



Derby Housing Market Area

Strategic Housing Land Availability Assessment

Main Report

January 2010

Contents

Page

Derby HMA SHLAA Disclaimer

Glossary / Definitions

Executive Summary

1 Introduction

- What is a SHLAA and what is its Purpose 1-1
- The Study Area 1-1
- SHLAA for the Derby Principal Urban Area 1-3
- Planning Policy Background 1-4
- The Need for Undertaking a Joint Assessment and Relationship with Emerging Local Development Frameworks 1-9

2 Methodology

- Partnership Approach and Joint Working 2-1
- The Detailed Methodology 2-3
- Stage 1: Site Identification 2-4
- Stage 2: Desk Top Assessment 2-10
- Stage 3: Site Surveys 2-11
- Stage 4: Assessment of Housing Potential of Each Site 2-12
- Stage 5: Overcoming Constraints 2-24
- Stage 6: Review of the Assessment 2-25
- Stage 7: The Need for Broad Locations 2-26
- Stage 8: The Need for Windfalls 2-26
- Stage 9: Outputs Reporting and Monitoring 2-27

3	Housing Land Supply and Trajectory in Amber Valley	
	• Land Supply	3-1
	• Housing Requirement and Trajectory	3-7
4	Housing Land Supply and Trajectory in Derby City	
	• Land Supply	4-1
	• Housing Requirement and Trajectory	4-7
5	Housing Land Supply and Trajectory in South Derbyshire	
	• Land Supply	5-1
	• Housing Requirement and Trajectory	5-7
6	Housing Land Supply: HMA and PUA	
	• Land Supply	6-1
	• Housing Requirement and Trajectory	6-7

Appendices

1	Call for Sites Advertisement
2	Call for Sites Pro-forma
3	Desk Top Assessment Pro-forma
4	Site Survey Pro-forma
5	Derby HMA Site Viability / Capacity Forum Details / Agenda
6	Derby HMA Site Viability / Capacity Forum: Notes of Panel Discussion
7	Site Assessment Pro-forma
8	Accessibility Data of Travel Distances from SHLAA Sites to Key Facilities
9	Land Supply Tables for Amber Valley

- 10 Land Supply Tables for Derby City**
- 11 Land Supply Tables for South Derbyshire**
- 12 Other Sites in South Derbyshire Promoted in Call for Sites**
- 13 Derby PUA Strategic Urban Extensions Study – PUA Sites**
- 14 Derby PUA Strategic Urban Extensions Study – Amber Valley Sites**
- 15 Derby PUA Strategic Urban Extensions Study – South Derbyshire Sites**

DERBY HMA SHLAA DISCLAIMER

The Derby HMA Strategic Housing Land Availability Assessment (SHLAA) is a technical document which will be annually revised to update information on sites with the potential for housing and to add or remove sites where necessary. It is not a final assessment and will be updated based on emerging evidence and knowledge.

The identification of any site in the SHLAA does not imply that planning permission will be granted for residential development on that site (although some sites may already have planning permission).

The identification of any site in the SHLAA does not imply that any site will be allocated for any specific uses, including residential, in any of the participating authorities' Development Plan Documents, or replace policies in any of their existing adopted Local Plans.

Planning applications will continue to be considered in terms of their merits in relation to the policies of the existing Development Plan (The relevant Adopted Local Plan for each authority and the Adopted East Midlands Regional Plan) as well as other material planning considerations. All existing Adopted Local Plan Policies still apply.

The inclusion of any site in the SHLAA does not preclude it from being developed for any other suitable purposes subject to the above.

The assessment is based on interpretation of the best information available at the time of preparing the document. Information can and will be reviewed and updated and assumptions revised if necessary through review of the SHLAA.

Exclusion of sites from the assessment does not preclude the possibility of residential development being granted on them or of them being allocated for residential uses through Local Development Framework (LDF) allocations documents.

The process of compiling information and assessing sites for the assessment has taken a considerable amount of time and it is possible that the status of sites may have changed during the process. Any such changes will be identified through review of the assessment.

Although the information which has been used to prepare the assessment has been provided by many different parties across a wide range of public and private sector disciplines (including house builders and developers, land and property agents, housing market experts, planning consultants, individuals and companies promoting sites and local government departments) the SHLAA remains the assessment of the local authorities of the Derby HMA.

Glossary

Sites in the SHLAA will be assessed in terms of their Suitability, Availability and Achievability based on the definitions below. All assessments are made taking all current information about the site into account. As the SHLAA is reviewed and more information becomes available about sites and their constraints, judgements about their suitability, availability and achievability may change. These assessments will be used to make judgements on whether sites can be considered deliverable or developable also based on the definitions below. These definitions have been agreed and endorsed by the Derby HMA SHLAA Sub-Group, details of which are provided in Section 2.4 of this document.

