



**South
Derbyshire**
District Council

South Derbyshire

Housing Position Paper



February 2020

South Derbyshire Changing for the better

Erratum

The following amendments have been made since the original publication date:

Table 5

Policy H13: Boulton Moor, Elvaston, Phase 2: 'Current status', wording changed from 'completed' to 'pending'; 'Progress Commentary', changed from 'signed' to 'pending'.

Policy H13: Boulton Moor, Elvaston, Phase 3: 'Progress Commentary', wording changed from 'agreed' to 'to be agreed'.

Table 7

Part 'k': 'Projected Gross Completions 2020/21 to 2024/25': changed from '5518' to '5406'

Part 'm': 'Net Projected Completions 2020/21 to 2024/25 [k - l]': changed from '5448' to '5336'.

Part 'n': 'Five Year Supply (m/j)': changed from '6.04' to '5.92'.

Table 8

'Boulton Moor, Elvaston (H13) Phase 1' 2025/26: changed from '100' to '3'; 2026/27: changed from '47' to '0'; 'TOTAL left to be built in the plan period': changed from '747' to '603'.

'Highfields Farm, Findern (H12)', '2021/22': changed from '100' to '76'; 'TOTAL left to be built in the plan period': changed from '460' to '436'.

'Land west of Mickleover (H19 – Phase 1)', '2021/22': changed from '90' to '1'; '2022/23': changed from '18' to '0'; 'TOTAL left to be built in the plan period': changed from '288' to '181'.

'Land west of Mickleover (H19 – Phase 2)', '2023/24': changed from '31' to '40'; '2024/25': changed from '0' to '10'; 'TOTAL left to be built in the plan period': changed from '191' to '210'.

'Projected Completions', '2021/22': changed from '1214' to '1101'; '2022/23': changed from '1063' to '1045'; '2023/24': changed from '969' to '978'; '2024/25': changed from '884' to '894'; 'TOTAL left to be built in the plan period': changed from '8794' to '8538'.

'Total Net Completions', '2021/22': changed from '1200' to '1087'; '2022/23': changed from '1049' to '1031'; '2023/24': changed from '955' to '964'; '2024/25': changed from '870' to '880'; '2025/06': changed from '898' to '801'; '2026/27': changed from '651' to '604'.

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 for Local Planning Authorities to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (paragraph 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 85% 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 HDT results threshold at 25% for November 2018, 45% for November 2019 and 75% for November 2020). 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 five 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 2018/19 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.
- 7 Amber Valley withdrew its emerging Plan in May 2019 and is now working towards adoption in 2023.

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>
- 9 The District Council is in the process of reviewing its evidence base in preparation for a Local Plan review and, as part of this, is undertaking a Strategic Housing and Economic Land Availability Assessment (SHELAA). As the first stage in this exercise a 'Call for Sites' was launched on 3rd October 2019, with a request for responses to be received by 12th December, 2019.

Past Housing Delivery & Buffers

- 10 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 4985 dwellings have been built over the 8 year period to March 31st 2019, which is an average of 623 dwellings per year. Table 2 sets out gross completions by dwelling type per monitoring year.

Table 1: Net completions by year

Year	Net Completions
2011/12	378
2012/13	274
2013/14	385
2014/15	420
2015/16	569
2016/17	820
2017/18	921
2018/19	1218
TOTAL	4985

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
2018/19	993	99	43	83		1218

11 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.

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

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

Total number of homes required over three year period

13 The combined number of homes delivered over monitoring years 16/17 (820), 17/18 (921) and 18/19 (1218) in South Derbyshire is **2959**. The total of number of homes required per year in South Derbyshire as an annual average, based upon the strategic requirement identified in the Local Plan Part 1 Policy S4, is 742, which over a three year period of the HDT is **2,226**.

$$\text{Thus the Housing Delivery Test percentage} = \frac{2959}{2226} \times \frac{100}{1} = 132.92\%$$

Windfalls

- 14 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.
- 15 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 in built up areas since 2010 as it is now classified as green field.

Non-implementation rate on small sites

- 16 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.
- 17 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	
	184	119	
Total to be counted	138	119	257

- 18 This equates to 42 dwellings a year over a six year period being from completions on small sites.
- 19 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. Local Plan Part 1 indicates that on three allocations: Wragley Way (Policy H15), Drakelow (H6) and Land West of Mickleover (H19), not all of the dwellings are expected to be built within the Plan Period.

