

South Derbyshire Housing Position Paper

January 2021

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 Policy and 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than 85% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date (NPPF Annex 1 sets out transitional arrangements, setting the HDT results threshold at 25% for November 2018, 45% for November 2019 and 75% for November 2020).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 2019/20 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 was undertaken using the Strategic Housing Land Availability Assessment (SHLAA). All sites submitted were 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. Submitted responses are in the process of being assessed and are currently expected to be published in late Spring 2021.

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 6,270 dwellings have been built over the 9-year period to 31st March 2020, which is an average of 696 dwellings per year. Table 2 sets out gross completions by dwelling type per monitoring year.

Table 1: Net completions by year

Year	Net Completions
2011/12	378
2012/13	274
2013/14	385
2014/15	420
2015/16	569
2016/17	820
2017/18	921
2018/19	1218
2019/20	1285
TOTAL	6270



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	248	25	8	0		281
2013-14	376	23	0	0		399
2014-15	341	10	23	64		438
2015-16	477	51	12	44		584
2016-17	648	123	6	30	26	833
2017-18	754	84	52	44		934
2018/19	1005	99	43	83		1230
2019/20	1001	112	75	104		1292

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

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

- 13 The combined number of homes delivered over monitoring years 17/18 (921), 18/19 (1,218) and 19/20 (1,285) in South Derbyshire is **3,437**. 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**.

$$\text{Thus the Housing Delivery Test percentage} = \frac{3424}{2226} \times \frac{100}{1} = 153.8\%$$



Windfalls

- 14 Windfalls are sites which have not been specifically identified as available in the Local Plan process, but which have come forward through planning applications.
- 15 To arrive at an annual windfall completion assumption the average number of homes completed on brownfield sites within settlement boundaries with planning permission for ten dwellings or more over the past five years has been calculated, as shown in Table 3.

Table 3. Completions on unallocated brownfield sites within settlement boundaries with planning permission for ten dwellings or more 1 April 2015 – 31 March 2020

Site	Number of homes completed
Bretby Pottery, Woodville	27
Calder Aluminium, Willington	30
Moir Road, Overseal	2
Eureka Lodge, Swadlincote	13
Former Dilkes Garage, Swadlincote	15
The Woodlands, Swadlincote	9
Kathglow, Dominion Road, Swadlincote	6
York Road, Church Gresley	13
Yard Close, Swadlincote	22
Rose Hill, Swadlincote	17
Total	154
Five-year average	30.8 (30)

- 16 To avoid any overlap with home completions from this source already accounted for, the average completion rate of 30 per annum has only been applied for years three, four and five of the five-year period, the point beyond which any current unimplemented reserved matters planning consent, as at 31 March 2020, would lapse.

Non-implementation rate on small sites

- 17 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.
- 18 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 4: Non-implementation totals

Small Sites	Not started	Under construction	
	174	130	
Total to be counted	130	130	260

- 19 This equates to 43 dwellings a year over a six-year period arising from completions on small sites.
- 20 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

- 21 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 since the 2011/12 monitoring year, as set out in Table 5.

Table 5: Losses

Year	Losses
2011/12	19
2012/13	7
2013/14	14
2014/15	18
2015/16	15
2016/17	13
2017/18	13
2018/19	12
2019/20	7

Deliverable & Developable Sites

- 22 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.*”



- 23 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.”*
- 24 Table 6 summarises the current position regarding 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 cautious view of delivery timescales and this is reflected in the forecasts set out in Table 8.
- 25 Table 7 indicates the current position regarding commitments and completions for small sites (fewer than 10 dwellings) by parish.



