



**South
Derbyshire**
District Council
Community and
Planning Services

South Derbyshire Housing Position Paper



June 2017

South Derbyshire Changing for the better

Introduction

- 1.0 This report is published as the most up to date housing position for South Derbyshire District Council.
- 1.1 Local Plan Part 1 sets out the strategic housing sites required in order to meet the majority of the housing target. The Part 2 of the Plan considers at least 600 dwellings as non-strategic sites (sites of less than 100 dwellings). The delivery of new homes through the Part 1 and Part 2 Local Plans together with completions from 2011 will ensure that the Authority fully meets its own housing need and contributes towards meeting some of Derby City's unmet housing need. The period covered by the Plan as a whole is 2011 to 2028.
- 1.2 The Draft Local Plan Part 2 proposes 14 sites for allocation in order to meet the 600 dwellings as set out through the strategic housing policy (S4) in Part 1. The second part of the Local Plan was submitted to the Planning Inspectorate on 24th January 2017 with hearings held in April 2017. The modifications consultation will start at the beginning of July 2017.

National Guidance

- 1.3 National Planning Policy Framework (NPPF) advises Local Authorities through paragraph 47 to "significantly boost the supply of housing". In order to do this the NPPF suggests that a specific deliverable supply of dwellings is identified sufficient to meet a five year supply. Paragraph 47 further states that an additional 5% buffer is to be brought forward from later in the plan period to help "ensure choice and competition in the market for land" or if the authority has persistently under-delivered then that 5% buffer should become 20%.
- 1.4 This requirement is further supported by the Planning Practice Guidance (PPG) that states "local planning authorities should have an identified five-year housing supply at all times during the plan period".
- 1.5 The importance of the five year supply is outlined in paragraph 49 of the NPPF which states that failure to demonstrate a supply of deliverable sites means that the Council's housing policies cannot be considered as up to date and in that situation housing development should be determined against a presumption in favour of sustainable development (para 14 of the NPPF).
- 1.6 The PPG (para 033 Reference ID: 3-033-20150327) makes clear that a five year supply will be tested through the a Local Plan examination and that once examined and published, "such assessments should normally not need to be updated for a full

twelve months unless significant new evidence comes to light or the local authority wishes to update its assessment earlier". This paper is being published due to new data that has been collected regarding completions on sites in the period 2016/17 and also to update the progress of each housing site within the housing supply.

- 1.7 This demonstration of a five year supply also ensures housing policies for the supply of housing can be considered up-to-date.

Derby Housing Market Area

- 1.8 South Derbyshire has worked alongside Derby City and Amber Valley as part of the Derby HMA since 2009. A considerable amount of work has been undertaken and subsequently examined on setting a housing target for the three authorities. The work initially considered the period 2008 – 2028 but it was later agreed across the HMA following Amber Valley's hearings that the re-based period 2011 to 2018 was more appropriate.
- 1.9 A key consideration of the HMA work has always been that Derby City is unable to provide all of their housing requirements within the City which was a principle established in the RSS. It has been agreed collectively by the HMA Authorities that Derby City cannot provide more than 11,000 dwellings in the period up to 2028.
- 1.10 Derby adopted its Local Plan Part 1 on the 25th January 2017. Amber Valley having withdrawn its Plan in December 2015 has a timetable set for the adoption of a Local Plan by the beginning of 2018 with a Draft consultation undertaken in March 2017.
- 1.11 The agreed and examined housing target from South Derbyshire's examination is a HMA requirement of 33,388 dwellings of which 12,618 dwellings is the housing requirement for South Derbyshire. This figure consists of the housing need for South Derbyshire which is 9,605 dwellings and also a share of the housing need that Derby is unable to accommodate; 3,013 dwellings.

