

Derby City Council Authority Monitoring Report

2022 to 2023



Derby City Council

Introduction

This is Derby City Council's Authority Monitoring Report (AMR) for the period April 2022 to March 2023. It provides an update on progress with the preparation of planning policy documents (including the Local Plan, Neighbourhood Plans and Supplementary Planning Documents) and includes monitoring information to help assess the progress and effectiveness of policies in our Development Plan made up of the Derby City Local Plan Part 1 (2017) (DCLP1) and the Saved Policies of the City of Derby Local Plan Review (2006).

This AMR sets out information in the following order:

- Planning Policy Progress
- Housing Land Supply
- Employment Land
- Retail and Centres
- Green Infrastructure

In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) requirements, this AMR also contains updates on activity during the 2022/2023 monitoring period in relation to:

- Neighbourhood Planning
- Community Infrastructure Levy
- Duty to Cooperate

Further details are set out on the Planning Policy Progress section.

Key Headlines

Housing completions in the city in 2022-23 fell slightly from the previous year with 649 net new dwellings added to the housing stock during the monitoring year. Although this is on a par with the annual local plan requirement (647 a year), it is significantly below the housing requirement which the Council must now use set out in the Government's Standard Method calculation which sits at 1,266 new dwellings a year. The Standard Method calculation includes a 35% increase as Derby is one of the top 20 urban areas where Government seeks to direct new housing to. Although net dwelling completions are down in 2022-2023 from the previous net additions of 681, this is partly due to significant losses in the 2022-23 year, with 170 losses including a large student housing site being demolished at Sir Peter Hilton Court.

In January 2022 the local plan turned 5 years old, and the Council undertook a review of the policies as required in line with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017 and paragraph 33 of the NPPF. This review led to the Housing requirement set out in CP6 being found out of date, due largely to the Government's changes to the Standard Method for calculating housing need to include a 35% uplift for the 20 largest cities and urban areas in England of which Derby is one.

The scale of increased housing requirement deriving from the 35% uplift element of the standard methodology means that Derby's annual housing need rose to 1,266 dwellings in February 2023. By the end of the monitoring year the Council could only demonstrate a supply of deliverable housing sites to account for 3.69 years and so had an absence of a 5-year supply from that point.

More on the Housing Supply follows in later sections of the AMR.

Planning Policy Progress

Headlines 2022-2023

The Local Development Scheme

The Local Development Scheme (LDS) is a project plan for preparing new planning policy documents. The most up to date [LDS](#) is version 8, which was brought into effect on 15 August 2023. The LDS was updated to reflect work beginning on a new Local Plan (see next section).

Progress on the Local Plan

The Derby City Local Plan Part 1 (DCLP1) was adopted in January 2017. It sets out strategic planning policies, including a housing target and a strategy for meeting this and other development needs. It was intended to follow the DCLP1 with a Local Plan Part 2 (DCLP2), which would provide more detailed development management criteria-based policies as well as make further housing allocations if needed.

However, for the reasons set out below, Council Cabinet resolved in December 2021 begin preparing a new Local Plan, integrating any DCLP2 work undertaken so far. The [Cabinet Report](#) can be found on the Council's website.

- The requirement for Local Authorities to review their Local Plans within five years of adoption
- The fact that upon review, the housing target element of Local Plan policy CP6 (Housing Delivery) have been found out of date. This is due to the Government's December 2020 changes to the 'Standard Method' for calculating Housing Need requiring the top 20 largest urban areas in England, which includes Derby, to include a 35% uplift in housing numbers
- The need to align our plan preparation with our Derby Housing Market Area partners (Amber Valley Borough Council and South Derbyshire District Council), particularly given the requirement to meet our significantly increased housing requirements, and
- To take account of the intended changes to the national planning system.

During the monitoring year 2022/2023, further evidence gathering has taken place to support the preparation of the new Local Plan along with a refresh of the Local Development Scheme and the Statement of Community Involvement, which sets out how we will engage with people on the creation of planning policy and on individual planning applications.

Evidence gathering has concentrated on establishing the likely land capacity available within the City to accommodate the level of housing growth required. This work looks to explore and maximise development opportunities on brownfield land, especially in and around the city centre.

