

6 Land Supply and Trajectory in Derby PUA and Derby HMA

Land Supply

- 6.1 This section of the assessment provides an analysis of the land supply position for the Derby PUA and Derby HMA as a whole, 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 6.1 to 6.5 and Tables 6.13 to 6.17, 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 in the both the PUA and HMA as a whole from the 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 Local Plans for housing or identified for housing in other planning policy documents; and other suitable sites which have been identified through the SHLAA process.
- 6.2 Table 6.6 and 6.18 provide details of other relevant sites in the PUA and HMA, 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. Tables 6.7 and 6.19 provide details of the total land supply of deliverable dwellings (5 year supply) and developable dwellings (15 year supply) in the PUA and HMA. Details of individual sites within each of the categories above are provided in Appendix 9, 10 and 11.
- 6.3 Tables 6.8 to 6.10 and 6.20 to 6.22 identify whether these sources of supply in the PUA and HMA are on brownfield, greenfield or a mix of brownfield and greenfield land.

Derby PUA

Table 6.1: Dwellings expected to be delivered on sites defined as Suitable in Derby PUA 2010/11 to 2014/15 (Years 1 – 5 on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	0	0
Derby City	4140	56
South Derbyshire	2148	4
Total	6288	60

Table 6.2: Dwellings expected to be delivered on sites defined as Suitable in Derby PUA 2015/16 to 2019/20 (Years 6 – 10 on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	600	1
Derby City	3398	17
South Derbyshire	708	2
Total	4706	20

Table 6.3 Dwellings expected to be delivered on sites defined as Suitable in Derby PUA 2020/21 to 2024/25 (Years 11 – 15 on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	0	0
Derby City	230	2
South Derbyshire	0	0
Total	230	2

Table 6.4 Dwellings expected to be delivered on sites defined as Suitable in Derby PUA 2025 onwards (Years 16+ on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	0	0
Derby City	0	0
South Derbyshire	0	0
Total	0	0

Table 6.5: Total Land Supply: Suitable Sites in Derby PUA which are expected to be delivered at a known time

District	No. of Dwellings	No. of Sites
Amber Valley	600	N/A
Derby City	8007	N/A
South Derbyshire	2856	N/A
Total	11463	N/A

Table 6.6: Other Relevant Sites in Derby PUA which have potential for delivery but no known certainty

District	No. of Dwellings	No. of Sites
Amber Valley	8445	4
Derby City	10113	68
South Derbyshire	15937	21
Total	34495	93

Table 6.7: Deliverable and Developable Sites in Derby PUA

Type of Site	No. of Dwellings	No. of Sites
Deliverable Sites (5 year supply)	6031	53
Developable Sites (15 year supply)	11463	N/A

Table 6.8: Total Land Supply: Suitable Sites in Derby PUA with expectation of delivery at a specific time

Brownfield and Greenfield

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	5434	47	58
Greenfield	4670	41	10
Mix of Brownfield and Greenfield	1359	12	4
Total	11463	100	72

Table 6.9: Other Relevant Sites in Derby PUA (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	3495	10	47
Greenfield	30470	88	43
Mix of Brownfield and Greenfield	530	2	3
Total	34495	100	93

Table 6.10: Deliverable and Developable Sites in Derby PUA

Brownfield and Greenfield

Type of Site	Deliverable No. Dwellings	%	Deliverable No. Sites	Developable No. Dwellings	%	Developable No. Sites
Brownfield	2318	38	40	5434	47	68
Greenfield	2802	46	9	4670	41	10
Mix of BF and GF	911	16	4	1359	12	4
Total	6031	100	53	11463	100	82

Housing Requirement for Derby PUA

- 6.4 The East Midlands Regional Plan requires that a total of 21,400 dwellings (1,070 p.a.) should be developed within or adjoining the Derby PUA as a whole between 2006 and 2026.
- 6.5 As indicated in Table 6.11 below, since 2006, 2,917 dwellings have already been completed in the PUA. The residual requirement for the PUA is 18,483 dwellings over the 16 year period to 2026 averaging 1,155 net additional dwellings a year. Note that this is based on a projection of completions in 2009/10.

