



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

South Derbyshire Housing Position Paper



December 2018

South Derbyshire Changing for the better

Introduction

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

National Guidance

- 2 National Planning Policy Framework (NPPF), paragraph 59, states the Government objective to significantly boost the supply of homes. It sets out the requirement 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 73).
- 3 The importance of the five year supply and Housing Delivery Test is outlined in paragraph 11 of the NPPF. This states that where a supply of deliverable sites cannot be demonstrated, or where the Housing Delivery Test (HDT) indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date (NPPF Annex 1 sets out transitional arrangements, setting the threshold at 25% and 45% for HDT results published in November 2018 and November 2019 respectively). In this situation housing development should be determined against a presumption in favour of sustainable development.
- 4 National Planning Practice Guidance (NPPG) indicates that all local authorities will need to carry out an annual assessment of their 5 year land supply in a robust and timely fashion, based on up to date and sound evidence. This paper includes completions on sites for the 2017/18 monitoring period, and up to date information on the progress of each housing site within the housing supply.

Derby Housing Market Area

- 5 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. This target was split across the three authorities taking account of Derby not being able to meet all of its housing needs.

- 6 It has been agreed collectively by the HMA Authorities that Derby City cannot provide more than 11,000 dwellings in the period up to 2028. Derby adopted its Local Plan Part 1 on 25th January 2017 and is currently working on a Part 2 that is due for further consultation in mid-2019.
- 7 Amber Valley withdrew its Plan in December 2015 and has since revised the Plan and submitted it for examination. It is currently in a period of suspension, with work being undertaken before going back to hearings in 2019.

South Derbyshire

- 8 The selection of sites for allocation in the Local Plan takes place using the Strategic Housing Land Availability Assessment (SHLAA). All sites submitted are assessed and the information is held on Derbyshire County Council's website at:
<https://www.derbyshire.gov.uk/environment/planning/planning-policy/land-availability/derby-hma/districts/south-derbyshire/south-derbyshire.aspx>

Past Housing Delivery & Buffers

- 9 The net number of completed dwellings from the start of the plan period in 2011 can be seen in Table 1 below. A total of 3,767 dwellings have been built over the 7 year period to March 31st 2018, which is an average of 538 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
TOTAL	3,767

Table 2: Gross completions by Dwelling Type per Monitoring Year

Monitoring period	Dwelling Type					Total
	Market	Social Rented	Intermediate	Affordable Rent	Discount Low Cost	
2011-12	364	24	9	0		397
2012-13	348	25	8	0		381
2013-14	376	23	0	0		399
2014-15	341	10	23	64		438
2015-16	477	51	12	44		584
2016-17	650	123	6	30	26	835
2017-18	754	84	52	44		934

- 10 In order to help boost supply, the NPPF (para. 73) requires the inclusion of an additional buffer of at least 5% to ensure choice and competition in the market for land, or 20% if there has been significant under delivery over the previous three years, which from November 2018 is identified as equating to less than 85% of the housing requirement. Local authorities have the option of submitting an annual position statement to the Secretary of State to confirm that they have a five year supply of deliverable sites. Where they choose to do so, or where a local plan has been recently adopted, then a 10% buffer can be applied.

Housing Delivery Test

- 11 The Housing Delivery Test Measurement Rule Book, published by MHCLG, sets out the formula to be applied as follows:

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

Total number of homes required over three year period

- 12 The combined number of homes delivered over monitoring years 15/16 (569), 16/17 (820) and 17/18 (921) in South Derbyshire is **2,310**. The total of number of homes required per year in South Derbyshire as an annual average, based upon the strategic requirement identified in the Local Plan Part 1 Policy S4, is 742, which over a three year period of the HDT is **2,226**.

Thus the Housing Delivery Test percentage = $\frac{2310}{2226} \times \frac{100}{1} = 103.7\%$

Windfalls

- 13 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.
- 14 The windfall assumption of 23 homes per annum for the plan period included within the housing trajectory is based on historical evidence, together with expected future trends. The calculation has not included residential garden development since 2010 as it is now classified as green field.