The changes to the standard methodology for calculating housing need makes this work imperative as there is a very real possibility we will not be able to meet our housing requirement in full within our administrative boundary, given the significant increase resulting from the 35% uplift. Therefore, this work will help inform discussion with neighbouring Local Planning Authorities under the Duty to Cooperate (DtC).

During the monitoring year we have also progressed work on the following studies –

- Natural Capital Study (Derby & Derbyshire)
- Renewable Energy Study (Derby & Derbyshire)

- Gypsy and Traveller Accommodation Assessment (Derby, Derbyshire, PDNPA and East Staffordshire)
- Employment Land Review (jointly with South Derbyshire)
- Local Housing Needs Assessment (jointly with South Derbyshire)

Progress on the Minerals and Waste Plans

Work has been progressing on the preparation of the Proposed Joint Derbyshire & Derby Draft Minerals Plan (MP). A proposed draft Minerals Plan, along with a range of background and technical papers, was consulted on during March and April 2022, with a Pre Submission Draft (Regulation 19) consultation taking place over an eight week period between 7 March and 2 May 2023.

The Councils have also been working on background information for the Joint Waste Local Plan including carrying out Duty to Co-operate activities with other waste planning authorities in relation to strategic cross boundary movements of waste as evidenced in the Environment Agency Waste Data Interrogator. The documents will be consulted on in due course.

Derbyshire County Council's website provides more information on the [Joint Minerals and Waste Plans](#).

Progress on other Documents and Projects:

Self-Build and Custom Housebuilding Register

The Self-Build and Custom Housebuilding Act 2015 sets out a requirement for all local authorities to keep a register of people who wish to register their interest in self-build or custom-building.

The Council has set up a [Self-Build and Custom Housebuilding Register](#) and between the register being set up in 2016 and March 31 2023, 51 individuals expressing a wish to be included had been placed on the register.

A duty is placed on local authorities to ensure that development permissions are granted for suitable serviced plots of land which could be developed for self/custom build housing to meet the needs identified by the register within three years of each base period year.

In the three year period up to 30 October 2022, the Council granted 50 suitable planning permissions for self build homes as defined in the regulations. This only needed to meet the needs of the number of people placed on the Register for the year up to 30 October 2019, which was 19.

There is no specific use class for self/custom building and the requirement for a serviced plot is that the land could be serviced with the required facilities within the lifetime of the permission. The Council could therefore count any new build planning permission for a detached dwelling in Derby which was granted between 31 October 2019 and 30 October 2022. The Council is content that this duty has been met.

Brownfield Land Register

The Council last updated its [Brownfield Land Register](#) in December 2022.

The register identifies previously developed 'brownfield' land in the city which meets certain criteria that are set out in Regulations. It is hoped that a 2023 update of the Register will be published in the near future.

The register identifies sites which are of a certain size/capacity and are suitable and available for residential development. Importantly, in order to be included on the register a site must also be

'achievable' which means that in the opinion of the local authority development is likely to take place on the site within 15 years of the entry date.

Neighbourhood Planning

The designated Chellaston Neighbourhood Planning Area remains in place. However, no new group has come forward to undertake neighbourhood planning in the area since the Chellaston Neighbourhood Planning Forum was formally dissolved on Wednesday 12 November 2020.

Community Infrastructure Levy

The City Council is not intending to prepare a Community Infrastructure Levy charging schedule at the present time, as such there is no activity to report on for this monitoring period.

Joint Working (Duty to Cooperate and Statements of Common Ground)

Section 110 of the Localism Act create a 'duty' on all local planning authorities and other bodies to cooperate with each other to address strategic issues. Derby City Council is part of the Derby Housing Market Area (HMA). The HMA is made up of four authorities: Amber Valley Borough Council, Derby City Council, South Derbyshire District Council and Derbyshire County Council. The Local Plan Part 1 Examination Library contains the latest [Duty to Cooperate Compliance Statement](#).

Since the adoption of the DCLP Part 1 the Council has continued to work with its HMA partners. Recent areas of work include:

- [Derby HMA Growth Option Study](#)
- Collective work on Statements of Common Ground
- Emerging work on a non-statutory spatial strategy for the Derby HMA to address the scale and distribution of growth across the HMA for the next round of Local Plans

Housing Land Supply

Headlines: 2022-2023

The Derby City Local Plan Part 1 sets out a housing requirement in Policy CP6 that a minimum of 11,000 net new homes will be delivered in the City between 2011 and 2028. This equates to 647 dwellings per year on average. However, Derby's need for new homes over the period was evidenced to be higher than this amount. The neighbouring local authorities of South Derbyshire and Amber Valley agreed to meet 5,388 dwellings of Derby's need over the Plan period in their districts. This was an agreed strategic approach to meeting housing needs across the HMA.

