

5 Land Supply and Trajectory in South Derbyshire

Land Supply

- 5.1 This section of the assessment provides an analysis of the land supply position for South Derbyshire District, 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 5.1 to 5.5, 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 South Derbyshire 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.
- 5.2 Table 5.6 provides details of other relevant sites, which includes other potentially suitable sites and sites which are considered suitable but are unlikely to be delivered. This particularly includes sites which have extant planning permission but which are considered unlikely to be implemented. The Department for Communities and Local Government require 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 5.7 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 11.
- 5.3 Tables 5.8 to 5.10 identify whether these sources of supply are on brownfield, greenfield or a mix of brownfield and greenfield land.

Note that tables 5.1 to 5.10 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 5.1: Dwellings expected to be delivered on sites defined as Suitable in South Derbyshire 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	3067	20
Dwellings expected to be delivered on sites allocated in a Local Plan	98	1
Dwellings expected to be delivered on other 'suitable' Identified Sites	0	0
Total	3165	21

Table 5.2 Dwellings expected to be delivered on sites defined as Suitable in South Derbyshire 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	828	4
Dwellings expected to be delivered on sites allocated in a Local Plan	0	0
Dwellings expected to be delivered on other 'Suitable' Identified Sites	0	0
Total	828	4

Table 5.3 Dwellings expected to be delivered on sites defined as Suitable in South Derbyshire 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	0	0
Total	0	0

Table 5.4 Dwellings expected to be delivered on sites defined as Suitable in South Derbyshire 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 5.5 Total Land Supply: Suitable Sites in South Derbyshire 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	3165	21
Suitable Sites 2015/16 to 2019/20	828	4
Suitable Sites 2020/21 to 2024/25	0	0
Suitable Sites 2025 onwards	0	0
Total	3993	

Table 5.6: Other Relevant Sites in South Derbyshire which have potential for delivery but no known certainty

Type of Site	No. of Dwellings	No. of Sites
Potentially Suitable sites	43197	204
Suitable Sites with no indication of delivery (e.g. sites with planning permission but with no known intention to develop)	101	4
Total	43298	208

Table 5.7: Deliverable and Developable Sites in South Derbyshire

Type of Site	No. of Dwellings	No. of Sites
Deliverable Sites (5 year supply)	3165	21
Developable Sites (15 year supply)	4346	31

Table 5.8: Total Land Supply: Suitable Sites in South Derbyshire with expectation of delivery at a specific time

Brownfield and Greenfield

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	308	8	12
Greenfield	3685	92	9
Mix of Brownfield and Greenfield	0	0	0
Total	3993	100	21

Table 5.9 Other Relevant Sites in South Derbyshire (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	2748	6	29
Greenfield	34509	80	160
Mix of Brownfield and Greenfield	6041	14	19
Total	43298	100	208

Table 5.10: Deliverable and Developable Sites in South Derbyshire

Brownfield and Greenfield

Type of Site	Deliverable No. Dwellings	%	Deliverable No. Sites	Developable No. Dwellings	%	Developable No. Sites
Brownfield	298	9	12	543	12	17
Greenfield	2867	91	9	3803	88	14
Mix of BF and GF	0	0	0	0	0	0
Total	3165	100	21	4346	100	31

Housing Requirement and Trajectory

The Housing Requirement for South Derbyshire

- 5.3 The East Midlands Regional Plan requires that a total of 12,000 dwellings (600 p.a.) should be developed in South Derbyshire between 2006 and 2026.
- 5.4 As indicated in Table 5.11 below, since April 2006, 2,001 dwellings have already been completed in the District. The remaining requirement for additional dwellings between 2010/11 and 2025/26 is therefore 9,999 at a rate of 625 dwellings per year.

Table 5.11: Dwelling Completions South Derbyshire since April 2006

Year	Completions
2006/07	451
2007/08	809
2008/09	358
2009/10 (Estimate)	383
Total	2001

The Housing Trajectory

- 5.5 The housing trajectory for South Derbyshire for the period of the Regional Plan is shown in Table 5.12 below. This shows the previous net dwelling completions for 2006 to 2009 and the estimated net additional completions for 2010-2026.
- 5.6 The sites in the SHLAA assessment relate only to gross completion numbers and in order to calculate the net additional dwellings expected to be delivered further calculations must be done. These further calculations include an estimate for small site completions, a percentage of sites that will not be implemented and an estimate of the number of dwellings which will be lost from the supply during the period.
- 5.7 Small sites are classed as those that will deliver less than 10 dwellings. South Derbyshire included small sites in their call for sites for the SHLAA but these have not been included in the SHLAA assessment, however, these sites are recorded in Appendix 12. The estimated

number of dwellings which will come forward on small sites is based on the supply of extant planning permissions for dwellings as at 1 April 2009, with a 25% deduction applied to sites that have not started. The supply of small sites is contained within the first five years of the trajectory. The total number of dwellings on small sites which are expected to come forward is 400 over 6 years that include the current monitoring year (09/10).

