Statement of Common Ground (Housing)

Between Derby City Council and Pegasus Group on behalf of Miller Homes.

Outline application for residential development including access arrangements - up to 90 dwellings.

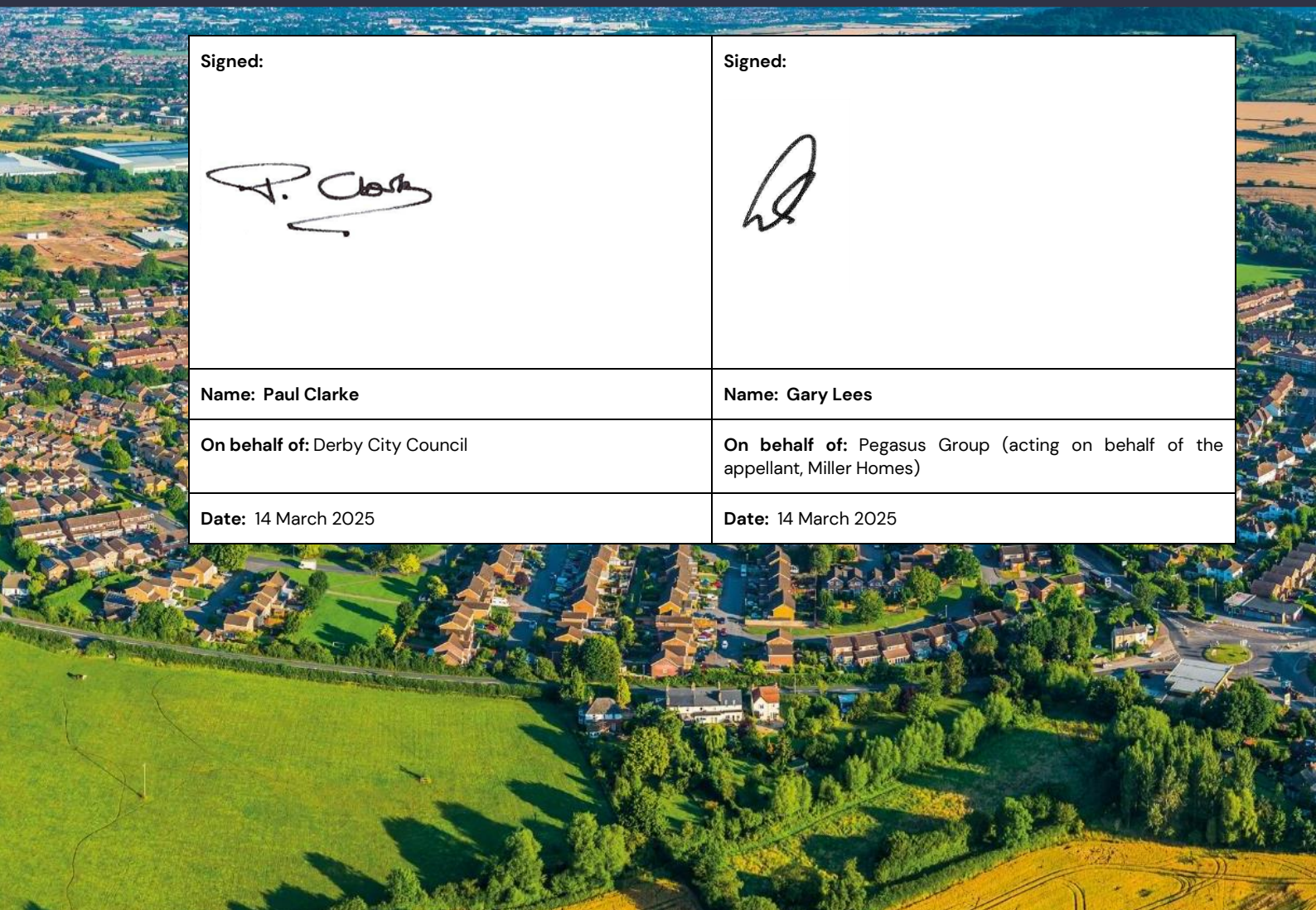
Land West of Royal Hill Road, Spondon, Derby

Date: 14th March 2015 | Pegasus Ref: P19-2639

Application Ref: 23/01631/OUT

Appeal Ref: APP/C1055/W/243356476

Author: Alan Siviter and Gary Lees (MRTPI)



Signed:	**Signed:**
Name: Paul Clarke	**Name: Gary Lees**
On behalf of: Derby City Council	**On behalf of:** Pegasus Group (acting on behalf of the appellant, Miller Homes)
Date: 14 March 2025	**Date:** 14 March 2025

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1. Statement of Common Ground

1.1. The following Statement of Common Ground relates to matters to do with the delivery and supply of housing in Derby. The Statement of Common Ground focuses on the agreed position of the following matters:

- Housing Land Supply Position
- Housing Delivery Test Result
- Housing Delivery over the Plan Period
- Affordable Housing Delivery over the Plan Period.

Housing Land Supply Position

1.2. Having regard to the revised NPPF of December 2024, Derby City Council (DDC) has updated its 5 year housing land supply position as per **Appendix A**(attached). With a supply of 4,185 dwellings, this is a 3.85 years supply, an undersupply of 1,251 dwellings.

1.3. DCC's 5 year housing land supply is agreed to be 3.85 years supply.

Housing Delivery Test Result

1.4. The latest Housing Delivery Test measurement results were published in December 2024. The result for Derby City was 83% and it is agreed that Derby City should apply a 20% buffer to the 5 year supply calculation.