As mentioned, in the introduction, the local plan turned 5 years old during the 2021-2022 monitoring period and was reviewed to determine whether the polices were still up to date.

Through this review, the housing requirement in the Plan was found to be out of date, due mainly to the fact that the Government's 'Standard Method' for calculating housing need now includes an additional 35% uplift for Derby as one of the top 20 urban areas in England. This meant that Derby's housing need has now risen to 1,266 dwellings a year and so the local plan requirement (averaging 647 a year) was not capable of meeting that level of need.

The implications of this were that once the plan was 5 years old, on 25 January 2022, the Council would need to measure its land supply against the housing need established through the government's standard method calculation, rather than in the requirement set in policy CP6 of the local plan. This now means that the Council's 5-year supply of deliverable housing sites is significantly reduced against this increased need. The Council's 5-year supply at 1 April 2023 was 3.69 years and so from that date, when determining planning applications involving the provision of housing, the Council was required to apply the 'presumption in favour of sustainable development' and in most cases involving housing the 'tilted balance' as set out in Paragraph 11dii of the NPPF.

This is a significant implication for planning decisions in the city and is a major reason for the need to prepare a new local plan.

The 5-year supply calculation includes a 'buffer' which is required as set out in paragraph 74 of the National Planning Policy Framework (NPPF). The buffer is set in relation to how the authority has performed specifically over the past three years against their housing targets as set out in the new Housing Delivery Test. The 5-year supply position is explained in further detail later in this report.

The Government last published the results of the Housing Delivery Test (HDT) in January 2022. This covered the period from April 2018 to March 2021. The Council achieved 128% in the HDT which indicates that the housing delivery record in the city is good.

The Government has not published any further HDT result for the following three years. These were due to be published in late 2022/early 2023 but have not emerged. And so, all the Council can do is use the previous known/published HDT result.

Due to the good previous HDT performance a 5% buffer has been included in the 5-year supply calculation. However, this still results in a 3.69 year supply of deliverable housing sites, which falls well short of the 5 year requirement.

Although the housing requirement which is set in policy CP6 of the DCLP1 has been found to be out of date, there are a number of strategic allocations which allow or require housing to be built on certain sites and locations. These remain valid as part of the local plan. It is intended that these allocated sites will play a key role in contributing to meeting housing needs over the plan period. Table 2, within Policy CP6 of the DCLP1, sets out the strategic allocations where housing is expected to be delivered and an indicative number of dwellings to be provided. These numbers are generally,

but not always, minimums. The allocations include both specific sites and broad locations. Further details of the policy requirements for each allocation can be found in the relevant 'Areas of Change' (AC) policies in the DCLP1. These principles and sites remain valid and are still part of the decision-making framework set out in the local plan.

The DCLP1 also includes a policy (CP7) which sets out the Council's planning policy for Affordable and Specialist Housing. This requires that up to 30% affordable housing is provided on housing sites of 15 or more dwellings.

The following sections set out detail on progress toward these targets, including the 5-year housing supply position as of 1 April 2023.

Past Housing Completions

The first four years of the local plan period (2011-2015) saw particularly poor levels of annual housing completions in the City. This was largely due to the continuing impacts of the 2008 global recession on the economy and housing market.

There was a gradual increase in annual completions but in 2016/17 there was a sudden and significant increase to see nearly 800 net new homes being built in the city. This continued through the 2017/18 monitoring year with 787 net new homes provided. This increase can be attributed to both better economic conditions and to the fact that the new local plan was adopted in 2017 and directed growth and released greenfield sites. However, in the 2018/19 year the net completions dropped slightly to 670 remained at a similar rate (665) in 2019/20. In 2020/21 net new dwellings delivered dropped again to 540 units. It is clear that the 2020/21 monitoring year was affected by the Covid19 Coronavirus pandemic. For many weeks of this monitoring year construction ceased on building sites as the country went into a state of lockdown. This clearly affected annual build out rates. Fortunately, the number of new homes delivered bounced back to 681 net completions in 2021/22 which means there has been a reasonable recovery.

