

4 Land Supply and Trajectory in Derby City

Land Supply

- 4.1 This section of the assessment provides an analysis of the land supply position for Derby City, 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 which follows in Tables 4.1 to 4.5 identifies the potential land supply expected to be delivered on suitable sites in the periods 2010/11 to 2014/15, 2015/16 to 2019/20, 2020/21 to 2024/25 and 2025 onwards. The analysis for each period identifies three 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 Saved City of Derby Local Plan for housing or identified for housing in other planning documents; and other suitable sites which have been identified through the SHLAA process.
- 4.2 Table 4.6 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 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 4.7 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 10.
- 4.3 Tables 4.8 to 4.10 identify whether these sources of supply are on brownfield, greenfield or a mix of brownfield and greenfield land.

Note that tables 4.1 to 4.10 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 4.1: Dwellings expected to be delivered on sites defined as Suitable in Derby City 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	2359	41
Dwellings expected to be delivered on sites allocated in a Local Plan	1135	5
Dwellings expected to be delivered on other 'Suitable' Identified Sites	646	10
Total	4140	56

Table 4.2 Dwellings expected to be delivered on sites defined as Suitable in Derby City 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	55	3
Dwellings expected to be delivered on sites allocated in a Local Plan	1280	3
Dwellings expected to be delivered on other 'Suitable' Identified Sites	2063	11
Total	3398	17

Table 4.3 Dwellings expected to be delivered on sites defined as Suitable in Derby City 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	0	0
Dwellings expected to be delivered on other 'Suitable' Identified Sites	230	2
Total	230	2

Table 4.4 Dwellings expected to be delivered on sites defined as Suitable in Derby City 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	0	0
Dwellings expected to be delivered on other 'Suitable' Identified Sites	0	0
Total	0	0

Table 4.5: Total Land Supply: Suitable Sites in Derby City which are expected to be delivered at a known time

Type of Site	No. of Dwellings	No. of Sites
Projected Completions 2009/10 (Major Sites with Permission)	239	17
Suitable Sites 2010/11 to 2014/15	4140	56
Suitable Sites 2015/16 to 2019/20	3398	17
Suitable Sites 2020/21 to 2024/25	230	2
Suitable Sites 2025 onwards	0	0
Total	8007	*

*total number of sites not calculated as some sites will be completed over multiple periods leading to potential double counting

Table 4.6: Other Relevant Sites in Derby City which have potential for delivery but no known certainty

Type of Site	No. of Dwellings	No. of Sites
Dwellings on Sites which have planning permission but which are not expected to deliver any dwellings	745	14
Dwellings on other assessed sites (Suitable or Potentially Suitable) which are not currently deliverable or developable	9368	54
Total	10,113	68

Table 4.7: Deliverable and Developable Sites in Derby City

Type of Site	No. of Dwellings	No. of Sites
Deliverable Sites (5 year supply)	3883	49
Developable Sites (15 year supply)	8007	*

* number of developable sites includes completions on sites in the current monitoring year and is therefore not calculated.

Table 4.8: Total Land Supply: Suitable Sites in Derby City with expectation of delivery at a specific time

Brownfield and Greenfield

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	5434	68	58
Greenfield	1214	15	5
Mix of Brownfield and Greenfield	1359	16	4
Total	8007	100	67

Table 4.9: Other Relevant Sites in Derby City (Potentially Suitable Sites and Suitable Sites with no known intention of Delivery)

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	3495	35	47
Greenfield	6088	60	18
Mix of Brownfield and Greenfield	530	5	3
Total	10113	100	68

Table 4.10: Deliverable and Developable Sites in Derby City

Brownfield and Greenfield

Type of Site	Deliverable No. Dwellings	%	Deliverable No. Sites	Developable No. Dwellings	%	Developable No. Sites
Brownfield	2318	60	40	5434	68	68
Greenfield	654	17	5	1214	15	5
Mix of BF and GF	911	23	4	1359	17	4
Total	3883	100	49	8007	100	77

Housing Requirement and Trajectory

The Housing Requirement for Derby City

- 4.4 The East Midlands Regional Plan requires that a total of 14,400 dwellings (720 p.a.) should be developed in Derby City between 2006 and 2026.
- 4.5 As indicated in Table 4.11 below, since April 2006, 2,909 dwellings have already been completed in the City (2009/10 estimated). The remaining requirement for additional dwellings between 2010/11 and 2025/26 is therefore 11,491 at a rate of 718.2 dwellings per year.

