

Derby City 2012 Housing Supply and Trajectories

This document explains and justifies the components of the housing land supply for Derby City Council. It explains how the Strategic Housing Land Availability Assessment (SHLAA) for the city is broken down and gives reasons for the dwelling numbers included. For further detailed assessment information on the sites see the individual assessment sheets which are part of the Derby HMA 2012 SHLAA. Some sites included in the SHLAA already have planning permission and these have been considered in terms of if and when they will be developed.

The Strategic Housing Land Availability Assessment for Derby City has been produced based on the position at July 2012. The SHLAA includes three broad sections of supply as follows :

- **Major sites with planning permission**
- **Major brownfield sites which do not currently have planning permission**
- **Major Mixed and Greenfield sites which do not have planning permission**

Sites included in the SHLAA include those promoted to the authority by land owners, developers and agents, sites which have been identified by the Council and sites which have extant planning permissions but have not been built out. Each site has been assessed in terms of its suitability, availability and achievability for residential development. No specific separate assessments have been carried out for sites with planning permission as they are considered to be suitable by nature. However, sites which have planning permission have been reassessed in terms of if and when housing will be developed and this information has informed the housing trajectory.

The tables in Appendix 1a show the land supply and trajectory at the present time. For each site in the assessment the expected dwelling delivery rates are identified for each of the next 15 years. The 15 year period commences in April 2013. The final 2 columns of the tables identify the number of dwellings which are considered to be deliverable and developable on each site and these form the sites which make up the 5 and 15 year housing supply.

Deliverable dwellings are expected to be developed within 5 years commencing April 2013.

Developable dwellings are expected to be developed within 15 years commencing April 2013.

The tables also include a column for the expected dwellings to be delivered in the current monitoring year (2012/13). As we are currently part way through this monitoring year, these numbers are estimates based on extant planning permissions.

Small Sites

All of the specific sites in the trajectory are major sites which have a dwelling capacity of 10 or more dwellings but there is a further allowance within the supply for small sites which have planning permission. This allowance is based on the fact that there are over 300 dwellings which have extant planning permissions on sites of below 10 dwellings. It should be noted that the small site allowance included in the land supply are not windfalls. They are known sites of between 1 and 9 dwellings which have planning permission.

Losses

The trajectory includes an estimate for losses to the dwelling stock which will come about through demolition and changes of use of dwellings.

Windfall Allowance

The trajectory also includes an allowance for windfalls including a small allowance within the first 5 years of the trajectory. The windfall allowance is explained and justified in appendix 3.

5 and 15 Year Housing Land Supply

Because the government intends to revoke the Regional Spatial Strategies (RSS) and has enacted the Localism Act which provides the framework to do so, the City Council is setting its own locally derived housing targets through its Core Strategy and we therefore feel that it is not appropriate to measure housing delivery against the targets which were set for the city in the RSS.

For this reason, a trajectory graph is provided in appendix 1b but there is no calculation of five or 15 year supplies as there is no target to measure these against.

The Preferred Growth Strategy

We are aware of the need to identify a 5 year supply and we feel that this is best done in terms of measuring housing land supply against the emerging Core Strategy. The Preferred Growth Strategy (PGS) will set a new housing target that will need to be met during the period 2008 to 2028 in order to meet its objectively assessed housing needs.

The Preferred Growth Strategy (PGS) has identified that some 12,000 dwellings will need to be delivered in the city between 2008 and 2028 and it broadly identifies where these will be delivered.

The PGS relies on many sites in the SHLAA, some of which already have planning permission, and many of which are brownfield sites which are assessed as being developable in the SHLAA assessments. However, the PGS also identifies a number of Greenfield and Green Wedge sites which will be released for development in order to ensure that we deliver the number of houses required over the Plan period.

It is therefore logical to use the sites in the new emerging strategy to measure land supply and because the strategy sets a housing delivery target this allows for the calculation of a new 5 year supply of deliverable housing sites as well as a longer term 15 year supply.

A separate trajectory and graph have therefore been prepared which identify the land supply and delivery timescales for all of the sites in the PGS. This table can be seen in Appendix 2a and a supporting trajectory graph can be seen in Appendix 2b.

The new 5 and 15 year supply (See SHLAA Appendix 2a for site details)

The revised 5 year housing supply measured against the new PGS housing target for Derby is identified below. An additional 5% has been added to the 5 year supply requirement in accordance with the National Planning Policy Framework (NPPF) which requires local authorities to provide an additional 5% of deliverable dwellings in the first 5 years brought forward from later in the Plan period..

5 year supply

Derby Housing Requirement 2008-2028	12,000
Completions 2008-2012	1,774
Estimated Completions 2012/13	244
Total Completions 2008-2013	2,018
Residual Requirement 2013-2028	9,982
Annualised Residual = 9,982/15 years	665.5 dwellings a year
5 year Requirement = 665.5*5	3,327.5
Plus 5% NPPF requirement (+166)	3,493

The 5 year requirement for Derby City is therefore 3,493 dwellings

Deliverable Housing Supply

Deliverable sites with Planning Permission	1,140
Deliverable Brownfield SHLAA Sites	1,077
Deliverable Greenfield SHLAA Sites	1,656
Windfalls	165
Small Sites with Planning Permission	250
Losses	-160
Total 5 Year Supply	4,128

The City therefore has a 5.91 Year Supply of deliverable dwellings

Developable Housing Sites (15 year supply)

As well as identifying enough deliverable dwellings for 5 years, the NPPF requires that local authorities also identify enough developable dwellings to provide for at least 10 years and ideally for 15 years.

The Strategy for the city will require a minimum of 12,000 dwellings to be provided between 2008 and 2028 and after past completions and those expected in the 2012-13 year a residual requirement of 9,982 dwellings will be required between 2013 and 2028.

The tables in Appendix 2a show that there are some 9,409 net developable dwellings included in the strategy. This means that there are sufficient developable sites in the land supply to provide for over 14 years of the 15 years remaining. The dwelling supply in the strategy leaves a shortfall of 573 dwellings to meet the 12,000 dwellings required until 2028. Further sites will be identified in a future allocations document to make up the shortfall and deliver the homes required by 2028.

