



Housing Delivery

Topic Paper

August 2026

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Executive Summary

The Local Plan contains policies and allocations to deliver a minimum of 15,263 homes over the 20-year plan period which comprises (rounded) 763 dwellings a year. The Council has undertaken extensive work on housing delivery which includes the following points with additional detail in the [April 2026 Housing Position Paper](#) .

- Setting up a Developer Panel to inform assumptions around delivery, annual completions, lead in times, and infrastructure to secure a realistic assessment of delivery.
- Progressing an amended Written Agreement form with site promoters and developers to obtain a suite of information relevant to the delivery of each specific site
- Introducing Planning Performance Agreements in September 2025 which are already having a significant effect on the speed of application submission to decision.
- Taking a positive approach to individual applications outside settlement limits (before the revised NPPF was published) with three major housing applications with resolutions to grant planning permission following decisions at a special Development management Committee on 24 March 2026
- Taking a proactive Development Team approach to delivery on the larger sites and in particular the two Strategic Sites at STRA 1 and STRA2. This includes but not limited to appointment of a consultant team in partnership with Homes England and EMCCA to prepare Masterplan Delivery Frameworks (MFD) for these two Strategic Sites. The MFDs are expected to be complete by March 2027, and a key component is to explore options for early delivery of housing.
- Notwithstanding this, the Council has assumed zero delivery in the five-year supply, following which annual completions of 150 dwellings are assumed which is a cautious estimate given significantly higher build rates (include 383 dwelling a year) in similar sized allocations in South Derbyshire.
- The Council has reviewed its delivery assumptions against research from Lichfield's 'start to finish' and the trajectory is broadly consistent with this research. Where there is any deviation, this is clearly set out.
- Based on the above points the Council can demonstrate a 5.32-year housing land supply in relation to the Local Plan housing requirement.
- In addition to this, within weeks of this Local plan submission, a report is being taken to the Council's policy committee seeking approval to publish the Local Plan Part 2. This contains non-strategic housing allocations of varying sizes in varying locations addressing the points of criticism from the development industry that the Council is putting all its housing delivery eggs in the 'Large Strategic Sites' basket on the Derby Urban Fringe.
- There is a clear housing implementation strategy set out in paragraph 1.49 of the Local Plan much of which is standard practice of SDDC to address obstacles to delivery.
- The Local Plan included a housing requirement figure 50% in excess of SDDC need applicable under the transition arrangements. The Local Plan Part 1 in combination with the emerging Local Plan Part 2 contain a range of sites across the District to provide comfort that this significant increase over SDDC need of 'at least 15,263 dwellings' can and will be delivered.

1. The Need

- 1.1 Paragraph 61 of the NPPF (2023)¹ states that:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”.

Local Housing Needs Assessment

- 1.2 Derby City Council and South Derbyshire District Council jointly commissioned a Housing Needs Assessment [Housing Needs Assessment](#) to analyse the housing markets and requirements within each of the authority areas and ultimately determine the overall housing need for each area. This was undertaken by Icen and concluded (para 1.27) that even when taking into account current and future trends and market signals (including affordable housing provision and the delivery of the East Midlands Intermodal Park – the Freeport) there were no exceptional circumstances to deviate from the using the Standard Method.

Standard Method

- 1.3 The Development Strategy Topic Paper sets out that SDDC has met the transitional arrangements for plan making (set out in Annex A of the 2026 NPPF which cross references Annex 1 of the 2024 NPPF) and the Standard Method (SM) calculating SDDCs housing need is 507 dpa.
- 1.4 Based on a plan period 2022 -2042 (as extended by the Addendum consultation) the need for SDDC is 10,140 homes (507 x 20).
- 1.5 There has been debate in other Local Plan examinations² whether the 80% figure to meet the transitional arrangements is measured at the time of the Regulation 19 consultation or the against SM at the time of submission. For information only for SDDC the SM at the time of submission is 595 dpa³, this means that in any event the Local Plan requirement is well above the 80% requirement to meet the transitional arrangements (calculated at 128%).

Derby unmet need

- 1.6 As set out in more detail in the Strategy Topic Paper the spatial strategy chosen (as set out in paragraph 6.2.2 of the [Sustainability Appraisal Regulation 19 Addendum \(May 2026\)](#) of large strategic sites on the edge of Derby, in brief summary is a growth strategy to exceed South Derbyshire District Council (SDDC) housing need to help to meet Housing Market Area (HMA) housing need in close proximity to Derby City from where a substantial proportion of the unmet need arises. This formed the basis of a Derby HMA Statement of Common Ground ([2024](#)) which was later updated in [2026](#).