SUITABLE – Sites which have extant planning permissions for residential uses or sites which are allocated for uses including residential are automatically in a suitable location as long as factors affecting their suitability have not changed since permission was granted. Other sites will also be considered suitable for residential development where this is justified on the basis of a full range of evidence, including a site's location, policy restrictions, physical and environmental conditions and potential impacts.

NOT SUITABLE – A site will be considered to be not suitable for residential development if it would have an unacceptable adverse impact on interests of national or international importance (e.g. SSSI), lies within flood zone 3b or is otherwise in a location which has been shown to be unsustainable on the basis of a full evidence base.

POTENTIALLY SUITABLE – Sites which do not clearly fall within the categories of 'Suitable' or 'Not Suitable' as defined above can be classed as potentially suitable. This means that more information will be required to test the locations through further evidence and Core Strategy work or that existing constraints will need to be overcome in order for the site to be classed as suitable. A constraint can include physical or environmental issues, a lack of information to make a clear judgement at this time, or an existing policy restriction that could be overcome through policy review.

Sites which are entirely or predominantly within Flood Zone 2 have too strong a national presumption against residential uses to be considered automatically suitable but can not be totally ruled out as having potential for housing on them and so these will generally be classed as Potentially Suitable unless there is other evidence available to make a clear decision on suitability.

Sites which are Not Suitable or Potentially Suitable can not form part of the 5 or 15 year supply of deliverable/developable dwellings.

AVAILABLE – The site is controlled by a developer who has expressed the intention to develop it or by an owner who has expressed an intention to sell for development purposes and there are no legal ownership problems such as multiple ownerships which would mean that the site could not be developed.

There should also be reasonable prospect that the site will be developed at a certain time. Ideally, the intention to develop should be demonstrated through pre-application discussions, a planning application being made or an extant planning permission

ACHIEVABLE – Based on known information there is a reasonable prospect that the site is, or will be financially viable for residential development

DELIVERABLE – The site meets the three definitions above of being suitable, available and achievable and there is a reasonable prospect that housing will be developed on the site within five years. Deliverable sites will form the five year supply.

DEVELOPABLE - The site meets the definition of being SUITABLE and it will be AVAILABLE and ACHIEVABLE at a certain point in time.

With these definitions there will be various categories of sites including:

FIVE YEAR SUPPLY (DELIVERABLE) – Available, suitable and achievable within 5 years.

FIFTEEN YEAR SUPPLY (DEVELOPABLE) – Suitable and will be available and achievable at a certain point in time (Developable sites automatically include Deliverable sites)

OTHER SITES – Sites which are Suitable or Potentially Suitable but it is not currently known if they will become developable. Not within the five or fifteen year supply.

NOT SUITABLE – See definition above. Not within the five or fifteen year supply.

Note:

In the document 'Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008', the Department for Communities and Local Government requires the 5 year supply to be calculated starting at the April after the current monitoring year (April 2010) and the 15 year supply to be set out to include the current monitoring year commencing in April 2009.

Executive Summary

A Strategic Housing Land Availability Assessment (SHLAA) is a process which identifies land with potential for future housing development. The preparation of a SHLAA is a Government requirement of local authorities to enable them to identify sufficient land to meet the housing needs of their area for at least 15 years of the development plan period. The Government requires that local authorities should regularly update and review their SHLAAs, which are seen as a key part of the evidence base underpinning the preparation of local authority Local Development Frameworks (LDFs).

This is the first SHLAA which has been prepared for the whole of the Derby Housing Market Area (HMA), which comprises the three local authority areas of Amber Valley Borough, Derby City and South Derbyshire District. In 2007, a SHLAA was commissioned and undertaken by consultants for the Derby Principal Urban Area (PUA) but more recent Government Guidance requires SHLAAs to be prepared jointly or collaboratively by local authorities across whole Housing Market Areas.

The housing provision requirements for the Derby HMA are set out in the East Midlands Regional Plan. The Plan requires that between 2006 and 2026, a minimum of 36,600 dwellings should be provided across the whole of the Derby HMA, comprising 10,200 in Amber Valley, 14,400 in Derby City and 12,000 in South Derbyshire. The Plan further requires that at least 21,400 dwellings (58%) of the overall HMA total should be provided within or adjoining the Derby PUA, with the remainder of the provision to be provided mainly in and around the five main towns in Amber Valley and South Derbyshire, including sustainable urban extensions as necessary.