Table 6.11: Dwelling Completions Derby PUA since April 2006

District	Comps 2006/07	Comps 2007/08	Comps 2008/09	Comps 2009/10	Total Comps 2006-10
Amber Valley	0	0	0	0	0
Derby City	1052	1104	476	277	2909
South Derbyshire	4	4	0	0	8
Total for PUA	1056	1108	476	277	2917

Table 6.12: Housing Trajectory for Derby PUA 2006 - 2026

Year	Completions 2006-2010 (All completions)	Regional Plan Requirement (Dwellings per Annum)
2006/07	1056	1070
2007/08	1108	1070
2008/09	476	1070
2009/10	277	1070
2010/11	766	1070
2011/12	1217	1070
2012/13	1340	1070

2013/14	1419	1070
2014/15	1479	1070
2015/16	1080	1070
2016/17	788	1070
2017/18	680	1070
2018/19	310	1070
2019/20	380	1070
2020/21	160	1070
2021/22	160	1070
2022/23	160	1070
2023/24	160	1070
2024/25	160	1070
2025/26	160	1070

Summary of Housing Supply for Derby Principal Urban Area

- 6.6 Although one of the purposes of the SHLAA is to identify the five year supply of deliverable dwellings for each separate local authority, it is not considered to be particularly useful to attempt to calculate a five year supply on a PUA wide basis. The purpose of this section of the assessment is therefore to summarise the land supply matters identified in the tables above.
- 6.7 However, it is useful to know the number of sites which are expected to come forward in the short term and table 6.7 above shows that from 2010/11 to 2014/15 there is estimated to be a deliverable supply of 6,031 dwellings (i.e. suitable, available and achievable) over the five year period.
- 6.8 The table also shows that the supply of developable sites/dwellings in the PUA is 11,463. Because the developable site supply includes the current monitoring year, the land supply for the PUA can be summarised as follows:

Regional Spatial Strategy Requirement 2006-2026	21,400
Dwellings complete 2006-2009	2,640
Developable dwellings (15 year supply)	11,463
Potentially Suitable Brownfield Sites	3,495
Potentially Suitable Greenfield Sites	30,470
Potentially Suitable GF/BF Mix Sites	530
Total potential supply including completions so far (Not including potential windfalls or small sites)	48,598

- 6.9 The trajectory table for the PUA currently includes sites which are expected to be delivered at a certain point in time and are therefore developable. The remainder of the supply to meet the minimum RSS requirement will be identified through Development Plan Documents such as the three authorities' Core Strategies. The SHLAA will be part of the evidence base which determines which sites might be allocated in this purpose. Sites may also come forward on small sites and windfall (unplanned) sites over the long term and it should be noted that all RSS requirements are for NET additional dwellings so any losses through demolition or changes of use will need to be accounted for.

The Sites included as within the Derby Principal Urban Area are:

All sites within the City of Derby

The following sites in South Derbyshire:

Hackwood Farm (Cross boundary site with Derby City)
 Newhouse Farm
 Land at former Pastures Hospital (inc. cross boundary site with Derby City)
 Staker Flatts Farm
 Highfields Farm
 Sites at Stenson Fields
 Wragley Way (Cross boundary site with Derby City)
 Land off Lowes Lane, Chellaston
 Land off Homeleigh Way, Chellaston
 Woodlands Farm (Cross boundary site with Derby City)
 Boulton Moor extension
 Land west of the A6 Alvaston
 Land at Thulston Fields (Not classed as Suitable as it is a Green Belt Site)

The following sites in Amber Valley:

Land north-west of Radbourne Lane, Mackworth

Land at Markeaton Stones
 Springfield Farm, Crabtree Hill, Allestree
 Land off Memorial Road, Allestree

Derby HMA

Table 6.13: Dwellings expected to be delivered on sites defined as Suitable in Derby HMA 2010/11 to 2014/15 (Years 1 – 5 on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	815	24
Derby City	4140	56
South Derbyshire	3165	21
Total	8120	101

Table 6.14: Dwellings expected to be delivered on sites defined as Suitable in Derby HMA 2015/16 to 2019/20 (Years 6 – 10 on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	1384	14
Derby City	3398	17
South Derbyshire	828	4
Total	5610	35

Table 6.15 Dwellings expected to be delivered on sites defined as Suitable in Derby HMA 2020/21 to 2024/25 (Years 11 – 15 on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	200	2
Derby City	230	2
South Derbyshire	0	0
Total	430	4

Table 6.16 Dwellings expected to be delivered on sites defined as Suitable in Derby HMA 2025 onwards (Years 16+ on Site Assessments)