¹ [National Planning Policy Framework](#)

² Most recently within the local area the Greater Nottingham Strategic Plan

³ calculated as at May 2026

2. The requirement

- 2.1 The LPP1 propose a housing requirement figure of 763 dwellings per annum which is an increase of 256 above the SDDC SM need figure (507) in line with the transitional arrangements set out in Annex 1 of the NPPF 2024.

3. The Supply (including the trajectory)

- 3.1 Paragraph 74 of the NPPF says:

“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.”

- 3.2 The housing trajectory, as updated through the [Regulation 19 Addendum: Proposed Modifications](#) (PM42), sets out the sites which are going to contribute towards meeting the requirement.
- 3.3 Please note that the Housing Trajectory includes the existing Part 2 Local Plan allocation at Stenson Fields (H23N). Further work undertaken for the emerging Local Plan Part 2 has concluded that this site is not deliverable within the plan period and so 50 dwellings have been removed from the supply.
- 3.4 The supply (from 2022) is made up of:
- 3714 homes that have been completed since 2022
 - 3753 homes on strategic sites (STRA1, STRA2 and FLG)
 - 5980 homes on allocated sites that have been rolled forwards from the previous Local Plan. Of which 3330 homes are located on ‘category a’ sites⁴ (which are either under construction or have full planning consent to be delivered), 2650 homes are on ‘category b’ sites that haven’t yet started but have outline planning consent.
 - 885 homes on large sites (10 or more) with planning permission. Of which 368⁵ are located on ‘category a’ sites which are currently under construction or have full planning permission, and 517 are on category b sites that haven’t yet started but have outline planning consent⁶.
- 3.5 All sites included in the supply are considered developable⁷.
- 3.6 The Housing trajectory in this Local Plan part 1 Review indicates a small exceedance (144) of the minimum housing requirements set out in the Local Plan. Once Stenson Fields (H23N) is deleted from the supply this exceedance falls to 94.

⁴ [National Planning Policy Framework](#) (2023) Glossary definition of ‘Deliverable’

⁵ Note this includes 187 homes at Land at Swadlincote Lane, Church Gresley which is shown in the HPP as ‘resolution to approve full permission subject to S106 agreement’, this is anticipated to be granted within the next few weeks.

⁶ Jawbone Lane, Melbourne (66 homes), Land North of Linton Road, Castle Gresley (75 homes) and Willington Road, Etwell (91 homes) are all included in the HPP as ‘resolution to approve full permission subject to S106 agreement’ the S106 discussions are progressing positively and all are expected to be granted permission in the early part of the Examination process.

⁷ [National Planning Policy Framework](#) (2023) Glossary definition of ‘Developable’

- 3.7 Whilst there is no requirement in National Policy to include a buffer to the overall plan supply the Council has faced criticism through representations to the Regulation 19 (and Addendum) consultations for not including a buffer.
- 3.8 The latest [Housing Position Paper \(April 2026\)](#) set out a number of steps the Council continues to take to secure delivery of housing and part of this is an acknowledgement that additional sites will need to be allocated in the Local Plan Part 2. Shortly after the submission of this local plan a report will be taken to the Council's Environmental and Development Services Committee on 24 September seeking approval to publish the Local Plan Part 2. The Part 2 Local Plan includes additional site allocations which accommodate an additional 2,247 dwellings providing an overall supply figure of 17,651⁸ dwellings, equating to a 15.7%⁹ buffer to the requirement. This overall supply figure includes a windfall and loss allowance (based on actual and projected completions) as set out in the Housing Trajectory. This will provide flexibility in regard to site delivery (Policy S1i), assist in meeting a five year housing land supply and will also provide a buffer to ensure that if delivery is slower than anticipated on the large strategic sites, there is a range of size of sites and geographical location to give the best prospect of securing annual completions of a minimum of 763 homes.

Past delivery

- 3.9 The Council has a strong history of past delivery. Since the adoption of the existing Local Plan Part 1 SDDC has exceeded the annual housing requirement of 742 dwellings every year, with the exception of 25/26. In 2022 research done by tradespeople directory, MyJobQuote, identified the District as the fastest growing residential area within the UK with 7.3% of all of its houses being built since 2017. The recent downturn in delivery, is largely as a result of the current national market trends coupled with the reduction in the number of sites available for development as the adopted Local Plan allocations build out.
- 3.10 The agreed and examined housing target from the adopted South Derbyshire's Local Plan from 2011 to 2028 is 12,618 dwellings. This figure consists of 9,605 dwellings to meet South Derbyshire's need together with a share of the housing need that Derby is unable to accommodate of 3,013 dwellings. As at 31st March 2026 SDDC have delivered 11,932 dwellings against an annualised requirement for the same period of 11,130 dwellings showing over-delivery of 802 dwellings.