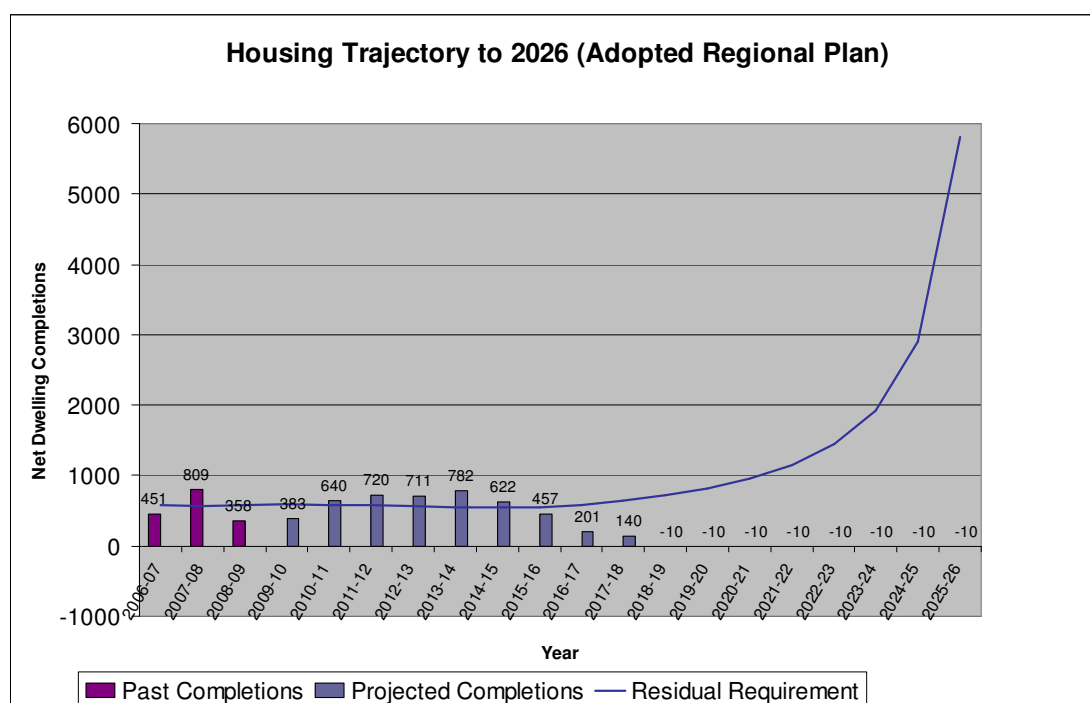
- 5.8 Losses to the gross annual supply will come in the form of losses through change of use of dwellings into other uses, conversions away from residential use and losses through demolitions. An estimated loss rate of 10 dwellings a year has been applied to the projected gross annual completion figures from 2009 to 2026.

Table 5.12: Housing Trajectory for South Derbyshire 2006 - 2026

Year	Completions 2006-2026 (All Dwellings)	Regional Plan Requirement (Dwellings per Annum)	Residual Requirement (Dwellings per Annum)
2006/07	451	600	600
2007/08	809	600	608
2008/09	358	600	597
2009/10	383	600	611
2010/11	640	600	625
2011/12	720	600	624
2012/13	711	600	617
2013/14	782	600	610
2014/15	622	600	596
2015/16	457	600	593
2016/17	201	600	607
2017/18	140	600	652
2018/19	-10	600	716
2019/20	-10	600	819

2020/21	-10	600	958
2021/22	-10	600	1151
2022/23	-10	600	1442
2023/24	-10	600	1925
2024/25	-10	600	2893
2025/26	-10	600	5796

Figure 5.1: Housing Trajectory for South Derbyshire



Five Year Housing Supply for South Derbyshire

- 5.9 The current South Derbyshire trajectory shows that to meet RSS requirement of 12,000 dwellings by 2026, a further 5796 dwellings are required. The reason for this position is that 2017/18 is the last year currently that any dwellings are projected to be built in the District which means that to the end of the RSS period there is no dwelling gain (-10 each year due to the demolition assumption made).
- 5.10 The summary below shows that from 2010/11 to 2014/15 there is estimated to be a gross deliverable supply of 3525 dwellings (i.e. suitable, available and achievable). Taking into account losses (50 dwellings), this would represent a supply adequate to meet 5.56 years

of the Regional Plan residual requirement. The five year supply is made up as follows:

Dwellings with PP (major sites)	3067
Dwellings with PP (small sites)	360
Dwellings on Allocated Sites	98
Losses	-50
Total	3475
RSS Residual Requirement	625 pa

Fifteen Year Housing Supply for South Derbyshire

- 5.11 Table 5.7 shows there are 4346 developable dwellings on major sites for the period 2009/10 to 2024/25. Added to this would be 400 dwelling completions on small sites and 150 estimated losses giving a supply of 4596 dwellings. The fifteen year supply is therefore made up as follows:

Dwellings with PP (major sites)	4248
Dwellings with PP (small sites)	400
Dwellings on Allocated Sites	98
Losses	-150
Total	4596
RSS Residual Requirement	611 pa

Note:

- 1 3031 dwellings are on sites which already have planning permission but have not been started and 1315 dwellings have permission and are on sites under construction;
- 2 98 dwellings from sites currently allocated in the adopted South Derbyshire Local Plan or other planning policy documents, which can be delivered by 2014/15;
- 3 3165 dwellings identified in this SHLAA as deliverable by 2014/15.