Table 6: Site Status

Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	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	Under construction	132	19	19	20	Development being delivered by Taylor Wimpey. Completion rate lower than had been anticipated in HPP Feb 2020.	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	0	0	40	Development being delivered by Avant Homes. Although no completions were recorded as at 31 March 2020, many homes were under construction.	None
Policy H4: Broomy Farm, Woodville Road, Woodville	Under construction. Reserved matters application granted for phase 1 (182 dwellings) and phase 2a (70 dwellings). Reserved matters applications for phase 3 (148 dwellings) and full application for phase 4 (196 dwellings) currently under consideration. If approved, the latter would raise the number of homes permitted on the site above 400.	400	13	13	20	Development being delivered by Bellway Homes. Bellway has provided completions forecast.	Timely determination of remaining reserved matters planning applications.
Policy H5: Council Depot, Darklands Lane, Swadlincote	Under construction	158	157	31	1	William Morris Homes on site. Close to completion	None
Policy H6: Drakelow Park	Phase 1a complete and Phase 1b under construction	2239	162	52	6	David Wilson Homes on site. Completion rate higher than had been anticipated in HPP Feb 2020. Development of the site is currently capped at 400 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. The Council, site promoter and developers are working to secure the completion of the bypass to allow the balance of the site to be developed. The site promoter has provided a completions forecast, although the trajectory at Table 10 reflects a more cautious view of delivery timescales.	Continued liaison with site promoter and developers to secure timely completion of the Walton Bypass. Timely determination of reserved matters planning applications.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	481	192	58	54	Completion rate lower than had been anticipated in HPP Feb 2020. Phase 1 complete. St Modwen on site developing phase 2. Persimmon on site developing phase 3. Persimmon has provided completions forecast for phase 3.	None
Policy H8: Former Aston Hall Hospital, Aston on Trent	Completed	38	38	11	0	Completed	None
Policy H10: Willington Road, Etwall	Under construction.	217	204	28	13	Bloor Homes on site. Close to completion.	None



Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H11: Land NE of Hatton	Under construction.	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. Bellway has provided completions forecast.	None
Policy H12: Highfields Farm	Under construction.	1056	872	252	107	Miller Homes, Barratt Homes and David Wilson Homes on site. Completion rate far higher than had been anticipated in HPP Feb 2020. No known impediment to the timely completion of the development.	None
Policy H13: Boulton Moor Phase 1	Reserved matters consent granted for 901 dwellings. Under construction.	1058	543	108	0	Persimmon Homes on site. Various re-plans have taken place, involving substitution planning applications. Reserved matters applications for remaining phases anticipated shortly. Persimmon has provided completions forecast.	Determine remaining reserved matters planning applications in a timely manner.
Policy H14: Chellaston Fields	Under construction.	450	276	91	51	Persimmon Homes on site. Delivering completions at much faster rate than had been anticipated in the HPP Feb 2020. Persimmon has provided completions forecast.	None
Policy H17: Holmleigh Way, Chellaston	Under construction.	108	32	32	13	Bellway Homes on site. Delivery at a slightly slower pace than had been anticipated in HPP Feb 2020. Bellway has provided completions forecast.	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 first completions within South Derbyshire expected by March 2022.	None
Policy H19: Land West of Mickleover, Phase 1	Under construction	288	219	112	23	Site being delivered by Barratt Homes and David Wilson Homes. Delivery rate higher than had been anticipated in HPP Feb 2020. Developers have provided completions forecast.	None
Policy H19: Land West of Mickleover, Phase 2	Under construction	252	103	61	38	Bloor Homes on site. Delivery rate higher than had been anticipated in HPP Feb 2020. Bloor Homes has provided completions forecast.	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	317	18	18	38	Avant Homes on site. Two outlets anticipated on site in this initial phase. Site promoter has provided completions forecast, accompanying application DMPA/2020/0543 (see Policy H19 Land West of Mickleover Phase 3b, below) , although the trajectory shown in Table 10 reflects a more cautious view of delivery timescales.	Timely determination of application DMPA/2020/0543 to vary condition 39 of planning consent 9/2017/0349 and reserved matters applications



Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	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	Site has been marketed with strong developer interest. Reserved matters planning application expected to be submitted in Summer 2021. Site promoter has provided a completions forecast.	Timely determination of reserved matters application.
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Outline planning permission. Reserved matters application under consideration.	306	0	0	0	The site is under contract to Seven Homes and a reserved matters planning application has been submitted.	Timely determination of reserved matters application.
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. Site promoter has provided completions forecast, although the trajectory shown in Table 10 reflects a more cautious view of delivery timescales.	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 completion of grade separation works by Highways England of the A38 Kingsway junction, expected to be to take place over the period 2021-2024. A further planning application has been submitted to vary this condition to allow occupation of no more than 317 dwellings prior to commencement of the A38 grade separation works (DMPA/2020/0543). The site promoter has provided a completions forecast with this application, although the trajectory shown at Table 10 reflects a more cautious view of delivery timescales.	Timely determination of application DMPA/2020/0543 and reserved matters applications to allow continuous development following completion of phase 3a.
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission.	550	0	0	0	S106 agreement completed. Land agent has provided completions forecast.	None



Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	Progress Commentary	Any Required Interventions
Local Plan Part 1 Allocations with outline planning application pending							
Policy H15: Wragley Way (Phase1)	Outline application pending. Section 106 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 10 reflects a more cautious view of delivery timescales.	Well advanced liaison and governance structure for delivery. S106 agreement to be completed
Policy H15: Wragley Way, (Phase 2)	Outline planning application under consideration, Section 106 work underway.	1850	0	0	0	Site forms part of Infinity Garden Village, with funding from Government. Single developer anticipated for this phase. Site promoter has provided a completions forecast although the trajectory shown in Table 10 reflects a more cautious 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. S106 agreement to be completed.
Policy E6: Woodville Regeneration Area	Resolution to grant outline planning permission, S106 agreement pending.	300	0	0	0	Awaiting submission of reserved matters planning applications. Site promoter has provided a completions forecast.	Site is dependent upon the completion of the Woodville Regeneration Route, which is currently under construction and expected to be complete by mid-2021.
Local Plan Part 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 through S106 agreement, which also addresses the phase 3 highway mitigation requirements. Land agent has provided a completions forecast.	Awaiting submission of outline planning application.



Site	Current Status	Total commitments/ capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	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	41	33	33	8	Progressing more rapidly than had been anticipated in the HPP Feb 2020	None
Policy H23E: Acresford Road, Overseal	Under construction	70	17	17	6	Progressing in accordance with forecast in HPP Feb 2020	None
Policy H23C: Derby Road, Hilton	Under construction	45	0	0	2	Progressing in accordance with forecast in HPP Feb 2020. Developer has provided completions forecast.	None
Policy H23G: Milton Road, Repton	Under construction	25	0	0	25	Progressing in accordance with forecast in HPP Feb 2020	None
Policy H23D: Station Road, Melbourne	Reserved matters planning permission	46	0	0	0	Developer has provided completions forecast.	None



Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	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. Developer secured and pre-application discussions at an advanced stage. Site promoter has provided completions forecast.	Timely determination of reserved matters planning application
Local Plan Part 2 allocations with pending outline application							
Policy H23L: Scropton Lane, Scropton	Outline planning application submitted.	10	0	0	0	Outline application under consideration	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.	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 currently 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. Not currently expected to come forward during the five-year trajectory period.	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. City Council has provided a completions forecast, although the trajectory shown in Table 10 reflects a more cautious 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 2011-2020	Completions 19/20	Under construction at 31 March 2020	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	Site being constructed on a gradual basis. Planning permission for 3 remaining plots to be constructed approved December 2019.	None
Kathglow, Dominion Road, Swadlincote	Under construction	12	8	0	0	Site being constructed on a gradual basis.	None
High Street, Linton	Complete	84	84	6	0	Complete.	None
Yard Close, Swadlincote	Under construction	38	22	22	16	Trent and Dove Housing Association on site. Site progressing more rapidly than had been anticipated in HPP Feb 2020.	None
Rosliston Road South, Drakelow	Under construction	71	21	21	2	Lioncourt Homes on site. Site progressing more slowly than had been anticipated in HPP Feb 2020. Developer has provided completions forecast.	None
Newton Road, Winshill	Under construction	100	70	32	30	Barratt Homes on site. Site progressing in accordance with forecast in HPP Feb 2020.	None
Cadley Hill, Burton Road, Swadlincote	Under construction	171	170	38	1	St Modwen on site. Site progressing in accordance with forecast in HPP Feb 2020.	None
Linton Heath, Linton	Under construction	26	16	16	6	Walton Homes on site. Site progressing in accordance with forecast in HPP Feb 2020.	None
Ashby Road, Woodville	Under construction	10	7	0	3	Site being constructed on a gradual basis.	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	Complete	27	27	10	0	Complete.	None
Calder Aluminium, Willington	Under construction	39	30	18	9	Fairgrove Homes on site. Site progressing in accordance with forecast in HPP Feb 2020.	None
Moira Road, Woodville	Under construction	45	24	24	3	Taylor Wimpey on site. Development has come forward far sooner than had been anticipated in HPP Feb 2020.	None



Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent (cont.)							
Eureka Lodge, Newhall Road, Swadlincote	Complete	13	13	13	0	Complete.	None
Former Dilkes Garage, Hill Street, Swadlincote	Complete	15	15	15	0	Development came forward sooner than had been anticipated in the HPP Feb 2020.	None
The Woodlands, Cadley Hill Road, Swadlincote	Under construction	10	9	9	1	Development progressing more rapidly than had been anticipated in the forecast in HPP Feb 2020.	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 shortly.	None
Mandarin, Egginton Road, Hilton	Under construction	34	0	0	0	Owl Homes on site. Developer has provided a completions forecast.	None
Court Street, Woodville	Under construction	72	0	0	69	Jessops and East Midlands Housing on site. Although no completions have yet been recorded, development has been rapid, with many homes under construction.	None
Park Road, Church Gresley	Under construction	14	0	0	14	Development progressing in accordance with the forecast in HPP Feb 2020.	None
Staley Close, Swadlincote	Complete	22	22	22	0	Complete	None
Askew Lodge, Milton Road, Repton	Reserved matters planning consent	13	0	0	0	Maplevale Developments Ltd. identified to deliver site. Site promoter has provided completions forecast.	None
Moir Road, Overseal	Under construction	10	2	2	8	Development progressing in accordance with the forecast in HPP Feb 2020.	None
Castle Hotel, Hatton	Full planning consent	13	0	0	0	AC Construction identified to deliver site. Delivery forecast provided by developer.	None
Orchard Street, Newhall	Reserved matters planning consent	25	0	0	0	Bowsall Developments Ltd. and Trent and Dove Housing identified to deliver site. Architect has provided completions forecast.	None
West Street, Swadlincote	Full planning consent	13	0	0	0	No known impediment to delivery of the development	None
Burton Road, Rosliston	Under construction	10	0	0	0	Being delivered by Lychgate Homes Ltd. Developer has provided completions forecast.	Timely determination of current planning application.
Woodville Road, Hartshorne	Full planning consent	11	0	0	0	To be delivered by Dealmead Ltd	None



Site	Current Status	Total commitments/capacity	Total completions 2011-2020	Completions 19/20	Under construction at 31 March 2020	Progress Commentary	Any Required Interventions
Non-allocated Sites with outline or pending planning consents							
Woodville Road, Hartshorne	Outline planning consent. Reserved matters planning application submitted.	14	0	0	0	Reserved matters planning application under consideration.	Timely determination of reserved matters applications.
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.
Lucas Lane, Hilton	Outline planning consent	57	0	0	0	Awaiting submission of reserved matters planning application. A developer has been secured and now wishes to engage in pre-application consultation with the local planning authority. The site promoter has provided a completions forecast, although the trajectory at Table 10 reflects a more cautious view of delivery timescales.	Timely determination of any reserved matters applications.
Micklemeadow Farm, Rykneld Road	Outline planning consent	14	0	0	0	Awaiting submission of reserved matters planning application. Architect has provided completions forecast.	Timely determination of any reserved matters applications.