Housing Distribution

- 3.11 The Council has also faced criticism that delivery is focused on large sites on the fringe of the Derby Urban Area which creates risk in terms of delivery. Whilst the new strategic allocations are located on the Derby Fringe, as shown in tables 1 and 2, combined with the allocations rolled forwards from the adopted Local Plan, the large sites with planning permission and a windfall allowance, 42% of the LPP1 supply is delivered within Swadlincote and the villages compared to 58% on the Derby fringe. This does not take into account any of the allocations that will be made in Swadlincote and the villages through the emerging Part 2 Local Plan.

⁸ This overall supply figure includes a windfall and loss allowance (based on actual and projected completions) as set out in the Housing Trajectory (calculated as 15,404 + 2,247 = 17,651).

⁹ Rounded up from 15.65%

Table 1: LPP1 Supply within Swadlincote and Villages

Site	No. of Dwellings
H2: Land to the north of William Nadin Way, Swadlincote	343
H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	306
H4: Broomy Farm, Woodville Road, Woodville	488
H6: Drakelow Park	2046
H7: Hilton Depot, Hilton	107
H11: Land northeast of Hatton	291
E6: Woodville Regeneration Area	259
H23B Jacksons Lane, Etwall	50
H23C Derby Road Hilton	9
H23D Station Road, Melbourne	46
H23G Milton Road, Repton	7
H23J Oak Close, Castle Gresley	70
H23L Scropton Road	10
Large unallocated sites with planning permission	1066
Windfall	1324 ¹⁰
Total	6422

Table 2: LPP1 supply on the fringes of the Derby Urban Area

Site	No. of Dwellings
STRA1: Infinity Garden Village	1665 ¹¹
STRA2: Land South of Mickleover	1836 ¹²
FLG1: Land south of Brun Lane Mackworth	250
H12 Highfields Farm	33
H13 Boulton Moor (Phase 1,2 and 3)	1263
H14 Chellaston Fields	53
H15 Wragley Way	1944
H16 Primula Way, Sunny Hill	600
H17 Holmleigh Way, Chellaston	9
H18 Hackwood Farm, Mickleover	290
H19 Land west of Mickleover	1037
Total	8982¹³

Lead-in Times and Build out rates

3.12 The lead in times and build out rates in the trajectory have been informed by extensive engagement with the development industry detailed in Annex B and Annex C of the [Housing Position Paper \(April 2026\)](#), site specific evidence in SDDC and reference to national datasets, mainly the Lichfield's Start to Finish Report (3rd Edition).

¹⁰ This includes the projected losses (1548 -224)

¹¹ Within the plan period (2000 overall)

¹² Within the plan period (2500 overall)

¹³ 9679 in total (including 997 beyond the plan period)

Lead in times

- 3.13 Much of the development industry relies on the Litchfield's Start to Finish (3rd Edition) to provide information on the average lead in times. This report should be considered in the context that it was written, providing a national average against a relatively small sample (5 local authority case studies) and therefore using the results to apply a national average should be taken with caution.
- 3.14 All sites included in the Local Plan Part 1 supply, with the exception of the new Strategic allocations (STRA1, STRA2 and FLG), are either under construction, have detailed or outline planning consent or have a resolution to grant consent subject to S106 and so are a significant way through the planning lead in time process. Annex A of the [Housing Position Paper](#) provides a detailed commentary of the status of each of the sites over 10 dwellings as at April 2026, this coupled with the evidence from individual site promoters (also included in the Housing Position Paper) has informed the lead-in time assumptions for the sites.
- 3.15 The new strategic allocations (STRA1 and STRA2) are expected to commence delivery in earnest in 2030/31, although SDDC are expecting that an area of land off Rykneld Road (part of the STRA2 allocation) to commence delivery in advance of the main portion of the site given its detached location. This will be considered further through the Development Framework Document which is under production as part of the requirement of part F of the respective strategic allocation policies (detailed further below). The delivery of FLG1 is more uncertain and this is reflected in its inclusion later in the plan period.
- 3.16 To accelerate the delivery of the strategic sites in 2025 Homes England appointed a project manager to work within the SDDC team to build capacity, knowledge and facilitate engagement at local and regional scale. SDDC have also benefitted from additional support through the MHCLG funded Public Practice initiative whereby a built environment professional (with an architectural background) is located within the SDDC team with a specific focus on delivery of the strategic sites.
- 3.17 Lichfield's (table 3.1 on page 8) found that on sites of over 2000 dwellings it takes on average between 4 and 7.9 years to deliver the first dwelling on site from validation. They also found that for sites of 1000 dwellings or more the time taken to obtain a detailed consent didn't vary significantly as site size increases. They also suggest that sites allocated in an adopted local plan are likely to benefit from a quicker permission process as the principle of development is set.