Losses

- 20 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
2018/19	12

Deliverable & Developable Sites

- 21 The NPPF glossary states that to be considered deliverable, sites *“should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”*
- 22 It goes on to say that in particular:
- a) *“sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).”*
 - b) *“where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 23 Table 5 summarises the current position in regard to all major housing sites within the District. In response to requests from the Local Planning Authority many site promoters and developers have kindly provided forecasts to assist in the preparation of the housing trajectory. These have been taken into account, although in a number of cases the Local Planning Authority has taken a more conservative view of delivery timescales than those provided and this is reflected in the forecasts set out in Table 8.

24 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 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	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. Development being delivered by Taylor Wimpey.	None
Policy H2: Land to the north of William Nadin Way (Site C)	Reserved matters planning consent granted March 2019	400	0	0	0	Avant Homes secured to deliver site and development commenced in 2019. Developer has provided completions forecast	None
Policy H4: Broomy Farm, Woodville Road, Woodville	Reserved matters application granted for phase 1 (180 dwellings) and phase 2a (70 dwellings). Preparatory works have commenced.	400	0	0	0	Reserved matters applications for phases 1 and 2a granted. Bellway Homes on site. Development commenced in 2019. Developer has provided completions forecast.	Timely determination of remaining reserved matters planning applications.
Policy H5: Council Depot, Darklands Lane, Swadlincote	Under construction	158	126	60	13	William Morris Homes on site. Completion rate much higher than had been anticipated in the Housing Position Paper (HPP) Dec 2018	None
Policy H6: Drakelow Park	Phase 1a complete and Phase 1b under construction	1200 (within Plan Period) 2239 (total)	110	11	12	David Wilson Homes on site. Completion rate much lower in 2018/19 than had been anticipated in HPP Dec 2018, due to pause in implementation between Phases 1 and 2. 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	464	134	54	20	Completion rate marginally higher than had been anticipated in HPP Dec 2018. Two developers secured, St Modwen on site developing phases 1 and 2. Phase 3 commenced in 2019 and is being delivered by Persimmon Homes.	None
Policy H8: Former Aston Hall Hospital, Aston on Trent	Under construction	38	27	27	11	Redrow Homes on site, delivering at a faster rate than had been anticipated in HPP Dec 2018.	None
Policy H10: Willington Road, Etwall	Reserved matters consent granted for all phases, under construction.	217	176	108	37	Bloor Homes on site. Completion rate far higher than had been anticipated in HPP Dec 2018. No known impediment to timely completion of the development	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	Any Required Interventions
Policy H11: Land NE of Hatton	Full permission granted.	385	0	0	0	Developer, Bellway, on site. There are to be two outlets, 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. Developer has provided completions forecast.	None
Policy H12: Highfields Farm	Reserved matters consent granted for all phases of the development. Under construction.	1056	620	275	66	Miller Homes, Barratt Homes and David Wilson Homes on site. Completion rate far higher than had been anticipated in HPP Dec 2018. No known impediment to the timely completion of the development.	None
Policy H13: Boulton Moor Phase 1	Reserved matters consent granted for 664 dwellings. Under construction.	1058	435	105	28	Persimmon Homes on site. Completion rate marginally lower than had been anticipated in HPP Dec 2018. Various re-plans have taken place, involving substitution planning applications. Reserved matters applications for remaining phases to be determined shortly.	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	185	70	46	Persimmon Homes on site. Delivering completions at a slightly lower rate than had been anticipated in the HPP Dec 2018. No known impediment to the timely completion of the development.	None
Policy H14: Chellaston Fields (Woodlands)	Completed	34	34	34	0	Completed	NA
Policy H17: Holmleigh Way, Chellaston	Under construction.	119	0	0	11	Bellway Homes delivering the development, currently under construction. First completions to be delivered slightly later than anticipated in HPP Dec 2018. 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. Phases within Derby are under construction and development within South Derbyshire is expected to commence in 2020/21, with first completions in 2021/22.	None
Policy H19: Land West of Mickleover, Phase 1	Under construction	288	107	94	24	Site being delivered by Barratt Homes and David Wilson Homes. Delivery rate higher than had been anticipated in HPP Dec 2018.	None
Policy H19: Land West of Mickleover, Phase 2	Under construction	252	42	42	19	Bloor Homes on site. Delivery rate higher than had been anticipated in HPP Dec 2018.	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	311	0	0	0	Avant Homes secured to deliver site. Construction has commenced. Two outlets anticipated on site in this initial phase. Developer has provided completions forecast.	Timely determination of reserved matters applications
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission. Section 106 agreement pending.	550	0	0	0	The delay in starting development in relation to the HPP Dec 2018 was 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. Negotiations now complete and S106 agreement pending. Latest Development Framework Document indicates delivery timescales consistent with those indicated in Table 8.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	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	Outline planning permission	68	0	0	0	Revised outline planning permission for larger number of homes than in previous approval granted. Cameron Homes secured. Reserved matters planning application expected to be submitted early 2020 and development expected to commence during 2020.	Timely determination of reserved matters application.
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Outline planning permission.	306	0	0	0	The site is under contract to Seven Homes and the site promoter has indicated that a reserved matters planning application is to be submitted in early 2020, following recent pre-application discussions. There are some additional ground works on the site, but this has been planned into the build programme.	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. Site promoter has provided completions forecast, although the trajectory shown in Table 8 reflects a more conservative view of delivery times.	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 3b	Outline permission granted. S106 agreement completed.	789	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.
Local Plan Part 1 Allocations with outline planning application pending							
Policy H15: Wragley Way (Phase1)	Outline application pending. S106 work underway 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. Site promoter has provided completions forecast although the trajectory shown in Table 8 reflects a more conservative view of delivery timescales.	Well advanced liaison and governance structure for delivery. S106 agreement to be completed