Non-implementation rate on small sites

- 15 It is expected that not all smaller sites will be built, therefore a non-implementation rate has been applied to those sites under 10 dwellings.
- 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	
	149	133	
Total to be counted	111	133	244

- 17 This equates to 40.6 dwellings a year over a six year period being from completions on small sites. For the purpose of the five year housing land supply trajectory this is recorded as 40 per year, except for monitoring year 2023/24, which is recorded as 44 to bring the total to 244.
- 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 in the five year supply. On three Local Plan Part 1 allocations: Wragley Way (Policy H15), Drakelow (H6) and Land West of Mickleover (H19), not all of the dwellings are expected to be built within the Plan Period.

Losses

- 19 An assumption of the loss of 14 dwellings per annum is made in the trajectory based on the average number of losses recorded per annum up to the start of the South Derbyshire Local Plan Part 1 Examination, which began in 2014.

Table 4: Losses

Year	Losses
2011/12	17
2012/13	16
2013/14	8
2014/15	14
2015/16	15
2016/17	13
2017/18	8

Deliverable & Developable Sites

- 20 The NPPF glossary states that a deliverable site is that which *“is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on the site within five years.”*
- 21 It goes on to say that *“sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units, or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 22 Table 5 summarises the current position in regard to all major housing sites within the District. Table 6 indicates the current position in regard to commitments and completions for small sites (fewer than 10 dwellings) by parish.