Build out rates

- 3.18 The [Litchfield's Start to Finish \(3rd Edition\)](#) provides information on the average build out rates. This report should be considered in the context that it was written, providing a national average against a relatively small sample (179 sites) of large housing sites. However, calculating averages using monitoring data (based on the financial year) is likely to provide skewed results given that monitoring is undertaken against an annual snapshot e.g. a three month build out that crosses the monitoring year 'snapshot' would be recorded as a two year build out.
- 3.19 Notwithstanding this, when comparing the Litchfield's averages to local evidence it demonstrates that SDDC build out significantly faster than the national average. For example, for sites of over 2000+ dwellings the samples selected had a maximum build out rate of 323 dwellings (and a minimum of 27 dwellings) with an average of between

100 – 188 dpa. SDDC has, in recent history (2024/25), exceeded the maximum build rate achieved by all of the sample sites at Drakelow Park (a site of over 2000 homes) which achieved 386 dwellings per annum.

- 3.20 In addition, for sites of between 1000 – 1499 dwellings the average build out was between 68 – 101 dpa with the maximum achieved being 172 and the minimum being 14. Two sites adjacent to the Derby Urban Area within SDDC were used as part of the sample for this category with one site (Highfields Farm) achieving the highest build out rate sampled and exceeding the ‘upper end’ of the range in every delivery year bar the final year of construction (demonstrating how the figures are skewed by monitoring years), thus setting the maximum figure for the average calculation. The other site used in this sample also achieved above the upper end of the average range for a number of years during construction, demonstrating that by using the average set by Lichfield’s (as many developers suggest) this would significantly downplay the actual build out rates achieved by SDDC.
- 3.21 It is also worth noting that Lichfield’s (page 2) concluded that variety (of housing type and tenure) helped to achieve higher build out rates, with schemes with 30% or more affordable housing had faster average annual build-out rates than schemes with a lower percentage. They also concluded that having additional outlets on site also has a positive impact on build-out rates and that it was 34% quicker to develop greenfield sites compared to brownfield sites.
- 3.22 Notwithstanding the evidence of high build out rates seen in the District, SDDC has applied a cautious approach to future projections shown in the trajectory. The highest projected build out rate included (for Drakelow Park) is 164dpa which falls comfortably within the Lichfield’s average range for this scale site (100-188dpa) despite past delivery in 23/24 and 24/25 of 267dpa and 386dpa respectively. This is followed by a projected build out rate of 150dpa on the strategic sites (STRA1 & STRA2), both of which are greenfield, which also fall within the Lichfield’s average range for this scale site (100-188dpa).

Delivery of the Strategic Allocations

Infinity Garden Village (IGV)

- 3.23 IGV is a major mixed-use development of national significance spanning 360 acres across SDDC and Derby City Council. Designated as one of 14 government-backed Garden Villages, IGV aims to deliver over 4,500 homes, 3.45 million sq. ft. of employment space, schools, and transport infrastructure, generating around £1bn GVA and 5,000 jobs.
- 3.24 IGV is identified as a flagship development for early delivery within EMCCA’s Trent Arc Spatial Growth Strategy, hosting Rolls-Royce’s Nuclear Skills Academy and located adjacent to Rolls-Royce’s global civil aerospace headquarters and nuclear submarine reactor facilities in Derby, it sits within 15 minutes of major Original Equipment Manufacturers (OEMs) like Toyota, Alstom, and JCB, offering strong supply chain connectivity and proximity to East Midlands Airport and the UK’s only inland Freeport. With parts of the site benefiting from both Enterprise / Investment Zone status, it is recognised as key driver for regional economic growth a top priority for delivery within EMCCA’s East Midlands Strategic Place Partnership project pipeline.

- 3.25 To the west lies Housing Allocation Wragley Way (H15), allocated for housing development in the 2016 Local Plan. Chellaston lies to the east of the site, and Derby City's Local Plan Employment Allocation Infinity Park Derby (AC15) lies to the north.
- 3.26 The draft Policy 'STRA1: Infinity Garden Village Mixed Use Allocation' proposes an allocation to the east of the masterplan area for 2,000 homes and 70 ha of employment space. A Development Framework Document (DFD) was adopted in 2020. The draft policy requires an updated DFD including a strategic masterplan and the policy area for the Masterplan is included below in **Figure 1**.
- 3.27 There are two live applications to the west of the masterplan area - for 1,850 homes (Ref: DMPA/2019/1097) and for 51,000sqm of employment land (Ref: DMPA/2019/1091). The illustrative masterplan submitted is shown in **Figure 2**.
- 3.28 A new access link road from the A50 to support development at the site was consented in 2021 and is currently being implemented.