Site	Current Status	Total commitments/capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	Any Required Interventions
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 to be agreed through S106 agreement, which will also address the phase 3 highway mitigation requirements. Latest Development Framework Document indicates delivery timescales consistent with those indicated in Table 8.	Awaiting submission of outline planning application.
Policy H15: Wragley Way, (Phase 2)	Outline planning application under consideration	800 (plan period) 1850 (total)	0	0	0	S106 work commencing. Site promoter has provided completions forecast, although the trajectory shown in Table 8 reflects a more conservative view of delivery timescales.	Site forms part of Infinity Garden Village, with funding from Government. Planning application for the South Derby Integrated Transport Link and new A50 junction, which will support the delivery of this site, has been submitted by Derbyshire County Council.
Policy E6: Woodville Regeneration Area	Outline planning application under consideration	150	0	0	0	Site identified for 150 dwellings in Local Plan, whereas current planning application proposes 300 dwellings. Site promoter has provided a completions forecast.	Determine outline planning application. Site is dependent upon the construction of the Woodville Regeneration Route, which was granted planning permission by Derbyshire County Council in September 2019.

Site	Current Status	Total commitments/ capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	Any Required Interventions
Local Plan Part 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	Under construction	70	0	0	0	Under construction	None
Policy H23F: Valley Road, Overseal	Completed	64	64	10	0	Completed	N/A
Policy H23C: Derby Road, Hilton	Reserved matters planning permission	45	0	0	0	Bellway identified to deliver site.	None
Policy H23G: Milton Road, Repton	Reserved matters planning permission.	25	0	0	0	Cameron Homes identified to deliver site.	None
Policy H23 H: Mount Pleasant Road, Repton	Completed	24	24	10	0	Completed	N/A
Policy H23K: Midland Road, Swadlincote	Completed	57	57	30	0	Completed	N/A

Site	Current Status	Total commitments/capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with outline planning permission							
H23B: Jacksons Lane, Etwall	Outline planning permission	50	0	0	0	Section 106 agreement signed. Site promoter seeking developer interest. Site promoter has provided completions forecast, although the trajectory shown in Table 8 reflects a more conservative view of delivery timescales.	None
Policy H23D: Station Road, Melbourne	Reserved matters applications under consideration.	38	0	0	0	Reserved matters application close to determination. Extended negotiations concerning pedestrian links have delayed determination of the reserved matters applications. Site promoter has provided completions forecast.	Timely determination of reserved matters applications.
Local Plan Part 2 allocations with pending outline application							
Policy H23L: Scropton Lane, Scropton	Outline planning application under consideration	10	0	0	0	Outline application submitted	Determine outline planning application.
Policy H23J: Oak Close, Castle Gresley	Outline planning application under consideration	55	0	0	0	Outline application submitted for 70 affordable dwellings. Applicant has provided completions forecast, although the trajectory shown in Table 8 reflects a more conservative view of delivery timescales.	Determine outline planning application.
Local Plan Part 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 H23M: Montracon, Swadlincote	Site being marketed for development	95	0	0	0	Site clearance and remediation required. Still in employment use.	Liaise with site promoter and any site purchaser to assist in progressing pre-application work.
Policy H23N: Stenson Fields	Pre-application discussions continuing.	50	0	0	0	Site owned by Derby City Council. Active discussions with the City Council continue concerning options for disposal/development. Landowner has provided completions forecast although the trajectory at Table 8 reflects a more conservative view of delivery timescales.	Liaise with Derby City Council and any site purchaser to assist in progressing pre-application work.