The SHLAA has been undertaken in accordance with Practice Guidance published by Communities and Local Government (CLG) but has been refined where necessary to reflect local circumstances. Section 2 of this report sets out in detail the eight key stages followed in preparing the assessment. Over 800 sites have been assessed in the SHLAA across the HMA as a whole, with over 600 sites identified through the 'Call for Sites' consultation exercise. Other sites have been identified through various other main sources of supply such as sites with planning permission, sites identified in development plans, other sites identified in the PUA SHLAA, previous urban capacity studies, National Land Use Database and Brownfield Land Action Plans.

The SHLAA has been overseen by the Derby HMA Local Housing Partnership (LHP), which is made up of representatives from a wide spectrum of public and private sector organisations. The LHP endorsed the SHLAA methodology in September 2008 and endorsed the final findings of the SHLAA, subject to minor amendments, on 25 May 2010. A SHLAA Sub-Group was also established under the direction of the LHP, to take forward and oversee the more detailed work of the SHLAA, including developing the SHLAA methodology. The Sub-Group has also considered and agreed various detailed assumptions made in the SHLAA process such as the site size threshold to be applied and how sites within the Green Belt would be treated.

A small team of officers from the four partner local planning authorities has largely been responsible for undertaking the detailed day-to-day work in the SHLAA, particularly carrying out the detailed analysis of each site to assess their deliverability and developability. A Derby HMA Core Strategy Coordination Group has been established to take forward preparation of the three local authority Core Strategies, which has also been consulted throughout the SHLAA process to advise on and, where necessary, agree details of the SHLAA process.

Additional advice on the SHLAA process has been taken on board from Planning Officers Society Enterprises (POS), through its learning and dissemination workshops, particularly regarding key issues of the approach to be taken to Green Belt sites and the market viability and capacity testing of sites. Following POS advice and to assist this process, a Market Viability and Capacity Workshop was organised by the officers of the four local planning authorities in July 2009. Invitees to the event comprised representatives from various key public and private sector bodies and organisations, particularly representatives from a number of major housebuilders and property agents who were active in the HMA. Key outcomes and conclusions from the workshop have been applied in the assessment of the achievability of sites. Full details of the event are provided in Appendix 5 and 6.

Following the 8 key stages in the SHLAA methodology detailed in Section 2, details are provided in Sections 3, 4 and 5 of the report on the land supply position in each of the three local planning authority areas of Amber Valley, Derby City and South Derbyshire. The analysis for each local authority area provides details of the number of dwellings expected to be delivered on sites defined as being 'suitable' in years 1-5, 6-10, 11-15 and 15 years onwards. Details of other relevant sites are provided, which includes other potentially suitable sites and sites which are considered suitable but are unlikely to be delivered. The latter particularly includes sites which have extant planning permission but which are considered unlikely to be implemented. Finally, an assessment is provided of the total land supply of deliverable dwellings (5 year supply) and developable dwellings (15 year supply) and whether these sources of supply are on brownfield, greenfield or a mix of brownfield and greenfield land.

In this context, it should be noted that in the document 'Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008', the Department for Communities and Local Government requires the 5 year supply to be calculated starting at the April after the current monitoring year (April 2010) and the 15 year supply to be set out to include the current monitoring year commencing in April 2009.

Section 3, provides a summary of the land supply position in Amber Valley. The Regional Plan requires that a total of 10,200 dwellings (510 p.a.) should be developed in the Borough between 2006 and 2026. Since April 2006, 1,417 dwellings have been completed in the Borough and a further 257 dwellings are forecast to be completed within the current monitoring period, leaving a remaining requirement for an additional 8,526 dwellings (533 p.a.) to

be provided between 2010/11 and 2025/26. The SHLAA has identified a deliverable dwelling supply of 815 dwellings and a developable supply of 2,399 dwellings in the Borough (the developable supply includes the deliverable supply). Section 3.6 provides details of the housing trajectory and 5 and 15 year housing supply for the Borough. This indicates that taking into account sites identified as deliverable in the SHLAA, planning permissions and allocations, the total deliverable land supply of 815 dwellings would be adequate to meet 1.5 years of the Regional Plan requirement. The developable supply (15 year supply), which includes sites identified as developable in the SHLAA, windfalls (post 2019) and losses, is 3,599 dwellings. Overall the trajectory shows that to meet the Regional Plan requirement of 10,200 dwellings by 2026, a further 2,383 dwellings will need to be identified beyond the current developable supply in the Borough.