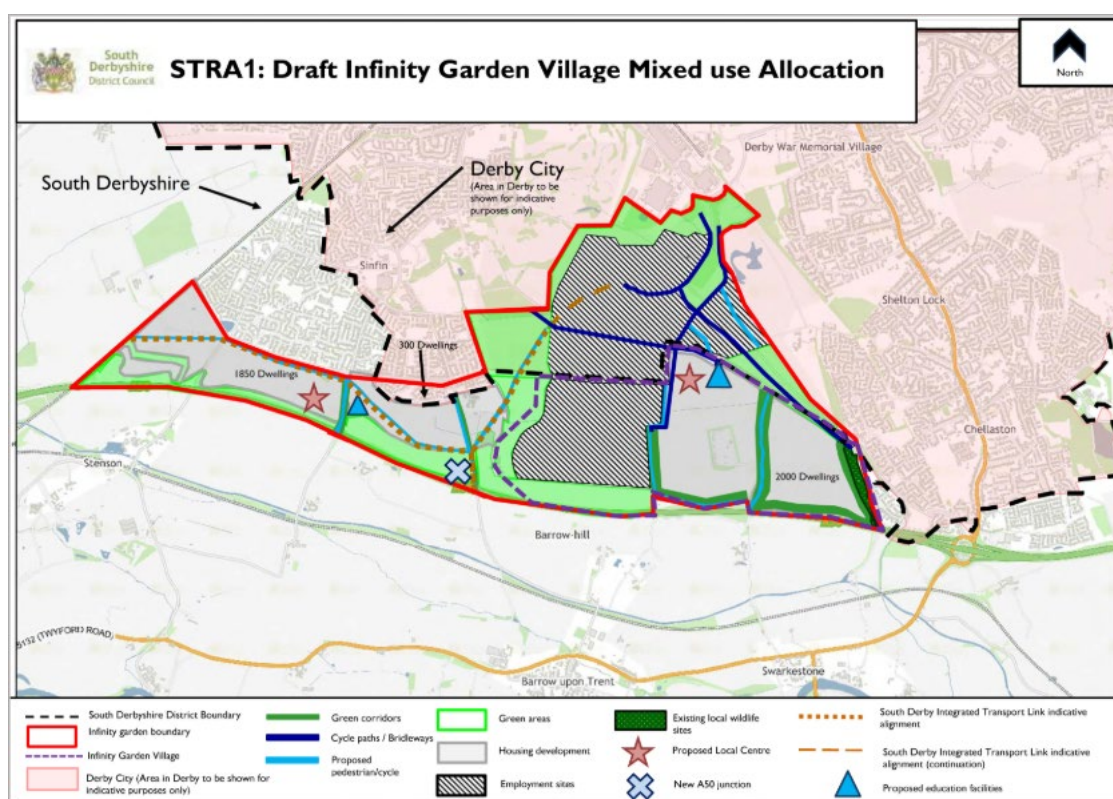


Figure 1: IGV masterplan area from the draft Local Plan (2025)