APPENDIX 1a : DERBY HMA SHLAA 2012 SITE DELIVERY TABLES FOR DERBY CITY

SHLAA F ADDRESS	ADDRESS	G/F	B/F	CAPACITY	Expected DWELLING Completions Current Year	2013	2014	2015	2016	2017	2019	2019	2020	2021	2022	2023	2024	2025	2028	2027	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16+	DELIVERABLE DWELLINGS (5 Year Supply)	DEVELOPABLE DWELLINGS (15 Year Supply)
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						

MAJOR SITES WITH PLANNING PERMISSION

7	BROOK STREET			FORMER LINCA BUILDERS YARD	B	90	0																		90	0	0	0	90	90	
				MIDDLETON AVE/BURTON RD	B	24	0																			0	24	0	0	0	24
40	JUBILEE ROAD			MERRILL COLLEGE	B	88	10	10	20	20	20	8														78	0	0	0	78	78
42	TECHNOGRAV			NOTTINGHAM ROAD	G	80	0			40	40															80	0	0	0	80	80
44	ST JOSEPHS CHURCH			MILL HILL LANE	B	14	0			14																14	0	0	0	14	14
45	CRADOCK AVE, LANGLEY RD & ARNHAM TERRACE				B	60	0						30	30												60	0	0	0	60	60
47	RIVERLIGHTS BLOCK D			RIVERLIGHTS	B	150	0																			0	0	0	0	0	0
55	RIVERLIGHTS			BLOCKS B & C	B	150	0																			0	0	0	0	0	0
71	FORMER DURLEY CLOSE			PALM COURT RESTAURANT	B	13	0	13																		13	0	0	0	13	13
76	DURLEY CLOSE			ALVASTON	B	38	0		38																	38	0	0	0	38	38
77	ROEBUCK PUB			AMY STREET	B	13	13																			0	0	0	0	0	0
80	FULL STREET			MAGISTRATES COURT AND FORMER POLICE HQ	B	50	0			25	25															50	0	0	0	50	50
107				ARTHUR NEAL HOUSE/LOIS ELLIS HOUSE	B	98	98																			0	0	0	0	0	0
124	159-167			BAKER STREET	B	12	0	12																		12	0	0	0	12	12
135	RESERVOIR			HUNTLEY AVENUE	B	43	0	20	13	10																43	0	0	0	43	43
137	78			NOTTINGHAM ROAD, SPONDON	B	14	0							14												0	14	0	0	0	14
147	PRINCE CHARLES AVENUE			MACKWORTH COLLEGE	B	222	30	40	40	40	40	32														192	0	0	0	192	192
161	MAX ROAD			RHINO PH	B	11	0	11																		11	0	0	0	11	11
162				ST HELENS HOUSE	B	49	0		20	29																49	0	0	0	49	49
164	140			NOTTINGHAM ROAD	B	14	0							14												0	14	0	0	0	14
165	CARSINGTON HOUSE			PARK FARM	B	11	0			11																11	0	0	0	11	11
	440-470			KEDLESTON RD	B	39	0	2	2																	4	0	0	0	4	4
	LAND OFF			GOODSMOOR ROAD, SINFIN	B	52	0			25	27															52	0	0	0	52	52
	12			STAFFORD STREET	B	10	0																			0	0	0	0	0	0
	LAND AT			SWARKESTONE ROAD	G	753	0			17	16															33	0	0	0	33	33
	ORCHARD STREET AND ST HELENS STREET			LAND AT	B	182	0				25	25	30	30	32											50	92	0	0	50	142
	DERBY COLLEGE			PRIDE PARKWAY	G/B	597	18																			0	0	0	0	0	0
	FORMER			UNIVERSITY CAMPUS	G/B	478	22	25	25	25	25	10														110	0	0	0	110	110
172	35-41			BRIGHTON ROAD	B	11	0		11																	11	0	0	0	11	11
173	NORTH OF			GOODSMOOR ROAD, SINFIN	B	106	0		25	50	31															106	0	0	0	106	106
	310			HIGHFIELDS PARK DRIVE	B	18	18																			0	0	0	0	0	0
174	59			WILKINS DRIVE	B	20	0	15	5																	20	0	0	0	20	20
	34-36			PEARTREE STREET	B	13	0	13																		13	0	0	0	13	13

TOTAL (with PP) 3523 209 161 199 396 279 105 56 56 32 0 0 0 0 0 0 0 0 1140 144 0 0 1140 1284

MAJOR BROWNFIELD SITES WITHOUT PLANNING PERMISSION

2				FRIAR GATE STATION	B	150			25	50	50	25														150	0	0	0	150	150
4				RIVERSIDE ALLOCATION INCLUDING GREENWOOD COURT	B	45									20	25										0	45	0	0	0	45
5				BARLOW STREET ALLOCATION	B	60						30	30													60	0	0	0	60	
6				GLOSSOP STREET ALLOCATION	B	80			25						25	30										25	55	0	0	25	80
8				ROLLS ROYCE MAIN WORKS	B	400			25	50	50	75	75	75	50											200	200	0	0	200	400
9				NIGHTINGALE ROAD CAR PARK	B	30									30											0	30	0	0	0	30
10				RUSSELL STREET RR WORKS	B	150																				0	0	0	0	0	0
11				ELTON ROAD RR SITE	B	100							25	25	25	25										0	100	0	0	0	100
14				ROYAL CROWN DERBY WORKS	B	85																				0	0	0	0	0	0
17				CHADDES DEN SIDINGS	B	1000																				0	0	0	0	0	0