Site	Current Status	Total commitments/capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent							
47-51 Alexandra Road, Swadlincote	Under construction	12	9	0	3	Development nearing completion.	None
Etwall Road, Willington	Completed	77	77	4	0	Completed.	N/A
Kathglow, Dominion Road, Swadlincote	Under construction	10	8	4	0	Site being constructed on a gradual basis by small building firm.	None
High Street, Linton	Under construction	84	78	39	6	Delivery rate higher than had been anticipated in the HPP Dec 2018. Almost complete.	None
Yard Close, Swadlincote	Under construction	38	0	0	4	Trent and Dove Housing Association development. Under construction.	None
Rosliston Road South, Drakelow	Under construction	71	0	0	0	Lioncourt Homes on site. No known impediment to the timely delivery of the development.	None
Newton Road, Winshill	Under construction	100	38	34	11	Barratt Homes on site. No known impediment to the timely delivery of the development.	None
Coton Lane, Rosliston	Completed	24	24	24	0	Completed.	None
Cadley Hill, Burton Road, Swadlincote	Under construction	171	132	18	13	St Modwen on site. Delivery rate lower than had been anticipated in the HPP Dec 2018. No known impediment to the completion of the development.	None
Linton Heath, Linton	Under construction	26	0	0	0	Walton Homes on site. No known impediment to the timely delivery of the development.	None
Ashby Road, Woodville	Under construction	10	7	7	2	No known impediment to the timely delivery of the development.	None
Court Street, Woodville	Reserved matters planning consent	14	0	0	0	No known impediment to the timely delivery of the development.	None
Former Bretby Art Pottery, Woodville	Under construction	27	17	17	10	Trent and Dove Housing Association on site. Nearing completion.	None
Jawbone Lane, Melbourne	Completed	34	34	34	0	Completed a year earlier than anticipated in the HPP Dec 2018.	NA
Former Church Gresley School, York Road, Church Gresley	Completed	13	13	13	0	Completed.	NA
Calder Aluminium, Willington	Under construction	39	12	12	20	Fairgrove Homes on site. Development rate marginally slower than anticipated in the HPP Dec 2018.	None
Moira Road, Woodville	Under construction	45	0	0	0	No known impediment to the timely delivery of the development.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2019	Completions 18/19	Under construction at 31 March 2019	Progress Commentary	Any Required Interventions
Eureka Lodge, Newhall Road, Swadlincote	Under construction	13	0	0	13	Mallard Homes on site. Delivery rate slower than had been anticipated in HPP Dec 2018. No known impediment to the timely delivery of the development.	None
Former Dilkes Garage, Hill Street, Swadlincote	Under construction	15	0	0	0	Waterloo Housing Association delivering the site. No known impediment to the timely delivery of the development.	None
The Woodlands, Cadley Hill Road, Swadlincote	Under construction	10	0	0	10	No known impediment to the timely delivery of the development.	None
Coppice Side, Swadlincote	Part implemented (access). Reserved matters planning consent.	18	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.	None
Mandarin, Egginton Road, Hilton	Reserved matters planning consent.	34	0	0	0	No known impediment to the delivery of the development.	None
Court Street, Woodville	Under construction	72	0	0	0	No known impediment to delivery of the development.	None
Former Council Depot, Darklands Road, Swadlincote	Full planning consent.	15	0	0	0	Substitute planning application submitted.	Timely determination of substitution application
Park Road, Church Gresley	Full planning consent	14	0	0	0	No known impediment to delivery of the development.	None
Staley Close, Swadlincote	Full planning consent	22	0	0	22	No known impediment to delivery of the development.	None
Hilltop Nursing Home, Church Gresley, Swadlincote	Full planning consent	15	0	0	0	No known impediment to delivery of the development.	None
Askew Lodge, Milton Road, Repton	Reserved matters planning consent	13	0	0	0	Maplevale Developments Ltd. identified to deliver site. No known impediments to the delivery. Site promoter has provided completions forecast.	None
Moira Road, Overseal	Full planning consent	10	0	0	0	No known impediment to delivery of the development.	None
Non-allocated Sites with outline or pending planning consents							
Woodville Road, Hartshorne	Outline planning consent	14	0	0	0	Reserved matters planning application awaited.	Timely determination of any reserved matters applications.
Burton Road, Rosliston	Outline planning consent	10	0	0	0	Application to amend site layout submitted. Site promoter has provided completions forecast.	Timely determination of current planning application.
Findacar and Easylease, Castle Road, Castle Gresley	Outline planning consent	14	0	0	0	Reserved matters planning application awaited.	Timely determination of any reserved matters applications.