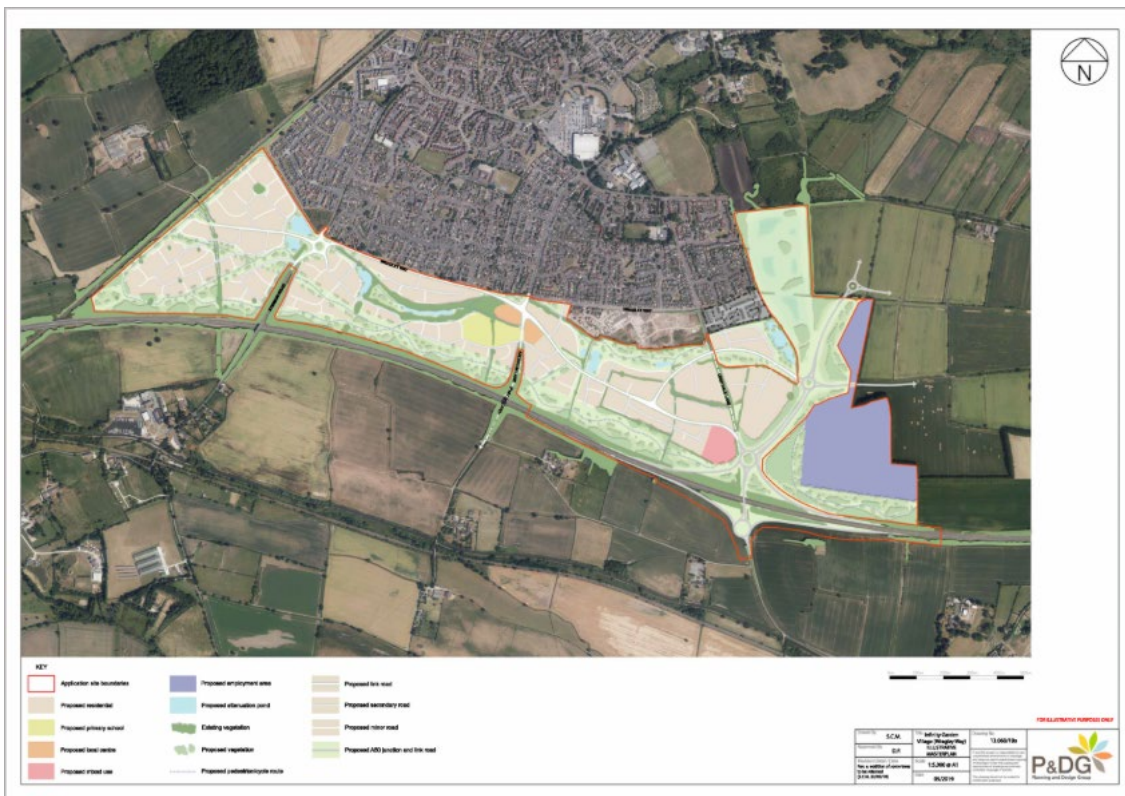


Figure 2: Illustrative masterplan submitted with live planning applications (2019)

Land South of Mickleover

- 3.29 The draft Local Policy 'STRA2: Land South of Mickleover Mixed Use Allocation' proposes an allocation to the south of Derby City for approximately 2,500 homes and 5-10 ha of employment space (shown in **Figure 3**).
- 3.30 There are no live planning applications on the site. In November 2025, a scoping opinion request was submitted to SDDC on behalf of Parkers Strategic Land (Ref: DMOT/2025/1599). The scoping report states the proposed development will provide up to 2,300 units with associated infrastructure. The applicant has undertaken a pre-application public consultation in early 2026. This represents the majority, but not all of the site to be allocated. Other parcels of land promoted by others have the capacity to deliver circa 315 homes in the northeast which straddles the boundary with Derby with an additional 85 homes as part of the same development in Derby (this in the ownership of Catesby Estates) In August 2025 scoping opinion requests were submitted to SDDC and Derby City for the full 400 homes on this northeastern part of the site (SDDC references 2026/0936 and 2026/0897). In addition, there is further capacity within the STRA2 allocation boundary for 260 units to the south of this, 150 units on the eastern side of the A38 and 400 units at the south of the site adjacent to the A38. Whilst the 2,500 indicative dwelling figure is not a ceiling, the masterplan framework will need to consider appropriate densities, having regard to the overarching requirement for extensive green infrastructure provision.
- 3.31 Transport Modelling work has confirmed that a new link road between the A38 and the A516 is required as mitigation and this is expected to be provided as part of a comprehensive development of the site forming part of the South Derbyshire Integrated Transport Link. There may be the opportunity (in line with Figure 3 shown below) to deliver housing along the A516 in conjunction with the new link road.

3.32 SDDC are exploring options for early delivery of initial phases for the west of the site along the A516 and to the east of the site beyond the A38 and are working collaboratively with developers whilst planning application proposals are being prepared.