The current monitoring year had a healthy number of gross dwelling completions with 822 new homes completed. However, due to a significant number of losses through demolition of some bespoke student accommodation at Sir Peter Hilton Court to make way for a new University Business School, the net dwelling completion figure for 2022/2023 was 649.

The shortfall in previous years, along with the implications of increased need in the Standard Method mean that housing delivery in the city going forward is enormously challenging.

The permitted development rights allowing for office to residential conversions and the new purpose-built student accommodation constructed in the city centre have played a key part in the increase in the delivery of new homes over the past few years. However, it must be noted that many of the new office to residential conversions have been developed through Permitted Development rights with minimal planning control over the quality of the living environment and minimal planning obligations to mitigate for the impacts of high numbers of residents moving into the city centre or to provide supporting infrastructure.

Another key factor which has affected the number of new homes provided is an increase in purpose built new student accommodation in and on the edge of the city centre over recent years. Government has set out clarification in the National Planning Practice Guidance and in the Housing Delivery Test Measurement Rule Book that new communal student accommodation should be counted towards housing requirements at a rate of 1:2.5. Self-contained accommodation for students which means they require no shared facilities can be counted on a one for one basis.

During the 2022/23 monitoring year work progressed on a new 259 bedroom apartment block at Becketwell in the city centre. This is expected to be complete in 2023/2024 and will form an important regeneration project for the city centre as well as providing new homes. The former DRI site is also under construction for 920 new homes, more than twice the minimum number in the allocation. Development is progressing at pace with the developer saying that sales are buoyant. Another significant achievement is that the former Rolls Royce Main Works site in Osmaston has planning permission for nearly 400 new homes which are now under construction these will make a significant contribution to housing need as well as in delivering regeneration requirements of the local plan policy.

Table 1 below summarises the number of housing completions and other relevant data between 2011 and 2022.

Table 1: Derby City Past Housing Delivery 2012-2023												
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Total gross completions	275	396	521	454	502	803	796	754	670	553	689	822
Total comps on major sites	194	289	423	354	374	684	639	602	588	432	546	744
Total comps on small sites	81	107	98	74	128	119	157	152	82	121	143	78
Demolitions	6	10	69	13	6	4	1	1	0	9	2	170
Change of use	7	5	1	7	4	7	3	2	5	1	0	1
Conversion	1	8	5	6	3	3	5	81	0	4	6	2
Total Net Dwellings Delivered	261	373	447	428	489	789	787	670	665	540	681	649
Cumulative Net Completions	261	634	1,081	1,509	1,998	2,787	3,574	4,244	4,909	5,449	6,130	6,779
Windfalls	160	307	424	178	158	202	157	324	209	208	226	193
Brownfield	248	344	473	422	407	625	594	395	357	285	283	537
Brownfield %	90%	87%	91%	93%	81%	78%	75%	52.40%	54%	51.5%	41%	65%
Greenfield	27	52	48	32	95	178	202	359	313	269	404	285
Greenfield %	10%	13%	9%	7%	19%	22%	25%	47.60%	46%	48.5%	59%	35%

Empty Homes

In the 2022/23 monitoring year, 78 long term empty homes have been returned to use through direct intervention.

Through a programme of Compulsory Purchase, of these 78, 32 long term empty properties have been returned to use. These properties were targeted as some of the city's worst and most problematic private sector properties.

As well as making more efficient use of the housing stock and providing much needed homes; the work to bring back empty properties into use has contributed to Council Tax income to the Council and facilitated recovery of over £35,400 of debt/income associated with empty homes.

