle Gresley																		35	35	5		75
Jawbone Lane, Melbourne																		12	42	12		66
Land off Willington Road, Etwall																	30	36	25			91
Small Sites 1 – 9 dwellings																55	55	55	55	55		275
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985	6270	7299	8218	9336	10399	11264	11932							
Projected Completions																794	946	933	898	763		4334
Losses																-12	-12	-12	-12	-12		-60
Total Net Completions																782	934	921	886	751		4274

ANNEXE A:

Commentary on the current position for sites of ten or more dwellings

Local Plan Part 1 (LPpt1) Policy H2: Land to the north of William Nadin Way (Site C)

- 1 This allocated site has the benefit of reserved matters planning permission (9/2018/1276) and is under construction. At 31 March 2026 368 homes had been delivered and 32 remained to be completed. There are no known impediments to the delivery of the remainder of the development.

LPpt1 Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote

- 2 This allocated site has the benefit of reserved matters planning permission (DMPA/2021/0734) and is under construction. Taylor Wimpey provided a completions forecast in Autumn 2025 (Annexe D1) and there are no known impediments to the delivery of the remainder of the development.

LPpt1 Policy H4: Broomy Farm, Woodville Road, Woodville

- 3 This allocated site has the benefit of reserved matters approval (applications 9/2018/0767, 9/2019/0382, DMPA/2020/0422, DMPA/2020/1004) and is being constructed by Bellway Homes. Phases 1 and 2 are complete with phases 3 and 4 under construction. At 31 March 2026 a total of 539 dwellings had been completed on the site with 50 remaining to be delivered. A delivery forecast was provided in Autumn 2025 by the developer, Bellway (Annexe D2).

LPpt1 Policy H6: Drakelow Park

- 4 This site, allocated for the development of up to 2239 dwellings, has the benefit of reserved matters approval for the significant majority of the site comprising planning applications DMPA/2021/1035, DMPA/2021/1829, 9/2017/1074, 9/2014/0363, DMPA/2023/0970 and DMPOA/2024/0300. At 31 March 2026 reserved matters approval had been granted for a total of 2131 dwellings on the site. The outline planning permission (DMPA/2020/1460) identifies provision for further housing development in the form of a retirement village to come forward on land close to the proposed Local Centre which will require a further reserved matters approval.
- 5 Phase 1 of the site, delivered by David Wilson Homes and comprising 193 dwellings was completed in 2022, since when phase 2 has been under construction by Countryside and David Wilson, both of whom are currently on site. As at 31 March 2026 a total of 1082 dwellings had been completed on phases 1 and 2, 164 of which were delivered in monitoring year 2025/26. This left 1157 dwellings remaining to be delivered measured against the allocation total of 2239, subject to the approval of further reserved matters applications, including for the proposed retirement village.
- 6 Build rates have been identified with reference to the delivery forecast provided in Autumn 2025 by David Wilson (Annexe D3) and Taylor Wimpey (Annexe D4) and

Written Agreements submitted in Spring 2026 by Countryside (Annexe C1) and Bovis (Annexe C2). A further build rate forecast for the entirety of the Drakelow Park site has been provided in an email by Countryside (Annexe C1.1).

- 7 The S106 agreement attached to outline planning permission DMPA/2020/1460 set a cap on new dwelling occupancies on the site of 400 prior to the completion of the proposed Walton Bypass, needed to mitigate the transport impacts of the development. Due to delays in construction of the bypass a subsequent planning application sought to raise this cap to 785 dwellings (DMOT/2023/1024) and was approved in February 2024. The bypass is currently under construction with significant progress being made with large sections of roadway and the bridge supports now in place. and is expected to be completed by Summer 2026, allowing housing delivery to continue without further delay.
- 8 Whilst delivery rates on the site have been high in previous years, there was a slow down in 2025/26 during which 164 dwellings were delivered across 2 phases. Although delivery rates are likely to rise again in coming years as phases 3 and 4 begin to build out, the Council has taken a cautious approach in its forecast trajectory, maintaining delivery of 164 homes per annum throughout the five year land supply period. It should be noted that the Written Agreement submitted by Countryside shows relatively low annual delivery within Phase4, within the 30-42 range, but it should be borne in mind that this phase will include additional delivery by Sage Homes and Sigma Capital Group, which will contribute toward overall totals. The Council is therefore satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Policy H7: Hilton Depot, The Mease, Hilton

- 9 This allocated site, being delivered by St Modwen, is mainly complete with the exception of 12 dwellings permitted under reserved matters planning application DMPA/2022/0110. At 31 March 2026 482 homes had been delivered with the remaining 12 expected to be completed shortly. There are no known impediments to the delivery of the remainder of the development.

LPpt1 Policy H11: Land NE of Hatton

- 10 This allocated site has the benefit of a full planning permission (9/2015/1108) for the development of 385 homes and is being constructed by Bellway. At 31 March 2026 376 homes were complete with the remaining 9 under construction. There are no known impediments to the delivery of the remainder of the development.

LPpt1 Policy H13: Boulton Moor Phase 1

- 11 The location of this allocated greenfield site as a whole can be seen on page 70 of the LPpt1. The allocation is for around 1,950 dwellings within South Derbyshire and adjoins an 800 home allocation within Derby City. It is thus a cross boundary location and provides a sustainable extension to Derby City.

- 12 1,058 dwellings were envisaged at Boulton Moor Phase 1 (this was granted planning permission in 2008) which is within South Derbyshire. A new district centre was to be provided (Policy H13 requirement xiii).
- 13 The original planning permission showed a local centre to serve the site located within the boundary of the phase 1 land. Land adjoining, but outside the H13 allocation, was protected in the Local Plan under Policy INF2 for the development of a park and ride facility to serve the needs of Derby City.
- 14 Since the LPpt1 was adopted Derby City Council indicated that the site was no longer needed for a park and ride facility. Subsequent to this an outline planning application (DMPA/2021/1687) was submitted and approved for the development of an area encompassing both the last remaining parcel of phase 1 of the H13 allocation without reserved matters approval and the land formerly protected for a park and ride facility. The part of the application site falling within the H13 allocation boundary was proposed to be developed for housing, a care home and community facilities, whilst that falling on the land formerly protected for a park and ride facility was to be developed as a district centre, transport mobility hub and housing. Hence the district centre was to be moved outside the H13 allocation onto the adjoining land. The part of the proposed District Centre to be developed partly for housing is identified as phase 3b of the development in the S106 agreement accompanying the outline planning permission. The total number of houses permitted across both parts of the application site is 228.
- 15 Following approval of outline application DMPA/2021/1687 a reserved matters planning application submitted by Miller Homes (DMPA/2024/0170) was approved for the development of the part of the site lying within the H13 allocation. This included provision for 214 dwellings.
- 16 No reserved matters planning application has yet been submitted for the development of phase 3b, but this is expected to make provision for additional housing to make up the difference between the 214 dwellings currently with reserved matters planning permission and the 228 dwellings permitted by the outline planning permission (14 dwellings). In Spring 2026 the site promoter, Merlion Capital, submitted a Written Agreement (Annexe C3) indicating the development of 50 dwellings on phase 3b over the period 2027/28-2028/29. As any additional dwellings over and above the remaining 14 permitted under outline planning permission DMPA/2021/1687 would require planning approval the Council has included only those 14 in its housing land supply, pending the submission and determination of any further reserved matters planning application.
- 17 Development of phase 1 of the site has taken place following the granting of a series of reserved matters planning approvals, with the position as at 31 March 2026 as follows:
as follows:
- | | |
|-------------|--------------------------|
| 9/2013/0802 | 284 dwellings (complete) |
| 9/2015/1104 | 146 dwellings (complete) |
| 9/2018/0606 | 115 dwellings (complete) |

9/2019/0658	356 dwellings (complete)
DMPA/2024/0170	214 dwellings (52 complete, 162 remaining to be delivered)
Total	1115 dwellings (953 complete, 162 remaining to be delivered)

- 18 The developer of homes permitted under DMPA/2024/0170, Miller Homes, submitted a Written Agreement in Spring 2026 (Annexe C4) setting out a forecast for the delivery of the remaining homes within this part of the development. This has informed the build rate identified in the Council's five-year housing land supply trajectory. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Boulton Moor Phase 1 Care Units

- 19 This is a reserved matters planning approval for the development of a 66 bed care home within the site (application DMPA/2024/0113), which was under construction at 31 March 2026. The site falls within the boundary of outline planning application 2001/1687, shown on the map at Appendix H. The ratio for communal accommodation set out in the Housing Delivery Test Rulebook is 1.8 and on this basis a 66 bed care home would represent the equivalent of 35 C3 dwellings.