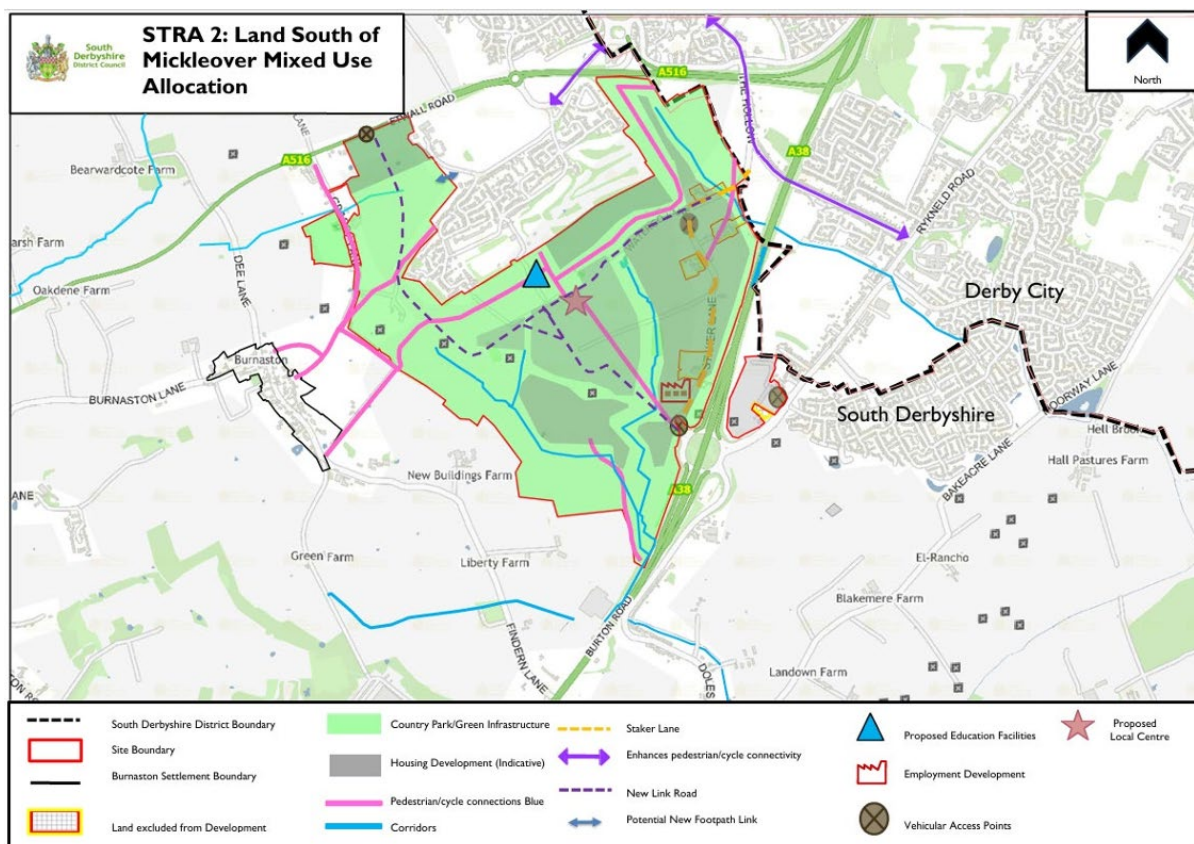


Figure 3: Land south of Mickleover draft masterplan area

Technical Summary

3.33 A range of technical work and site investigations has already been undertaken to inform the allocation and development of both Infinity Garden Village (STRA1) and Land South of Mickleover (STRA2). This material forms part of the evidence base supporting the Local Plan Part 1 Review.

3.34 The key sources of technical evidence include:

- the Local Plan Part 1 Review evidence base, including studies relating to employment and the economy, housing, design, infrastructure and transport, climate change, environment and flood risk, heritage and sustainability;
- infrastructure planning and delivery evidence, including the Infrastructure Delivery Plan and supporting inputs from statutory service providers;
- design led evidence, including Design Review Panel reports (January 2025) and Shaping Streets Design Reviews (July 2025), which provide guidance on layout, placemaking and movement;
- environmental and technical assessments, including flood risk considerations, Sustainable Drainage Systems (SuDS), biodiversity, and landscape and heritage constraints.

- 3.35 These documents establish a robust baseline understanding of the opportunities and constraints affecting each site, including infrastructure requirements, environmental considerations, and design principles.
- 3.36 The Council in partnership with Homes England and EMCCA have appointed Mace to build upon this existing evidence base, with further technical work undertaken as necessary to support the preparation of DFDs and subsequent planning applications.

Windfall Allowance

- 3.37 The Local Plan trajectory includes an allowance for windfall sites. Annex 2 of the NPPF glossary defines windfall sites “*Sites not specifically identified in the development plan*”.
- 3.38 Para 71 of the NPPF says that “*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*”.
- 3.39 The LPP1 Housing Trajectory (as amended by the [Proposed Modification PM42](#)) includes a windfall allowance based on small site delivery (fewer than 10 dwellings). Actual delivery for 22/23-25/26 is included within the trajectory with a projected allowance of 79 dwellings a year from 26/27 onwards. The windfall allowance is calculated as an annual average of total delivery on small sites over a 15 year period.
- 3.40 Notwithstanding the above, the Council considers that the windfall allowance included in the trajectory is conservative given that windfall, as defined by the NPPF, is not restricted to small sites only. The Council is not proposing to allocate sites of fewer than 10 dwellings in the Local Plan Part 2 and therefore this source of supply is expected to continue.

Losses

- 3.41 The NPPF does not require any future projections for potential losses to be included in the housing trajectory. However, to ensure that the Councils projections are robust an allowance for losses has been included.

Affordable Housing

- 3.42 The [Derby and South Derbyshire Local Housing Needs Assessment](#) (December 2023) identified that there will be a need for both social and affordable rented housing, however, social rents are more affordable and could benefit a wider range of households, with the suggestion that this tenure could be prioritised.
- 3.43 The study shows a much higher level of need for rental than Affordable Home Ownership (AHO) but recognises that providing AHO may be more viable and may therefore allow more units to be delivered, but at the same time noting that households with a need for rented housing are likely to have more acute needs and fewer housing options).