SHLAA FADDRESS	ADDRESS	G/F B/F	CAPACITY	Expected DWELLING Completions Current Year	Expected Completions															YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16+	DELIVERABLE DWELLINGS (5 Year Supply)	DEVELOPABLE DWELLINGS (15 Year Supply)
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
24	ANGLERS LANE, SPONDON	B	70																0	0	0	0	0	0	0
29	OSMASTON ROAD BUSINESS PARK	B	50																0	0	0	0	0	0	0
31	DERBY CONFERENCE CENTRE	B	90																0	0	0	0	0	0	0
32	19-21 UTTOXETER NEW ROAD	B	30													15	15		0	0	30	0	0	0	0
36	TANGLEWOOD MILL, COKE STREET	B	22		22														22	0	0	0	0	22	22
46	BATH STREET MILL	B	70								35	35							0	70	0	0	0	0	0
49	ABBOTS HILL CHAMBER, GOWER STREET	B	25								25							0	25	0	0	0	0	0	25
50	RC HARTLEY	B	142															0	0	0	0	0	0	0	0
51	GRANGE AVENUE FORMER SCHOOLS	B	153		20	35	15											70	83	0	0	0	70	153	
54	27-29 QUEEN STREET	B	18															0	0	0	0	0	0	0	0
56	WYVERN HOUSE	B	18								18							0	18	0	0	0	0	0	18
63	CALIFORNIA WORKS, PARLIAMENT STREET	B	14		14													14	0	0	0	0	14	14	
66	UTTOXETER ROAD/LIMES AVENUE	B	17								17							0	17	0	0	0	0	0	17
73	ELMHURST, LONSDALE PLACE	B	18															0	18	0	0	0	0	0	18
81	FORMER PRINCES DISCOUNT, BOLD LANE	B	15								15							0	15	0	0	0	0	0	15
82	ST GEORGES PH 2 (INC MIDDLETON HSE)	B	80															0	80	0	0	0	0	0	80
83	NORTH RIVERSIDE	B	70															0	0	70	0	0	0	0	70
85	BECKET WELL	B	100															0	0	100	0	0	0	0	100
87	AMEN ALLEY	B	15															0	0	0	0	0	0	0	0
89	CASTLEWARD	B	800		25	25	50	50	60	60	60	60	60	60	60	60	60	60	210	300	290	0	210	800	
94	VIVIAN STREET GARAGES	B	10															0	0	0	0	0	0	0	0
109	TOMLINSON SITE, CITY ROAD	B	46															0	46	0	0	0	0	0	46
110	DCC LONDON ROAD DEPOT	B	100															0	0	0	0	0	0	0	0
111	DERVENTIO CLOSE, LITTLE CHESTER	B	10															0	0	0	0	0	0	0	0
113	BURTON ROAD OLD HALL	B	35															0	0	35	0	0	0	0	35
115	DERBY COLLEGE NORMANTON ROAD	B	60															0	60	0	0	0	0	0	60
116	COLEMAN STREET, ALLENTON	B	16								16							0	16	0	0	0	0	0	16
118	SINFIN LANE/EVANS OF LEEDS	B	600		50	50	50	50	75	75	75	75	75	25				200	400	0	0	0	200	600	
119	BARLOW STREET/QUADRALINE	B	58															0	0	0	0	0	0	0	0
120	FORMER DRI	B	400				25	50	100	100	100	25						175	225	0	0	0	175	400	
127	SPONDON CARS, SITWELL STREET	B	31															0	31	0	0	0	0	0	31
130	THE ROCKET PH	B	10								10							0	10	0	0	0	0	0	10
134	ELTON ROAD/CROWSHAW STREET	B	15								15							0	15	0	0	0	0	0	15
139	BLENHEIM DRIVE PETROL STATION	B	12															0	0	0	0	0	0	0	0
140	BRIDGE STREET/LITTLE BRIDGE STREET	B	10															0	0	0	0	0	0	0	0
143	BRAMBLEBROOK HOUSE/HUMBLETON VIEW, MICKLEOVER	B	50								25	25						0	50	0	0	0	0	0	50
150	AIDA BLISS	B	82															0	0	82	0	0	0	0	82
158	RAILWAY TECHNICAL CENTRE	B	50															0	0	0	0	0	0	0	0
159	FORESTERS LEISURE PARK	B	40															0	0	0	0	0	0	0	0
169	THE KNOLL, STENSON ROAD	B	20								20							0	20	0	0	0	0	0	20
170	ASHBOURNE ROAD PETROL STATION	B	10															0	0	0	0	0	0	0	0
171	WORDSWORTH AVENUE PETROL STATION	B	10															0	0	0	0	0	0	0	0
177	BROADWAY BAPTIST CHURCH	B	11		11													11	0	0	0	0	11	11	
TOTAL (Brownfield)				5603	56	196	265	250	310	495	466	431	338	234	185	170	145	80	52	1077	1989	607	0	1077	3673

SHLAA ADDRESS	ADDRESS	G/F	B/F	CAPACITY	Expected DWELLING Completions Current Year	Year															YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16+	DELIVERABLE DWELLINGS (5 Year Supply)	DEVELOPABLE DWELLINGS (15 Year Supply)
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						