LPpt1 Policy H13, Boulton Moor Phase 2

- 20 This greenfield site represents part of the wider Boulton Moor housing allocation identified under Policy H13 of the adopted LP Pt1. At 31 March 2026 the site had reserved matters planning approval (DMPA/2024/1364) for 526 dwellings, submitted by the developer that will deliver the site, Vistry Group.
- 21 Vistry Group submitted a Written Agreement (Annexe C5) in Spring 2026 setting out its forecast for housing delivery. The rate of delivery identified in the Council's housing land supply trajectory is based upon this, although the Council has taken a more cautious view of first delivery, setting this back to 2026/27. The Council is satisfied that the delivery forecast set out in the HPP will be met, having regard to observed build rates on the Boulton Moor Phase 1 development, which have frequently exceeded 100 dwellings per annum. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Policy H13, Boulton Moor Phase 3

- 22 This greenfield site represents part of the wider Boulton Moor housing allocation identified under Policy H13 of the adopted South Derbyshire LP Pt1. At 31 March 2026 the site had outline planning permission (application DMPA/2023/1271).
- 23 A Written Agreement was submitted by the agent acting for the landowner, Merion Capital in Spring 2026 (Annexe C6) setting out a forecast for the delivery of homes on the site, however, the Council has taken a more cautious view in its land supply trajectory, setting back first delivery by one year. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Policy H19 Mickleover Phase 3b

- 24 This greenfield allocation is identified for the delivery of around 1650 dwellings and is being brought forward in four phases: 1, 2 3a and 3b.
- 25 At 31 March 2026 phases 1, 2 and 3a had been completed, development having begun in 2017. Phase 3b has reserved matters planning approval (application DMPA/2022/0996) for the development of 710 dwellings and is being delivered by Taylor Wimpey and Bloors. Planning applications for further housing development within phase 4 are anticipated.
- 26 At 31 March 2026 18 homes had been completed on the site and a further 72 were under construction. Build rates shown in the Council's housing trajectory are based upon forecasts submitted by Taylor Wimpey (Annexe D5) and Bloors (Annexe D6) in Autumn 2025. It should be noted that outline planning permission 9/2017/0349 for this part of the development included a condition limiting dwelling occupations pending the completion of A38 grade separation works within Derby City. In light of delays to these works planning application DMPA/2022/1153 sought to amend the occupation limit to 617 dwellings and following negotiation with the relevant highway authorities was approved. Following continued delays to the highway works a further application (DMPA/2024/0351) sought to remove the occupation limit entirely and once again, following negotiation, was approved. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Policy H19: Land West of Mickleover (application DMPA/2024/1654)

- 27 This site is the subject of a recent full permission for the conversion of farm buildings and erection of new dwellings comprising 15 dwellings in total (application DMPA/2024/1654) on the site falling within the Policy H19 allocation. A Written Agreement was submitted by the developer of the site, Chevin Homes, in Spring 2026, setting out timescales for delivery (Annexe C7) and this is reflected in the Council's housing trajectory. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Policy E6: Woodville Regeneration Area

- 28 In the Local Plan Policy E6 the redevelopment of this allocated site envisaged up to 150 dwellings. In recent years the District Council, County Council, land owners and developers have worked together successfully to deliver Hepworth Road (identified as the Woodville – Swadlincote Regeneration Route in the 2016 LP Pt1, Policy INF 4), which opened in December 2021. The new road has unlocked the opportunity to deliver mixed use development across much of the regeneration area, for which outline planning permission was granted in April 2022 (application 9/2019/0931), including 300 dwellings and industrial/commercial uses.
- 29 The housing is to be delivered in two phases, the first of which was granted reserved matters planning approval for 75 dwellings on 21st June 2024 (application 9/2022/1159). A start was made on site but construction was paused as the developer Cora Homes sought to sell the site to another house builder, but the site has now been taken over by

Crest Nicholson developments, on site at 31 March 2026. In Spring 2026 Crest Nicholson submitted a Written Agreement setting out a delivery forecast (Annexe C8) and this is reflected in the Council's housing trajectory for the site.

- 30 An application has been submitted for the development of phase 2 of the site comprising a further 184 dwellings (DMPA/2025/1597) and is being processed under a Planning Performance Agreement with determination scheduled for June/July 2026.
- 31 In Spring 2026 the applicant, Honey Homes, submitted a Written Agreement setting out a delivery forecast for the site (Annexe C9). This is reflected in the Council's housing trajectory, although a more cautious approach has been taken by setting back first delivery by one year. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt1 Policy H15: Wragley Way, (Phase 2)

- 32 This greenfield site abuts the Derby City boundary and is allocated in the LP Pt1 Policy H15 for the development of 1950 dwellings and comprises two phases, phase 1 having been completed as at 31 March 2026.
- 33 Phase 2 of the site is the subject of an outline planning application submitted by Hallam Land for 1850 dwellings and supporting facilities, including a new primary school and local centre (application 9/2019/1097), currently under consideration.
- 34 The allocation forms part of the Infinity Garden Village strategic development identified in the adopted Local Plan Part 2 (LP Pt2), Policy INF13, comprising housing, employment, a new Local Centre, a secondary school, and green and blue infrastructure. A Development Framework Document (June 2020) has been prepared to guide the development through cross boundary collaboration between the Council, Derby City Council, Derbyshire County Council and developers.
- 35 Planning permission for the South Derby Integrated Transport Link was granted by both Derbyshire County Council and Derby City Council in April 2021 and a material and lawful start has since been made on its delivery. Levelling Up funding of £50 million toward the cost of delivering this transport infrastructure has been secured, although project costs are likely to exceed this figure so options are being explored to bridge this funding gap.
- 36 Homes England/Atlas and all relevant planning and transport authorities are actively engaged in promoting delivery of the new dwellings.
- 37 South Derbyshire officers are generally content with the approach contained within the masterplan put forward as part of the planning application. The measures that will be required to ensure the delivery of a sustainable development and to mitigate the impact are generally understood. Determination of the application has primarily been delayed due to a holding objection lodged by National Highways pending the submission of further transport modelling evidence.
- 38 At the Kings Newton Lane Section 78(1) Appeal (APP/F1040/W/25/3368728) concerning planning application DMPA/2-25/0438 the Council accepted that the

Wragley Way phase 2 site did not, at that time, meet the test of being 'deliverable' as defined by the NPPF. However since then greater certainty in respect of funding and evidence that part of the site can come forward in advance of the South Derby Integrated Transport Link phase 1, in respect of which a material and lawful start has been made on construction, mean that the Council is now of the view that some residential development on the site is deliverable within five years.

- 39 A Written Agreement was submitted by Hallam Land in Spring 2026 (Annexe C17) indicating that a full planning application for the delivery of part of the site was anticipated to be submitted later in the year. It includes a forecast for housing delivery that forms the basis for the build out rate identified in the Council's housing trajectory. It also identifies that there is "strong demand in South Derbyshire and a proven track record of strong sales rates. This is partially from an unmet need coming out of Derby City Council, employment growth and the accessibility of the to key routes accessing the region and national networks. Meaning it is a highly desirable market."
- 40 On the basis of the above the Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

Policy H16: Primula Way, Stenson

- 41 This is a greenfield site, allocated in the LP Pt1 Policy H16 for the development of around 500 dwellings. The site is shown on page 77 of the Local Plan Pt 1. An outline planning application (DMPA/2022/1617) for the development of up to 600 dwellings was the subject of a resolution to approve on 25th November 2025 and a Section 106 agreement is in preparation.
- 42 A delivery forecast proforma was submitted in autumn 2024 (Annexe D7) by Marrons acting for the site promoter, Richborough Estates. This shows delivery beginning in the monitoring year 26/27 at a rate of 50 dwellings per annum for the first year and rising to 60 per annum thereafter. However, the Council has taken a more cautious view in its housing trajectory, setting back delivery by one year. In the proforma Marrons indicate that Richborough Estates would aim to sell the site to a suitable house-builder as soon as outline planning consent is granted and may even agree early terms in advance of this in order to speed delivery up.
- 43 A second access to the site involving the purchase of land belonging to Derby City Council at Grovebury Drive, within Derby City will require planning permission from that authority, although the development management officer has advised that this is unlikely to take longer than a reserved matters planning application. This access would be to serve the second phase of the development, whilst the first phase, comprising 450 dwellings, could come forward without it.
- 44 It is likely that there will be a condition for off-site highway works at the junction of Blagreaves Lane and Stenson Road within Derby. Derby highways officers support this proposed mitigation and it doesn't link to another site or project, so can come forward in isolation. The progression of the outline planning application toward approval and the delivery forecast proforma supplied by Marrons provide clear evidence of deliverability.

LPpt2 Policy H23J: Oak Close, Castle Gresley

- 45 This greenfield site is allocated for the development of around 55 dwellings, but has planning consent for the development of 70 homes (application DMPA/2019/1176, refused by Planning Committee, but subsequent Section 78(1) Appeal APP/F1040/W/21/3287625 upheld on 5 September 2022).
- 46 As at 31 March 2026 the site was under construction with 16 dwellings having been completed and the remainder of the site progressing rapidly. In the Autumn of 2025 the developer submitted a delivery forecast indicating completion of the development in 2026/27 (Annexe D8). However, the Council has taken a more cautious view in its housing trajectory, anticipating completion in 2027/28. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

LPpt2 Policy H23L: Scropton Lane, Scropton

- 47 This site has the benefit of reserved matters planning permission (DMPA/2023/1326) and as at 31 March 2026 was under construction with 6 homes completed and the remainder nearing completion.

William Nadin Way, Swadlincote, Site D (DMPA/2023/0006)

- 48 This greenfield site is located to the south of Occupation Lane, Swadlincote and has outline planning consent for the development of 150 dwellings (DMPA/2023/0006) granted October 2025. The site is being promoted by Harworth who have a track record of securing housing delivery in the Swadlincote urban area at LP Pt1 allocation H2, sites, A, B and C.
- 49 In Autumn 2025 Harworth submitted a delivery forecast (Annexe D9) showing completion of 150 dwellings within the five-year period, with first delivery of 15 dwellings by March 2027 and 45 per annum thereafter. However, the Council has taken a more cautious view in its trajectory, indicating first delivery in 2027/28. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

Land at Swadlincote Lane, Church Gresley (DMPA/2025/0204)

- 50 This greenfield site is the subject of full planning application DMPA/2025/0204 in respect of which a resolution to approve was made by Development Management Committee on 10 February 2026 subject to the negotiation of a Section 106 agreement. The site is to be delivered by the planning applicant, David Wilson Homes, in a part of Swadlincote that has seen large scale housing development in recent years.
- 51 Pending the completion of the S106 agreement the site falls under category 'B' as defined in the NPPG, meaning that there is a need for strong evidence of deliverability, but will become a category 'A' site on completion of the S106 agreement meaning that the it will be deemed to be developable.