South Derbyshire

- 1.12 The selection of sites for allocation takes places using the Strategic Housing Land Availability Assessment (SHLAA) as a starting point. All sites submitted are assessed through the SHLAA process and the information is held on Derbyshire County Council's website at:
http://www.derbyshire.gov.uk/environment/planning/planning_policy/land_availability/derby_hma/districts/south_derbyshire/south_derbyshire/default.asp

Past Housing Delivery & Buffers

- 1.13 The net number of completed dwellings from the start of the plan period in 2011 can be seen in the table 1 below. A total of 2,846 dwellings have been built over the 6 year period to March 31st 2017 which is an average of 474 dwellings per 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
TOTAL	2,846

- 1.14 In order to help boost supply, the NPPF (para 47) required that an additional buffer of at least 5% or 20% if persistent under delivery has occurred be included. This buffer is moved forward from later in the plan period to add sufficient choice and competition.
- 1.15 As identified in table 1 the completions from the previous 6 years demonstrate the housing target of 742 has been met only once since the beginning of the plan period. It is evident that a 20% buffer is required currently which, based on the target of 742, results in an additional 148 dwellings per year. It is anticipated that the target will continue to be met for the majority of the plan period and in some cases significantly exceed it so consideration will be given at some point to a reduction in the additional buffer required.
- 1.16 The reason for this increased number of completions is that the Local Plan Part 1 has been adopted and the advanced nature of the Local Plan Part 2 means that new housing allocations have been made and new land opened up for development. Many of these allocations are now under construction or applications have been made on them.

Windfalls

- 1.17 Windfalls are sites which have not been specifically identified as available in the Local Plan process. They comprise previously-developed land that has unexpectedly become available.

- 1.18 The windfall assumption of 391 dwellings included within the Local Plan Part 1 is based on historical evidence, together with expected future trends. The calculation has not included residential garden development (now classed as green field) since 2010 when the change was made in the former Planning Policy Statement 3: Housing as stated in para. 48 of the NPPF.
- 1.19 This windfall assumption amounts to an average of 23 dwellings per year which was endorsed through the Local Plan Part 1 examination process.

Non-implementation rate on small sites

- 1.20 It is expected that not all smaller sites will be built hence a non-implementation rate has been applied to those sites under 10 dwellings.
- 1.21 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 2: Non-implementation totals

Small Sites	Not started	Under construction	
	233	109	
Total to be counted	174	109	284

- 1.22 This equates to 47.3 dwellings a year over a six year period being from completions on small sites.
- 1.23 A non-implementation rate is not applied to the larger sites as it is recognised for many of the sites that only a proportion will come forward in the five year supply and for three Local Plan Part 1 allocations; Wragley Way, Drakelow and Land West of Mickleover not all dwellings will come forward within the Plan Period.

Losses

- 1.24 An assumption of the loss of 14 dwellings per annum is made across the District based on the average number of losses seen since the start of the plan period.

Table 3: Losses

Year	Losses
2011/12	17
2012/13	16
2013/14	8
2014/15	14
2015/16	15
2016/17	13

Deliverable & Developable Sites

- 1.25 A deliverable site is that which can be implemented within five years and a developable site is that which can be delivered within years 6-10 and also year's 11-15 where possible.
- 1.26 For a site to be considered deliverable according to the NPPF it should be available and offer a suitable location for development now.
- 1.27 The NPPF (footnotes 11 and 12) 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 and in particular that development of the site is viable.
- 1.28 The PPG offers some further guidance on this and states that “deliverable sites could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years”.
- 1.29 The National Planning Policy Guidance adds further to the definition of deliverable sites and suggests that a site without planning permission or an allocation can still be counted towards the five year supply where there are no significant constraints to overcome such as infrastructure requirements.
- 1.30 The PPG stresses that planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities need robust and up to date evidence supporting the deliverability of sites, with the conclusions reached on deliverability clearly justified. The size of sites, and therefore the build rate, is also an important factor in identifying whether a housing site is deliverable within the first 5 years.