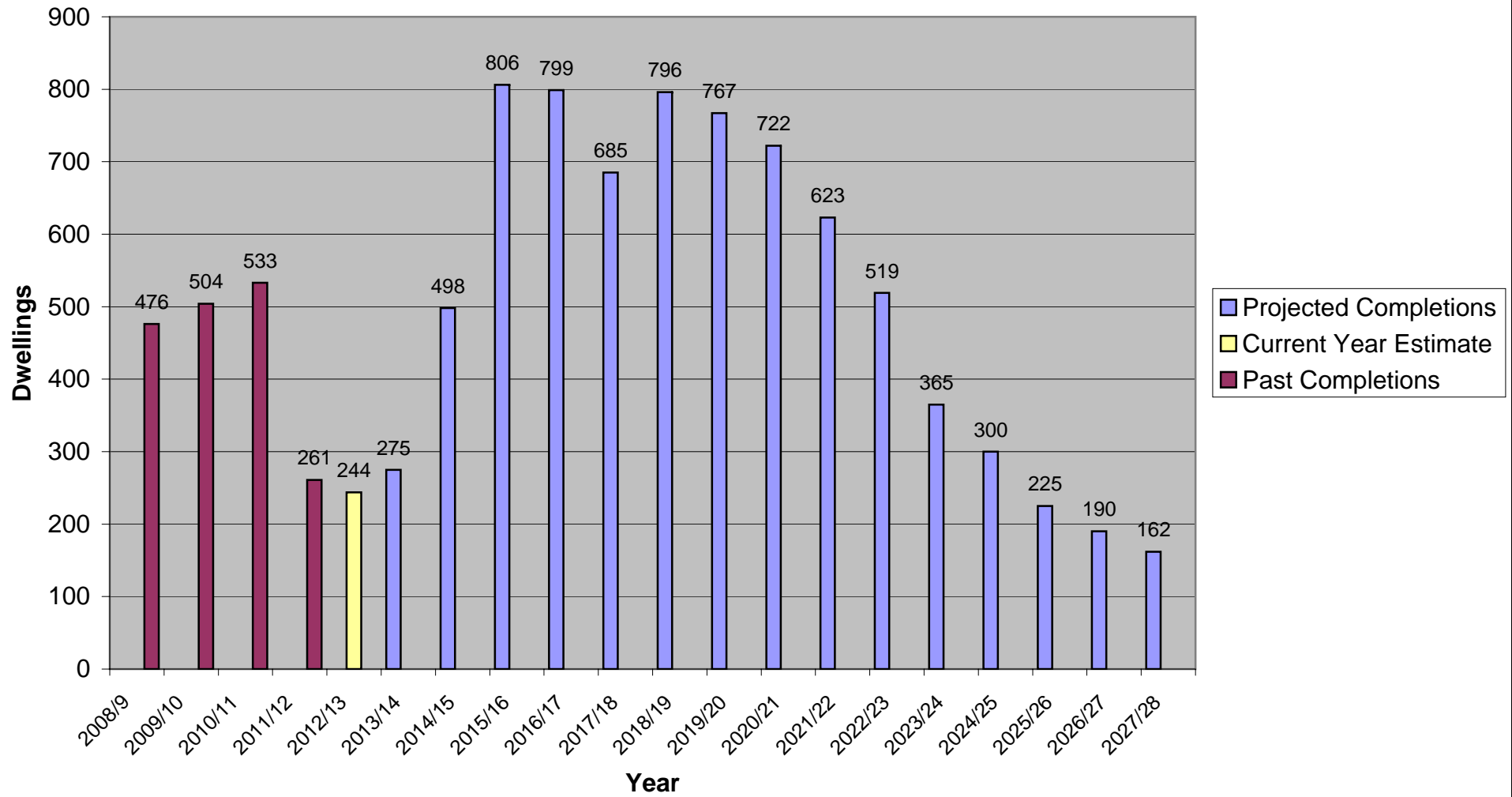
MAJOR GREENFIELD AND MIXED SITES WITHOUT PLANNING PERMISSION

1	RYKNELD ROAD	G	900				50	100	100	100	100	100	100	100	100	100	50				250	650	0	0	250	900
3	MANOR/KINGSWAY HOSPITAL	G/B	700					100	100	100	100	100	100	100	100	100					200	500	0	0	200	700
13	LAND AT A38/A6 ROUNDABOUT	G	70																		0	0	0	0	0	0
15	ACORN WAY GREEN WEDGE	G	200																		0	0	0	0	0	0
16	BROOK FARM, CHADDESSEN	G	275																		0	0	0	0	0	0
18	HACKWOOD FARM	G	600																		0	0	0	0	0	0
20	MICKLEOVER SPORTS	G	200																		0	0	0	0	0	0
21	ONSLow ROAD/MICKLEOVER SPORTS SOUTH	G	80																		0	0	0	0	0	0
22	WOODLANDS FARM	G	56		30	26															56	0	0	0	56	56
25	SPONDON GREEN BELT	G	800																		0	0	0	0	0	0
27	NORTH OF ONSLOW ROAD	G	120																		0	0	0	0	0	0
28	ANDREW CLOSE, LITTLEOVER	G/B	120																		0	0	0	0	0	0
30	LIME LANE, OAKWOOD	G	200																		0	0	0	0	0	0
35	REAR OF BLUE POOL PH, BOSWORTH AVE	G	14										14								0	14	0	0	0	14
98	MOORWAYS	G/B	200																		0	0	0	0	0	0
99	WEST OF THE HOLLOW, MICKLEOVER	G	164																		0	0	0	0	0	0
101	LAND OFF HILLTOP, BREADSALL HILLTOP	G	200																		0	0	0	0	0	0
104	WRAGLEY WAY	G	180																		0	0	0	0	0	0
105	BOULTON MOOR EAST	G	800																		0	0	0	0	0	0
106	BEMBRIDGE DRIVE	G	41																		0	0	0	0	0	0
123	TECHNOGRAV PHASE 2	B	30										15	15							0	30	0	0	0	30
138	KINGS CROFT	G	14			14															14	0	0	0	14	14
153	LAND AT ST JOHN FISHER PRIMARY SCH	G	45																		0	0	0	0	0	0
154	LAND AT TURNEY NOOK	G/B	10																		0	0	0	0	0	0
155	LAND OFF HOMLELEIGH WAY	G	45			20	25														45	0	0	0	45	45
156	MOORWAY LANE GREEN WEDGE	G	200																		0	0	0	0	0	0
160	SOUTH OF MACKWORTH COLLEGE	G	220																		0	0	0	0	0	0
167	ROYAL HILL FARM GB	G/B	260																		0	0	0	0	0	0
168	WORDSWORTH AVENUE/GOODSMOOR ROAD POS	G	10																		0	0	0	0	0	0
175	REGAL GATE	G	16		8	8															16	0	0	0	16	16
176	BOULTON MOOR WEST	G	200																		0	0	0	0	0	0

TOTAL (GF and Mixed)	6970	209	38	68	75	200	200	200	200	214	215	215	100	50	0	0	0	581	1194	0	0	581	1775
TOTAL DWELLINGS ON MAJOR SITES		209	255	463	736	729	615	751	722	677	553	449	285	220	145	80	52	2798	3327	607	0	2798	6732
SMALL SITES WITH PP		50	50	50	50	50	50																250
WINDFALLS				15	50	50	50	75	75	75	100	100	120	120	120	150	150						1250
LOSSES		-15	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-40	-40	-40	-40	-40						-500
TOTALS		244	275	498	806	799	685	796	767	722	623	519	365	300	225	190	162						7732