52 The Council has taken a cautious view of delivery in its housing trajectory, anticipating first completions in 2027/28 and delivery of 40 dwellings per annum from that point onwards, which lies within the for sites of this size within the Swadlincote urban area. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

Jawbone Lane, Melbourne (DMPA/2023/1662)

53 This greenfield site is the subject of outline planning application DMPA/2023/1662 for the development of 66 homes in respect of which a resolution to approve was made by Development Management Committee on 24th March 2026, subject to the negotiation of a S106 agreement. The site is to be delivered by the planning applicant, Davidsons Developments Ltd.

54 In Spring 2026 Davidsons submitted a Written Agreement (Annexe C10) showing the completion of all permitted homes within a five year timeframe, with first delivery in 2028/29. Given that the site is small in scale and not requiring significant infrastructure this forecast is considered to be entirely realistic and it forms the basis for the completions forecast in the Council's housing trajectory. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

Land North of Linton Road, Castle Gresley (DMPA/2024/1572)

55 This greenfield site is the subject of outline planning application DMPA/2024/1572 for the development of 75 homes in respect of which a resolution to approve was made by Development Management Committee on 24th March 2026, subject to the negotiation of a S106 agreement.

56 In Spring 2026 the site promoter submitted a Written Agreement (Annexe C11) showing the completion of all permitted homes within a five year timeframe, with first delivery in 2028/29. The Agreement indicates that expressions of interest from housebuilders have already been made and that the site will be marketed immediately upon approval of the planning application. On this basis the forecast is considered to be entirely realistic and it forms the basis for the completions forecast in the Council's housing trajectory. The Council is satisfied that there is clear evidence that the number of dwellings identified in the HPP will be delivered.

Willington Road, Etwall (DMPA/2026/0076)

57 This greenfield site is the subject of outline planning application DMPA/2026/0076 for the development of 91 homes in respect of which a resolution to approve was made by Development Management Committee on 24th March 2026, subject to the negotiation of a S106 agreement.

58 In Spring 2026 the site promoter submitted a Written Agreement (Annexe C19) showing the completion of all permitted homes within a five year timeframe, with first delivery in 2027/28. The Agreement quotes a letter from the agent to the landowners stating that the site *"is evidently of interest bearing in mind the responses that I have already*

received from a number of potential developers and that the desirability of Etwall as a village will lead to a good flow of house sales and therefore completions on the development". The site adjoins substantial recent housing development which was completed at a rapid pace. On this basis the forecast is considered to be entirely realistic and it forms the basis for the completions forecast in the Council's housing trajectory. The Council is satisfied that there is clear evidence that the number of dwellings identified in the trajectory will be delivered.

The Dales, Repton (DMPA/2022/1625)

- 59 This site has full planning permission for the development of 28 supported living apartments (DMPA/2022/1625). In Autumn 2025, Trent and Dove Housing, the developer who will deliver the site, submitted a delivery forecast indicating completion of the development in 2027/28 (Annexe D10). This forms the basis of the delivery forecast set out in the Council's housing trajectory.

Coppice Side, Swadlincote (9/2010/0036 and 9/2017/1377)

- 60 This site has reserved matters planning approval for the development of 20 dwellings (application 9/2010/0036). A lawful development certificate was issued in 2018 (application 9/2017/1377) to confirm that the site access had been constructed and that implementation of the permission had therefore lawfully commenced.
- 61 Swadlincote has generated significant housing delivery since the beginning of the LP Pt1 period across a range of sites of different sizes. No clear evidence has been provided that the site is not deliverable.

Remaining sites comprising ten dwellings or more included in the Council's housing trajectory

- 62 All remaining sites for ten dwellings or more included in the Council's housing trajectory have full or reserved matters planning consent with construction already underway in most cases. In terms of deliverability as identified in the NPPF glossary they therefore fall within category 'a' and are deemed to be deliverable. It is therefore entirely reasonable to assume that development will be delivered on these sites within five years as indicated.

ANNEXE B

South Derbyshire District Council Developer Panel

Date of Meeting: 10/04/2026

1.1 Agenda

Background – NPPF definition of Deliverable.

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. 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 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 planning 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.

Discussion points (all in general terms)

1. The general condition of the housing market in south Derbyshire.
 - Is SDDC a desirable location to build?
 - How does it compare to other locations in the East Midlands and Nationally?
 - Are there particular locations within South Derbyshire that are more desirable to build than others? If so where and why is this?
 - Are there any specific types of housing that are in demand. Examples could include specialist housing for the elderly/ bungalows, build to rent, smaller properties, affordable homes for families, custom self-build etc?
2. What can the LPA or other Public Authorities do to unblock obstacles to delivery?
 - What are the barriers to delivery?
 - What role does the provision of / funding of necessary infrastructure play?
 - What are the benefits of a development team approach, potentially involving the LPA, other public sector infrastructure providers, Homes England, other funding bodies, any regional bodies?
 - For large sites are there opportunities to bring forward smaller parcels of land more quickly in advance of site wide infrastructure? If so, how can the infrastructure provision for the wider site be secured?
 - How will these larger sites be phased in such a way that the sustainable connectively package is in place early and prior to the first occupation?

- Are there separate issues affecting the provision of affordable housing? Do you have arrangements with specific affordable housing providers. Are there Grant arrangements in place, and what are the conditions of securing such grants?
 - Is pre-app advice / PPA process helpful in accelerating housing delivery? If not, what could be done differently?
3. General Delivery Assumptions (having regard to the points discussed above)
- For 'Category A' sites, what are the types of issues that may amount to 'clear evidence' that homes will not be delivered on the site within five years?
 - Are there sites that have been lawfully commenced, but then stalled? If so is there a general timeframe of inactivity that should amount to clear evidence that the site will not come forward within 5 years?
 - What are the types of changes in circumstances that could amount to clear evidence that the site will not come forward within 5 years?
 - For 'Category B' sites what are the types of issues that may amount to 'clear evidence' that homes will be delivered on the site within five years?
 - What are the timescales from a resolution to grant pp to signing of s106 to first delivery on site?
 - Is what has happened in the past a good indication of timescales in the future?
 - What bearing on this does the size/ location of the site have?
 - What relevance does the track record of delivery of specific housebuilders have?
 - Are there specific delivery issues partnership arrangements with any affordable housing provider/ funding provider that should give additional confidence in delivery?
 - What status should a site with a published recommendation to approve, an application undetermined by the Council or a draft local plan allocation have on delivery? Should smaller sites be considered more deliverable than larger ones?
 - Are there locational/ size/ PDL or greenfield matters that have a bearing on delivery?
 - What weight (in general terms) should be given to the Written Agreements submitted in relation to sites?
4. Comparing apples with apples/ consistency.
- Use of the same base date for housing completions and sites 'in the system' on that same date.
 - Is 1st April each year an appropriate date to use? This would have all completion information from the preceding year, and all planning decisions made up to that point.
 - Is the report to the relevant policy committee (normally April) an appropriate cut-off date for sites to be included in that years supply?
5. Any other matters not discussed above.

Notes of Meeting

Housing Market:

Derbyshire generally similar, some sites are more deliverable than others across the board. Certainty is key. Delivery for affordable is different to market as market is dictated by sales market.

South Derbyshire is an attractive place to build. There is some distinction between submarkets in the district with Repton, Melbourne and Derby fringe being high value and some areas being lower value. There are no identified specific constraints within SDDC that causes some areas to be less attractive to build – viability issues tend to relate to site specifics.

Key Issue for delivery is the general squeeze on profit margin through things like increasing build costs etc. (which was identified as something that was not necessarily something SDDC can fix) and the fact that in some areas it is harder to get development to stack up.

BNG is also causing general viability issues particularly for smaller sites although it was recognised that this is being considered by the government.

There is variation within the housebuilding market for products for the different sub-markets e.g. those who target high value areas (and will deliver larger homes) and those who might operate in lower value areas targeting those who might want smaller dwellings (e.g. first-time buyers / movers).

The Council should consider how they are able to make things more viable in less desirable locations (e.g. flexibility in the housing mix and possibly through allocations). It was considered that the market does/should determine the mix.

Sites specifics also key in viability terms (e.g. land remediation, greenfield/brownfield, hidden costs etc.).

Affordable Housing Delivery

Delivery of Affordable Housing via a partnership grant funding route significantly helps viability. Would ideally want to deliver outside of the strict S106 process. Homes England help delivery where planning process not likely to deliver (via S106) which assists with delivery. It is possible that 100% Affordable Housing sites can still be delivered through partnerships but do need flexibility in S106 wording (mix and design).

Older persons accommodation can also be delivered as Affordable Housing and without the grant funding delivery is much more difficult.

The Council needs to be willing to be flexible and deal with Affordable Housing mix through deed of variation following outline consent (the Council uses S106 because at the time of grant of Outline consent the end user isn't known). The Council confirmed that they are aware that one size doesn't fit all and are open to be flexible with the mechanism providing that the things that we want delivered.

What can the Council do?

Opportunity to phase development of Strategic Allocations (STRA2) west from the A38 that would fund the spine road and funding of the primary school would get to the centre and the same from the Etwall road. Smaller parcel on the A516 – multiple outlets for delivery expected and phasing would allow for early delivery of the site. East of the A38 can be delivered independently as it has its own access, pre-app to be undertaken shortly. Infrastructure delivery and contributions need to be considered with phasing but confident that it could deliver within 5 years from permission.

Key for the Council to engage with National Highways and other infrastructure providers as they have the potential to delay delivery. National Highways may need to have input on the phasing of development. The Council might also want to consider (with key stakeholders) the option of per unit cost (e.g. roof tax) to delivery infrastructure providing that it fit within viability parameters as this would help with viability.

Pre-app and PPA agreements are a useful tool and have provided good access to key statutory consultees and officers, experience to date has been positive. It would be helpful to involve other public authorities. It would also be helpful for PPAs to stay in place until after the approval of technical consents.