Housing sites

- 1.31 The following tables show the sites over 9 dwellings that are to be included in the housing supply. The tables are split according to:
- 4A LP1 Allocations (or phases) with planning permission
 - 4B LP1 Allocations with a planning application pending
 - 4C LP1 Allocations currently without planning consent or application
 - 4D LP2 Allocations
 - 4E Non-allocated sites with planning consent
 - 4F Small Sites by parish

Table 4A: Local Plan 1 Allocations (or phases) with planning permission

Site	Policy No.	Status	Comps	Current Year	2018/19	2019/20	2020/21	2021/22	2022/2023
Land north of William Nadin Way/West of Council Depot, Swadlincote	H2	Site A: Outline permission subject to S.106 agreement Site B: Outline permission granted Site C: Outline permission subject to S.106 agreement	0	0	35	70	100	100	100
				Considers sites A, B and C together					
Land at Church Street/Bridge Street/Moat Street, Swadlincote	H3	Outline planning permission granted on Church Street. Planning application pending on Moat Street.	0	0	0	0	0	0	0
Broomy Farm, Woodville Road, Woodville	H4	Outline application granted.	0	0	15	64	64	64	64
Council Depot, Darklands Lane, Swadlincote	H5	Under Construction	28	32	32	32	34	0	0
Drakelow Power Station, Drakelow	H6	Under Construction. A s.73 application approved to 400 dwellings prior to bridge implementation. Reserved Matters for 99 dwellings and further applications due in Summer 2017.	47	47	50	100	100	100	100
Hilton Depot, The Mease, Hilton	H7	Under Construction. Outline permission for whole site. Reserved Matters for 133 dwellings approved. Application approved for primary school.	33	56	56	56	56	56	56

Aston Hall Hospital	H8	Full application granted for 74 dwellings. Further application waiting signing of s.106 agreement for a reduced number of dwellings.	0	0	19	19	0	0	0
Longlands, Repton	H9	Under Construction. Reserved matters for whole site.	37	39	32	0	0	0	0
Willington Road, Etwall	H10	Under Construction. Outline permission for whole site. RM approved for 100 dwellings. RM application pending for 99 dwellings and a Full application pending for a further 18 dwellings.	10	45	45	45	45	9	0
Land to NE of Hatton, Derby Road	H11	Full application granted subject to S.106	0	10	78	78	78	78	78
Highfields Farm, Findern	H12	Under Construction. Reserved matters for whole site.	135	128	128	128	128	128	128
Boulton Moor, Elvaston (Phase 1)	H13	Under Construction. Reserved matters for 542 dwellings approved.	124	120	120	120	120	120	120
Chellaston Fields	H14	Under Construction. Reserved Matters for 210 dwellings.	27	84	84	84	84	87	0
Chellaston Fields – Woodlands	H14	Outline granted	0	0	17	17	0	0	0
Primula Way Phase 1, Stenson	H16	Outline permission subject to s.106	0	0	0	0	0	0	0
Land off Homleigh Way, Chellaston	H17	Full application granted	0	0	15	34	34	36	0
Hackwood Farm, Mickleover	H18	Outline permission granted. Cross boundary site with Derby City. Reserved Matters application pending. No dwellings are currently expected in South	0	0	0	0	0	0	0

		Derbyshire before 2022.							
Land West of Mickleover Phase 1	H19	Under Construction	0	40	50	50	80	80	0
Land West of Mickleover Phase 2	H19	Outline permission granted. Reserved Matters application pending.	0	10	45	45	45	45	45

Table 4B: Local Plan 1 Allocations with a planning application pending

Site	Policy No.	Status	Comps	Current Year	2018/19	2019/20	2020/21	2021/22	2022/23
Boulton Moor, Elvaston (Phase 2)	H13	Cross boundary site with Derby City. Outline application pending decision.	0	0	0	20	80	100	100
Land West of Mickleover Phase 3	H19	Outline application pending decision	0	0	10	50	100	100	100