7732

Appendix 1b : Housing Trajectory 2008 to 2028



SHLAA FADDRESS	ADDRESS	G/F B/F	CAPACITY	Expected DWELLING Completions Current Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16+	DELIVERABLE DWELLINGS (5 Year Supply)	DEVELOPABLE DWELLINGS (15 Year Supply)
24	ANGLERS LANE, SPONDON	B	70																	0	0	0	0	0	0
29	OSMASTON ROAD BUSINESS PARK	B	50																	0	0	0	0	0	0
31	DERBY CONFERENCE CENTRE	B	90																	0	0	0	0	0	0
32	19-21 UTTOXETER NEW ROAD	B	30													15	15			0	0	30	0	0	30
36	TANGLEWOOD MILL, COKE STREET	B	22		22															22	0	0	0	22	22
46	BATH STREET MILL	B	70							35	35									0	70	0	0	0	70
49	ABBOTS HILL CHAMBER, GOWER STREET	B	25							25										0	25	0	0	0	25
50	RC HARTLEY	B	142																	0	0	0	0	0	0
51	GRANGE AVENUE FORMER SCHOOLS	B	153		20	35	15						30	30	23					70	83	0	0	70	153
54	27-29 QUEEN STREET	B	18																	0	0	0	0	0	0
56	WYVERN HOUSE	B	18							18										0	18	0	0	0	18
63	CALIFORNIA WORKS, PARLIAMENT STREET	B	14		14															14	0	0	0	14	14
66	UTTOXETER ROAD/LIMES AVENUE	B	17							17										0	17	0	0	0	17
73	ELMHURST, LONSDALE PLACE	B	18										18							0	18	0	0	0	18
81	FORMER PRINCES DISCOUNT, BOLD LANE	B	15							15										0	15	0	0	0	15
82	ST GEORGES PH 2 (INC MIDDLETON HSE)	B	80									30	30	20						0	80	0	0	0	80
83	NORTH RIVERSIDE	B	70											20	25	25				0	0	70	0	0	70
85	BECKET WELL	B	100												25	50	25			0	0	100	0	0	100
87	AMEN ALLEY	B	15																	0	0	0	0	0	0
89	CASTLEWARD	B	800		25	25	50	50	60	60	60	60	60	60	60	60	60	50		210	300	290	0	210	800
94	VIVIAN STREET GARAGES	B	10																	0	0	0	0	0	0
109	TOMLINSON SITE, CITY ROAD	B	46										46							0	46	0	0	0	46
110	DCC LONDON ROAD DEPOT	B	100																	0	0	0	0	0	0
111	DERVENTIO CLOSE, LITTLE CHESTER	B	10																	0	0	0	0	0	0
113	BURTON ROAD OLD HALL	B	35												35					0	0	35	0	0	35
115	DERBY COLLEGE NORMANTON ROAD	B	60										15	30	15					0	60	0	0	0	60
116	COLEMAN STREET, ALLENTON	B	16									16								0	16	0	0	0	16
118	SINFIN LANE/EVANS OF LEEDS	B	600		50	50	50	50	50	75	75	75	75	75	25					200	400	0	0	200	600
119	BARLOW STREET/QUADRALINE	B	58																	0	0	0	0	0	0
120	FORMER DRI	B	400			25	50	100	100	100	100	25								175	225	0	0	175	400
127	SPONDON CARS, SITWELL STREET	B	31											15	16					0	31	0	0	0	31
130	THE ROCKET PH	B	10									10								0	10	0	0	0	10
134	ELTON ROAD/CROWSHAW STREET	B	15									15								0	15	0	0	0	15
139	BLENHEIM DRIVE PETROL STATION	B	12																	0	0	0	0	0	0
140	BRIDGE STREET/LITTLE BRIDGE STREET	B	10																	0	0	0	0	0	0
143	BRAMBLEBROOK HOUSE/HUMBLETON VIEW, MICKLEOVER	B	50							25	25									0	50	0	0	0	50
150	AIDA BLISS	B	82												20	20	20	20	2	0	0	82	0	0	82
158	RAILWAY TECHNICAL CENTRE	B	50																	0	0	0	0	0	0
159	FORESTERS LEISURE PARK	B	40																	0	0	0	0	0	0
169	THE KNOLL, STENSON ROAD	B	20							20										0	20	0	0	0	20
170	ASHBOURNE ROAD PETROL STATION	B	10																	0	0	0	0	0	0
171	WORDSWORTH AVENUE PETROL STATION	B	10																	0	0	0	0	0	0
177	BROADWAY BAPTIST CHURCH	B	11		11															11	0	0	0	11	11
TOTAL (Brownfield)					56	196	265	250	310	495	466	431	338	234	185	170	145	80	52	1077	1989	607	0	1077	3673

SHLAA ADDRESS	ADDRESS	G/F	B/F	CAPACITY	Expected DWELLING Completions Current Year	Year															YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16+	DELIVERABLE DWELLINGS (5 Year Supply)	DEVELOPABLE DWELLINGS (15 Year Supply)
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						