Table 7: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2019/20
Ash	6	0	0
Aston on Trent	0	1	1
Barton Blount	6	0	0
Bearwardcote	0	2	0
Bretby	0	10	1
Burnaston	0	3	1
Castle Gresley	1	7	0
Church Broughton	0	8	1
Coton in the Elms	0	3	1
Dalbury Lees	2	0	3
Drakelow	0	1	0
Egginton	2	2	2
Elvaston	1	9	0
Etwall	2	0	0
Findern	1	2	1
Foston & Scropton	5	4	3
Hartshorne	4	8	1
Hatton	2	3	8
Hilton	8	6	3
Linton	3	0	0
Lullington	1	0	0
Melbourne	6	20	6
Netherseal	2	3	2
Newton Solney	2	0	2
Osleston & Thurvaston	2	1	0
Overseal	1	2	9
Repton	9	11	1
Rosliston	3	1	0
Shardlow & Great Wilne	4	0	0
Stanton by Bridge	0	3	0
Sutton on the Hill	2	0	1
Swarkestone	3	0	0
Ticknall	1	1	0
Trusley	0	1	1
Walton on Trent	0	1	0
Weston upon Trent	7	8	5
Willington	7	1	1
Woodville	5	4	0
Swadlincote (unparished)	32	48	16
Total for District	130	174	131



Five-year supply

26 Table 8 calculates a five-year supply based on the period 2011 – 2028.

Table 8: 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 2019/20	6270
d. Estimated Net Completions 2020/21	851
e. Dwellings left to be built [a - (c + d)]	5497
f. Shortfall [b x 10 years – (c+d)]	299
g. Shortfall if met over 5 years (per annum) [f/5]	60
h. 5% buffer to 5-year requirement, including shortfall, to allow choice and competition in the market for land [f + (b x 5)/ 20]	201
i. 5% buffer per annum if met over 5 years [h/5]	41
j. Adjusted Requirement (per annum) [b + g+ i]	843
k. Projected gross Completions 2021/22 to 2025/26	4923
l. Losses (calculated as 14 per year)	-70
m. Net Projected Completions 2021/22 to 2025/26 [k - l]	4853
n. Five-Year Supply [m/j]	5.76



Summary

- 27 As can be seen from the calculations above, a five-year supply is demonstrable. The estimated net completions for 2019/20 in the February 2020 Housing Position Paper was 1,112, which was confirmed as 1,285 dwellings following the annual survey. It is expected that the 2020/21 completions will be considerably lower as a consequence of the COVID 19 pandemic, before rising again in the years to follow. There is only one Local Plan Part 1 site and three Part 2 sites without an approval or a pending application.

Supply of Sites

- 28 The starting point from 1st April 2021 is that 299 dwellings have to be built in order to catch up on the shortfall. This shortfall, along with the actual requirement, is subject to a 5% buffer (as required by the NPPF) which must be delivered in the five-year supply period, all of which has been taken into account in assessing the housing supply. This quantum is the minimum that has to be achieved. The current housing land supply position is set out in Table 9: Housing Trajectory.