Table 5: Site Status

Site	Current Status	Total commitments/capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission							
Policy H2: Land at Burton Road, Stanton, Site B	Reserved matters consent granted October 2018	132	0	0	0	Developer on site for road and drainage, with house construction commencing early 2019. Development to be delivered by Taylor Wimpey. Development of the site is beginning later than anticipated in HPP June 2017 due to the submission and determination of a substitute outline application which increased the overall scale and capacity of the site.	None
Policy H4: Broomy Farm, Woodville Road, Woodville	Reserved matters application granted for phase 1 (180 dwellings). Preparatory works have commenced.	400	0	0	0	Reserved matters applications for phase 1 granted. Housing construction expected to commence in early 2019. The delay in starting development in relation to HPP June 2017 was because the reserved matters applications required further time for consideration, with two applications to address strategic infrastructure and housing parcels to phase 1 respectively. Two outlets anticipated.	Timely determination of remaining reserved matters planning applications.
Policy H5: Council Depot, Darklands Lane, Swadlincote	Under construction	158	66	38	37	William Morris Homes on site. Completion rate marginally higher than had been anticipated in the Housing Position Paper (HPP) June 2017	None
Policy H6: Drakelow Park	Phase 1a complete and Phase 1b under construction	1200 (within Plan Period) 2239 (total)	99	34	0	David Wilson Homes on site. Completion rate marginally higher in 2017/18 than had been anticipated in HPP June 2017. Development of the site is currently capped at 400 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. The Council and, site promoter are working to secure the completion of the bypass to allow the balance of the site to be developed.	Continued liaison with site promoter to secure timely completion of the Walton Bypass. Timely determination of reserved matters planning applications.
Policy H7: Hilton Depot, The Mease, Hilton	Reserved matters consent granted for all three phases with phases 1 and 2 under construction	485	80	45	26	Completion rate marginally lower than had been anticipated in HPP June 2017. However, two developers secured, St Modwen on site developing phases 1 and 2. Phase 3 to commence in early 2019 to be delivered by Persimmon Homes.	None
Policy H8: Former Aston Hall Hospital, Aston on Trent	Under construction	38	0	0	0	Redrow Homes on site. No known impediment to timely completion of the development	None
Policy H9: Longlands	Under construction	124	0	0	0	Development complete.	None
Policy H10: Willington Road, Etwall	Reserved matters consent granted for all phases, with the first phase under construction.	217	68	58	31	Bloor Homes on site. Completion rate marginally higher than had been anticipated in HPP June 2017. No known impediment to timely completion of the development	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Policy H11: Land NE of Hatton	Full permission granted.	385	0	0	0	Developer, Bellway, expected to be on site in January 2019. There will be two outlets on site, one accessing off Station Road starting first and the other six months later, owing to the need to first build a new roundabout access from Derby Road. The delay in starting development in relation to the trajectory in HPP June 2017 was due to extended Section 106 negotiations in relation to land ownership.	None
Policy H12: Highfields Farm	Reserved matters consent granted for all phases of the development. Under construction.	1056	345	204	81	Miller Homes, Barratt Homes and David Wilson Homes on site. Completion rate far higher than had been anticipated in HPP June 2017. No known impediment to the timely completion of the development.	None
Policy H13: Boulton Moor Phase 1A-1D	Reserved matters consent granted for 549 dwellings. Under construction.	1058	330	116	53	Persimmon Homes on site. Various re-plans have taken place, involving substitution planning applications. Snelsmoor Lane works underway to facilitate phase 1C, along with a further reserved matters submission from developer.	Determine remaining reserved matters planning applications in a timely manner.
Policy H14: Chellaston Fields	Reserved matters consent granted for both phases of the development. Under construction.	450	115	88	34	Persimmon Homes on site. No known impediment to the timely completion of the development.	None
Policy H14: Chellaston Fields (Woodlands)	Under construction	34	0	0	4	Redrow Homes on site. No known impediment to the timely completion of the development.	None
Policy H17: Holmleigh Way, Chellaston	Under construction.	119	0	0	0	Bellway Homes on site. First completions anticipated early 2019. No known impediment to the timely completion of the development.	None
Policy H18: Hackwood Farm, Mickleover	Reserved matters consent granted.	290	0	0	0	This is part of a larger cross-boundary site, the greater part lying within Derby City. Site expected to be delivered by Miller Homes and Bellway Homes, currently on site within Derby City. Phases within Derby are under construction and development within South Derbyshire is expected to commence in 2020/21, with first completions in 2021/22. It is anticipated that there will be two developers within South Derbyshire.	None
Policy H19: Land West of Mickleover, Phase 1	Under construction.	302	13	13	38	Site being delivered by Barratt Homes and David Wilson Homes. Commencement of development was slightly later than previously anticipated, owing to extended access construction period, leading to a lower number of completions in 2017/18 than anticipated in the HPP June 2017.	None
Policy H19: Land West of Mickleover, Phase 2	Under construction	252	0	0	5	Bloor Homes on site. Commencement of development was slightly later than anticipated, leading to a lower number of completions in 2017/18 than expected.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Local Plan Part 1 sites with outline planning permission							
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	Substitute outline application under consideration	60	0	0	0	Council resolution to grant outline permission for 60 homes (June 2015), s106 negotiated. The promoter has more recently identified additional land for development and increased house numbers resulting in a revised application, which is under consideration and has led to a delayed process. Promoter indicating current developer interest.	Timely determination of substitute outline application.
Policy H2: Land north of William Nadin Way, Swadlincote, Site C	Reserved matters application for enabling works under consideration	400	0	0	0	Enabling works reserved matters application granted. Developer secured and reserved matters application expected to be determined before the end of 2018.	Timely determination of reserved matters application for enabling works and subsequent reserved matters application.
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	On the market	306	0	0	0	Anticipated commencement dates have been delayed in relation to the forecast in the HPP June 2017, due to extended marketing period.	Ongoing engagement with landowners. Timely determination of reserved matters applications.
Policy H16: Primula Way, Stenson	Resolution to grant outline planning permission for 145 dwellings pending completion of S106 agreement.	500	0	0	0	Site survey work progressing to inform the master planning of the whole site. Progression of the current planning application has been delayed due to concerns with site drainage mitigation measures and transport modelling.	Liaise with site promoter to assist in progressing pre-application work on any substitute outline application for the whole site.
Policy H19: Land West of Mickleover, Phase 3	Outline permission granted. S106 agreement completed.	317	0	0	0	Awaiting reserved matters applications. Commencement of development on site later than anticipated in HPP June 2017 due to extended negotiations with Highways England to agree an interim cap on housing numbers and extended S106 negotiations, all now concluded. Two outlets anticipated on site in this initial phase.	Timely determination of reserved matters applications
Policy H19: Land West of Mickleover, Phase 4	Outline permission granted. S106 agreement completed.	783	0	0	0	Condition 39 of planning consent 9/2017/0349, for phase 3, restricts occupation to no more than 317 dwellings (see Phase 3) prior to the grade separation by Highways England of the A38 Kingsway junction, expected to be completed in 2024.	Timely determination of reserved matters applications to allow continuous development after A38 works.

