

DERBY CITY UPDATED FIVE YEAR HOUSING SUPPLY POSITION APRIL 2016

The NPPF (Paragraph 47) requires local authorities to identify and update annually a specific supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer moved forward from later in the plan period.

The Council submitted the 5 year supply position with the Derby City Local Plan Part 1: Core Strategy in December 2016. The position as submitted was partly based on a set of housing land surveys which were carried out in April 2016 and included an analysis of the supply position around summer of 2016.

The Council surveys housing completions and monitors new permissions at April each year to roll the housing supply forward as required by the Framework. The 2016/17 surveys were carried out towards the end of March 2016, the end of the monitoring year, and unfortunately the updated position could not therefore be provided to the Inspector with the Council's statement which was required to be submitted to the inspector by 31 March 2016. The Council did make it clear in the statement that this work was being undertaken and that if required an update could be provided when ready. The Council feels that it is useful to consider the best and most up-to-date position at the Hearings.

In the Council's submitted 5 year supply position and trajectory, the 5 year period started on 1 April 2016. At that time an estimate was made that 391 net dwellings would be completed in the 2015/16 year. We now know that in fact some 489 dwellings were complete in the 2015/16 year and we can make an estimate for the number of dwellings which will be completed in 2016/17 based on sites which were under construction or likely to start imminently when the April 2016 update was carried out. The updated trajectory indicates that some 588 net completions are likely to happen in 2016/17.

The five year period therefore rolls forward to commence on 1 April 2017 and run to 31 March 2022.

We therefore need to update the 5 year requirement for that time period including consideration of delivery against the plan target and re-calculating the shortfall which has occurred since 2011.

RECALCULATION OF THE 5 YEAR HOUSING REQUIREMENT

For simplicity, the methodology used includes applying a 20% buffer (for persistent under delivery) and applying that buffer to the shortfall from 2011 as well as to the base 5 year requirement of 647 dwellings a year (11,000/17 year plan). This methodology is not necessarily the one preferred by the Council. The Council has made representations previously about the supply calculation. However, for expedience in updating the position we have used the 'worst case scenario' of applying the largest buffer and using a methodology which applies it to shortfall.

The roll forward of the position has meant that some sites which were previously expected to be delivered in 2016/7 and beyond have now been completed and these have therefore moved into the past completions section of the overall land supply. At the same time, a number of new sites including new planning permissions granted during 2015/16 have been added to the five year supply.

An updated 5 year site delivery trajectory is included in Appendix A. This lists each site that we have included in the updated supply and how many dwellings annually we expect to be delivered. An update of the shortfall which has accrued back to 2011 is set out in Appendix B.

The update of calculation of the 5 year requirement is set out in Appendix C.

Finally the new five year supply calculation is set out in Appendix D.

The update indicates that upon adoption of the Plan the Council will have a 5.22 year supply of deliverable sites.

APPENDIX A – 5 YEAR SUPPLY SITE TRAJECTORY

DERBY CITY FIVE YEAR SUPPLY AT APRIL 2016

SH/LAA	ADDRESS	ADDRESS	GF/BF	Complete to Date	2016/17 Expected Completions Current Year	2017/18	2018/19	2019/20	2020/21	2021/22	(5 Year Supply)
MAJOR SITES WITH PLANNING PERMISSION											
	FORMER KEN IVES	MIDDLETON AVE/BURTON RD	B		0		8	37			45
44	ST JOSEPHS CHURCH	MILL HILL LANE	B		0		14				14
124	159-167	BAKER STREET	B		0	12					12
147	PRINCE CHARLES AVENUE	MACKWORTH COLLEGE	B	199	24						0
162	440-470	ST HELENS HOUSE	B		0			20	29		49
	LAND AT	KEDLESTON RD	B		2	1					1
	ORCHARD STREET AND ST HELENS STREET	SWARKESTONE ROAD	G		0	7					7
	FORMER	LAND AT	B		55					18	18
	NIGHTINGALE HOUSE	UNIVERSITY CAMPUS	G/B	457	10	12					12
	MANOR/KINGSWAY	LONDON ROAD	B		6	7					7
3	HOSPITAL SITE	KINGSWAY	G	100	40	70	70	70	70	70	350
89	CASTLEWARD		B	105	60	50	50	80	100	100	380
22	WOODLANDS LANE	CHELLASTON	G		30	24					24
169	MACKWORTH COLLEGE	PHASE 2	G	23	45	50	50	54			154
63	CALIFORNIA WORKS	PARLIAMENT STREET	B		0	14					14
120	FORMER DRI	LONDON ROAD	B		40	80	100	100	80		400
181	LODGE LANE	WILLOW ROW	B		35						0
176		FELLOW LANDS WAY	G	5	40	60	60	25			145
155		LAND OFF HOMLEIGH WAY	G			20	18				38
179	THE FORMER PUMP HOUSE	SINFIN LANE	G				14				14
	WILLOW HOUSE	WILLOW ROW	B		12						0
104		WRAGLEY WAY PHASE 1	G			24	44	44	18		130
	FORMER SIXT KENNINGS	CATHEDRAL ROAD	B		113						0
16		BROOK FARM, CHADDESDEN	G			30	60	60	60	60	270
53	CORONATION AVENUE	ALVASTON	B		15						0
	ASTON ENGINEERING	LONSDALE PLACE	B					11			11
73	ELMHURST	LONSDALE PLACE	B		24						0
	BRAMBLE BUSINESS CENTRE	BECKET STREET	B		13						0
36		TANGLEWOOD MILL, COKE STREET	B				22				22
	FORMER GRANGE HOTEL	INGLEBY AVENUE	B			14					14
	THE ROUNDHOUSE PH	LONDON ROAD	B		12						0
	FORMER BEACONSFIELD CLUB	WILSON STREET	B				14				14
	ST PETER'S HOUSE	GOWER STREET	B				147				147
	ROMAN HOUSE	FRIAR GATE	B			126					126
	NORMAN HOUSE	FRIAR GATE	B				87				87
	SAXON HOUSE	FRIAR STREET	B				48				48
	TECHNOGRAV	PHASE 1, NOTTINGHAM ROAD	G				20	20	20	20	80
	ST JAMES' CHAMBERS	ST JAMES STREET	B					22			22
30	SOUTH OF	MANSFIELD ROAD, CAKWOOD	G			50	50	50	50	50	250
175		REGAL GATE	G				15				15
	TOTAL (with PP)				536	611	871	593	447	398	2920