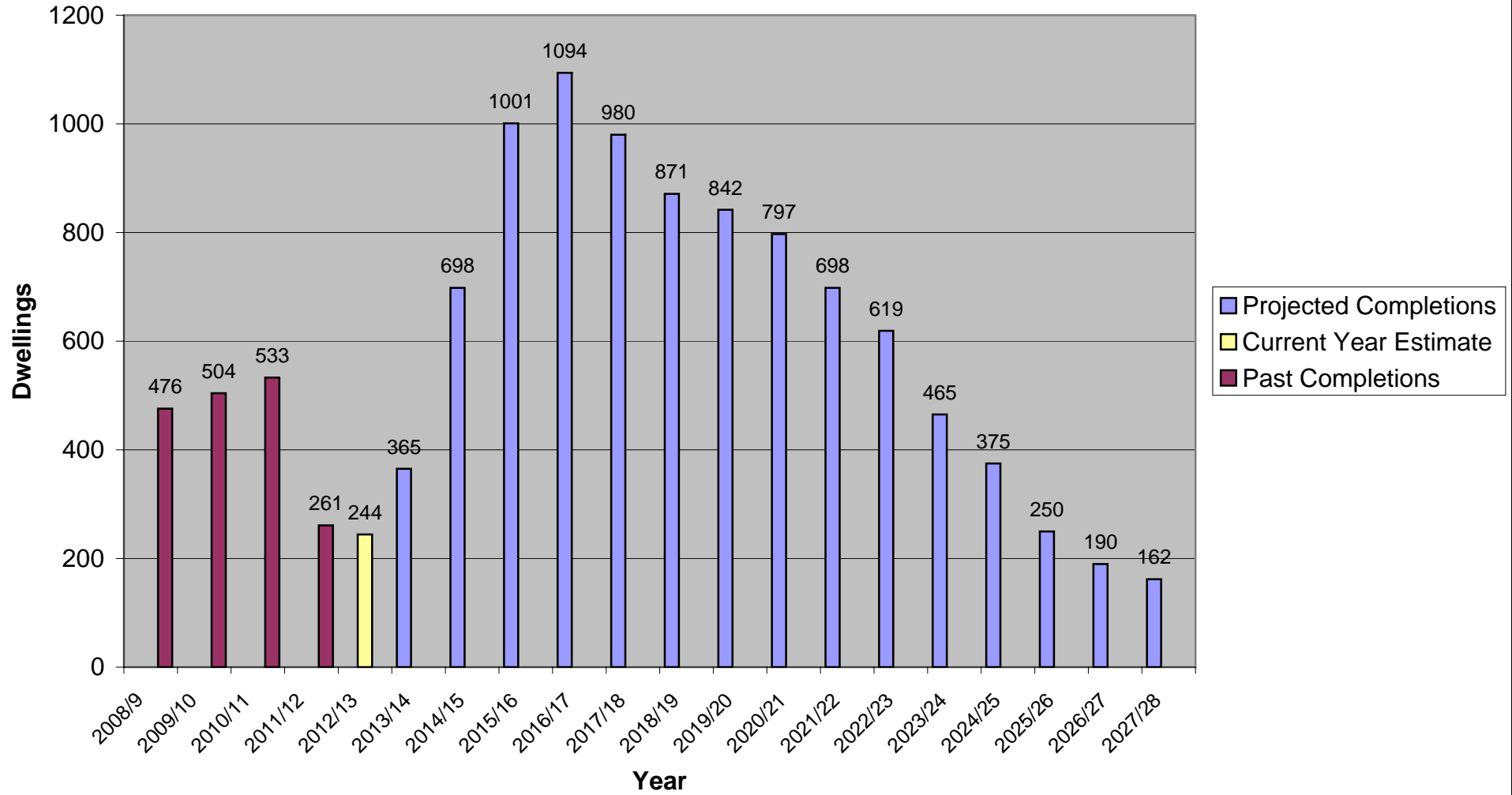
MAJOR GREENFIELD AND MIXED SITES WITHOUT PLANNING PERMISSION

1	RYKNELD ROAD	G	900				50	100	100	100	100	100	100	100	100	100	50					250	650	0	0	250	900
3	MANOR/KINGSWAY HOSPITAL	G/B	700					100	100	100	100	100	100	100	100	100						200	500	0	0	200	700
13	LAND AT A38/A6 ROUNDABOUT	G	70																			0	0	0	0	0	0
15	ACORN WAY GREEN WEDGE	G	200																			0	0	0	0	0	0
16	BROOK FARM, CHADDESSEN	G	275		25	50	50	75	75													275	0	0	0	275	275
18	HACKWOOD FARM	G	600																			0	0	0	0	0	0
20	MICKLEOVER SPORTS	G	200																			0	0	0	0	0	0
21	ONSLow ROAD/MICKLEOVER SPORTS SOUTH	G	80		20	40	20															80	0	0	0	80	80
22	WOODLANDS FARM	G	56		30	26																56	0	0	0	56	56
25	SPONDON GTREEN BELT	G	800																			0	0	0	0	0	0
27	NORTH OF ONSLOW ROAD	G	120		25	30	30	35														120	0	0	0	120	120
28	ANDREW CLOSE, LITTLEOVER	G/B	120																			0	0	0	0	0	0
30	LIME LANE, OAKWOOD	G	200																			0	0	0	0	0	0
35	REAR OF BLUE POOL PH, BOSWORTH AVE	G	14									14										0	14	0	0	0	14
98	MOORWAYS	G/B	200																			0	0	0	0	0	0
99	WEST OF THE HOLLOW, MICKLEOVER	G	164																			0	0	0	0	0	0
101	LAND OFF HILLTOP, BREADSALL HILLTOP	G	200																			0	0	0	0	0	0
104	WRAGLEY WAY	G	180		25	30	50	75														180	0	0	0	180	180
105	BOULTON MOOR EAST	G	800		25	25	75	75	75	75	75	75	100	100	75	25						200	400	200	0	200	800
106	BEMBRIDGE DRIVE	G	41																			0	0	0	0	0	0
123	TECHNOGRAV PHASE 2	B	30										15	15								0	30	0	0	0	30
138	KINGS CROFT	G	14		14																	14	0	0	0	14	14
153	LAND AT ST JOHN FISHER PRIMARY SCH	G	45																			0	0	0	0	0	0
154	LAND AT TURNEY NOOK	G/B	10																			0	0	0	0	0	0
155	LAND OFF HOMLELEIGH WAY	G	45		20	25																45	0	0	0	45	45
156	MOORWAY LANE GREEN WEDGE	G	200																			0	0	0	0	0	0
160	SOUTH OF MACKWORTH COLLEGE	G	220		20	30	40	60	70													220	0	0	0	220	220
167	ROYAL HILL FARM GB	G/B	260																			0	0	0	0	0	0
168	WORDSWORTH AVENUE/GOODSMOOR ROAD POS	G	10																			0	0	0	0	0	0
175	REGAL GATE	G	16		8	8																16	0	0	0	16	16
176	BOULTON MOOR WEST	G	200																			0	0	0	0	0	0

TOTAL (GF and Mixed)	6970	209	128	268	270	495	495	275	275	289	290	315	200	125	25	0	0	1656	1594	200	0	1656	3450
TOTAL DWELLINGS ON MAJOR SITES		209	345	663	931	1024	910	826	797	752	628	549	385	295	170	80	52	3873	3727	807	0	3873	8407
SMALL SITES WITH PP		50	50	50	50	50	50																250
WINDFALLS				15	50	50	50	75	75	75	100	100	120	120	120	150	150						1250
LOSSES		-15	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-40	-40	-40	-40	-40						-500
TOTALS		244	365	698	1001	1094	980	871	842	797	698	619	465	375	250	190	162						9407

9407

Appendix 2b : Housing Trajectory 2008 to 2028 (including PGS Sites)



Appendix 3

DERBY CITY WINDFALL ALLOWANCE AND JUSTIFICATION

GOVERNMENT GUIDANCE ON THE SETTING OF WINDFALL ALLOWANCES

Windfall sites are defined in the CLG guidance note “Strategic Housing Land Availability Assessments Practice Guidance”, July 2007 as *“those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop.”*

Paragraph 5 of the practice guidance states that *“Local Planning authorities should not include an allowance for windfalls in the first 10 years of the Plan unless there are justifiable local circumstances that prevent specific sites being identified.”*

The guidance explains that there may be genuine local circumstances where a windfall allowance is justified but that the disadvantage of a windfall allowance is that because it is not clear exactly where development is likely to occur, there is little certainty for communities or developers.

It says that where a windfall allowance can be justified, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development. One way to determine a realistic windfall allowance is to estimate the housing potential from each likely source of land for housing, as the rate will be different between them. One method to estimate potential from each source is by calculating the average annual completion rate from the source, taking care to avoid double counting sites (or broad locations, where these have been identified) which are already included in the Assessment, and coming to an informed view as to:

- whether the annual rate is likely to increase or decrease;
 - whether the pattern of redevelopment is likely to remain the same, grow or decline;
- and
- whether current market conditions are likely to stay the same, worsen or improve in the future.