District	No. of Dwellings	No. of Sites
Amber Valley	14	1
Derby City	0	0
South Derbyshire	0	0
Total	14	1

Table 6.17: Total Land Supply: Suitable Sites in Derby HMA which are expected to be delivered at a known time

District	No. of Dwellings	No. of Sites
Amber Valley	2413	N/A
Derby City	8007	N/A
South Derbyshire	3993	N/A
Total	14413	N/A

Table 6.18: Other Relevant Sites in Derby HMA which have potential for delivery but no known certainty

District	No. of Dwellings	No. of Sites
Amber Valley	38074	172
Derby City	10113	68
South Derbyshire	43298	208
Total	91485	448

Table 6.19: Deliverable and Developable Sites in Derby HMA

Type of Site	No. of Dwellings	No. of Sites
Deliverable Sites (5 year supply)	7863	93
Developable Sites (15 year supply)	14752	N/A

Table 6.20: Total Land Supply: Suitable Sites in Derby HMA with expectation of delivery at a specific time

Brownfield and Greenfield

Type of Site	No. of Dwellings	%	No. of Sites
Brownfield	6641	45	94
Greenfield	6262	42	27
Mix of Brownfield and Greenfield	1849	13	11
Total	14752	100	132

Table 6.21: Other Relevant Sites in Derby HMA (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	7321	8	106
Greenfield	76740	84	305
Mix of Brownfield and Greenfield	7424	8	37
Total	91485	100	448

Table 6.22: Deliverable and Developable Sites in Derby HMA

Brownfield and Greenfield

Type of Site	Deliverable No. Dwellings	%	Deliverable No. Sites	Developable No. Dwellings	%	Developable No. Sites
Brownfield	2940	37	65	6641	45	104
Greenfield	3901	50	21	6262	42	27
Mix of BF and GF	1022	13	7	1849	13	11
Total	7863	100	93	14752	100	142

Housing Requirement and Trajectory

The Housing Requirement for Derby HMA

- 6.10 The East Midlands Regional Plan requires that a total of 36,600 dwellings (1,830 p.a.) should be developed in the Derby HMA as a whole between 2006 and 2026.
- 6.11 As indicated in Table 6.23 below, since April 2006 5,667 dwellings have already been completed in the HMA and 917 are projected to be built during the 2009/10 monitoring year. The remaining requirement for additional dwellings between 2010/11 and 2025/26 is therefore 30,016 which gives an annual residual rate of 1,876 dwellings per year across the whole HMA.

Table 6.23: Dwelling Completions Derby HMA since April 2006

District	Comps 2006/07	Comps 2007/08	Comps 2008/09	Comps 2009/10	Total Comps 2006-10
Amber Valley	531	548	338	257	1674
Derby City	1052	1104	476	277	2909
South Derbyshire	451	809	358	383	2001
Total for HMA	2034	2461	1172	917	6584