Table 4C: Local Plan 1 Allocations currently without planning consent or application

Site	Policy No.	Status	Comps	Current Year	2018/19	2019/20	2020/21	2021/22	2022/23
Wragley Way, Stenson	H15	Cross boundary site with Derby City. Application approved for 180 dwellings.	0	0	0	40	70	100	100
Boulton Moor, Elvaston (Phase 3)	H13	Application expected to follow BM2 approval.	0	0	0	0	10	60	60
Primula Way Phase 2, Stenson	H16	Extension to site with planning permission.	0	0	0	0	0	0	0
Woodville Regen Site	E6	Extensive pre-application discussions have taken place and planning application for road through site is to be made by Derbyshire County Council.	0	0	0	37	37	37	39

Table 4D: Local Plan 2 proposed allocations

Site	Policy No.	Status	Comps	Current Year	2018/19	2019/20	2020/21	2021/22	2022/23
Moor Lane, Aston	H23 A	Outline planning permission granted	0	0	21	21	0	0	0
Jacksons Lane, Etwall	H23 B	No application yet. Extensive pre-application	0	0	0	16	16	18	0
Derby Road, Hilton	H23 C	No application yet. Extensive pre-application	0	0	21	22	0	0	0
Station Road, Melbourne	H23 D	Outline permission granted. Reserved Matters application pending.	0	0	19	19	0	0	0
Acresford Road, Overseal	H23 E	Outline permission granted	0	0	17	17	18	18	0
Valley Road, Overseal	H23 F	Under Construction	2	31	31	0	0	0	0
Milton Road, Repton	H23 G	Outline planning permission granted	0	0	12	13	0	0	0
Mount Pleasant Road, Repton	H23 H	Under Construction	see site H9						
Kingfisher Way, Willington	H23 I	No application yet. Pre-application discussions have taken place.	0	0	0	16	16	18	0
Oak Close, Castle Gresley	H23 J	No application yet. Pre-application discussions have taken place.	0	0	0	18	18	19	0
Midland Road (HK Wentworth), Swadlincote	H23 K	Under Construction	0	19	19	19	0	0	0
Land north of Scropton Road, Scropton	H23 L	No application yet	0	0	0	5	5	0	0
Montracon, Woodville	H23 M	No application yet	0	0	0	19	19	19	19
Stenson Fields	H23 N	Discussions ongoing with Derby	0	0	25	25	0	0	0

		City, the landowners and site brief being drafted.							
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Table 4E: Non-allocated sites with planning consent

Site	Status	Comps	Current Year	2018/19	2019/20	2020/21	2021/22	2022/23
47-51 Alexandra Road, Swadlincote	Full application granted	0	6	6	0	0	0	0
Etwall Road, Willington	Under Construction	26	34	0	0	0	0	0
Kathglow, Dominion Road, Swadlincote	Under Construction. Full application granted.	0	5	5	0	0	0	0
High Street, Linton	Under Construction.	0	21	21	21	21	0	0
Kings Newton Lane, Melbourne	Under Construction.	34	3	0	0	0	0	0
Land at Oversetts Road, Newhall	Under Construction. Full application granted. Application pending for additional 2 dwellings	0	12	0	0	0	0	0
Yard Close, Swadlincote	Full application granted	0	8	15	15	0	0	0
Burton Road, Rosliston	Outline application granted.	0	0	6	7	0	0	0
Rosliston Road South, Drakelow	Outline application granted.	0	0	25	25	25	0	0
Gresley Wood Road, Swadlincote	Outline application granted	0	0	11	12	0	0	0
Moira Road, Overseal	Outline planning permission.	0	0	5	5	0	0	0
Newton Road, Winshill	Under Construction.	0	10	40	50	0	0	0
Coton Road, Rosliston	Outline application granted.	0	6	18		0	0	0
Cadley Hill, Burton Road, Swadlincote	Under Construction	0	28	28	28	28	0	0
Linton Heath, Linton	Outline application granted	0	0	12	12	0	0	0
Hilltop Nursing Home, Colliery Road, Church Gresley	Full application granted	0	15	0	0	0	0	0
Ashby Road, Woodville	Full application granted	0	5	5	0	0	0	0