Havant Borough Council, Hampshire have DM forum which acts as a dry-run of committee (including public and Members) to aid discussion and resolve potential issues prior to actual Development Management Committee. It was considered that Development Management Committee is a risk in the planning process and this can impact on the speed of delivery and that it would be useful for there to be more of a connect between applicants, officers and Members to ensure the most seamless process all the way through to decision.

It was also suggested that the Council might want to consider free pre-app (e.g. like South Kesteven District Council, Lincolnshire) for strategic allocations where they knew they wanted delivery of sites.

Delivery Assumptions

Land banking is not a significant issue anymore, land options on sites are different now and they are often triggered by a permission. Housebuilders are unlikely to implement a permission and then intend to stop because they would be accruing interest on the site, speedy delivery increases profit. Any pause in delivery is likely to be whilst land ownership issues were being resolved, as a result of an ecological report that would dictate speed of delivery after consent or as a result of an unsatisfactory S106. There would need to be something site specific that would be blocking delivery of development for delivery to stop. Where due diligence has been carried out at time of purchase in the absence of hidden constraints most sites would aim to deliver straight away.

It is appropriate to rely on past delivery evidence to predict future delivery. Some Councils (e.g. Dacorum) have a developer panel to consider/discuss site specific issues on key sites.

A number of potential issues might affect future delivery through such as the speed of technical approvals (e.g. Seven Trent and the County Council etc.) and sometimes these take significant time (up to 8 months) and they often won't consider the proposals until a detailed consent is in place, a possible emphasis towards gaining consent during the current pro-growth government objective and future viability issues such as the future homes standard.

Affordable Housing delivery – one model is to sign an agreement at a fixed price before they go into planning (12 month prior) – and this is a risk during the planning phase as delays impact on build price. The quicker they get onto site the better as it provides more certainty re cost. Homes England Funding comes out on contract approval (not on delivery) and therefore that grant money isn't available from Homes England to another site during that time and therefore a streamlined planning process is key as this frees up money for additional delivery.

Information provided via proformas/ written agreements should be the starting point for Council assumptions although the level of certainty will be dictated by the types of consent. It was considered that FULL / REM consents will be more accurate whereas outline should be taken with more caution, once under construction sites are likely to have up to 2 months of slippage.

All developers have build programs that takes into account 3 – 5 years' worth of building – this might vary during the construction phase due to sales rates which can dictate the speed of building. Affordable Housing providers will tell you their build programs because they'd be included within a contract (i.e. fixed) and weight should be attached to this.

It was considered that allocations shouldn't be used included in the five-year housing land supply without any further permissions as delivery within five years would be unrealistic.

If there is an officer recommendation to approve prior to committee consideration it may be appropriate to include this in the five-year housing land supply but that this should be considered on a case-by-case basis, if it's allocated then more likely, if it's not allocated maybe less so. The Council should consider this in the context of the overturn rate at committee which was considered to be an issue at SDDC.

It was also considered that the base date should be taken as a single snapshot in time matching housing need with supply over the same period and known completion data if possible.

ANNEXE C

Written Agreements

ANNEXE C1

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D

No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

Countryside Properties (UK) Limited
C/O Vistry North West Midlands

Telephone: 01902 290 020

Email: WestMidsMD@vistry.co.uk

2. Please identify the development site

Dracan Village - Land at SK2420 2230 Drakelow Park, Walton Road, Drakelow, Swadlincote

DMPA/2020/1460

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

Vistry has extensive experience delivering residential developments nationally and within the East Midlands, including South Derbyshire. We deliver a range of sites from small to strategic urban extensions, managing the full development process from land promotion through to construction and completion.

4. What is your assessment of the local housing market?

On our current sites, recent price adjustments have resulted in a noticeable uplift in sales rates, demonstrating the responsiveness of demand when products are aligned with local market expectations.

5. Is South Derbyshire a desirable location for housebuilders to build?

South Derbyshire is generally regarded as a desirable location due to its high demand for new housing.

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

We are preparing a viability reappraisal for the site to determine the tenure strategy for Phase 4. The outcome of this work will determine the most appropriate and deliverable tenure mix for the next phase.

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

South Derbyshire district council can assist by maintaining a flexible approach to viability discussions and tenure mix where justified robust evidence. Timely consideration of any applications or variations required to support a deliverable Phase will help maintain momentum on site.

8. (Please respond to the points below where applicable)

What are your specific lead in times for:

- **acquiring the site**

We have already acquired this scheme but typically 3-6 months from agreement of heads of terms to legal completion, depending on site complexity, title matters and planning status

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

N/A – Vistry properties do not generally secure outline consent.

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

RM planning permission has already been granted for this scheme however, this is typically obtained with 6-9 months of acquisition, assuming standard statutory timescales and no significant technical constraints.

- **discharge of conditions**

Condition discharge typically runs alongside RM preparation and post-approval. Allow 2-4 months depending on pre-commencement requirements, technical approvals and third-part inputs.

- **start on site**

Start on site began in 2022 for this development.

Subject to discharge of pre-commencement conditions and completion of infrastructure design, start on site would usually occur within 1-3 months of securing detailed consent. Overall, a realistic programme from acquisition to start on site is approximately 9-15 months.

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

N/A – development has commenced. However, for future developments, early engagement with officers and statutory consultees would reduce risk and programme uncertainty.

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

Vistry will deliver the site through a partnership model. In addition to open market housing, the scheme includes affordable housing delivered in partnership with midland heart, alongside private rented provision with Sigma Capital Group and a portion of open market plots to Sage Homes for private sale.

11. Will you be selling part of the site to another builder? If so when and to whom?

Yes, as part of the phased delivery strategy, a parcel within planning phase 2 was sold to David Wilson Homes to deliver and the Phase 3 parcel has been sold to Taylor Wimpey.

The introduction of additional house builders on separate parcels supports a multi-outlet approach, increasing build capacity and accelerating overall delivery across the site.

12. What is your delivery model and annual build rate for the site?

Delivery has followed a phased approach, 4 phases in total. Vistry have delivered 2 phases (Planning phase 2 and 4).

Annual build rates of approximately 100 dwellings.

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

Delivery timeframes depend on the size and complexity of the scheme. Sites with planning consent can typically achieve first completions within 6-9 months of starting on site, while more complex schemes may take longer depending on planning requirements and infrastructure works.

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

Potential delays can arise from the discharge of planning conditions, highways approvals or infrastructure requirements. However, where these processes are managed efficiently, the anticipated delivery rates are realistic and achievable.

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?



- Early engagement on key technical matters such as drainage, highways, ecology, heritage etc.

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Where outline planning permission exists, we would be willing to consider a reduced timeframe for submission of reserved matters applications, provided this aligns with site acquisition, timing and allows for appropriate technical preparation.

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.					
Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Phase 2					
128	0	0	0	0	0
Phase 4					
28	38	36	38	42	30
<p>3. What is your assessment of South Derbyshire District Council’s performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?</p> <p>Our experience working with SDDC has been generally positive, with applications determined within appropriate timescales and officers engaging throughout the process. The council’s approach provides confidence in the ability to secure approvals and discharge planning conditions, which supports the site delivery.</p>					
 <p>Organisation: Countryside Properties (UK) Limited C/O Vistry North West Midlands</p>			<p>Signature:</p> 		

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C1.1

Sent: 17 April 2026 12:02

Subject: RE: Housing delivery forecast form

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

Hi All,

See table extracted below.

[Report](#)

Completion Per Annum					
25/26	26/27	27/28	28/29	29/30	30/31
Phase 2					
128	0	0	0	0	0
Phase 3					
28	40	40	40	40	40
Phase 4					
0	100	120	120	120	120
Total					
156	140	160	160	160	160

WE HAVE MOVED OFFICES – NEW ADDRESS BELOW

[///Office location map](#)

Vistry North West Midlands

Hexagon House | 3 Trinity Court | Wolverhampton Business Park
Wolverhampton | WV10 6UH | 01902 290 020

Vistry



Supporting Crisis as our charity partner for 2026
Working together to end homelessness

ANNEXE C2

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D

No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

<p>1. Name and contact details of developer/developer agent</p> <p>Countryside Properties (UK) Limited C/O Vistry North West Midlands</p> <p>Telephone: 01902 290 020 Email: WestMidsMD@vistry.co.uk</p>
<p>2. Please identify the development site</p> <p>Riverside Parcel (Phase 2), Former Drakelow Power station, Walton Road</p> <p>DMPA/2023/0970</p>
<p>3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?</p> <p>Vistry has extensive experience delivering residential developments nationally and within South Derbyshire. We deliver a range of sites from small to strategic urban extensions, managing the full development process from land promotion through to construction and completion.</p>
<p>4. What is your assessment of the local housing market?</p> <p>On our current sites, recent price adjustments have resulted in a noticeable uplift in sales rates, demonstrating the responsiveness of demand when products are aligned with local market expectations.</p>
<p>5. Is South Derbyshire a desirable location for housebuilders to build?</p> <p>South Derbyshire is generally regarded as a desirable location due to its high demand for new housing.</p>
<p>6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?</p> <p>No</p>
<p>7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?</p> <p>N/A</p>
<p>8. (Please respond to the points below where applicable) What are your specific lead in times for:</p>

- **acquiring the site**

We have already acquired this scheme but typically 3-6 months from agreement of heads of terms to legal completion, depending on site complexity, title matters and planning status

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

N/A – Vistry do not generally secure outline consent.

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

RM planning permission has already been granted for this scheme however, this is typically obtained with 6-9 months of acquisition, assuming standard statutory timescales and no significant technical constraints.

- **discharge of conditions**

Condition discharge typically runs alongside RM preparation and post-approval. Allow 2-4 months depending on pre-commencement requirements, technical approvals and third-part inputs.