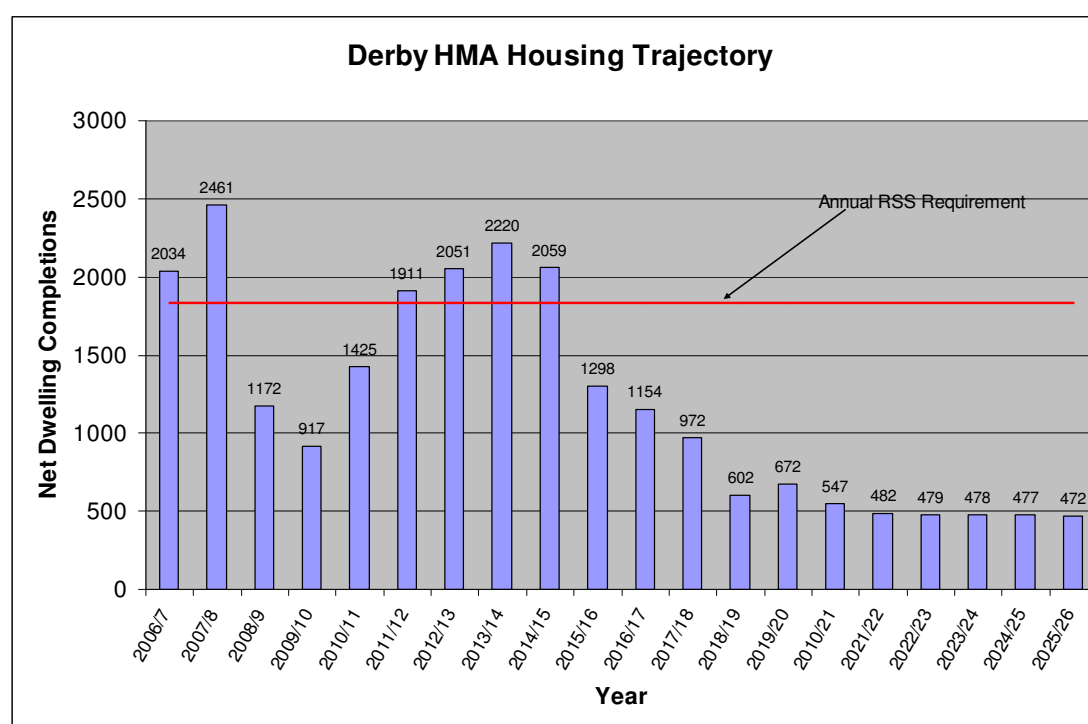
The Housing Trajectory

- 6.12 The housing trajectory for Derby HMA for the period of the Regional Plan is shown in Table 6.24 and graph in Fig. 6.2 below.
- 6.13 The data demonstrates that although initially, delivery was consistent with the average annual delivery requirements of the RSS, dwelling completion rates have dropped significantly in the last year due to the severe impacts of the recession on house building. The supply of developable sites across the HMA is capable of providing most of the annual RSS requirement for the next 6 years or so. Beyond that, more land will need to be allocated through Core Strategies and other Development Plan Documents to provide housing to meet the RSS requirement by 2026. The SHLAA identifies the potential sources of these in a selection of other suitable and potentially suitable sites.

Table 6.24: Housing Trajectory for Derby HMA 2006 - 2026

Year	Completions 2006-2010 (All completions)	Regional Plan Requirement (Dwellings per Annum)
2006/07	2034	1830
2007/08	2461	1830
2008/09	1172	1830
2009/10	917	1830
2010/11	1425	1830
2011/12	1911	1830
2012/13	2051	1830
2013/14	2220	1830
2014/15	2059	1830
2015/16	1298	1830
2016/17	1154	1830
2017/18	972	1830
2018/19	602	1830
2019/20	672	1830
2020/21	547	1830
2021/22	482	1830
2022/23	479	1830
2023/24	478	1830
2024/25	477	1830
2025/26	472	1830

Figure 6.2: Housing Trajectory (Graph) for Derby HMA



Summary of Housing Supply for Derby Housing Market Area

- 6.14 Although one of the purposes of the SHLAA is to identify the five year supply of deliverable dwellings for each separate local authority, it is not considered to be particularly useful to attempt to calculate a five year supply on an HMA wide basis. The purpose of this section of the assessment is therefore to summarise the land supply matters identified in the tables above.
- 6.15 However, it is useful to know the number of sites which are expected to come forward in the short term and Table 6.19 above shows that from 2010/11 to 2014/15 there is estimated to be a deliverable supply of 7,863 dwellings (i.e. suitable, available and achievable) over the five year period.
- 6.16 The table also shows that the supply of developable sites/dwellings in the HMA is 14,752. Because the developable site supply includes the current monitoring year, the land supply for the HMA can be summarised as follows:

Regional Spatial Strategy Requirement 2006-2026	36,600
Dwellings complete 2006-2009	5,667
Developable dwellings (15 year supply)	14,752
Potentially Suitable Brownfield Sites	7,321
Potentially Suitable Greenfield Sites	76,740
Potentially Suitable GF/BF Mix Sites	7,424
Total potential supply including completions so far (Not including potential windfalls or small sites)	111,904

- 6.17 The trajectory table for the HMA currently includes sites which are expected to be delivered at a certain point in time and are therefore developable. The remainder of the supply to meet the minimum RSS requirement will be identified through Development Plan Documents such as the three authorities' Core Strategies. The SHLAA will be part of the evidence base which determines which sites might be allocated in this purpose. Sites may also come forward on small sites and windfall (unplanned) sites over the long term and it should be noted that all RSS requirements are for NET additional dwellings so any losses through demolition or changes of use will need to be accounted for.