Site	Current Status	Total commitments/capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Local Plan 1 Allocations with a planning application pending							
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning application under consideration. Adjacent to Derby City.	550	0	0	0	Highway mitigation and triggers agreed. Most heads of terms for S106 agreed. Application expected to be determined under receipt of S106 in early 2019. The delay in starting development in relation to the HPP June 2017 is mainly due to extended negotiations between three highway authorities concerning design and scope of transport mitigation intended to address this and the adjacent Derby City Local Plan housing allocation.	Conclude signing of S106 agreement and determination of subsequent reserved matters applications in a timely manner.
Policy H15: Wragley Way (Phase1)	Outline application for 100 homes under consideration. S106 work commencing to cover this and all later phases.	100	0	0	0	Site forms part of Infinity Garden Village, with funding from Government. Single developer anticipated for this phase.	Well advanced liaison and governance structure for delivery.
Local Plan 1 Allocations without planning permission							
Policy H13: Boulton Moor, Elvaston, Phase 3	Awaiting outline planning application	190	0	0	0	Highway mitigation under phase 2 agreed, unlocking access to this phase. Outline application expected circa Spring/Summer 2019.	Awaiting submission of outline planning application.
Policy H15: Wragley Way, Phase 2	Awaiting outline planning application, expected Summer 2019	900 (plan period) 1950 (total)	0	0	0	S106 work commencing to cover all later phases (see Phase 1 above). South Derby Integrated Transport Link (SDITL) application, which will form part of the transport mitigation package, expected to be submitted in early 2019, with an outline application for the development of the balance of the site anticipated shortly thereafter. Drainage mitigation measures are being negotiated. Due to the site being part of the Infinity Garden Village and the partnership wishing to consider the village, particularly the transport infrastructure required, as a whole, there has been a delay in the submission of an outline planning application for this site.	Site forms part of Infinity Garden Village, with funding from Government. Well advanced liaison and governance structure for delivery.
Local Plan 2 allocations with full or reserved matters planning permission							
Policy H23A: Moor Lane, Aston on Trent	Under construction	42	0	0	0	No known impediment to timely completion of development.	None
Policy H23E: Acresford Road, Overseal	Permission granted for the variation of conditions in the original reserved matters planning consent.	70	0	0	0	Delay in delivery in regard to HPP June 2017 projection was due to the need to address ground condition concerns through a revised site layout. These are addressed in the most recent planning consent.	None
Policy H23F: Valley Road, Overseal	Under construction	62	54	52	2	Expected to be completed in the current monitoring year	Timely determination of the planning application for the variation of conditions in the original reserved matters application.

Site	Current Status	Total commitments/capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Policy H23 H: Mount Pleasant Road, Repton	Under construction	24	14	14	10	David Wilson Homes on site. Close to completion.	
Policy H23K: Midland Road, Swadlincote	Under construction	57	27	27	9	Cameron Homes on site. No known impediment to the timely completion of the development	None
Local Plan 2 allocations with outline planning application pending							
H23B: Jacksons Lane, Etwall	Resolution to grant outline planning consent subject to the completion of a S106 agreement.	50	0	0	0	Section 106 agreement expected to be signed late 2018. Site expected to be delivered by a single developer. Delay in delivery in regard to HPP June 2017 target due to extended S106 negotiations.	None
Policy H23C: Derby Road, Hilton	Resolution to grant outline planning consent subject to the completion of a S106 agreement.	43	0	0	0	Section 106 agreement expected to be signed late 2018. Expecting reserved matters planning application to be submitted early 2019, with construction commencing summer 2019. Delay in delivery in regard to HPP June 2017 target due to extended S106 negotiations.	Complete the signing of the S106 agreement and the determination of subsequent reserved matters planning applications in a timely manner.
Policy H23D: Station Road, Melbourne	Reserved matters applications under consideration.	38	0	0	0	Reserved matters application under consideration. Delay in delivery in regard to HPP June 2017 forecast owing to extended negotiations concerning pedestrian links, which have delayed determination of the reserved matters application.	Timely determination of reserved matters applications.
Policy H23G: Milton Road, Repton	Reserved matters application under consideration.	25	0	0	0	Reserved matters application expected to be determined in first part of 2019. Delay in delivery in regard to HPP June 2017 forecast owing to extended marketing period.	Timely determination of reserved matters planning applications
Local Plan 2 allocations without outline planning consent or application							
Policy H23I: Kingfisher Way, Willington	Awaiting submission of planning application.	50	0	0	0	Site not expected to proceed during the five year trajectory period.	Liaise with site owner.
Policy H23J: Oak Close, Castle Gresley	Site being marketed for development	55	0	0	0	Delay in delivery in regard to HPP June 2017 forecast owing to extended marketing period. Some interest being shown by potential site purchasers.	Liaise with site promoter to assist in progressing pre-application work.
Policy H23L: Scropton Road, Scropton	Awaiting submission of planning application	10	0	0	0	Delay in developer being identified, but pre-application discussions now underway	Liaise with site promoter and any site purchaser to assist in progressing pre-application work.