- **start on site**

Start on site began in 2025 for this development.

Subject to discharge of pre-commencement conditions and completion of infrastructure design, start on site would usually occur within 1-3 months of securing detailed consent. Overall, a realistic programme from acquisition to start on site is approximately 9-15 months.

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

N/A – development has commenced. However, for future developments, early engagement with officers and statutory consultees would reduce risk and programme uncertainty.

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

We will be the sole builder.

11. Will you be selling part of the site to another builder? If so when and to whom?

No

12. What is your delivery model and annual build rate for the site?

Our delivery model Annual build rates of approximately up to 100 dwellings.

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

Delivery timeframes depend on the size and complexity of the scheme. Sites with planning consent can typically achieve first completions within 6-9 months of starting on site, while more complex schemes may take longer depending on planning requirements and infrastructure works.

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

Potential delays can arise from the discharge of planning conditions, highways approvals or infrastructure requirements. However, where these processes are managed efficiently, the anticipated delivery rates are realistic and achievable.

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

Early engagement on key technical matters such as drainage, highways, ecology, heritage etc.

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Where outline planning permission exists, we would be willing to consider a reduced timeframe for submission of reserved matters applications, provided this aligns with site acquisition, timing and allows for appropriate technical preparation.

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

<p>Please estimate numbers of completions of homes per annum on the site over the time period shown below.</p>					
<p>Current year 2025/26</p>	<p>2026/27</p>	<p>2027/28</p>	<p>2028/29</p>	<p>2029/30</p>	<p>2030/31</p>
<p>40</p>	<p>38</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>
<p>3. What is your assessment of South Derbyshire District Council’s performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?</p> <p>Our experience working with SDDC has been generally positive, with applications determined within appropriate timescales and officers engaging throughout the process. The council’s approach provides confidence in the ability to secure timely approvals and discharge planning conditions, which supports the site delivery.</p>					
<p>Organisation: Countryside Properties (UK) Limited C/O Vistry North West Midlands</p>			<p>Signature:</p>		

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C3

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D

No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

Boulton Moor District Centre Ref. No. DMPA/2021/1687

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

Merlion have been involved in the Sustainable Urban Extension at Boulton Moor for more than 20 years which comprises three phases: BM1, BM2 and BM3. So far, our promotion of the land has delivered over 900 homes in with another 214 under construction in BM1 and another 527 homes with reserved matters approved for BM2.

4. What is your assessment of the local housing market?

There is demand for open market and affordable housing

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes, there is a growing population, and the Midlands is more affordable than the South of England according to Savills and other property expert. The Midlands is an active market for 1st time house buyers.

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6 months to agree a contract and complete site due diligence

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

This can vary depending on the size and complexity of the site. It can take up to 5 years for a smaller site. It could take and up 10-15 years for a larger site, which could attract offsite highway works or large power requirements from a limited grid.

8. In respect of the site identified in Question 2, what is your assessment of likely:

- **lead in times (including indication of the year and month that you realistically expect to secure outline planning permission) :**

Outline Consent has been granted. Reserved Matters could take 3-6 months

- **build rates:**
50 units a year

- **impediments to delivery:**
Power and 18 months for a 278 agreement to reached

9. What steps can the District Council or its public sector partners take to accelerate delivery?

Project power with National Grid. Continue to engage with local flood had highway authorities on capacity. Quicker responses from statutory consultees.

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

House builders can only deliver on housings if there is sufficient demand for open market and affordable. This means flexibility is required to allow for market disruptions, such as a spike in interest rates or inflation, which can reduce demand.

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

2. Please identify the development site

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

- **discharge of conditions**

- **start on site**

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

11. Will you be selling part of the site to another builder? If so when and to whom?

12. What is your delivery model and annual build rate for the site?

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.					
Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		25	25		
<p>3. What is your assessment of South Derbyshire District Council's performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?</p> <p>South Derbyshire have been a very proactive and effective council. They have dealt with planning applications in a timely manner and are reasonable to deal with. I have confidence in the SDDC and have confidences in meeting timescales</p>					

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<p>Name and position:</p> <p>Organisation:</p>	<p>Signature:</p>
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Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C4

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

- Yes Please complete Parts C and D
- No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

Miller Homes

[REDACTED]

[REDACTED]

2. Please identify the development site

Darwin Manor, Boulton Moor

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

Miller Homes has extensive experience of delivering homes within East Midlands, such as Langley Chase and Kedleston Grange

The above site is the only one located within South Derbyshire DC.

4. What is your assessment of the local housing market?

Unable to comment due to the nature of the site

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

No

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

No

8. (Please respond to the points below where applicable)

What are your specific lead in times for:

- **acquiring the site**

Already acquired the site

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

Already obtained DMPA/2021/1687

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

Already obtained DMPA/2024/0170

- **discharge of conditions**

All conditions Discharged

- **start on site**

Have already started on-site

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

Site has already commenced development

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

Miller Homes is working with Places for People as RP.

11. Will you be selling part of the site to another builder? If so when and to whom?

No

12. What is your delivery model and annual build rate for the site?

100% Affordable housing scheme

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

This site is the only example

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

Good build out rate, slightly higher due to full AH delivery

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

Infrastructure first approach and allocation of deliverable sites.

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

No

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
46	92	76			

3. What is your assessment of South Derbyshire District Council's performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

SDDC is determining applications in a relatively decent timeframe, compared to other LPAs nationally. Miller Homes have confidence in meeting the above timescales.

Name and position:

[Redacted]

Organisation:

[Redacted]

Signature:

[Redacted]

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C5

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D

No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

8. In respect of the site identified in Question 2, what is your assessment of likely:

- **lead in times (including indication of the year and month that you realistically expect to secure outline planning permission) :**

- **build rates:**

- **impediments to delivery:**

9. What steps can the District Council or its public sector partners take to accelerate delivery?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent



**Vistry North Midlands
Osprey House
Pegasus Business Park
Castle Donnington
DE74 2TQ**

2. Please identify the development site

**Boulton Moor Phase 2 with the benefit of Outline Planning Permission
DMOT/2026/0181 and Reserved Matters Approval DMOT/2026/0181 for 526 homes**

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

Vistry, historically have not been particularly active in Derbyshire but have extensive experience and success in the East Midlands, particularly Nottinghamshire where we are continuing to roll out our multi-tenure partnership approach to home building.

4. What is your assessment of the local housing market?

Relatively buoyant and a high level of demand for mixed tenure opportunities.

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes a level of pent-up demand.

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

Not that we are aware of through our due diligence.

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

No.

8. (Please respond to the points below where applicable)

What are your specific lead in times for:

- **acquiring the site**

Vistry have acquired the site

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

We have secured the site with the benefit of an extant Outline Planning Permission

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

We have secured Reserved Matters Approval.

- **discharge of conditions**

We have secured discharge of all Pre-commencement planning conditions

- **start on site**

We commenced on site with the digging of foundations on 19/2/26

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

N/A. Development has commenced.

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

We have disposed of plots to Platform Housing Ltd in the form of x63 S106 plots and an additional 150 plots for private rent.

11. Will you be selling part of the site to another builder? If so when and to whom?

No at the current time.

12. What is your delivery model and annual build rate for the site?

Based on the use of our MMC timber framed construction design and certainty of sale of a fixed number of plots to Platform we are able to accelerate our build programme accordingly. Our projected build rate is circa upto 100 plots per year.

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

From a material commencement on a plot which is at oversite (i.e slab constructed) to CML is currently an average of x12-14 weeks

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

Due to our MMC once weathertight our ability to progress is largely unconstrained.

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

Expediate the determination of planning applications and technical submissions for S38/S278 approvals etc.

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Vistry generally acquire sites with the benefit of an outline planning permission. If a site is brought to the market within a reasonable time frame of securing a Decision Notice there is no reason as to why the time frame for submission of a RMA could not be reduced.

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
40	100	100	100	100	86

3. What is your assessment of South Derbyshire District Council’s performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

To date, SDDC have been exemplary in assisting in the processing and determination of condition discharge applications to facilitate a timely commencement on site.

Name and position:

[Redacted]

Organisation:

Vistry North Midlands

Signature:

[Redacted]

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C6

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D

No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

Land North of Shardlow Road and West of Alvaston Bypass (Boulton Moor 3) Ref. No. DMPA/2023/1271

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

Merlion have been involved in the Sustainable Urban Extension at Boulton Moor for more than 20 years which comprises three phases: BM1, BM2 and BM3. So far, our promotion of the land has delivered over 900 homes in with another 214 under construction in BM1 and another 527 homes with reserved matters approved for BM2.

4. What is your assessment of the local housing market?

There is demand for open market and affordable housing

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes, there is a growing population, and the Midlands is more affordable than the South of England according to Savills and other property expert. The Midlands is an active market for 1st time house buyers.

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6 months to agree a contract and complete site due diligence

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

This can vary depending on the size and complexity of the site. It can take up to 2 to 3 years to start housing on site and 5 years to build completion for a smaller site. It could take and up 10-15 years for a larger site (more than 500 units), which could attract offsite highway works or large power requirements from a limited grid.

8. In respect of the site identified in Question 2, what is your assessment of likely:

- **lead in times (including indication of the year and month that you realistically expect to secure outline planning permission) :**

Outline Consent has been granted. Reserved Matters could take 3-6 months

- **build rates:**

50 units a year

- **impediments to delivery:**

Power and approval of a Section 73 on the relocation of an access

9. What steps can the District Council or its public sector partners take to accelerate delivery?

Project power with National Grid. Continue to engage with local flood had highway authorities on capacity. Quicker responses from statutory consultees.