Housing Mix

- 3.44 The [Derby and South Derbyshire Local Housing Needs Assessment](#) (December 2023) found that the proportion of households with dependent children in South Derbyshire is fairly average when compared with national data. The analysis linked to future demographic change concluded that the following represents an appropriate mix of affordable and market homes, taking into account household changes and the ageing of the population.
- 3.45 In all sectors, the analysis points to a particular need for 2-bedroom accommodation, with varying proportions of 1-bedroom and 3+-bedroom homes. The analysis suggests that the majority of units should be houses rather than flats and that there is potentially a demand for bungalows, although significant delivery of this type of accommodation may be unlikely due to land take up at low density. Delivery of some bungalows might be particularly attractive to older person households downsizing and may help to release larger (family-sized) accommodation back into family use.
- 3.46 LPP1 Policy H20, part C requires the delivery of bungalows (or other single level accommodation). Schemes of 15 or more dwellings should provide a proportion of 1 and 2 bedroom dwellings.

Older and Disabled People

- 3.47 The [Derby and South Derbyshire Local Housing Needs Assessment](#) (December 2023) identified that SDDC has a fairly average age structure when considering older people. The older person population shows high proportions (83%) of owner-occupation, particularly outright owners who may have significant equity in their homes. The older person population is projected to increase notably moving forward (particularly the very old). An ageing population means that the number of people with disabilities is likely to increase substantially.
- 3.48 The study found that there is a need to increase the supply of accessible and adaptable dwellings and wheelchair-user dwellings as well as providing specific provisions of older persons' housing. It was recommended that (as a starting point) all dwellings (in all tenures) should meet the M4(2) standards and where viability allows around 5% of homes meeting M4(3) wheelchair user dwellings in the market sector with a higher proportion of around a tenth in the affordable sector. Where the authority has nomination rights M4(3) would be wheelchair-accessible dwellings (constructed for immediate occupation) and in the market sector, they should be wheelchair-user adaptable dwellings (constructed to be adjustable for occupation by a wheelchair user although it was recommended that the policy should be flexible to react to any viability issues).
- 3.49 LPP1 Policy H20, part D requires major development to provide 5% of market homes to meet Part M4(3)(a) (wheelchair adaptable dwellings) and 10% of all affordable home where the Council has nomination rights¹⁴ to meet Part M4(3)(b) (wheelchair user dwellings). Flexibility has been factored into the policy to allow for negotiation if providing this is not practical.

¹⁴ Nomination rights text added through the PM25 of the [Regulation 19 Addendum: Proposed Modifications](#)

Custom and Self-build

- 3.50 At the close of the tenth base period ending 30 October 2025, there were 135 individuals recorded on the Council's self-build register. Between the end of the ninth base period, ending 30 October 2024, and the end of the tenth base period, ending 30 October 2025, planning permission was granted for 2 self and custom build plots. As set out in AM85 of the [Regulation 19 Addendum: Proposed Modifications](#) the need for the remaining 16 years of the plan is 351 serviced plots. At Development Management Committee on 22 September 2026 a further two custom self-build plots were resolved to be granted permission subject to conditions (ref 2026/0714).
- 3.51 LPP1 Policy H20, part E supports the provision of plots and requires sites of 30 or more homes to make provision for 10% capacity for serviced plots. Given the planning status of the sites within the trajectory, it is expected that this would come forwards on the strategic allocations, any windfall sites and through Part 2 Local Plan allocations. Based on the trajectory in the [Regulation 19 Addendum: Proposed Modifications](#) this would deliver 374 serviced plots by 2042. Whilst this shows overprovision against the current requirement the custom/self-build register has been steadily growing since its inception in 2015 and is updated annually.

4. Conclusion

- 4.1 The Council has a clearly evidenced robust approach to housing delivery. The lead in times and build rates are consistent with evidence in the Lichfield's start to finish report, with local evidence that recent annual completions are significantly higher than this on a number of sites.
- 4.2 There has been significant work undertaken in relation to delivery on the two large residential led strategic allocations. This included Design Review, close collaboration with Infrastructure providers, a Masterplan led approach to delivery in partnership with Homes England and EMCCA with a consultant team now appointed.
- 4.3 Whilst the criticism of some in the development industry is noted with regard to what is seen to be a skewed reliance on large strategic sites on the edge of Derby, this is not borne out in the evidence. There is already a range of sites in the District in terms of size and location giving genuine choice in delivery, and more sites are being allocated in the Local Plan Part 2 which is reported to committee on 24 September 2026.