Gypsies, Travellers and Travelling Show People

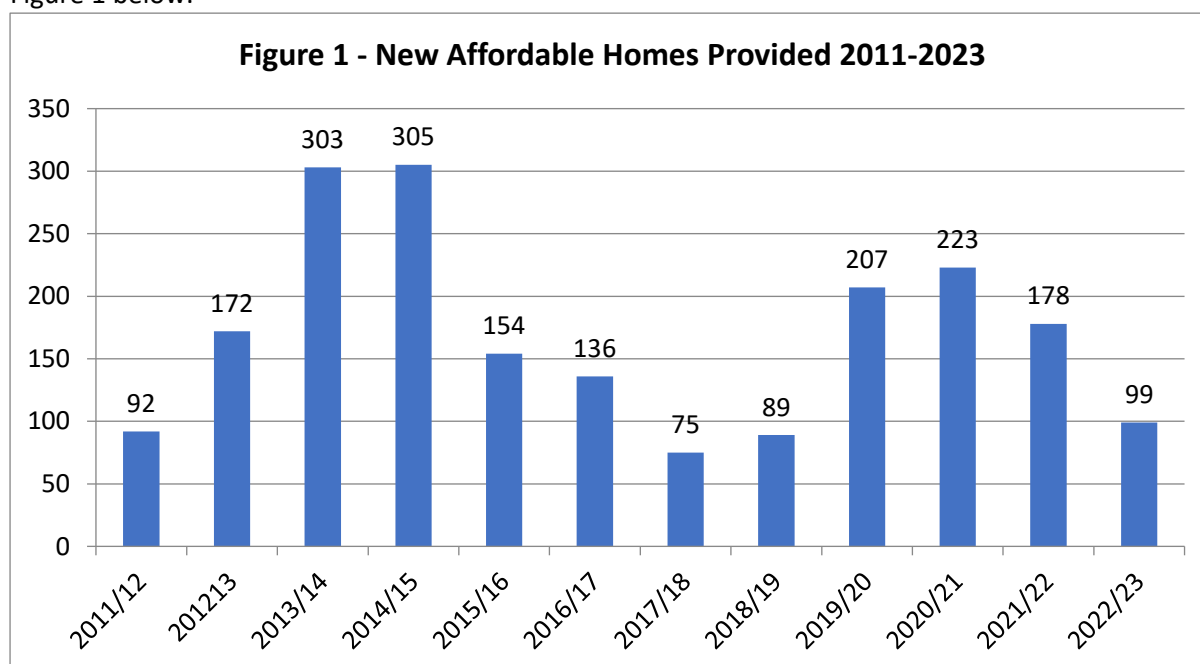
DCLP1 policy CP8 – Gypsies and Travellers sets out the Council’s approach to meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The policy is underpinned by a Gypsy and Traveller Accommodation Assessment (GTAA) covering Derby, Derbyshire, Peak District National Park and East Staffordshire, which was published in 2015.

No new pitches have been brought forward or applications received for permanent or transit site provision during the monitoring year. Work has however been finalised on a refresh of the Derby and Derbyshire Gypsy and Traveller Accommodation Assessment (GTAA). This updated GTAA 2023 identifies a need for 14 new permanent pitches in the city between 2020 and 2040. This is a marked reduction in the level of need seen in the 2015 GTAA. This new evidence will be used to inform a policy in the new Local Plan on Gypsies and Travellers.

In the meantime, should any application for permanent pitch provision be received in advance of the new Local Plan, this will be assessed against policy CP8 and reported in future AMRs.

Affordable Housing Completions

The number of new affordable homes provided in the city between 2011 and 2023 is shown in Figure 1 below:



Delivery of new affordable homes is not directly comparable with the total net homes delivered in any year because some new affordable homes are provided by converting market dwellings into affordable homes. In these cases, there is no net dwelling gain to the housing stock but new affordable homes are provided. It is not therefore appropriate to directly compare the number of new affordable homes provided in any year with the net number of new homes delivered in that year.

Many of the new affordable homes coming forward are as a result of planning obligations which are required on major residential developments through Section 106 Agreements. New affordable homes also come forward through specific social housing schemes with the involvement of Derby Homes, the Council's housing management company.

The number of affordable homes was higher in 2013/14 and 2014/15 due to the fact that several affordable housing schemes came through outside the S106 route and there were a number of Government led schemes which contributed.

Five Year Supply of Deliverable Housing Sites

The NPPF requires that local authorities identify a supply of deliverable housing sites for at least a five-year period. The '5-year Supply' includes sites which are in a suitable location for housing, are available for development and are viable to deliver. The Council considers that there is a realistic prospect of the dwellings included in the 5-year supply coming forward in the next 5 years although sites in the 5-year supply do not necessarily need to have planning permission.

The base date for the 5-year supply is 1 April 2023. At the end of March 2023, housing land surveys were carried out to assess completions on permitted housing sites.