Court Street, Swadlincote	Outline application granted subject to s.106	0	0	24	24	24	0	0
Former Bretby Art Pottery, Woodville	Under Construction. Full application granted.	0	13	14	0	0	0	0
Jawbone Lane, Melbourne	Outline application granted	0	0	30	4	0	0	0
Mandarin, Hilton	Outline application granted	0	0	17	17	0	0	0
Former Church Gresley School, York Road, Church Gresley	Full application granted	0	0	0	0	0	0	0
Calder Aluminium, Willington	Under Construction	0	5	18	19	0	0	0
Moira Road, Woodville	Full application granted subject to a s.106	0	0	10	17	18	0	0

4F: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2016/17
Aston on Trent	3	4	0
Barrow upon Trent	1	2	1
Bretby	1	2	0
Burnaston	1	0	0
Castle Gresley	0	4	0
Church Broughton	2	0	1
Coton in the Elms	1	2	0
Dalbury Lees	3	1	2
Drakelow	0	1	0
Egginton	0	0	0
Elvaston	1	1	1
Etwall	0	1	0
Findern	1	1	0
Foston & Scropton	6	9	1
Hartshorne	3	17	5

Hatton	3	6	0
Hilton	6	8	12
Linton	6	11	4
Marston on Dove	0	0	0
Midway	1	0	1
Melbourne	9	17	10
Netherseal	2	1	0
Newton Solney	1	7	4
Osleston & Thurvaston	0	0	0
Overseal	2	12	6
Radbourne	1	0	0
Repton	8	12	1
Rosliston	0	1	5
Shardlow & Great Wilne	0	0	0
Smisby	1	2	2
Stanton by bridge	0	1	0
Stenson	0	1	0
Sutton on the hill	5	2	2
Swarkestone	3	3	0
Ticknall	1	0	0
Trusley	0	1	0
Twyford & Stenson	1	0	0
Walton on Trent	0	0	1
Weston upon Trent	0	2	1
Willington	4	7	5
Woodville	3	9	0
Swadlincote (unparished)	29	85	33
Total for District	109	233	98

1.32 The above tables list all allocations and planning permissions that currently make up the housing supply for South Derbyshire.

Five year supply

1.33 A recent s.78 Inspector considered the five year supply position of the Council and the methodology that the Council has adopted since five year supply calculations have been necessary. Whilst the decision on the appeal site was not contested, the Council do not support the methodology the Inspector suggested.

1.34 The table below calculates a five year supply based on the period 2011 – 2028.

Table 5: Five Year Supply based on the Plan Period 2011 – 2028

a. Plan Period Requirement 2011 – 2028	12,618
b. Annualised Requirement [a/17 years]	742
c. Dwellings Completed 2011/12 to 2016/17	2,846
d. Estimated Net Completions 2017/18	891
e. Dwellings left to be built [a - (c + d)]	8,881
f. Shortfall [b x 7 years – (c+d)]	1,457
g. Shortfall if met over 5 years (per annum) [f/5]	291
h. 20% buffer for shortfall met over 5 years [g*1.2]	349
i. 20% buffer for persistent under delivery	742
j. 20% buffer per annum if met over 5 years [i/5]	148
k. Adjusted Requirement (per annum) [b + h + j]	1,239
l. Projected gross Completions 2018/19 to 2022/23	7,197
m. Losses (calculated as 14 per year)	-70
n. Net Projected Completions 2018/19 to 2022/23 [j - k]	7,127
o. Five Year Supply [n/k]	5.75

Summary

1.35 As can be seen from the calculations above a five year supply is demonstrable. The estimated net completions for 2016/17 in the July 2016 housing paper was 799 which was confirmed as 820 dwellings following the annual survey. It is expected that the 2017/18 completions will continue to show an increase due to many of the large sites now being on-stream and having already therefore spent time on readying the site for development. There are only four Part 1 sites or parts of sites without an approval or a pending application.