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

We understand the desire to build as quickly as possible due to housing need. Housebuilders can only deliver on housings if there is sufficient demand from the open market and the capacity of the housing associations. This means flexibility is required to allow for market disruptions, such as a spike in interest rates or inflation, which can reduce demand.

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

2. Please identify the development site

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

- **discharge of conditions**

- **start on site**

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

11. Will you be selling part of the site to another builder? If so when and to whom?

12. What is your delivery model and annual build rate for the site?

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	25	50	50	50	50

3. What is your assessment of South Derbyshire District Council's performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

South Derbyshire have been a very proactive and effective council. They have dealt with planning applications in a timely manner and are reasonable to deal with. I have confidence in the SDDC and have confidences in meeting timescales

Name and position: Organisation:	Signature:

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C7

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes
No

Please complete Parts C and D
Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

**Chevin Homes
44, Friar Gate
Derby
DE1 1DA**

info@chevinhomes.com

01332 366873

2. Please identify the development site

**New House Farm
Old Etwall Road
Mickleover
Derby
DE3 0DN**

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

Founded in 2002, Chevin Homes is an established housebuilder based in Derby and covering the East Midlands.

4. What is your assessment of the local housing market?

Signs of optimism and steady growth. We are finding that there is continued demand for new houses, particularly bungalows – but, as always, at the right price point.

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes, we believe so.

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

A number of Listed buildings to be converted – subject to approval of details and discharge of conditions prior to making a start on this element of the scheme.

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

Timely discharge of planning conditions.

**8. (Please respond to the points below where applicable)
What are your specific lead in times for:**

- **acquiring the site**

The site is already owned by Chevin Homes.

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

Full permission already obtained (January 2026).

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

Full permission already obtained (January 2026).

- **discharge of conditions**

March 2026.

- **start on site**

March 2026

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

Application to discharge pre-commencement conditions validated on 30th January 2026. Decision deadline end of March 2026.

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

Sole builder.

11. Will you be selling part of the site to another builder? If so when and to whom?

No.

12. What is your delivery model and annual build rate for the site?

On this specific site, we will start on the new build element before moving onto the conversions.

Anticipate that we will deliver 10 units per annum on this site.

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

Nothing specific in SDDC, but we had another very similar site to this one, also in Mickleover (Derby City) which involved 3 listed conversions and 6 new builds. From site acquisition in March 2024 to completion of the development in March 2026 will be 2 years.

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

**Receipt of third party consultation responses in a timely and efficient manner.
Completion of both Planning S106 Agreements, and other technical section agreements, in a timely and efficient manner.**

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Would consider a reduction to 2 years would be acceptable.

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

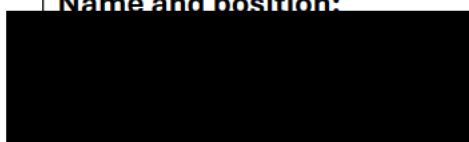
Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	4	11	0	0	0

3. What is your assessment of South Derbyshire District Council’s performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

On recent sites, other than the initial delay in validation, SDDC’s performance in determining a fairly complex application was pragmatic, good and in a timely manner. This does give confidence for the above timescales to start on site and also on future sites within the District.

Name and position:



Organisation:
Chevin Homes

Signature:



Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C8

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **28 February 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

- Yes Please complete Parts C and D
- No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

Christopher Fry – Head of Planning for Crest Nicholson Midlands and Yorkshire

2. Please identify the development site

Woodville – Land North of occupation Lane, Woodville Swandlincote



3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

The ability to deliver houses in a timely fashion is predicated by the speedy and timely manner of planning applications.

There is no current shortfall in terms of labour, albeit build costs remain high.

4. What is your assessment of the local housing market?

No previous experience of this market

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes – there is an appetite for us to continue delivering in South Derbyshire with this site, we are keen to progress

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

No, Crest Owned site. Not challenging viability. Infrastructure is minimal

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

We are yet to test the market in terms of any RSLs – S106 Housing is becoming less of an appetite for RSLs

8. (Please respond to the points below where applicable)

What are your specific lead in times for:

- **acquiring the site**

Already required

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

Already obtained

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

The proposal to substitute housetypes from previous developer housetypes requires a s73 submission which has only been recently made. Expect to secure permission for our housetypes by July 2026

- **discharge of conditions**

in the system and working through the outline

- **start on site**

Once S73 has been approved est. July 26

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

Just timely manner of determining the application as this is a plot substitution I would not expect the need to take this to any planning committee.

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

Sole Builder

11. Will you be selling part of the site to another builder? If so when and to whom?

No

12. What is your delivery model and annual build rate for the site?

Annual build rate – 30 a year, which expect 10 off this site by the end of the Calendar year 2026

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

No.

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

No impediments to delivery, 30 a year. 75 houses to be built in total

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

Should there be a need to amend the S106 affordable housing delivery that there be a positive pragmatic approach without the need for a formal s106 Deed of Variation

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

No.

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	10	30	30	5	

3. What is your assessment of South Derbyshire District Council’s performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

No previous experience.

Name and position:



Organisation:

Crest Nicholson

Signature:



Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C9

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **04 March 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D
No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

8. In respect of the site identified in Question 2, what is your assessment of likely:

- **lead in times (including indication of the year and month that you realistically expect to secure outline planning permission) :**
- **build rates:**
- **impediments to delivery:**

9. What steps can the District Council or its public sector partners take to accelerate delivery?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

[REDACTED] – Homes by Honey
[REDACTED]

2. Please identify the development site

Land East of Kiln Way, Woodville

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

Recently completed sites and sites under construction in the East Midlands include:

- South Normanton, Derbyshire
- Chesterfield Road, Matlock, Derbyshire
- Ollerton Road, Edwinstowe, Nottinghamshire
- Warren Lane, Witham-St-Hughs, Lincolnshire
- Tom Lane, Duckmanton, Chesterfield
- Church Street, Eastwood, Nottinghamshire

4. What is your assessment of the local housing market?

Positive buyer interest.

5. Is South Derbyshire a desirable location for housebuilders to build?

Yes.

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

Potential risk of delays as PRow's requiring diversion.

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

Agreement to diversions and timely approval of application.

8. (Please respond to the points below where applicable)

What are your specific lead in times for:

- **acquiring the site**

N/A

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

N/A

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

June 2026.

- **discharge of conditions**

June – August 2026.

- **start on site**

August 2026.

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

**Planning Performance Agreement in place for reserved matters application.
Target determination June 2026.**

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

Sole Builder (two site teams anticipated).

11. Will you be selling part of the site to another builder? If so when and to whom?

No.

12. What is your delivery model and annual build rate for the site?

Two site teams, each averaging 35 dwellings per annum. Total 70 dwellings per annum.

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

Witham-St-Hughs – Site acquired early 2025 with planning. Expected completion mid-2027.

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

Similar build rate – 70dpa.

Risks include delays in planning, PRow diversions, unexpected ground conditions arising from site mining legacy.

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

Expediate necessary planning and other approvals.

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

N/A.

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	70	70	59		

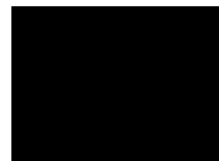
3. What is your assessment of South Derbyshire District Council's performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

Positive engagement with case officer. Planning Performance Agreement in place.

Name and position:

 Planner –

Signature:



Organisation:

STAT Planning

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE C10

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

- Yes Please complete Parts C and D
No Please complete Parts B and D

PART B

1. Name and contact details of land owner/land agent/land promoter

2. Please identify the site being promoted.

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

Davidsons Developments Limited (Davidsons Homes)
Wilson House, 207 Leicester Rd, Ibstock. Leicestershire. LE67 6HP

2. Please identify the development site

Land to the north and south of Jawbone Lane, Melbourne.

DMPA/2023/1662: Outline planning application for residential development of up to 66 dwellings, provision of land and facilities for an extension to the village cemetery, public open space and associated infrastructure (all matters reserved except for access)

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

Davidsons Developments Limited (Davidsons Homes) was established in 2007 and has since built approximately 7,000 dwellings in the Midlands. Davidsons Homes built 730 dwellings across the East and South Midlands in 2025, and expect to increase on these numbers in 2026.

Davidsons Homes has a strong track record of housing delivery in South Derbyshire, with us recently building 46 dwellings on Station Road, Melbourne (App ref: DMPA/2020/0592), and historically building 131 dwellings at Sweet Leys Way, Melbourne (Application Ref: 9/2008/0811, 9/2009/0827, 9/2009/0828), and 59 dwellings at Phase 3 of Castleton Park, Castle Road, Castle Gresley.

4. What is your assessment of the local housing market?

Melbourne is a highly desirable village as a result of its proximity to local jobs and services, which is reflected in the strong demand for new build properties.

5. Is South Derbyshire a desirable location for housebuilders to build?

As referenced in response to question 3, Davidsons Homes has a strong track record of delivering housing in South Derbyshire and our aim is to continue to grow our presence in the district.

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

At this time there are no known infrastructure, viability, or ownership issues which would prevent the delivery of new housing on the site.

7. If there are any infrastructure, viability, ownership and other issues impeding delivery on the site how can South Derbyshire District Council assist?

As stated in the response above, there are no known infrastructure, viability, or ownership issues which would impede the delivery of the site.

8. What are your specific lead in times for:

- **acquiring the site**

Davidsons Homes has a legal position with the landowners to buy the site once planning permission is achieved. Negotiations to purchase the site will begin as soon as said planning permission is achieved.

- **obtaining outline planning permission (including indication of the year and month that you realistically expect to secure outline planning permission)**

Subject to the application proceeding to planning committee in March 2026 and achieving a resolution to grant, Davidsons Homes will endeavour to conclude the planning permission and achieve a signed S106 agreement in Summer 2026.