The NPPF also requires that a buffer is included in the 5 Year Supply calculation and that the buffer depends on certain factors. The NPPF sets out that a buffer of 5% or 20% should be applied depending upon the results of the local authority's housing delivery over the previous 3 years, sourced from Government's Housing Delivery Test (HDT). As set out above, the Government has not produced a HDT return now for some time and so all we can do is use the last available data provided by Government. This was that the Council achieved an HDT result of 128% (January 2022). The Council accordingly considers that there has been sufficient housing delivery over the past 3 years to justify applying a 5% buffer to the calculation.

At 1 April 2023 the Council had enough deliverable housing sites to last for 3.69 years.

A more [detailed explanation of the 5-year supply position](#) is set out on the Council's website where the actual sites contributing are identified as well as the relevant calculations.

New Homes Bonus

The New Homes Bonus (NHB) was introduced by the Coalition Government in 2011/12 with the aim of encouraging local authorities to grant planning permissions for the building of new houses in return for additional revenue. Under the scheme, the Government originally matched the Council Tax raised on each new home built for a period of 6 years, paid at the average band D value for England. However, from 2017/18, a national baseline for housing growth was introduced; meaning only growth above an increase of +0.4% is rewarded. From 2017/18 the length of the award was reduced to five years and the award was further reduced to 4 years from 2018-19. From 2020-21 Government announced that they would not make any legacy payments on new allocations but would make legacy payments on allocations made in earlier years which were due to be paid in 2020-21.

In the 2019 Spending Round it was announced that the government would consult on the future of the housing incentive in the Spring. This would include moving to a new, more targeted approach that rewards local authorities where they are ambitious in delivering the homes we need. This has however been put on hold due to the Covid 19 pandemic.

Local authorities are not obliged to use the Bonus funding for housing development. Grant awarded for New Homes Bonus is set out in Table 2 below:

Table 2: New Homes Grant Bonus 2011-2023 (£)												
Grant	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
New Homes Bonus (£ in year)	1,004,576	1,939,047	2,544,348	3,310,161	3,773,080	4,654,003	2,948,422	1,884,940	1,694,228	1,261,803	677,489	1,153,666

Employment Land

Headlines: 2022 – 2023

Introduction

For monitoring purposes, employment land has traditionally been defined as land within Use Classes B1 (a, b, c) business and light industry, B2 general industry and B8 storage and distribution. It does not include employment creating development associated with other uses such as retailing, leisure, education or *sui generis* uses, although these uses make an increasingly important contribution to the level of employment in the city.

Two types of employment development are monitored, 'additional' and 'redevelopment'. Additional includes employment development on sites that are not already in employment use and are a net addition to the employment land supply. Redevelopment is development on land that is already in employment use, therefore there is generally no net addition in terms of land supply, although redevelopment can have a net impact on the amount of floorspace provided.

In general, the progress of planning permissions is monitored, as opposed to the development of individual units. This means that sites can remain as being classed as 'under construction' until all units are completed. It can also mean that the total land / floorspace delivered over a period of years is recorded as entering the supply in a single monitoring year. This can distort completion rates when assessed over a short time period but evens out over longer timescales.

The Council only monitors applications that provide more than 250sqm (net) of floorspace due to the resource implications of monitoring more minor proposals.

Accurate monitoring of employment land is becoming increasingly difficult for many reasons, including changes to permitted development regulations (which allow for the conversion of office space to residential use with no requirement to provide information relating to the amount of floorspace being lost through conversion) and demolition of industrial buildings (in general) not requiring planning permission, making it difficult to monitor losses / net changes in employment floorspace.

Amendments to the Use Class Order in 2020 introduced a new class 'E' covering a range of commercial uses such as shops (A1), financial and professional services (A2), food and drink (A3), offices (B1a), research and development (B1b) light industry (B1c), non-residential institutions (D1) and indoor sport and leisure (D2). The amalgamation of these uses into a single use class has created a degree of flexibility in terms of what changes can occur without triggering the need to submit a planning application. This increase in flexibility has further undermined the Council's ability to accurately monitor uses previously falling within the B1 use class and has subsequently affected the comparability of data from 2020 onwards.

For these reasons, employment land monitoring information can only provide a broad indication of economic activity levels and should be considered alongside other economic indicators and more qualitative factors.

