

3 Land Supply and Trajectory in Amber Valley Borough

Land Supply

- 3.1 This section of the assessment provides an analysis of the land supply position for Amber Valley Borough, which has been identified following the methodology detailed in Stages 1 to 8 of Section 2. Based on the agreed definitions detailed in the glossary to this report, the analysis below in Tables 3.1 to 3.5, identifies the potential land supply expected to be delivered on suitable sites in the period 2010/11 to 2014/15, 2015/16 to 2019/20, 2020/21 to 2024/25 and 2025 onwards. The analysis for each period identifies four main sources of land supply which includes sites with planning permission as at April 1 2009, which were either not started or under construction; sites allocated in the Amber Valley Local Plan for housing or identified for housing in other planning policy documents; and other suitable sites which have been identified through the SHLAA process.
- 3.2 Table 3.6 provides details of other relevant sites, which includes other potentially suitable sites and sites with planning permission but with no known current intention to develop. 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. This makes it difficult to simply calculate the number of deliverable and developable dwellings from the five year blocks and Table 3.7 therefore provides details of the total land supply of deliverable dwellings (5 year supply) and developable dwellings (15 year supply). Details of individual sites within each of the categories above are provided in Appendix 9.
- 3.3 Tables 3.8 to 3.10 identify whether these sources of supply are on brownfield, greenfield or a mix of brownfield and greenfield land.

Note that tables 3.1 to 3.10 below include sites with Planning Permission at 1 April 2009 and sites promoted and identified through the SHLAA assessment. They do not include estimated small site completions, windfalls or losses.

Table 3.1: Dwellings expected to be delivered on sites defined as Suitable in Amber Valley 2010/11 to 2014/15 (Years 1 – 5 on Site Assessments)

Type of Site	No. of Dwellings	No. of Sites
Dwellings expected to be delivered on sites with planning permission	455	8
Dwellings expected to be delivered on sites allocated in a Local Plan	119	3
Dwellings expected to be delivered on other 'suitable' Identified Sites	241	13
Total	815	24

Table 3.2 Dwellings expected to be delivered on sites defined as Suitable in Amber Valley 2015/16 to 2019/20 (Years 6 – 10 on Site Assessments)

Type of Site	No. of Dwellings	No. of Sites
Dwellings expected to be delivered on sites with planning permission	128	3
Dwellings expected to be delivered on sites allocated in a Local Plan	1146	10
Dwellings expected to be delivered on other 'Suitable' Identified Sites	110	1
Total	1384	14

Table 3.3 Dwellings expected to be delivered on sites defined as Suitable in Amber Valley 2020/21 to 2024/25 (Years 11 – 15 on Site Assessments)

Type of Site	No. of Dwellings	No. of Sites
Dwellings expected to be delivered on sites with planning permission	0	0
Dwellings expected to be delivered on sites allocated in Local Plans	200	2
Dwellings expected to be delivered on other 'Suitable' Identified Sites	0	0
Total	200	2

Table 3.4 Dwellings expected to be delivered on sites defined as Suitable in Amber Valley 2025 onwards (Years 16+ on Site Assessments)

Type of Site	No. of Dwellings	No. of Sites
Dwellings expected to be delivered on sites with planning permission	0	0
Dwellings expected to be delivered on sites allocated in Local Plans	14	1
Dwellings expected to be delivered on other 'Suitable' Identified Sites	0	0
Total	14	1

Table 3.5 Total land supply: Suitable sites in Amber Valley which are expected to be delivered at a known time

Type of Site	No. of Dwellings	No. of Sites
Suitable Sites 2010/11 to 2014/15	815	24
Suitable Sites 2015/16 to 2019/20	1384	14
Suitable Sites 2020/21 to 2024/25	200	2
Suitable Sites 2025 onwards	14	1
Total	2413	41

Table 3.6: Other Relevant Sites in Amber Valley which have potential for delivery but no known certainty

Type of Site	No. of Dwellings	No. of Sites
Potentially Suitable sites	38074	172
Suitable Sites with no indication of delivery (e.g. sites with planning permission but with no known intention to develop)	0	0
Total	38074	172

Table 3.7: Deliverable and Developable Sites in Amber Valley

Type of Site	No. of Dwellings	No. of Sites
Deliverable Sites (5 year supply)	815	24
Developable Sites (15 year supply)	2399	40

Table 3.8: Total land supply: Suitable sites in Amber Valley with expectation of delivery at a specific time