Table 6: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2018/19
Ash	0	6	0
Aston on Trent	1	0	1
Barrow upon Trent	0	0	3
Barton Blount	6	0	0
Bretby	0	8	1
Burnaston	0	3	0
Castle Gresley	1	3	0
Church Broughton	1	8	0
Coton in the Elms	1	3	2
Dalbury Lees	5	0	0
Drakelow	0	1	0
Egginton	2	2	0
Elvaston	1	2	2
Etwall	1	1	0
Findern	2	7	0
Foston & Scropton	5	5	3
Hartshorne	5	5	11
Hatton	6	6	1
Hilton	4	12	1
Linton	3	0	4
Lullington	0	1	0
Marston on Dove	0	0	0
Melbourne	11	15	8
Netherseal	1	6	3
Newton Solney	2	2	0
Osleston & Thurstaston	0	2	0
Overseal	9	3	0
Radbourne	0	0	0
Repton	4	17	4
Rosliston	1	1	1
Shardlow & Great Wilne	0	2	0
Smisby	2	0	1
Stanton by Bridge	0	2	2
Stenson Fields	0	0	0
Sutton on the Hill	3	0	1
Swarkestone	1	0	3
Ticknall	0	1	0
Trusley	1	0	0
Twyford & Stenson	0	0	1
Walton on Trent	0	0	0
Weston upon Trent	3	4	1
Willington	4	5	1
Woodville	4	1	2
Swadlincote (unparished)	29	50	36
Total for District	119	184	93

Five year supply

25 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 2018/19	4985
d. Estimated Net Completions 2019/20	1112
e. Dwellings left to be built [a - (c + d)]	6521
f. Shortfall [b x 9 years – (c+d)]	581
g. Shortfall if met over 5 years (per annum) [f/5]	116.2
h. 5% buffer to 5 year requirement, including shortfall, to allow choice and competition in the market for land [f + (b x 5)/ 20]	214.55
i. 5% buffer per annum if met over 5 years [h/5]	42.91
j. Adjusted Requirement (per annum) [b + g+ i]	901.11
k. Projected gross Completions 2020/21 to 2024/25	5406
l. Losses (calculated as 14 per year)	-70
m. Net Projected Completions 2020/21 to 2024/25 [k - l]	5336
n. Five Year Supply [m/j]	5.92

Summary

- 26 As can be seen from the calculations above, a five year supply is demonstrable. The estimated net completions for 2018/19 in the December 2018 Housing Position Paper was 1017, which was confirmed as 1218 dwellings following the annual survey. It is expected that the 2019/20 completions will continue to be high due to many of the large sites now being on-stream. There are only three Part 1 and three Part 2 sites, or parts of sites, without an approval or a pending application.

Supply of Sites

- 27 The starting point from 1st April 2020 is that 581 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.