Site	Current Status	Total commitments/capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Policy H23M: Montracon, Swadlincote	Site being marketed for development	95	0	0	0	Site clearance and remediation required. Still in employment use. Delay in delivery in regard to HPP June 2017 forecast owing to extended marketing period.	Liaise with site promoter and any site purchaser to assist in progressing pre-application work.
Policy H23N: Stenson Fields	Pre-application discussions underway.	50	0	0	0	Site owned by Derby City Council. Active discussions with the City Council continue concerning options for disposal/development.	Liaise with Derby City Council and any site purchaser to assist in progressing pre-application work.
Non-allocated sites with full or reserved matters planning consent							
47-51 Alexandra Road, Swadlincote	Under construction	12	0	0	9	Development progressing more slowly than had been anticipated, but 9 dwellings under construction.	None
Etwall Road, Willington	Under construction	77	73	30	4	Near completion. Completion rate marginally higher than had been anticipated in the HPP June 2017. No known impediment to the timely completion of the development.	None
Kathglow, Dominion Road, Swadlincote	Under construction	10	4	2	4	Completion rate marginally lower than had been anticipated, but no known impediment to the delivery of the development. Site being constructed on a gradual basis by small building firm.	None
High Street, Linton	Under construction	84	39	39	15	Strata Homes on site. Completion rate much higher than had been anticipated in the HPP June 2017. No known impediment to the timely completion of the development	None
Yard Close, Swadlincote	Awaiting commencement.	38	0	0	0	Delay in commencement, but construction expected to commence in 2019/20.	None
Rosliston Road South, Drakelow	Awaiting commencement	71	0	0	0	Lioncourt Homes expected be on site in late 2018. No known impediment to the timely delivery of the development.	None
Newton Road, Winshill	Under construction	100	4	4	17	Barratt Homes on site. No known impediment to the timely delivery of the development.	None
Coton Lane, Rosliston	Under construction	24	0	0	12	Maplevale Homes on site. No known impediment to the timely delivery of the development.	None
Cadley Hill, Burton Road, Swadlincote	Under construction	171	114	41	22	St Modwen on site. Completion rate higher than had been anticipated in the HPP June 2017. No known impediment to the timely completion of the development.	None
Linton Heath, Linton	Awaiting commencement	26	0	0	0	No known impediment to the timely delivery of the development.	None
Ashby Road, Woodville	Under construction	10	0	0	7	No known impediment to the timely delivery of the development.	None

Site	Current Status	Total commitments/ capacity	Total completions 2011-2018	Completions 17/18	Under construction at 31 March 2018	Anticipated Progress Going Forwards	Any Required Interventions
Former Bretby Art Pottery, Woodville	Under construction	27	0	0	17	Trent and Dove Housing Association on site. No known impediment to the timely delivery of the development.	None
Jawbone Lane, Melbourne	Under construction	34	0	0	3	Miller Homes on site. No known impediment to the timely delivery of the development	None
Former Church Gresley School, York Road, Church Gresley	Under construction	13	0	0	13	No known impediment to the timely delivery of the development.	None
Calder Aluminium, Willington Moirs Road, Woodville	Under construction	39	0	0	11	Fairgrove Homes on site.	None
Eureka Lodge, Newhall Road, Swadlincote	Awaiting commencement	45	0	0	0	Expect Taylor Wimpey to be on site in early 2019. No known impediment to the timely delivery of the development.	None
Former Dilkes Garage, Hill Street, Swadlincote	Under construction	13	0	0	0	Mallard Homes on site. No known impediment to the timely delivery of the development.	None
The Woodlands, Cadley Hill Road, Swadlincote	Under construction	15	0	0	0	Waterloo Housing Association to deliver the site. No known impediment to the timely delivery of the development.	None
Coppice Side, Swadlincote	Under construction	10	0	0	0	No known impediment to the timely delivery of the development.	None
Coppice Side, Swadlincote	Part implemented (access)	22	0	0	0	Certificate of Lawfulness demonstrates that previous construction of access, as permitted under 9/2010/0036, has been lawfully implemented. Construction expected to commence in 2019/20 2019/20.	None
Non-allocated Sites with outline or pending planning consents							
Gresley Wood Road, Swadlincote	Awaiting submission of reserved matters planning application	23	0	0	0	Outline planning consent granted in 2017. Reserved matters application anticipated shortly.	Timely determination of reserved matters planning applications.
Moirs Road, Overseal	Planning application submitted for variation of condition to outline planning consent	10	0	0	0	Determination of current planning application expected to delay implementation in relation to the HPP June 2017 trajectory.	Timely determination of current planning application and subsequent reserved matters planning applications.
Mandarin, Egginton Road, Hilton	Awaiting reserved matters planning application.	34	0	0	0	Planning application expected to be submitted early 2019. No known impediment to the delivery of the development.	Timely determination of reserved matters planning applications.
Court Street, Woodville	Reserved matters planning application submitted	72	0	0	0	No known impediment to delivery of the development.	Timely determination of reserved matters planning applications.