Brownfield and Greenfield

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	664	28	19
Greenfield	1245	52	13
Mix of Brownfield and Greenfield	490	20	7
Total	2399	100	39

Table 3.9 Other Relevant Sites in Amber Valley (Potentially Suitable Sites and Suitable Sites with No known intention of Delivery)

Brownfield and Greenfield

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	1078	2.7	30
Greenfield	36143	94.3	127
Mix of Brownfield and Greenfield	853	3	15
Total	38074	100	172

Table 3.10: Deliverable and Developable Sites in Amber Valley

Brownfield and Greenfield

Type of Site	Deliverable No. Dwellings	%	Deliverable No. Sites	Developable No. Dwellings	%	Developable No. Sites
Brownfield	324	39.8	13	664	27.6	19
Greenfield	380	46.6	7	1245	52.4	13
Mix of BF and GF	111	13.6	3	490	20	7
Total	815	100	23	2399	100	39

Housing Requirement and Trajectory

The Housing Requirement for Amber Valley Borough

- 3.4 The East Midlands Regional Plan requires that a total of 10,200 dwellings (510 pa) should be developed in Amber Valley Borough between 2006 and 2026.
- 3.5 As indicated in Table 3.11 below, since April 2006 1674 dwellings have already been completed in Amber Valley Borough (2009/10 estimated). The remaining requirement for additional dwellings between 2010/11 and 2025/26 is therefore 8526 at a rate of 533 dwellings per year.

Table 3.11: Dwelling Completions Amber Valley Borough since 2006

Year	Completions
2006/07	531
2007/08	548
2008/09	338
2009/10 (Estimate)	257
Total	1674

The Housing Trajectory

- 3.6 The housing trajectory for Amber Valley for the period of the Regional Plan is shown in Table 3.12 below. This shows the previous net dwelling completions for 2006 to 2009 and the estimated net additional completions for 2010-2026.
- 3.7 Because the sites which have been included in the SHLAA assessment relate only to gross completion numbers and in order to calculate the net additional dwellings which are expected to be delivered, further calculations are applied to the gross deliverable and developable dwelling supply including an estimate for small site completions, an estimate for completions on windfall sites after the first 10 years and an estimate of dwellings which will be lost from the supply during the period.
- 3.8 Small sites are those which will deliver less than 10 dwellings. The estimate of the number of dwellings which will come forward on small sites is based on the supply of extant planning permissions for dwellings on small sites at 1 April 2009. Because of their nature, most

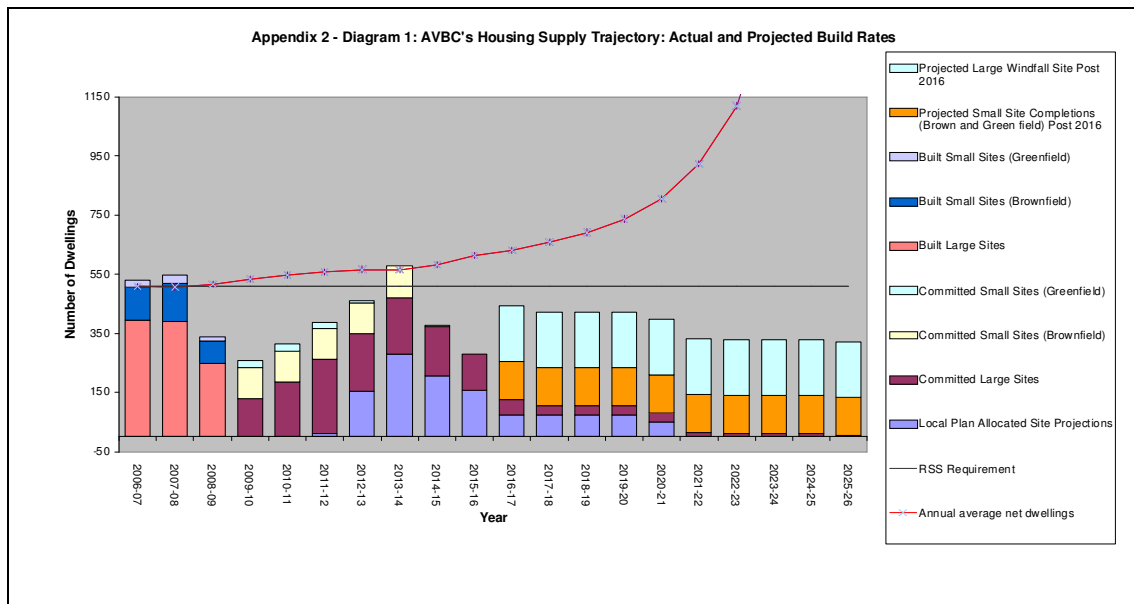
small sites are contained within the first five years. Although more permissions are likely to be granted and implemented in the short term, these are not included in the supply as they would technically be classed as windfalls.