Supply of Sites

1.36 The current housing trajectory will deliver over 14,000 dwellings (including those already completed) in the plan period. There will be an oversupply of housing numbers against the agreed housing target but this is required to ensure that a robust yet flexible five year supply is demonstrable. However, should some sites not come forward or not in the manner expected it is critical that the housing supply continues to be resilient as the Council moves through the plan period continually having to demonstrate a five year supply.

1.37 The starting point from 1st April 2018 is that 1,457 dwellings have to be built in order to catch up on the shortfall. This shortfall along with the actual requirement are subject to a 20% buffer (as required by the NPPF) which must be delivered in the five year supply period, all of which have been taken into account in assessing the housing supply. By default this means that oversupply is necessary as it would not be possible to deliver just the annual housing requirement unless starting from a point of no shortfall and hitting the target each year. That said, a buffer of 5% would still be required in addition to the annual requirement when South Derbyshire is considered to not be persistently under delivering. This quantum plus the target is a minimum that has to be achieved.

1.38 The full assessment of all the sites across the plan period can be seen in Appendix 1.

Acresford Road, Overseal (H23 E)							17	17	18	18								70
Valley Road, Overseal (H23 F)						31	31											62
Milton Road, Repton (H23 G)							12	13										25
Mount Pleasant Road, Repton (H23 H)							See H9 above											
Off Kingfisher Way, Willington (H23 I)								16	16	18								50
Oak Close, Castle Gresley (H23 J)								18	18	19								55
Midland Road, Swadlincote (H23 K)						19	19	19										57
Land north of Scropton Road, Scropton (H23 L)								5	5									10
Montracon, Woodville (H23 M)								19	19	19	19	19						95
Stenson Fields (H23 N)							25	25										50
Large Sites 10-150 dwellings																		
47-51 Alexandra Road, Swadlincote						6	6											12
Kathglow, Dominion Road, Swadlincote						5	5											10
High Street, Linton						21	21	21	21									84
Kings Newton Lane, Melbourne						3												3
Land at Oversetts Road, Newhall						12												12
Yard Close, Swadlincote						8	15	15										38
Burton Road, Rosliston							6	7										13
Rosliston Road South, Drakelow							25	25	25									75
Gresley Wood Road, Swadlincote							11	12										23
Moira Road, Overseal							5	5										10
Newton Road, Winshill						10	40	50										100
Coton Road, Rosliston						6	18											24
Linton Heath, Linton							12	12										24
Hilltop Home, Colliery Road, Church Gresley						15												15
Ashby Road, Woodville						5	5											10
Etwall Road, Willington						34												34
Jawbone Lane, Melbourne							30	4										34
Mandarin, Hilton							17	17										34
Former Bretby Pottery, Woodville						13	14											27
Calder Aluminium, Willington						5	18	19										42
Court Street, Woodville							24	24	24									72
Former Church Gresley School, Church Gresley						3	10											13
Moira Road, Woodville							10	17	18									45
Small Sites 1 – 9 dwellings						47	47	47	47	47	49							284
Windfall Allowance						23	23	23	23	23	23	23	23	23	23	23	23	253
Cumulative Past Completions	378	652	1037	1457	2026	2846												
Projected Completions							905	1386	1625	1543	1462	1181	1197	814	626	527	492	11,758
District Losses							-14	-14	-14	-14	-14	-14	-14	-14	-14	-14	-14	-154
Total Net Completions							891	1372	1611	1529	1448	1167	1183	800	612	513	478	