Section 4, provides a summary of the land supply position in Derby City. The Regional Plan requires that a total of 14,400 dwellings (720 p.a.) should be developed in Derby City between 2006 and 2026. Since April 2006, 2,632 dwellings have been completed in the City and a further 277 completions are forecast to be completed within the current monitoring period, leaving a remaining requirement for an additional 11,491 dwellings (718pa) to be provided between 2010/11 and 2025/26. The SHLAA has identified a deliverable supply of 3,883 dwellings and a developable supply of 8,007 dwellings in the City (the developable supply includes the deliverable supply). Section 4.6 provides details of the housing trajectory and the 5 and 15 year housing supply for the City. This indicates that taking into account sites identified as deliverable in the SHLAA, permissions on small sites and estimated losses, there is a total land supply of 4,073 dwellings deliverable in the 5 year supply, which would be adequate to meet 5.7 years of the Regional Plan residual requirement. The developable supply (15 year supply), which includes sites identified as developable in the SHLAA, permissions on small sites, windfalls (post 2019) and estimated losses, is 8,875 dwellings. Overall, the trajectory shows that to meet the Regional Plan requirement of 14,400 dwellings by 2026, a further 4528 dwellings will need to be identified beyond the current developable supply in the City.

Section 5, provides a summary of the land supply position in South Derbyshire. The Regional Plan requires that a total of 12,000 dwellings (600 pa) should be developed in the District between 2006 and 2026. Since April 2006, 1,618 dwellings have been completed in the District and a further 383 completions are forecast to be completed within the current monitoring period, leaving a requirement for an additional 9,999 dwellings (625 pa) to be provided between 2010/11 and 2025/26. The SHLAA has identified a deliverable supply of 3,165 dwellings and a developable supply of 4,346 dwellings in the District (the developable supply includes the deliverable supply). Section 5.6 provides details of the housing trajectory and the 5 and 15 year housing supply for the District. This indicates that, taking into account sites identified as deliverable in the SHLAA, permissions on small sites and estimated losses, there is estimated to be a total deliverable supply (5 year supply) of 3,475 dwellings, which would be adequate to meet 5.56 years of the Regional Plan residual housing requirement for the District. The

developable supply (15 year supply) which includes sites identified as developable in the SHLAA, permissions on small sites and estimated losses, is 4,596 dwellings. Overall, the trajectory shows that to meet the Regional Plan housing requirement of 12,000 dwellings by 2026, a further 5796 dwellings will be required to be provided beyond the current developable supply in the District.

Finally, Section 6 provides a summary of the land supply position in the PUA and HMA as a whole. The Regional Plan requires that a total of 21,400 dwellings (1,070 p.a.) should be developed in the PUA between 2006 and 2026. Since April 2006, 2,640 dwellings have been completed in the PUA and a further 277 dwellings are forecast to be completed within the current monitoring period, leaving a requirement for an additional 18,483 dwellings (1,155 p.a.) to be provided between 2010/11 and 2025/26. The SHLAA has identified a deliverable supply of 6,031 dwellings and a developable supply of 11,463 dwellings (the developable supply includes the deliverable supply). Paragraph 6.9 provides details of the sites included within the PUA assessment. It is not considered appropriate to calculate a five and fifteen year land supply for the PUA, however, paragraph 6.8 sets out details of the potential developable supply of dwellings which includes completions since 2006, developable dwellings identified in the SHLAA and other potentially suitable brownfield, greenfield and mix of brownfield and greenfield sites identified in the SHLAA. The total potential supply from these sources is calculated to be 48,598 dwellings.

For the HMA as a whole, the Regional Plan requires a total of 36,600 dwellings (1,830 p.a.) to be provided between 2006 and 2026. Since 2006, 5,667 dwellings have been completed in the HMA and a further 917 dwellings are forecast to be built in the current monitoring period, leaving a requirement for an additional 30,016 dwellings (1,876 p.a.) to be provided between 2010/11 and 2025/26. The SHLAA has identified a deliverable supply of 7,863 dwellings and a developable supply of 14,752 dwellings in the HMA as a whole (the developable supply includes the deliverable supply). Similar to the PUA, it is not considered appropriate to calculate a five and fifteen year land supply for the HMA, however, paragraph 6.16 sets out details of the potential developable supply of dwellings which includes completions since 2006, developable dwellings identified in the SHLAA and other potentially suitable brownfield, greenfield and mix of brownfield and greenfield sites identified in the SHLAA. The total potential supply from these sources is calculated to be 111,904 dwellings.

Because the SHLAA is not a one off study and should be reviewed regularly, any interested parties will be able to send comments on the assessment to the relevant local authority. They can suggest changes to assessments we have made, indicate other sites which they feel should be included or make general comments about the methodology. Although there is no formal consultation period for the SHLAA, the assessment will then be updated to take any relevant representations onboard and to include the most up to date information. A revised assessment will be published before the submission of

the Core Strategies for each local authority which are programmed to take place in June 2011.