Table 9: 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	Yr 2	Yr3	Yr4	Yr5			
Total net past completions	378	274	385	420	569	820	921	1218	1285									
Allocations																		
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A												30	38					68
Land to N of William Nadin Way/West of Depot, Swadlincote (H2) Site B										20	35	35	23					113
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C										70	107	105	105	13				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)										66	113	60	60	60	28			387
Depot housing site, Darklands Road, Swadlincote (H5)										1								1
Drakelow Power Station, Drakelow (H6)										31			52	77	78	78	78	394
Land at Hilton Depot, The Mease, Hilton (H7)										60	78	74	66	11				289
Willington Road, Etwall (H10)										13								13
Land to NE of Hatton (H11)										39	59	78	78	78	53			385
Highfields Farm, Findern (H12)										100	50	34						184
Boulton Moor, Elvaston (H13 – Phase 1)										70	70	70	100	100	100	5		515
Boulton Moor, Elvaston (H13 – Phase 2)												40	60	65	70	70	70	375
Boulton Moor, Elvaston (H13 – Phase 3)														25	40	40	45	150

Chellaston Fields (H14 – Phase 1)										45	57	30	30	12				174
Wragley Way (H15) Phase 1													25	50	25			100
Wragley Way (H15) Phase 2														40	100	100	100	340
Primula Way (H16)																50	50	100
Holmleigh Way, Chellaston (H17)										38	38							76
Hackwood Farm (H18)											58	58	58	58	58			290
Land west of Mickleover (H19 – Phase 1)										35	34							69
Land west of Mickleover (H19 – Phase 2)										33	70	46						149
Land west of Mickleover (H19 – Phase 3a)										39	60	100	100					299
Land west of Mickleover (H19 – Phase 3b)														100	100	100	100	400
Woodville Regeneration Area (E6)												36	50	72	72	53	17	300



Local Plan Part 2 allocations																			
Moor Lane, Aston (H23 A)																			8
Jacksons Lane, Etwall (H23 B)																			10
Derby Road, Hilton (H23 C)																			10
Station Road, Melbourne (H23 D)																			10
Acresford Road, Overseal (H23 E)																			10
Milton Road, Repton (H23 G)																			10
Off Kingfisher Way, Willington (H23 I)																			25
Oak Close, Castle Gresley (H23 J)																			25
Land north of Scropton Road, Scropton (H23 L)																			5
Montracon, Woodville (H23 M)																			5
Stenson Fields (H23 N)																			25
Large Sites 10 dwellings or more																			25
Cadley Hill, Burton Road, Swadlincote																			25
47-51 Alexandra Road, Swadlincote																			25
Kathglow, Dominion Road, Swadlincote																			25
Yard Close, Swadlincote																			25
Burton Road, Rosliston																			25
Rosliston Road South, Drakelow																			25
Moira Road, Overseal																			25
Newton Road, Winshill																			25
Linton Heath, Linton																			25
Ashby Road, Woodville																			25
Mandarin, Hilton																			25
Calder Aluminium, Willington																			25



Court Street, Woodville (14)										14											14	
Court Street, Woodville (72)										30	30	12										72
Woodville Road, Hartshorne (14)												14										14
Woodville Road Hartshorne (11)												11										11
Moira Road, Woodville										7	14											21
Milton Road Repton (Askew Lodge)											13											13
Coppice Side, Swadlincote											18											18
The Woodlands, Cadley Hill Road, Swadlincote										1												1
Park Road, Church Gresley											14											14
Findacar, Castle Road, Castle Gresley																				14		14
Orchard Street, Newhall												25										25
West Street, Swadlincote												13										13
Lucas Lane, Hilton												7	25	25								57
Castle Hotel, Hatton												13										13
Micklemeadow Farm, Rykneld Road												14										14
Small Sites 1 – 9 dwellings										43	43	43	43	43	43	43	43	43	43	43	43	344
Windfall Allowance													30	30	30	30	30	30	30	30	30	150
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985	6270													
Projected Completions										865	1191	1003	983	904	842	723	678					7189
District Losses										-14	-14	-14	-14	-14	-14	-14	-14	-14	-14	-14		-112
Total Net Completions										851	1177	989	969	890	828	709	664					