The National Planning Policy Framework (NPPF) was published in March 2012 and offers more up to date guidance. The document defines windfall sites as *“Sites which*

have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

Paragraph 48 of the NPPF states that *“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

Although the NPPF does not specifically mention ‘the first 10 years’, given that it allows a windfall allowance to be made in the first five years if justified, the implication is that an allowance could be made to cover the whole 15 year period.

THE CASE FOR INCLUDING WINDFALL ALLOWANCE IN DERBY CITY

Local Circumstances

Derby has traditionally seen changes of use and redevelopment of commercial land to residential uses in the past and this is likely to continue, particularly with the forecast housing need. Derby’s industrial heritage means that there is a wide variety of employment land stock in various states of use and quality. There is and will continue to be capacity within the city for the recycling of non-residential land for new residential uses.

The trends in the city, particularly through the mid 2000’s saw significant numbers of new dwellings coming forward on brownfield sites around the city. As the economy recovers it is anticipated that appetite from developers to deliver smaller brownfield sites will increase and although these sites are what would be described as windfalls as there is no way of predicting where they will be.

The city has seen new residential development and residential intensification through demolition and rebuilding of existing dwellings at higher densities and through development which has taken place on residential gardens. Future gains to the residential stock from the development of residential gardens can not be included in any windfall allowance since the NPPF rules them outside the definition. This clearly relates to the government’s reclassification of residential garden land from brownfield to greenfield land. It is however appropriate to consider the change of use, reuse and intensification of existing buildings including residential buildings for inclusion in a future allowance. This type of development has happened in previous years and is likely to continue and increase as the economy improves.

The Council also notes that there was an ‘apartment boom’ during the past peak delivery years which was at least partially fuelled by a ‘buy to let’ market. The levels

of apartment and flat building seen through the boom years of the mid 2000's are not likely to return at the same level.

However, notwithstanding these issues, past trends and current uses within the city imply that there is still likely to be an amount of residential development taking place on land which can not currently be identified and it is reasonably certain that further land will become available for housing development, particularly as the economic situation recovers.

It is useful and relevant to note that in 2008, Atkins prepared a SHLAA for the Principal Urban Area of Derby in which they considered that an appropriate windfall allowance for the city was 315 dwellings per annum across both small and large sites. However this SHLAA was prepared under a much stronger housing market, better wider economic conditions and a different government planning guidance framework.

Past Trends

Past trends demonstrate that Derby has consistently delivered a substantial number of windfall dwellings as a proportion of its annual dwelling delivery provision.

The data in Figure 1 below shows the past trends for the city and identifies the total gross completions, total net completions and windfall completions which were recorded each monitoring year.

The table demonstrates that the city has consistently delivered windfall sites which have contributed to the residential dwelling stock. However it should be noted that particularly through the housing boom years of 2005 to 2008, many windfalls were attributed to developments on rear gardens which at the time they were granted planning permission would have been classed as brownfield development. These types of gains can not be included in a future windfall allowance.

A further note of caution relates to the same period when the city saw a lot of high density apartments built very quickly of a short number of years because economic and market conditions at the time allowed this to happen. Although it is likely that apartments will still be sought and developed in the city in the future it is unlikely that completions will reach the levels that they previously did during this period which inevitably turned out to be unsustainable in economic terms.

Figure 1 Historic Windfall Trend Data

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
TOTAL GROSS COMPLETEIONS	967	924	1105	1224	593	529	547	275
TOTAL NET COMPLETIONS	860	890	1052	1104	476	504	533	261
WINDFALLS	133	307	609	856	398	196	230	160

Some examples of large sites which have contributed to housing delivery in recent years are listed in the table (figure 2). This is not an exhaustive list but illustrates the range of types and sizes of sites which have contributed to windfall development over recent years and includes some post recession developments. The table only lists brownfield sites but dwellings have also been delivered in recent years on unplanned/unallocated greenfield sites which have become available for development. As previously discussed, this list also includes some medium and high density apartment schemes which are unlikely to continue to come forward to the levels previously experienced although as can be seen from the year of completion, some of these were still being delivered post recession.

Figure 2

Site	Previous Use	Year Complete	Dwellings
Former Wilmorton College	Education	2012	591
Parliament Street Mill	Vacant Former Mill	2010	24
Fantasia Balloons	Former Factory	2010	38
Gower House	Offices	2007	51
Station Road, Spondon	Scrub Land	2012	95
Bristol Street Motors	Former Car Sales	2010	125
Derby Tapes	Industrial	2008	52
Former Crest Motel	Hotel	2009	75
George Street	Light Industrial	2009	15
Orchard Street	Industrial	2010	40
Former Manchester Street Mill	Vacant Former Mill	2005	40
Tomlinson Court	Residential	2009	38
Teich Flexibles	Industrial	2008	112
Churnet House	Offices	2008	53
Brookside Mill	Industrial	2008	18
CTS Tyres	Industrial	2008	37
Former Nightingale Pub	Public House	2008	20
Former Daniels Pharmaceuticals	Pharmaceutical production	2006	24
Former Mickleover British Legion	Leisure	2010	24

SHLAA Sites which have not been included as currently Developable

The Derby HMA Local Housing Partnership SHLAA Sub-group, which comprised a variety of members from both public and private sector organisations, developed and agreed the methodology for including sites in the Derby HMA SHLAA. The SHLAA set a minimum threshold site size of 10 dwellings so small sites were effectively not considered in the SHLAA. Part of the reason for this is that particularly in the urban areas, small site residential development comes forward on an ad-hoc windfall basis and is difficult to plan for. Because the SHLAA did not consider sites

which could only deliver 1-9 dwellings there is scope for these to come forward as windfalls.

Several sites which have been assessed in the SHLAA have not been included in the supply of deliverable or developable sites because it is not felt that the necessary evidence is currently available to be sure enough of their availability and achievability.

However, many of the sites have either had planning permission for residential uses previously or have been promoted by owners and agents for residential uses. Although it is considered that many are not currently developable due to constraints and/or economic factors, as the economy recovers they may become viable, constraints may be capable of being mitigated or overcome and interest and appetite for their development may return.

Technically, if they were to come forward for development at a later date, these sites may not fall under the definition of windfalls because they are known and have been assessed. However it is clear that there is still scope for some development to take place on these sites during the Plan period and they could contribute to delivery of the housing requirement. It is therefore noteworthy that they offer potential but have not been included in the supply and it is felt that they offer a degree of flexibility to potentially increase dwelling delivery.