Table 4.11: Net Dwelling Completions in Derby City since April 2006

Year	Completions
2006/07	1052
2007/08	1104
2008/09	476
2009/10 (Estimate)	277
Total	2909

The Housing Trajectory

- 4.6 The housing trajectory for Derby City for the period of the Regional Plan is shown in Table 4.12. This shows the previous net dwelling completions for 2006 to 2009 and the estimated net additional completions for 2010-2026.
- 4.7 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.
- 4.8 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, with a 10% deduction applied

to count for those which are unlikely to come forward. 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. The total number of small sites which are expected to come forward based on extant planning permissions is 468 over 6 years including the current monitoring year of 2009/10.

4.9 CLG guidance is that windfall completions should not be included in the first 10 years of a housing trajectory. Because Derby City has traditionally seen significant levels of windfall development in the past, as high as 549 dwellings in 2006/7, and because the city has a lot of previously developed land which could become available for development without prior indication, 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 Derby City without reliance on windfalls although they can and will happen. Therefore, the total land supply of housing potential for Derby at the end of this section does not include windfalls.

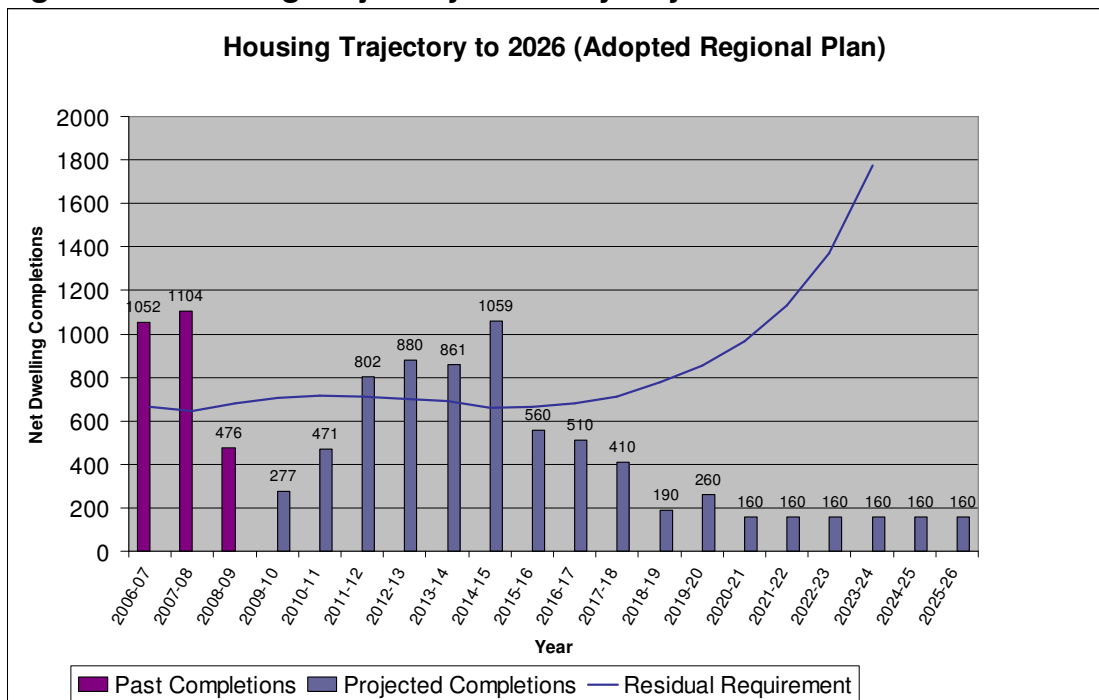
4.10 Losses to the gross annual supply are also expected and will come about through change of use of dwellings into other uses, conversions and demolitions. An estimated loss rate of 40 dwellings a year has been applied to the projected gross annual completion figures from 2009 to 2026 for the purposes of the housing trajectory.