- **obtaining reserved matters planning permission (including indication of the year and month that you realistically expect to secure detailed planning permission)**

Davidsons Homes will prepare a Reserved Matters application which will be ready to submit upon receiving Outline planning permission for the site. We will aim to achieve Reserved Matters permission before the end of December 2026.

- **discharge of conditions**

Davidsons Homes will aim to have discharged the relevant pre-commencement conditions in order to achieve a start on site in July 2027.

- **start on site**

Davidsons Homes are targeting a start on site in July 2027, although this is relevant on receiving all the relevant technical approvals in a timely manner.

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

As a housebuilder Davidsons Homes has several advantages over Land Promotion companies, such as:

- We have already explored the technical solutions for the site and have designed robust and realistic engineering solutions to deliver the site.
- We will avoid the lengthy marketing process for finding a delivery partner.
- Davidsons has already invested a significant amount of resources undertaking technical work and has forecast future commitments.

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

Davidsons Homes will aim to be the sole developer of the site.

11. Will you be selling part of the site to another builder? If so when and to whom?

No.

12. What is your delivery model and annual build rate for the site?

Davidsons Homes is a housebuilder that follows traditional methods of construction, and we will expect to deliver 42 dwellings per year on the site.

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

Davidsons Homes are currently building 47 dwellings at Queniborough in Charnwood, Leicestershire (Ref: P/24/0046/2). Detailed planning permission was obtained in October 2024, with a commencement onsite in November 2024. The first legal completions on plots took place in December 2025.

14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

As a result of the site being relatively small in scale, and not requiring a significant amount of upfront infrastructure, we expect to start construction within 7 months of receiving a detailed planning permission, and for the first plot completions to take place in May 2028.

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

Davidsons Homes would be willing to enter into a Planning Performance Agreement with South Derbyshire District Council to ensure that the Reserved Matters application is determined in an efficient and timely manner.

The discharge of conditions needs to be carried out in a timely manner.

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Davidsons Homes has accepted the principle of a two-year timeframe for the submission of the Reserved Matters application following the granting of Outline planning permission.

Please proceed to Part D


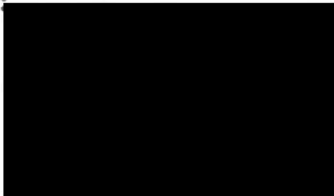
PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.

2025/26	Current year 2026/27	2027/28	2028/29	2029/30	2030/31
X	0	0	12	42	12

3. What is your assessment of South Derbyshire District Council's performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?

Davidsons Homes' Full application for 46 dwellings at Station Road, Melbourne (Ref: DMPA/2020/0592) was determined by South Derbyshire District Council within 6 months of being submitted. The assumption has therefore been made the Council will determine the Reserved Matters application and discharge of conditions within 6 months respectively.

<p>Name and position: </p> <p>Organisation: Land Director</p>	<p>Signature: </p>
--	---

Please return to planningpolicy@southderbyshire.gov.uk

ANNEXE C11

Housing Delivery Written Agreement

The Council is seeking clear evidence that the housing sites within South Derbyshire can be brought forward in a timely manner and that any obstacles to such are identified and effectively addressed in partnership with the Council as Local Planning Authority. The Council therefore requests that landowners, developers and their agents provide information that will assist in this endeavour by responding to the questions set out in the relevant sections of this written agreement and returning to planning.policy@southderbyshire.gov.uk by **06 March 2026**.

Please note that, other than any personal information provided or contact details, responses will be published as part of the Councils annual five year housing land supply review (Housing Position Paper) and will be relied upon in the context of relevant planning applications and appeals.

PART A

Will you/your company represent housebuilders on the site?

Yes Please complete Parts C and D

No Please complete Parts B and D

PART B

1. Name and contact details of land owner/~~land agent~~/land promoter

John Chorlton
Nightingale Land
Adlington House
Congleton
CW12 1LB
[REDACTED]

2. Please identify the site being promoted.

Land at Linton Road, Castle Gresley

3. What is your experience of bringing sites to delivery nationally, in the East Midlands and in South Derbyshire?

Nightingale Land (NL) is the trading name of Gladman Family Investment Company, which was formed by the Gladman Family in 2022 after they sold their previous Land and Planning Company to Barratt Developments in early 2022.

From its inception to 2022, Gladman Developments secured planning permission for more than 250 residential sites, the majority of which are built out, many of which are located within the East Midlands.

Whilst the focus of NL is to acquire land freehold, as opposed to option/promotion agreements, the premise remains the same; to achieve outline planning permission, and subsequently sell the land to a housebuilder

4. What is your assessment of the local housing market?

Whilst we cannot comment on each individual site NL have extensive experience in designing schemes and de-risking planning permissions that are suitable for housebuilders.

As part of this process, NL instruct reputable land agents to begin marketing the site before planning permission is achieved. In this particular case, Howkins and Harrison (who are very familiar with the local market in the Midlands including South Derbyshire) wrote to a select number of local, regional and national housebuilders in February 2026 to inform them that the site was due to be determined at 24th March Planning Committee. 12 housebuilders responded stating that they were interested in acquiring the site.

In addition to this, NL have instructed Pioneer (affordable housing specialists) who work closely with local Registered Providers. Whilst the consultation is still ongoing, to date, 5 Registered Providers have confirmed their interest in taking on the affordable housing element of the scheme.

5. Is South Derbyshire a desirable location for housebuilders to build?

Given the strong interest in Land at Linton Road, it is clear housebuilders are very active in South Derbyshire.

6. Are discussions with housebuilders underway?

Yes go to question 6a.

No go to question 6b.

6a. What is the anticipated timescale for securing commitment from housebuilders to deliver homes on the site?

Yes – expressions of interest have already been made by housebuilders and the site will be marketed immediately, and then sold to a housebuilder should the application be approved.

6b. What are the timescales for commencing discussions with housebuilders?

7. Do you have examples of specific sites in South Derbyshire or elsewhere to illustrate timings, from land promotion to the delivery of homes on the site?

Nightingale Land does not have any examples within South Derbyshire. However, historically, Gladman Developments (the model in terms of how planning permission is achieved and then quickly sold to a housebuilder are very similar) have secured a significant number of planning permissions (which are now providing new homes for families) throughout Derbyshire. This includes the following:

- High St, Linton
- Main Road, Brailsford
- Roes Lane, Crich

8. In respect of the site identified in Question 2, what is your assessment of likely:

- **lead in times (including indication of the year and month that you realistically expect to secure outline planning permission) :**

Nightingale Land has already instructed the S106 Agreement. The Council's S106 Template has been requested. There are no disagreements over the Planning Obligations. The Agreement could be executed within 2-3 months subject to the Council's willingness.

The site will be sold to a housebuilder before the end of 2026.

- **build rates:**

The following build out rates are expected assuming the above lead in times:

2029: 35 dwellings

2030: 35 dwellings

2031: 5 dwellings

- **impediments to delivery:**

No physical or technical constraints. Subject to the reasonableness of planning conditions which are yet to be agreed, there is nothing preventing delivery.

9. What steps can the District Council or its public sector partners take to accelerate delivery?

- Ensuring that the S106 is not delayed.
- Ensuring pre-commencement conditions are kept to a minimum and any other planning conditions are not onerous.
- Discharging conditions, and subsequent reserved matters application(s) and RM conditions in a timely manner including ensuring that statutory consultees respond within the required timescales.

10. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

We have full confidence in the delivery of the site and happy to accept a condition requiring the submission of the reserved matters application within 2 years of the Decision Notice.

Please proceed to Part D

PART C

1. Name and contact details of developer/developer agent

2. Please identify the development site

3. What is your experience of building houses nationally, in the East Midlands and in South Derbyshire?

4. What is your assessment of the local housing market?

5. Is South Derbyshire a desirable location for housebuilders to build?

6. Are there any infrastructure, viability, ownership and other issues impeding delivery on the site?

9. Are there any specific points relating to this site or South Derbyshire District Council that can give confidence in these lead times?

10. Will your company be sole builder on the site or will you follow a partnership approach and if so with whom?

11. Will you be selling part of the site to another builder? If so when and to whom?

12. What is your delivery model and annual build rate for the site?

13. Do you have examples of specific sites in SDDC or elsewhere illustrating timings from acquiring the site to the delivery of homes on the site?

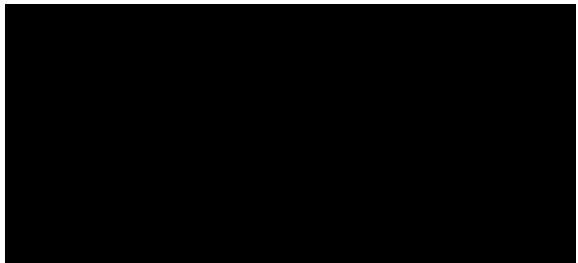
14. Based on your answer to question 13, what is your assessment of build rates and impediments to delivery on the site?

15. What steps can South Derbyshire District Council or its public sector partners take to accelerate housing delivery?

16. To expedite the delivery of new housing within South Derbyshire would you be willing to accept a reduction in the time limit for the submission of a reserved matters planning application following the granting of outline planning permission?

Please proceed to Part D

PART D (All respondents are requested to complete the section below)

Please estimate numbers of completions of homes per annum on the site over the time period shown below.					
Current year 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	0	0	35	35	5
3. What is your assessment of South Derbyshire District Council's performance in determining relevant applications in a helpful and timely way? Does this have a bearing on your confidence to meet the timescales outlined above?					
The applicant has only submitted this Outline application in the district, so cannot comment on the performance of the Council's performance in determining conditions/reserved matters applications in the district.					
Name and position: John Chorlton			Signature:		
Organisation: Nightingale Land					

Please return to planning.policy@southderbyshire.gov.uk

ANNEXE D

Proformas

ANNEXE D1

South Derbyshire Housing Deliverability Form

1. Site address

Land at Church Street, Church Gresley

2. Are you the landowner/developer or agent acting on behalf of either?

Landowner / developer

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

9/2013/0946

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Taylor Wimpey

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

NA

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

DMPA/2021/0734

DMPA/2025/0722

Now go to question 12

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full.