The table below (figure 3) identifies the SHLAA sites which are not currently considered to be developable and the number of dwellings which have been applied as site capacities in the SHLAA. The capacities are generally based on previous planning permissions or on capacities submitted by promoters to the SHLAA.

The sites are all brownfield except one piece of land which is currently in use as public open space but which is owned and promoted by Derbyshire County Council.

Figure 3

SITES NOT INCLUDED AS DELIVERABLE OR DEVELOPABLE IN THE SHLAA

SHLAA	Address	GF/BF	Dwelling Potential	Comments
10	RUSSELL STREET RR WORKS	B	150	Promoted for residential development by owners, vacant but has constraints
14	ROYAL CROWN DERBY WORKS	B	85	Promoted for residential development in the past but no recent information or interest
17	CHADDES DEN SIDINGS	B	1000	Vacant regeneration opportunity which has been promoted

				by the owners in the past for residential development	
29	OSMASTON ROAD BUSINESS PARK		B	50	Promoted to the SHLAA for future residential development but currently in a mixture of uses
31	DERBY CONFERENCE CENTRE		B	90	Previously subject to a planning application for residential uses which was refused at that time but may be acceptable in principle.
48	HUDSON WAY		B	150	Technically has planning permission for residential uses but thought to be preferred for commercial now.
50	RC HARTLEY		B	142	Previously had planning permission for residential use but it lapsed and no other indication. Possibly due to current viability.
54	27-29 QUEEN STREET		B	18	Expired Permission with no known intention
79	76-8 OSMASTON ROAD		B	21	No recent information/intention
87	AMEN ALLEY		B	15	promoted as city centre regeneration opportunity but though to have stalled due to economic circumstances
94	VIVIAN STREET GARAGES		B	10	Garages are in Demand. Council owned
110	DCC LONDON ROAD DEPOT		B	100	Local Authority owned, Identified as a possible residential site but dependent on relocation of existing use.
111	DERVENTIO CLOSE, LITTLE CHESTER		B	10	No recent information/interest
119	BARLOW STREET/QUADRALINE		B	58	Residential scheme submitted several years ago which did not get to application.

				Dependent on relocation of existing uses and viability.
139	BLENHEIM DRIVE PETROL STATION	B	12	No known intention to bring forward. Possible contamination constraints
140	BRIDGE STREET/LITTLE BRIDGE STREET	B	10	No known intention to deliver
158	RAILWAY TECHNICAL CENTRE	B	50	Promoted for mixed use redevelopment by owners but has constraints and no known intention to deliver for residential uses.
159	FORESTERS LEISURE PARK	B	40	Promoted for owners for mixed use redevelopment including residential uses but no certainty, would rely on relocation/closure of existing use.
170	ASHBOURNE ROAD PETROL STATION	B	10	Vacant site opportunity with no known certainty
171	WORDSWORTH AVENUE PETROL STATION	B	10	Vacant site opportunity with no known certainty
106	BEMBRIDGE DRIVE	G	41	Identified in the Local Plan for a new school which is no longer required. However currently in open use.
153	LAND AT ST JOHN FISHER PRIMARY SCH	G	45	Constrained with flooding issues but promoted for residential development
168	WORDSWORTH AVENUE/GOODSMOOR ROAD POS	G	10	Local Authority Owned Public Open Space

TOTAL

2127

SETTING A WINDFALL ALLOWANCE FOR DERBY

Based on the information and justification above the Council has included a windfall allowance for the forward period of the Plan including part of the first five years of the trajectory.

In the initial years of the trajectory the allowance is set at a conservative level because it covers the first five years when economic conditions are predicted to improve slowly. No windfall allowance has been included in the first year of the forward period because it is felt that all development likely to be completed in this period should currently be known.

As the Plan period progresses, it is expected that for the reasons above, greater numbers of sites will emerge as being developable for residential uses. Economic recovery would also increase the likely contributions which these sites could contribute to increasing the residential dwelling stock.

It is considered that the number of windfalls which will come forward in future years will relate to the general state of the economy and of the housing market at the time. It is also likely as demonstrated by past trends, that as housing delivery numbers increase generally, so windfall delivery increases.

As the trajectory looks further into the future and particularly after the first 10 years, it is difficult to identify specific sites with any certainty and windfalls are more likely in this period. This is reflected by the fact that the previous Planning Policy Statement 3, 'Housing', The CLG guidance on SHLAA preparation and the NPPF, allow for authorities to include windfall delivery allowances after the first 10 years of a plan period in their housing trajectories without significant justification.

Because of the reclassification of residential gardens from brownfield to Greenfield land which was set out in a revision to PPS3 and re-established in the NPPF, and because it is unlikely that the development of high density apartment schemes on windfall sites will not return to the levels seen during the boom years, the annual future allowances have been reduced well below previously delivered windfall rates. The Council therefore feels that the windfall allowance applied is a conservative one, particularly given the presumption in favour of sustainable development which underpins the NPPF which is in itself a strong indicator that windfalls are likely to contribute to the future supply of new housing stock. Added to this, the potential for new windfall housing sites to come forward as a result of Community Right to Build, Neighbourhood Development Orders and Neighbourhood Development Plans provides further justification for the inclusion of a windfall allowance.

Having had regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends it is felt that there is strong justification for setting a long term windfall allowance for the city. It is felt that compelling evidence demonstrates that windfall sites have consistently become available in the city and will continue to provide a reliable source of supply and a conservative allowance is therefore included within the first 5 years of the trajectory.

The annual windfall allowance for the city is indicated in figure 4 below. This would see some 1,250 windfall dwellings set in an allowance for the 15 year trajectory period.

Figure 4

Year **Windfall Allowance**

2008/9		227
2009/10		100
2010/11		230
2011/12		160
2012/13		
2013/14		
2014/15		15
2015/16		50
2016/17		50
2017/18		50
2018/19		75
2019/20		75
2020/21		75
2021/22		100
2022/23		100
2023/24		120
2024/25		120
2025/26		120
2026/27		150
2027/28		150

TOTAL (15 yrs) **1250**

	Actual Past Windfalls
	Current Year Estimate
	Future Allowance

Note that Actual Past Completions have been assessed in the table above in terms of the current windfall definition. Therefore residential garden sites have not been included although they would have contributed to windfalls at the time.