1 Introduction

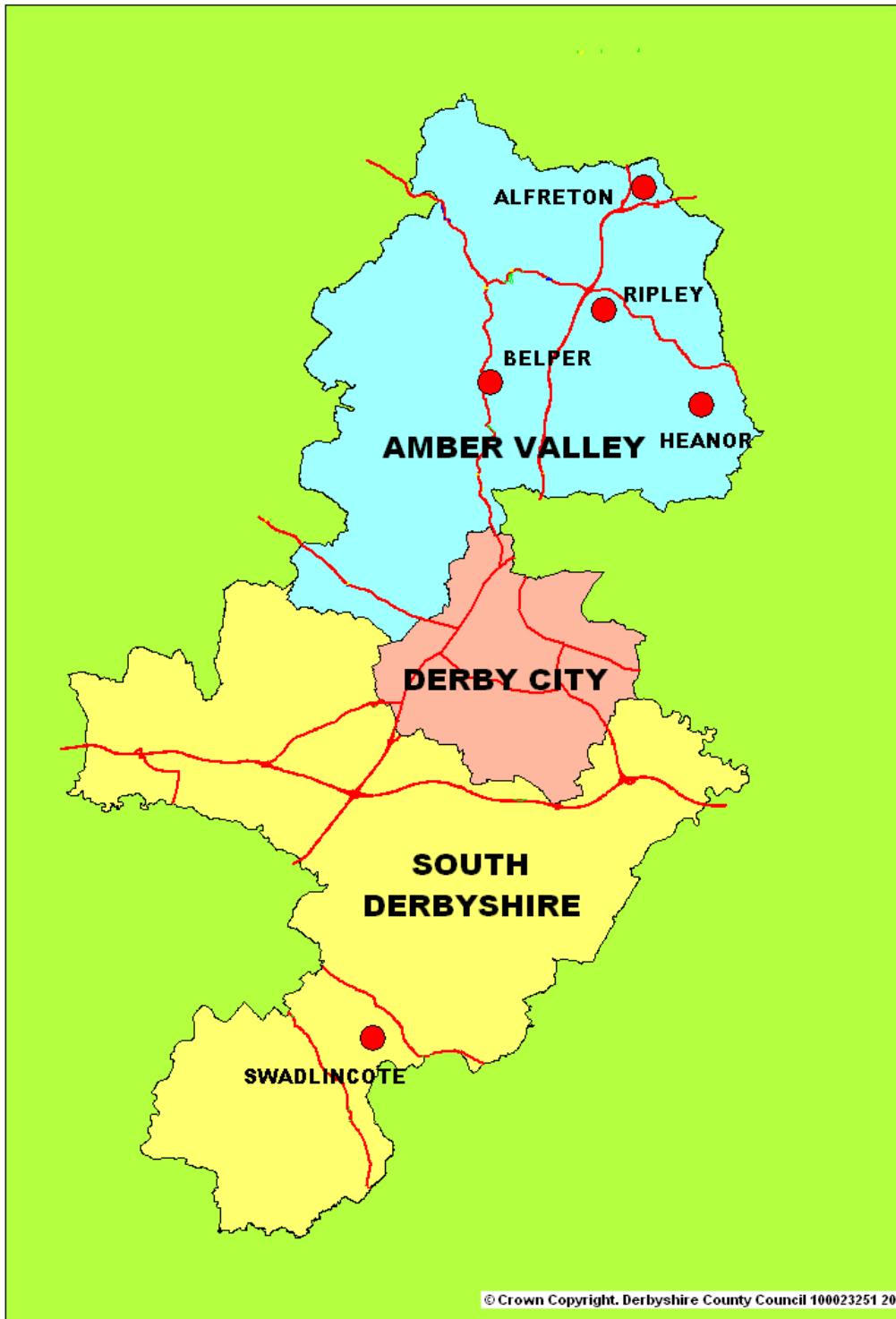
What is a SHLAA and what is its Purpose

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a mechanism which enables local authorities to assess what **potential** housing land is available in their areas. Essentially it is a monitoring tool and is an important part of the evidence base to assist local authorities in the preparation of their Local Development Frameworks (LDFs), particularly to support the delivery of sufficient land for housing to meet the community's needs for more homes.
- 1.2 The primary purpose of the SHLAA is to identify as many sites with **potential** for housing as possible. The Government requires such assessments to be carried out on the basis of a sub-regional housing market area. In this case the assessment has been undertaken for the Derby Housing Market Area (HMA), which comprises the local authority areas of Amber Valley Borough, Derby City and South Derbyshire.
- 1.3 The Government requires local authorities to identify sufficient specific sites to meet the housing requirements of an area for at least the first 10 years of the development plan and ideally for up to the whole 15 year plan period. Where it is not possible to identify sufficient sites, the SHLAA should provide the evidence base to support judgements around whether broad locations should be identified and / or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.
- 1.4 It is important to note that the SHLAA is a key part of the evidence base to support the preparation of LDFs but it is **not** an allocations document nor does it come to any conclusions as to whether sites will be granted planning permission or allocated. Site allocations will be made through local authority Core Strategies and Site Allocations Development Plan Documents. The SHLAA is a mechanism to identify sites with **potential** for housing; assess their **potential** in more detail; and assess when the sites are likely to be developed.
- 1.5 The Government requires local authorities to regularly update and review SHLAAs. This is the first SHLAA that has been prepared for the whole of the Derby HMA and it will be kept under review and updated. Essentially it is a 'living document' and this will provide the opportunity not only to add new sites but also refine and build up more information and details on sites currently within the SHLAA database.

The Study Area

- 1.6 The study area for the SHLAA comprises the three administrative areas of Amber Valley Borough Council, Derby City Council and South

Map 1: The Derby Housing Market Area



Derbyshire District Council. The three local authority areas form the Derby HMA which is defined in the East Midlands Regional Plan as the basis for spatial planning policy purposes, and particularly for housing provision.

- 1.7 Amber Valley has a population of about 120,000 and is the most populated district within Derbyshire (apart from Derby City) and one of the most populated non-city districts within the East Midlands. In recent years, parts of the Borough have experienced rapid housing growth, to a degree reflecting inward migration to the area from the Nottingham HMA. Future growth is expected to increase slightly above recent levels.
- 1.8 Derby City is a compact urban area with a population of about 240,000 and an area of about 7,779 ha. It is the smallest of the cities in the Three Cities Sub-Region of the East Midlands (Derby, Leicester and Nottingham). Small parts of the Principal Urban Area (PUA) of Derby currently extend into surrounding districts, mainly to the south around the Sinfyn and Boulton Moor areas.