Table 4.12: Housing Trajectory for Derby City 2006 - 2026

Year	Net Completions 2006-2026 (All Dwellings)	Regional Plan Requirement (Dwellings per Annum)	Residual Requirement (Dwellings per Annum)
2006/07	1052	720	667
2007/08	1104	720	644
2008/09	476	720	654
2009/10	277	720	676
2010/11	471	720	689
2011/12	802	720	681
2012/13	880	720	667

2013/14	861	720	652
2014/15	1059	720	618
2015/16	560	720	523
2016/17	510	720	635
2017/18	410	720	660
2018/19	190	720	718
2019/20	260	720	784
2020/21	160	720	888
2021/22	160	720	1034
2022/23	160	720	1252
2023/24	160	720	1616
2024/25	160	720	2344
2025/26	160	720	4528

Figure 4.1: Housing Trajectory for Derby City



4.11 The current trajectory shows that to meet the RSS requirement of 14,400 dwellings by 2026 some 4,528 dwellings still need to be identified beyond the current developable supply in the City. This, however, includes a windfall allowance of 1400 dwellings between 2019 and 2026. In order to achieve the minimum RSS target without reliance upon windfalls another 5,928 dwellings will need to be found.

Five Year Housing Supply of Deliverable Sites for Derby City

4.12 Table 4.7 above shows that from 2010/11 to 2014/15 there is a deliverable supply of 3883 dwellings on major sites over that five year period. Added to this there would be 390 dwelling completions on small sites and 200 estimated losses. This gives a total supply of 4,073 deliverable dwellings in the 5 year supply. This would represent a supply adequate to meet 5.7 years of the minimum Regional Plan residual requirement. The five year supply is therefore made up as follows:

Dwellings with PP on Major Sites	2,284
Dwellings with PP on Small Sites	390
Dwellings Allocated in the Adopted Local Plan	1,075
Deliverable dwellings on other sites	524
Losses (40 per annum)	-200
 Total	 4,073

Fifteen Year Housing Supply of Developable Sites for Derby City

4.13 Table 4.7 also shows that there are 8007 developable dwellings on major sites for the period 2009/10 to 2024/25. Added to this would be 468 dwelling completions on small sites, 1000 windfall completions and 600 estimated losses. This gives a supply of 8,875. The 15 year supply is therefore made up as follows:

Dwellings with PP on Major Sites	2,653
Dwellings with PP on Small Sites	468
Dwellings Allocated in the Adopted Local Plan	2,415
Developable Dwellings on other Sites	2,939
Windfalls post 2019	1,000
Losses	600
 Total	 8,875

SHLAA Land Supply Conclusions for Derby City

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

RSS Requirement (2006 to 2026)	14,400
Dwellings Completed (2006-2009)	2,632
Developable Dwellings (15 year supply)	8,007
Potentially Suitable Sites (Brownfield)	3,495
Potentially Suitable Sites (Greenfield)	6,088
Potentially Suitable Sites (mix of GF and BF)	530
TOTAL	20,752

- 4.14 In summary, in order to meet the minimum RSS requirement of 14,400 net additional dwellings in Derby City between 2006 and 2026 there is a total potential source of 20,752 dwellings, some of which have been completed between 2006 and 2009.
- 4.15 Projections for completions on small sites and windfall completions are not included in the potential future 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 the city have been high.
- 4.16 Past completions on small sites in the City have been known to be in excess of 100 dwellings a year at peak building times and although projections for small site completions are included in the 5 and 15 year supplies (based on extant planning permissions), an allowance for development on small sites is not included in the total potential supply.