How Much Land has Been Developed?

18.1ha of additional land (meeting the monitoring thresholds) was completed during the monitoring period. This included the completion of two significant plots at Infinity Park Derby (IPD) for Oregon Timber Frame and the Nuclear AMRC, providing in excess of 20,000sqm in total. Further completions were recorded at St Modwen Park (Derby Triangle), including 16,000sqm of new floorspace as well as completion of the final phases of the Ivygrove Developments scheme at Dunstall Park Close,

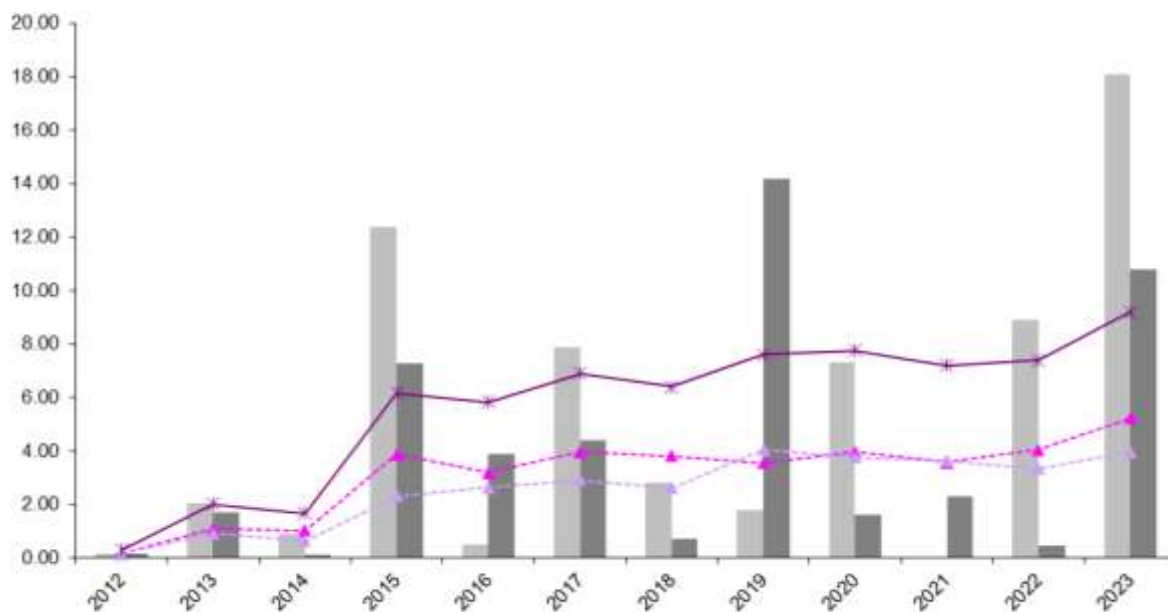
which in total has provided circa 9,500sqm across a range of units that have been built out over the last few years. This is a continuation of the upswing in completed land since the end of the pandemic. The upswing in completions on additional land has lifted the year-on-year average employment land completion rate for the Plan period (since 2011) from circa 4ha to nearer 5.2ha.

A high level of completions were also recorded on redevelopment sites, most significantly involving circa 9ha at the former Celanese site (Smart Parc – first two units), 1.5ha at Victory Road (Trafalgar Park extension) and an extension to the Etches Park rail depot on Deadman’s Lane. The new units at Smart Parc provide circa 52,000sqm of new floorspace, whilst the new units at Victory Road provide a further 5,000sqm.

Past Completions (2011-2023)

Year	Additional Land Completed	Redevelopment Land Completed
2011/12	0.15	0.15
2012/13	2.03	1.69
2013/14	0.90	0.10
2014/15	12.39	7.28
2015/16	0.50	3.90
2016/17	7.87	4.39
2017/18	2.80	0.70
2018/19	1.80	14.20
2019/20	7.30	1.60
2021/21	0.00	2.30
2021/22	8.9	0.45
2022/23	18.1	10.8
Totals:	62.74	47.56

Figure 2 - Completed Employment Land Development (HA) 2011-2023



How Much Land has Been Lost from the Supply?