- 1.9 South Derbyshire has a population of about 89,000. The main urban settlement is Swadlincote, outside which there are 51 parishes. South Derbyshire is home to Toyota's British car production site which exports 80% of its vehicles to Europe. It is a fast growing district and is expected to see high levels of housing growth including urban extensions to the Derby PUA in the future.
- 1.10 The Three Cities Sub-Area has received Growth Point Status for the period 2006-2021. This will help to secure investment in the necessary infrastructure to ensure that the level of housing growth envisaged in the East Midlands Regional Plan can be effectively delivered.

SHLAA for the Derby Principal Urban Area

- 1.11 In April 2007, a SHLAA was published for the Derby PUA. It was commissioned by Derby City Council and Derbyshire County Council and funded through Communities and Local Government's (CLG) New Growth Points Programme. The study was prepared by Atkins Limited and Savills Limited. The key aim of the SHLAA was to assess the potential amount of land available within the PUA to meet the housing requirements of the East Midlands Regional Spatial Strategy (RSS8) and particularly to determine the amount of greenfield land development that would be required to meet the housing provision requirements of the RSS up to 2026 and under the HMA's New Growth Point designation. It should be noted that the SHLAA was prepared at a time when the concept of SHLAAs was relatively new and was undertaken prior to the publication of detailed Government practice guidance on SHLAAs (see below).

- 1.12 Due to the limited timescale for undertaking the SHLAA in order for it to be submitted for consideration at the RSS Examination in Public (EIP) which commenced in May 2007, an interim version of the SHLAA was published for consultation in April 2007. A number of statutory consultees, including the Highways Agency, Government Office for the East Midlands (GOEM) and the Environment Agency, and other private sector organisations made formal comments on the assessment. The comments made related primarily to the potential highways impacts of the greenfield sites identified upon the trunk road network and the need for financial contributions required to improve the network; the viability of sites for development; the suitability of identified greenfield sites for development; and the potential impacts of the identified sites upon areas of flood risk.
- 1.13 As a result of the comments received, revisions were made to the assessment by the consultants with some sites removed, new sites added and other sites amended. As a result of these revisions, 114 sites were deemed suitable for inclusion in the assessment. These sites combined with the estimated windfall contribution resulted in an overall potential dwelling capacity of 14,052 dwellings over the period 2007-2026. This figure was in addition to the 1064 dwellings completed within the PUA during 2006, the 563 dwellings under construction and the 630 dwellings provided on two Amber Valley and South Derbyshire Local Plan allocation sites. The capacity therefore represented 74% of the total 21,000 dwelling requirement during the period 2006-2026.
- 1.14 The assessment concluded that the remaining provision required to meet the 21,000 dwellings would need to be provided on greenfield sites. This amounted to 5,491 dwellings or 26% of the RSS total. 23 out of the total of 114 sites were identified as greenfield. An addendum to the original study was subsequently published in August 2007.