N/A

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

Development commenced August 2022 and Taylor Wimpey have delivered 126 of the 306 permitted homes

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
	55	55	50	20						

14. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

Within the eastern half of the site (to the east of the central hedgerow), whose works are not due to commence until January 2026, Taylor Wimpey has received S73 approval for minor changes to the approved layout (DMPA/2025/0722).

This included primarily to accommodate some new house types which Taylor Wimpey consider will better reflect the demand they have received in delivering the western part of the site to date, in comparison with the approved house types; and to reflect amendments required to comply with Part O Building Regulations

15. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

Name and position:

[REDACTED]

[REDACTED]

Organisation: Taylor Wimpey West Midlands

ANNEXE D2

South Derbyshire Housing Deliverability Form

1. Site address

Broomy Farm, Hartshorne Road, Woodville

2. Are you the landowner/developer or agent acting on behalf of either?

Developer

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

DMPA/2020/1004 (Full)

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Bellway Homes E Midlands

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

NA

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning consent(s):

DMPA/2020/1004 (Full)

Now go to question 12

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full.

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
50	25									

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

Name and position: [REDACTED]

Organisation: Bellway Homes Ltd (East Midlands)

ANNEXE D3

South Derbyshire Housing Deliverability Form

1. Site address

Drakelow Park, Walton Road, Drakelow

2. Are you the landowner/developer or agent acting on behalf of either?

Developer

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

DMPA/2020/1460

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

David Wilson Homes

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

NA

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning consent(s):

DMPA/2021/1829 & DMPA/2022/0568

Now go to question 12

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full. NA

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

All conditions have been discharged for the site.

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
33	30	30	30	15						

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

Name and position: [REDACTED]

Organisation: David Wilson Homes, East Midlands Division

ANNEXE D4

South Derbyshire Housing Deliverability Form

1. Site address

Drakelow Park, Walton Road, Drakelow

2. Are you the landowner/developer or agent acting on behalf of either?

Developer

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

DMPA/2020/1460

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Taylor Wimpey

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

NA

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning consent(s):

DMPA/2021/1829 & DMPA/2022/0568

Now go to question 12

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full. NA

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
0	56	83	83	49						

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

We do require a RM planning application being determined to deliver the full completions above.

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

n/a

Name and position:

[REDACTED]

Organisation:

Taylor Wimpey

ANNEXE D5

South Derbyshire Housing Deliverability Form

1. Site address

The Dales, Askew Grove, Repton, Derby, DE65 6GS

2. Are you the landowner/developer or agent acting on behalf of either?

We are the landowner

3. Does the site have outline or full planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline/full planning application(s)/consent(s)

DMPA/2022/1625

5. Please indicate anticipated timescales (month, year) for the determination of an outline planning application.

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Morro Partnership – are the preferred contractor – working towards build contracts being signed by the end of Quarter 3 25/26

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full. NA

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

The following pre-commencement conditions are in various stages:

Condition signed off by LA:

Condition 5

Condition 7

Condition 19

Condition 23

Information Issues to LA – Awaiting Sign off

Condition 6

Condition 9

Condition 22

Information required prior to submission of condition to LA

Condition 3

Condition 4

Start on site: January 2026

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
		28								

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

The timescales for highways approval. We have provided detailed technical information to assist with this.

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

- Funding secured from Homes England with deadline of start on site by March 2026.
- Finalising contract sum with the contractor (Morro Partnership).
- 7 of the pre-commencement conditions have been submitted and 4 have been approved.
- All parties are working towards a January 2025 start on site.

Name and position: [REDACTED]

Organisation: Trent & Dove Housing

South Derbyshire Housing Deliverability Form

1. Site address

Newhouse Farm Phase 3b

2. Are you the landowner/developer or agent acting on behalf of either?

Taylor Wimpey

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

9/2017/0349

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application. NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site: NA

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

DMPA/2022/0996

Now go to question 12

ANNEXE D6

South Derbyshire Housing Deliverability Form

1. Site address

Newhouse Farm Phase 3b

2. Are you the landowner/developer or agent acting on behalf of either?

Bloors

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

9/2017/0349

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application. NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site: NA

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

DMPA/2022/0996

DMPA/2025/1033 – pending

Now go to question 12

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full. NA

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site. NA

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
0	60	60	60	60	60	44				

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

Name and position:

Organisation:

ANNEXE D7

South Derbyshire Housing Deliverability Form

1. Site address

Land to the West of Primula Way, Littleover

2. Are you the landowner/developer or agent acting on behalf of either?

Agent (Marrons) acting on behalf of Richborough Estates (Land Promoter)

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

DMPA/2022/1617

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

Outline Planning Application for up to 600 dwellings submitted December 2022. Currently ongoing consideration but expecting to reach be in a position of determination by January 2025.

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

N.B. Richborough Estates are a land promoter who will seek to fund and secure outline planning consent and have strong relationships with most of the house-builders operating in the East Midlands. Richborough Estates would aim to sell the site to a suitable house-builder as soon as outline planning consent is granted and s.106 signed. Richborough Estates may even agree early terms with a house-builder ahead of the granting of outline consent in order to speed delivery up.

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

Assuming grant of consent in January 2025, it is likely that the site could be sold to a house-builder by Summer 2025

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

N/A

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full.

Circa January 2026

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

Circa August/September 2026

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
		50	60	60	60	60	60	60	60	60

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

There are not considered to be any impediments to development that cannot be resolved through the normal planning application determination process

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

Name and position:

[REDACTED]

Organisation:

Marrons

ANNEXE D8

South Derbyshire Housing Deliverability Form

1. Site address

Oak Close, Castle Gresley

2. Are you the landowner/developer or agent acting on behalf of either?

Developer – Acting on behalf of the landowner (EMH)

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

Full application DMPA/2019/1176

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Lovell Partnerships

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

Current programme states February 2026 Completion.

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

Full application DMPA/2019/1176, DMPA/2023/1654

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full.

N/A

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

Condition 57 is due for a decision on 28th October 2025

Condition 10 was issued 12 September 2025

Condition 32 to submit within next week W/c 29th September 2025

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
52	18									

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

N/A

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

N/A

Name and position:

Organisation:

Lovell Partnerships

ANNEXE D9

South Derbyshire Housing Deliverability Form

1. Site address

Land Off Site D, Cadley Park, off Park Road, Swadlincote, Derbyshire

2. Are you the landowner/developer or agent acting on behalf of either?

3. Does the site have outline planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline planning application(s)/consent(s)

DMPA/2023/0006 - pending S106

Now go to question 6

5. Please indicate anticipated timescales (month, year) for the submission and determination of an outline planning application.

NA

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

Harworth Group are marketing the site to a number of housebuilders, one will be selected on the issue of the Outline Planning Permission. A decision should be taken in October / November 2025.

10. Please provide the reference number(s) of any reserved matters planning consent(s):

N/A

Now go to question 12

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full.

Reserved Matters expected to be submitted in the next 9-12 months to allow the development of the site in full.

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

Condition Discharge expected to be submitted in the next 9-12 months to allow the development of the site in full.

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
	15	45	45	45						

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

N/A

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

N/A

Name and position:

[REDACTED]

Organisation:

Pegasus Group (agent to Harworth Group)

ANNEXE D10

South Derbyshire Housing Deliverability Form

1. Site address

The Dales, Askew Grove, Repton, Derby, DE65 6GS

2. Are you the landowner/developer or agent acting on behalf of either?

We are the landowner

3. Does the site have outline or full planning consent?

Yes go to question 4

No go to question 5

4. Please provide the reference number(s) of any outline/full planning application(s)/consent(s)

DMPA/2022/1625

5. Please indicate anticipated timescales (month, year) for the determination of an outline planning application.

6. Have developers been secured to deliver homes on the site?

Yes go to question 7

No go to question 8

7. Please identify the developer(s) secured to deliver homes on the site:

Morro Partnership – are the preferred contractor – working towards build contracts being signed by the end of Quarter 3 25/26

Now go to question 9

8. Please indicate anticipated timescales (month, year) for securing developers to deliver homes on the site:

9. Does any part of the site have reserved matters planning consent?

Yes go to question 10

No go to question 11

10. Please provide the reference number(s) of any reserved matters planning applications/consent(s):

11. Please indicate anticipated timescales (month, year) for the submission and determination of any remaining reserved matters planning application(s) required to allow the development of the site in full. NA

12. Please indicate anticipated timescales (month, year) for the discharge of any conditions and commencement of development on site.

The following pre-commencement conditions are in various stages:

Condition signed off by LA:

Condition 5

Condition 7

Condition 19

Condition 23

Information Issues to LA – Awaiting Sign off

Condition 6

Condition 9

Condition 22

Information required prior to submission of condition to LA

Condition 3

Condition 4

Start on site: January 2026

13. Please estimate numbers of completions of homes per annum on the site over the time period shown below.

Current year 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
		28								

14. Are you aware of any viability, land ownership, infrastructure or other impediments to the delivery of homes on the site?

Yes go to question 15

No go to question 16

15. Please identify any impediments to the delivery of homes on the site and whether and how these are being addressed.

The timescales for highways approval. We have provided detailed technical information to assist with this.

16. Please could you provide any other information you consider may be helpful in demonstrating the deliverability of the site?

- Funding secured from Homes England with deadline of start on site by March 2026.
- Finalising contract sum with the contractor (Morro Partnership).
- 7 of the pre-commencement conditions have been submitted and 4 have been approved.
- All parties are working towards a January 2025 start on site.

Name and position: [REDACTED]

Organisation: Trent & Dove Housing