Table 6: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2017/18
Aston on Trent	0	1	6
Barrow upon Trent	3	0	0
Barton Blount	6	0	0
Bretby	1	3	0
Burnaston	0	2	1
Castle Gresley	0	6	1
Church Broughton	1	0	1
Coton in the Elms	2	2	0
Dalbury Lees	4	1	1
Drakelow	0	1	0
Egginton	0	2	0
Elvaston	2	1	0
Etwall	1	0	0
Findern	1	0	0
Foston & Scropton	7	6	2
Hartshorne	13	2	1
Hatton	3	6	2
Hilton	3	4	4
Linton	3	5	7
Lullington	0	1	0
Marston on Dove	0	0	0
Melbourne	13	15	3
Netherseal	3	0	1
Newton Solney	2	6	2
Osleston & Thurvaston	0	1	0
Overseal	2	7	2
Radbourne	0	0	1
Repton	6	0	2
Rosliston	2	0	0
Shardlow & Great Wilne	0	0	0
Smisby	2	1	0
Stanton by Bridge	0	3	0
Stenson Fields	0	0	0
Sutton on the Hill	3	1	4
Swarkestone	2	2	3
Ticknall	0	0	1
Trusley	1	0	0
Twyford & Stenson	0	1	1
Walton on Trent	0	0	0
Weston upon Trent	0	2	0
Willington	4	7	1
Woodville	1	4	5
Swadlincote (unparished)	40	56	16
Total for District	133	149	68

Five year supply

23 Table 7 calculates a five year supply based on the period 2011 – 2028.

Table 7: 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 2017/18	3,767
d. Estimated Net Completions 2018/19	1,017
e. Dwellings left to be built [a - (c + d)]	7,834
f. Shortfall [b x 8 years – (c+d)]	1,152
g. Shortfall if met over 5 years (per annum) [f/5]	230.4
h. 5% buffer to 5 year requirement, including shortfall, to allow choice and competition in the market for land [f + (b x 5)/ 20]	243.1
i. 5% buffer per annum if met over 5 years [h/5]	48.6 (49)
j. Adjusted Requirement (per annum) [b + g+ i]	1021
k. Projected gross Completions 2019/20 to 2023/24	5687
l. Losses (calculated as 14 per year)	-70
m. Net Projected Completions 2019/20 to 2023/24 [k - l]	5617
n. Five Year Supply [m/j]	5.50

Summary

- 24 As can be seen from the calculations above, a five year supply is demonstrable. The estimated net completions for 2017/18 in the June 2017 Housing Position Paper was 891 which was confirmed as 921 dwellings following the annual survey. It is expected that the 2018/19 completions will continue to show an increase due to many of the large sites now being on-stream. There are only four Part 1 and five Part 2 sites, or parts of sites, without an approval or a pending application.

Supply of Sites

- 25 The starting point from 1st April 2019 is that 1,152 dwellings have to be built in order to catch up on the shortfall. This shortfall along with the actual requirement are subject to a 5% 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. This quantum is a minimum that has to be achieved. The current housing land supply position is set out in Table 8: Housing Trajectory.