Planning Policy Background

National Policy

- 1.15 National planning policy on housing is set down in Planning Policy Statement 3: Housing (PPS3) (November 2006). The PPS sets out the Government's requirements for a step change in housing delivery, through a new, more responsive approach to housing land supply at the local level. It requires local planning authorities to:
- *Identify specific, deliverable sites for the first five years of a plan that are ready for development and to keep this topped up over-time in response to market information;*
 - *Identify specific, developable sites for years 6-10 and ideally years 11-15, in plans to enable the five year supply to be topped up;*

- *Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and*
 - *not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent sites being identified.*
- 1.16 The PPS also sets out the broad requirements of a SHLAA which should:
- *Assess the likely level of housing that could be provided if unimplemented planning permissions were brought forward for development;*
 - *Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed-use developments;*
 - *Assess the potential level of housing that can be provided on identified land;*
 - *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;*
 - *Identify constraints that might make a particular site unavailable and / or unviable for development;*
 - *Identify sustainability issues and physical constraints that might make a site unsuitable for development; and*
 - *Identify what action should be taken to overcome constraints on particular sites.*

Government Practice Guidance for SHLAAs

- 1.17 In July 2007, CLG published 'Strategic Housing Land Availability Assessments: Practice Guidance', in which it sets out a detailed methodology for carrying out a SHLAA. The methodology includes 10 key stages which local authorities are advised to follow in preparing a SHLAA.
- 1.18 A key stage of the methodology is Stage 7: Assessing when and whether sites are likely to be developed. Guidance is provided on how local authorities should assess the suitability, availability and achievability of sites for housing and how these factors are defined. The process should involve the identification of constraints to development and an assessment of how these constraints can be overcome.

- 1.19 The Guidance states that assessment of the suitability, availability and achievability of a site, will provide the information on which the judgement can be made in the plan making context as to whether a site can be considered **deliverable, developable** or **not currently developable** for housing.
- 1.20 The methodology outlined above has been applied in undertaking this SHLAA for the Derby HMA but has been refined where necessary to reflect local circumstances. Full details of the HMA methodology are provided in Section 2 below.

Regional Policy

East Midlands Regional Plan (2009)

- 1.21 The East Midlands Regional Plan was adopted on 12 March 2009 and sets out the housing provision requirements for housing market areas and individual local authority areas in the Region between 2006 and 2026.
- 1.22 Policy 13a: Regional Housing Provision, sets out the housing provision requirements for the Derby HMA authorities from 2006-2026 with a minimum of 36,600 dwellings required in the HMA as a whole, comprising 10,200 in Amber Valley, 14,400 in Derby City and 12,000 in South Derbyshire (see Table 1). In terms of distribution, the policy requires that at least 21,400 dwellings (58%) should be provided within or adjoining the Derby PUA. The Plan defines the Derby PUA as comprising Derby City and *'the contiguous built up areas extending into adjoining districts'*.

Table 1: Housing Provision in Derby Housing Market Area 2006-2026

District / HMA	Annual Apportionment from 2006	Total Housing Provision 2006-2026
Amber Valley	510	10,200
Derby City	720	14,400
South Derbyshire	600	12,000
Derby HMA	1830	36,600

1.23 The spatial distribution of these dwellings between 2006 and 2026 within each of the City and districts within the HMA is set out in Policy Three Cities SRS 3 of the Regional Plan as follows:

- 1830 dwellings per annum (pa) should be developed across the Derby HMA as whole, of which at least 1070 pa should be within or adjoining the Derby PUA.
- In Derby City, 720 dwellings pa should be developed all within the PUA.
- In Amber Valley, 510 dwellings pa should be developed, of which at least 30 pa should be within or adjoining the Derby PUA, including Sustainable Urban Extensions (SUEs) as necessary. Development in the remainder of the District should be located mainly at Alfreton, Belper, Heanor and Ripley, including SUEs as necessary.
- In South Derbyshire, 600 dwellings pa should be developed, of which at least 320 pa should be within or adjoining the Derby PUA, including SUEs as necessary. Development in the remainder of the District will be located mainly at Swadlincote, including SUEs as necessary.