Affordable Housing Delivery over the Plan Period

1.5. The Derby City Council Authority Monitoring Report[1] 2022 to 2023 identifies the delivery of new affordable housing over the plan period. In total, there have been 2,033 affordable dwellings completed over the plan period from 2011/12 to 2022/23, an average of 169 affordable home per year. This position is agreed.

1.6. It is agreed that the adopted Core Strategy (2017)[2] does not define a numerical target for the provision of affordable homes. Instead, it seeks up to 30% affordable housing provision from qualifying developments.

1.7. It is agreed that the Core Strategy (2017) was informed by the findings of the 2013 Strategic Housing Market Assessment[3], which identified an on-going need for 632 affordable dwellings

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[1]https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/planningpolicy/dcc-authority-monitoring-report-2023.pdf – Figure 1, Pg10
[2]https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/regeneration/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf - Policy CP7
[3]https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/part1/corestrategyexamination/CD020-Derby-HMA-Strategic-Housing-Market-Area-Assessment-Update-Final-Report.pdf - Figure 160, Page 214

per annum, equivalent to a total of 10,117 new affordable homes in the 16-year period between 2012/13 and 2027/28.

1.8. It is agreed that most recently, the 2023 Local Housing Needs Assessment[4] identifies an on-going need for 672 affordable dwellings per annum, which would be equivalent to a total of 11,424 new affordable homes in the 17-year period between 2022/23 and 2038/39.

1.9. It is agreed that the MCHLG data[5] confirms that on 31 March 2024 there were 8,492 households on the Housing Register in Derby. This represents an 8% increase in a single year from 7,898 households on 31 March 2023 (which itself was a 20% increase from 6,557 households on 31 March 2022).

1.10. It is agreed that there is a significant shortfall in housing delivery (market and affordable housing) to meet the needs of Derby and therefore very significant weight should be applied in favour of applications that can contribute to increasing the supply of housing.

[4] https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/localplan/evidencebase/local-housing-needs-assessment-final-report-2023.pdf - Paragraph 6.48

[5] https://assets.publishing.service.gov.uk/media/674d6d365ba46550018cecfc/Live_Table_600.ods - Live Table 600

Appendix A – Derby City Council 2025 Five Year Housing Supply Position (January 2025)

DERBY CITY COUNCIL 2025 FIVE YEAR HOUSING SUPPLY POSITION (January 2025)

The National Planning Policy Framework requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their Local Housing Need figure if strategic policies are more than 5 years old.

The Derby City Local Plan Part 1 sets out the strategic policies for housing requirements and was adopted in January 2017. However, in December 2021, the Council reviewed the policies of the local plan and determined that the housing requirement set in the Plan was out of date. This was due to the fact that the Government had changed the standard method housing calculation in December 2020, requiring the top 20 largest urban areas in the country to add an extra 35% uplift on to their housing needs, meaning that Derby's housing need had increased considerably such that the requirement set out in the local plan was no longer sufficient to meet the city's housing needs.

In December 2024, the Government changed the Standard Method again, removing the 35% urban area uplift and basing the housing need calculation on baseline stock and affordability. A new Standard Method was published in the Planning Practice Guidance on 12 December 2024.

The Government's guidance on the standard method calculation can be found via the web link below :

https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

The result of the new calculation for Derby City is an annual need of 906 dwellings. This remains significantly higher than the 647 dwellings a year in the Adopted Local Plan. This means that in calculating the Council's supply of deliverable housing sites, the supply will be measured against the new local housing need (standard method) of 906 dwellings a year.

The NPPF requires a buffer of either 5% or 20% to be applied to the 5 year supply. Paragraph 78 of the Framework requires a buffer of 5% to allow for choice and competition in the market or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. To determine if significant under delivery has occurred footnote 40 explains that this will be the case if the latest Housing Delivery Test result is below 85% of the housing requirement.

The latest Housing Delivery Test measurement results were published in December 2024. The result for Derby City was 83% and so Derby City should apply a 20% buffer to the 5 year supply calculation.

The sites counted in the supply include those which meet the definition of 'deliverable' in the glossary of the NPPF. The specific major sites which contribute to the supply of deliverable sites are identified in the housing trajectory and an appendix to this document identifies them and the number of dwellings we consider will be delivered on them each year for 5 year supply purposes.

Deliverable dwellings on small sites with planning permission (1-9 dwellings) are included as part of the 5 year supply. These are sites that have either full or outline planning permission. The number of deliverable dwellings on small sites at 1 April 2024 was 430.

The Calculation of the Council's Five Year Housing Supply (January 2025) is as follows :

SUPPLY (5 YEARS) AT 1 April 2024

Deliverable Major Site Planning Permissions	**3,169**
Deliverable Major Brownfield Sites without PP	**368**
Deliverable Major Greenfield Sites without PP	**218**
Deliverable Small Site Permissions	**430**
TOTAL	**4,185**

REQUIREMENT

Annual Requirement (Standard Method)	**906**
Five Year Requirement (906x5)	**4,530**
Buffer (20% of 4,530)	**906**
Total Requirement (5 year + Buffer)	**5,436**
Annual Requirement for 5 year supply	**1,087**
FIVE YEAR SUPPLY (4,185/1,087)	**3.85**

The Council therefore demonstrates a **3.85** year supply of deliverable housing sites at January 2025.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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