MAJOR BROWNFIELD SITES WITHOUT PLANNING PERMISSION

4		RIVERSIDE CDLPR ALLOCATION INC. GREENWOOD COURT	B							42	42
5		BARLOW STREET CAR PARK	B						30	30	60
8		ROLLS ROYCE MAIN WORKS	B			50	70	70	70	70	330
49		ABBOTS HILL CHAMBER, GOWER STREET	B					25			25
66		UTTOXETER ROAD/LIMES AVENUE	B							17	17
82		ST GEORGES PH 2 (INC MIDDLETON HSE)	B						40	40	80
134		ELTON ROAD/CROWSHAW STREET	B					7			7
169		THE KNOLL, STENSON ROAD	B						20		20
183		BRITANNIA COURT	B							26	26
193		ANACHROME JIGS	B				28				28
		SCAFFOLDING GROUP	B								0
		REAR OF 126	B				14				14
		MIDLAND HOTEL	B				21				21
		AGARD STREET	B			81					81
		PERTH STREET	B				11				11
		REAR OF 8-12	B							50	50
		BURDETT HOUSE	B			12					12
2		MERRILL WAY	B					12			12
		TOTAL (Brownfield)				143	156	102	160	275	836

MAJOR GREENFIELD AND MIXED SITES WITHOUT PLANNING PERMISSION

1		RYKNELD ROAD	G				50	120	120	120	410
18		HACKWOOD FARM	G			50	75	75	75	75	350
27		NORTH OF ONSLOW ROAD	G				50	50	50	50	200
104		WRAGLEY WAY PHASE 2	G						25	25	50
105		BOULTON MOOR EAST	G			30	60	80	100	100	370
		TOTAL (GF and Mixed)			0	80	235	325	370	370	1380
		TOTAL DWELLINGS ON MAJOR SITE			536	834	1262	1020	977	1043	5136
		SMALL SITE PERMISSIONS			80	80	60	60	60	40	300
		WINDFALLS				75	75	75	75	75	375
		LOSSES			-28	-28	-28	-28	-28	-28	-140
		TOTAL			588	961	1369	1127	1084	1130	5671

* 473 dwellings have planning permission on small sites at 01/14/2016. We have discounted 93 for non implementation

APPENDIX B – RECALCULATION OF SHORTFALL SINCE 2011

SHORTFALL CALCULATION

Plan Target 2011-2028	11,000
Annual Requirement (Target/17 years)	647
Actual Completions (2011-2016)	1,998
Estimated Completions (2016-17)	588
Total completions (2011-2017) (6 years)	2,568
Requirement for 6 Years (647x6)	3,882
Shortfall (2011-2017) (3,882-2,568)	1,296

APPENDIX C – RECALCULATION OF 5 YEAR SUPPLY REQUIREMENT

FIVE YEAR REQUIREMENT (April 2017-March 2022)

Plan target 2011-2028	11,000
Annual Requirement (11,000/17 years)	647
Five Year Base Requirement (647x5)	3,235
Shortfall (1,296)	1,296
Base Requirement+Shortfall (3,235+1,296)	4,531
20% Buffer (4,531/5)	906
TOTAL 5 YEAR REQUIREMENT	5,437
ANNUAL 5 YEAR REQUIREMENT	1,087

APPENDIX D – RECALCULATION OF FIVE YEAR SUPPLY

SUPPLY (April 2017-March 2022)

Deliverable Planning Permissions (Major Sites)	2,920
Deliverable BF Sites w/o Permission	836
Deliverable GF commitments	1,380
Windfalls (five yearsx75)	375
Small Sites Planning Permissions (Small Sites)	300
Losses (5 Years)	-140
TOTAL 5 YEAR DELIVERABLE SUPPLY	5,671

FIVE YEAR SUPPLY = 5,671/1,087

5.22 YEARS