- 3.9 CLG guidance is that windfall completions should not be included in the first 10 years of a housing trajectory. Because Amber Valley has traditionally seen significant levels of windfall development in the past, it is considered reasonable to include a windfall allowance after the first 10 years for the purposes of the 15 year housing supply. A nominal 200 dwelling per annum windfall delivery is therefore included in the trajectory for years 2019-2024. This includes both small site and major site elements. For the purposes of the SHLAA, it is considered that we should be seeking to meet the RSS delivery requirement for Amber Valley without reliance on windfalls although they can and will happen. Therefore, the total land supply of housing potential for Amber Valley at the end of this section does not include windfalls.
- 3.10 Losses to the gross annual supply are also expected and will come about through change of use of dwellings into other uses, conversions and demolitions. An adjustment has been made for this loss, and it has been applied to the projected gross annual completion figures from 2009 to 2026 for the purposes of the housing trajectory.

Table 3.12: Housing Trajectory for Amber Valley Borough 2006 - 2026

Year	Completions 2006-2026 (All Dwellings)	Regional Plan Requirement (Dwellings per Annum)	Residual Requirement (Dwellings per Annum)
2006/07	531	510	509
2007/08	548	510	507
2008/09	338	510	517
2009/10	257	510	533
2010/11	314	510	547
2011/12	389	510	559
2012/13	460	510	566
2013/14	577	510	566
2014/15	378	510	583
2015/16	281	510	613
2016/17	443	510	632
2017/18	422	510	658
2018/19	422	510	691
2019/20	422	510	736
2020/21	397	510	804
2021/22	332	510	922
2022/23	329	510	1120
2023/24	328	510	1516
2024/25	327	510	2705
2025/26	322	510	2383

Figure 3.1: Housing Trajectory for Amber Valley Borough



Five Year Housing Supply for Amber Valley Borough

3.11 The housing trajectory for Amber Valley for the period of the Regional Plan is shown in Table 3.12. This shows the previous net dwelling completions for 2006 to 2009 and the estimated net additional completions for 2010-2026.

3.12 Table 3.7 above shows that there is estimated to be a deliverable supply of 815 dwellings (i.e. suitable, available and achievable) over the five year period from 2010/11 to 2014/2015. This would represent a supply adequate to meet 1.5 years of the Regional Plan requirement. The five year supply is made up as follows:

- 1) 455 dwellings are on sites which already have planning permission
- 2) 119 dwellings from sites currently on other allocated sites in the Saved Amber Valley Local Plan or other planning policy documents,
- 3) 241 dwellings assessed on other 'suitable' identified sites which can delivered by 2014/15;
- 4) 815 dwellings identified in this SHLAA as deliverable by 2014/15.

Fifteen Year Housing Supply for Amber Valley Borough

3.13 Table 3.7 shows that there are 2,399 developable dwellings for the period 2009/10 to 2024/25. Added to this is an estimated 200 per

annum net windfall completions/dwelling losses to be applied post 2019 to 2026. This gives a 15 year supply of 3,599.

SHLAA Land Supply Conclusions for Amber Valley

(excludes projections of small site completions, windfalls and losses)

RRS Requirement (2006 to 2026)	10,200
Dwellings completed (2006-2009)	1,417
Developable Dwellings (15 year supply)	2,399
Potentially Suitable Sites (Brownfield)	1,078
Potentially Suitable Sites (Greenfield)	36,143
Potentially Suitable Sites (mix of GF and BF)	853
Total	41,890

- 3.14 In summary, in order to meet the minimum RSS requirement of 10,200 net additional dwellings in Amber Valley between 2006 and 2026 the SHLAA evidence base shows that there is a total potential source of 41,890 dwellings, 1,417 of which have been completed between 2006 and 2009.
- 3.15 Projections for completions on small sites and windfall completions are not included in the potential supply in line with government guidance. Future potential losses are also not included. The Regional Plan requirement should ideally be met without reliance on windfalls although new housing will undoubtedly come forward from unplanned developments and recent windfall rates in Amber Valley have been high.
- 3.16 Past completions on small sites within Amber Valley have been high and although projections for small site completions are included in the 5 year supplies (based on extant planning permissions), an allowance for development on small sites is not included in the total potential supply.