East Midlands Regional Plan Partial Review

1.24 In December 2008, the East Midlands Regional Assembly (EMRA) published proposals for an immediate Partial Review of the Regional Plan. One of the main topics identified for review is housing provision across the Region. One of the main reasons for the review on housing is that the Government published a Housing Green Paper in July 2007, in which it included its proposals that a national target should be set for housing completions of 240,000 per year up to 2016 and that regional assemblies should be asked to undertake reviews of their regional plans to ensure this target could be met.

1.25 Furthermore, the current Regional Plan sets out housing provision targets in the Region based on 2004-based household projections but these provision figures will need to be revised to take account of more up-to-date 2006-based household projections which have since been published. In addition, the National Housing Planning Advice Unit has advised the Government that housing provision in the East Midlands would need to be increased significantly from 21,700 dpa included in the Proposed Changes to the Plan to between 23,400 and 24,600 dpa over the following 20 years to stabilise affordability at current levels. It is therefore proposed that this range will be tested in the Partial Review, which will also roll forward housing provision requirements in the Plan to 2031. The implications of the above are that housing provision requirements for the Derby HMA, as in most other HMAs, are likely to increase significantly if the target range is to be met.

- 1.26 A consultation on the Partial Review Options took place between June and October 2009. It focuses largely on high level alternative strategies for delivering increased housing provision, including affordable provision, to 2031. The numerical housing requirements, however, will not emerge until publication of the Submission Plan expected in 2010.

Derby and Derbyshire Joint Structure Plan

- 1.27 It should be noted that there are now no Structure Plan policies of relevance to consideration of housing provision requirements in the Derby HMA. On adoption of the East Midlands Regional Plan on 12 March 2009, the Derby and Derbyshire Joint Structure Plan was superseded. All policies within it have lapsed and have been replaced by the policies and district housing provision requirements of the Regional Plan. The local plans prepared by the three local planning authorities outlined below, were done so in the context of the housing provision requirements of the Joint Structure Plan. These plans are now being replaced by new style LDFs as detailed below.

Local Policies

- 1.28 The Amber Valley Borough Local Plan was adopted on 12 April 2006. It includes an allocation for 600 units which would form an extension to the Derby PUA at Radbourne Lane, Mackworth. The site is now subject of a Supplementary Planning Document, which was adopted at the end of 2007. The Local Plan was automatically saved as part of the development plan for three years from the date of its adoption and a further Direction was issued by the Secretary of State on 8 April 2009, which further saved most of the policies in the Plan until they are replaced by the Borough Council's LDF.
- 1.29 The City of Derby Local Plan Review was adopted in January 2006. The housing allocations within it were based on the housing requirements set out in the Derby and Derbyshire Joint Structure Plan but include some residential allocations which are expected to be delivered beyond 2011. The Plan was automatically 'saved' as part of the development plan for three years from the date of its adoption and a direction was served by the Secretary of State on 25 January 2009 which further saves most of the policies until they are replaced by new ones as part of the Local Development Framework.
- 1.30 The South Derbyshire Local Plan was adopted in 1998. The District Council's Local Plan Review was abandoned in 2006 due to the threat of legal challenge. However, the Secretary of State issued a Direction in September 2007 which saved most of the policies in the adopted Local Plan until such time as they are superseded by new policies in the District Council's LDF. A conjoined inquiry was held between May 2007 and January 2008 into applications for several major housing developments, which has had a major bearing on housing provision in

the District. The SOS's decision on the inquiry was published in January 2009 in which planning permission was granted for three of the sites at Boulton Moor (1058 dwellings), Highfields Farm (1200 dwellings) and Stenson Fields (500 dwellings). Together these sites total 2,758 dwellings, which the SOS considered would be sufficient to meet the District's five year housing supply needs.

Need for Undertaking a Joint Assessment and Relationship with Emerging Local Development Frameworks

- 1.31 The need for a joint SHLAA to be prepared for the whole of the Derby HMA has been influenced by two key factors. As indicated above, an initial SHLAA was carried out in early 2007 for the Derby PUA, including potential sustainable urban extensions into South Derbyshire and Amber Valley. However, Government advice in PPS3 and its supporting Practice Guidance (published after the PUA SHLAA) advocates that SHLAAs should be prepared collaboratively between local authorities and stakeholders; and that where two or more local planning authorities form a housing market area, that they should work together either by preparing joint assessments or by ensuring consistency of methodology.
- 1.32 A further consideration is that all three local authorities are currently preparing Core Strategies in parallel to an agreed timetable and will work in partnership on a Joint Allocations Development Plan Document for the area including Sustainable Urban Extensions to the Derby PUA. The three authorities have also been working collaboratively to compile the evidence base to support the Core Strategy preparation.
- 1.33 Both of these factors above therefore have given rise to the need for a new joint SHLAA to be carried out covering the whole of the Derby HMA.