Table 8: Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL left to be built in the plan period
									Current Year	Yr1	Yr2	Yr3	Yr4	Yr5				
Total net past completions	378	274	385	420	569	820	921	1218										
Allocations																		
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A											8	30	30					68
Land to N of William Nadin Way/West of Depot, Swadlincote (H2) Site B									35	35	35	27						132
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C									29	107	105	105	54					400
Land in vicinity of Church Street/Bridge Street/Moat Street, Swadlincote (H3)											10	30	30	30	30	30	30	190
Broomy Farm, Woodville (H4)										72	72	72	72	72	60			420
Depot housing site, Darklands Road, Swadlincote (H5)									28									28
Drakelow Power Station, Drakelow (H6)									35	35	13				100	100	100	383
Land at Hilton Depot, The Mease, Hilton (H7)									90	90	90	60						330
Aston Hall Hospital (H8)									11									11
Willington Road, Etwall (H10)									40	34								74
Land to NE of Hatton (H11)										49	72	72	72	72	48			385
Highfields Farm, Findern (H12)									180	180	76							436
Boulton Moor, Elvaston (H13 – Phase 1)									100	100	100	100	100	100	3			603
Boulton Moor, Elvaston (H13 – Phase 2)												50	100	100	100	100	100	550
Boulton Moor, Elvaston (H13 – Phase 3)												40	75	75				190
Chellaston Fields (H14 – Phase 1)									60	60	60	60	25					265
Wragley Way (H15) Phase 1												40	40	20				100
Wragley Way (H15) Phase 2													40	100	120	120	130	510
Primula Way (H16)															87	87	87	261
Holmleigh Way, Chellaston (H17)									47	47	25							119
Hackwood Farm (H18)											58	58	58	58	58			290
Land west of Mickleover (H19 – Phase 1)									90	90	1							181
Land west of Mickleover (H19 – Phase 2)									40	40	40	40	40	10				210
Land west of Mickleover (H19 – Phase 3a)									24	78	78	78	53					311
Land west of Mickleover (H19 – Phase 3b)													25	78	78	78	78	337
Woodville Regeneration Area (E6)												36	50	64				150

Local Plan Part 2 allocations																			
Moor Lane, Aston (H23 A)									20	21									41
Jacksons Lane, Etwall (H23 B)												10	20	20					50
Derby Road, Hilton (H23 C)										21	24								45
Station Road, Melbourne (H23 D)											6	30	4						40
Acresford Road, Overseal (H23 E)									16	27	27								70
Milton Road, Repton (H23 G)										12	13								25
Off Kingfisher Way, Willington (H23 I)															25	25			50
Oak Close, Castle Gresley (H23 J)													25	30					55
Land north of Scropton Road, Scropton (H23 L)															5	5			10
Montracon, Woodville (H23 M)															25	25	25		75
Stenson Fields (H23 N)															25	25			50
Large Sites 10 dwellings or more																			
Cadley Hill, Burton Road, Swadlincote									36										36
47-51 Alexandra Road, Swadlincote									3										3
Kathglow, Dominion Road, Swadlincote									2	2									4
High Street, Linton									6										6
Yard Close, Swadlincote									10	28									38
Burton Road, Rosliston										10									10
Rosliston Road South, Drakelow									30	30	11								71
Moira Road, Overseal										5	5								10
Newton Road, Winshill									30	32									62
Linton Heath, Linton									16	10									26
Ashby Road, Woodville									3										3
Mandarin, Hilton											17	17							34
Former Bretby Pottery, Woodville									10										10
Calder Aluminium, Willington									20	7									27
Court Street, Woodville (14)										14									14
Court Street, Woodville (72)									10	31	31								72
Former Dilkes Garage, Hill Street, Swadlincote										15									15
Eureka Lodge, Newhall Road, Swadlincote									13										13
Woodville Road, Hartshorne															14				14
Moira Road, Woodville											20	25							45
Milton Road Repton (Askew Lodge)										13									13
Coppice Side, Swadlincote										9	9								18
The Woodlands, Cadley Hill Road, Swadlincote									5	5									10
Park Road, Church Gresley										14									14
Hilltop Nursing Home, Church Gresley											15								15
Former Council Depot, Swadlincote											15								15
Staley Close, Swadlincote									22										22
Castle Road, Castle Gresley															14				14

Small Sites 1 – 9 dwellings									42	42	42	42	42	42				252
Windfall Allowance									23	23	23	23	23	23	23	23	23	207
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985										
Projected Completions									1126	1388	1101	1045	978	894	912	665	573	8538
District Losses									-14	-14	-14	-14	-14	-14	-14	-14	-14	-126
Total Net Completions									1112	1374	1087	1031	964	880	801	604	559	