One of the most significant losses from the existing land supply included the change of use of the ‘1-Hub’ Innovation Centre on IPD, which has been converted into Nuclear Skills Academy (education). Whilst not technically an employment use, the nature of the educational use clearly has synergies with the wider vision for the IPD area. The technical loss equates to circa 1.3ha, circa 4,000sqm.

A parcel of land on the former Light Alloy Foundry (LAF) site in Osmaston is being redeveloped for residential uses resulting in the loss of 0.4ha, whilst associated industrial buildings fronting Osmaston Road are being converted into a heritage motor centre, resulting in a further loss of circa 1.8ha. However, the central part of the site (3.6ha) is now being redeveloped for new employment uses.

The trend of losing office accommodation to residential use, has continued with the loss of around 2,000sqm to this use in the monitoring period. This has been through the conversion of properties along key arterial routes, such as Uttoxeter Road and Burton Road, to large Houses in Multiple Occupation (HMOs) as well as the continued conversion of poor quality office stock in the city centre. However, the most significant loss of office floorspace has been through the loss of Laurie House on Colyear Street which was demolished to make way for the Performance Venue as part of the regeneration of the Becketwell site in the city centre. This alone has resulted in the loss of circa 3,000sqm of city centre office floorspace.

How Much Land is Under Construction?

This monitoring period has seen a reduction in the amount of additional employment land and floorspace under construction, compared to the previous monitoring year as units under construction have translated into completions in this year’s monitoring.

The majority of additional land under construction is at St Modwen Park (Derby Triangle – AC11) where circa 14ha of land was under construction for new units at the point of survey. This will bring circa 60,000sqm of mixed employment floorspace to the market. Additional land at Pektron (Alfreton Road) was also under construction, resulting in the implementation of a long-standing Local Plan allocation saved from the CDLPR (2006). The development at Pektron will provide over 3,000sqm of floorspace to support existing operations.

	Additional Land (ha)	Redevelopment Land (ha)
2018/19	9.20	3.10
2019/20	2.40	4.41
2020/21	11.00	2.24
2021/22	22.50	11.39
2022/23	14.8	4.44

The amount of ‘redevelopment’ land recorded as under construction has also decreased from the last monitoring period, as plots at Smart Parc (AC13) and Victory Road have been built out. The most significant redevelopment site recorded as under construction was the former Light Alloy Foundry (LAF) site in Osmaston which is being developed for a range of new employment units totalling circa 6,500sqm of mixed units. The development is providing a relocation opportunity for businesses displaced by the Castleward Urban Village development on the edge of the city centre.

Overall Supply Calculation

The DCLP1 identifies a gross allocated additional land supply of in the region of 199ha. This amount of land is identified to meet a ‘need’ generated by the planned housing growth in the Derby Urban Area (DUA) of around 150ha between 2011 and 2028. This figure is derived from the ‘labour supply policy-on’ methodology, with the HMA ‘need’ figure distributed in line with the housing strategy which focuses growth on the DUA.

The table below provides an indication of the overall additional land supply, which includes allocations and permissions. The additional land supply continues to decrease as sites are built and land is lost to other uses and infrastructure requirements.

Overall Gross Additional (ha)						
Component	2018	2019	2020	2021	2022	2023
Land Under Construction:	1.6	9.2	2.4	11.0	22.5	14.8
Land with Planning Permission but Not Started:	90.4	83.4	83.1	100.6	69.8	59.3
Land Allocated but no Permission:	60.0	59.3	59.3	29.6	29.6	29.1
TOTAL:	152.01	151.9	144.8	141.25	121.9	103.2

A significant proportion of the land with planning permission but not yet started comprises land on strategic employment sites such as allocation AC15 (Infinity Park Derby).

The outline permission at Becketwell allows for office development across the whole site and therefore the full site area has been counted in the supply. However, this has now been discounted to account for the commencement of development on phase 1 (residential) and 2 (performance venue). The city centre allowance in the supply calculation continues to be adjusted to reflect this significant outline permission.

Land allocated but with no permission largely comprises land also identified by AC15 (to the south of Sinfin Moor Lane, not part of IPD).

There are five years left in the Plan period (2011-2028). The DUA requirement equates to circa 9ha of land required for each year of the Plan. This suggests a residual need within the Plan period of circa 45ha. Whilst the supply of additional land has reduced significantly in this monitoring year (due to completions), the amount of land available continues to exceed the residual requirement within the Plan period.

This degree of oversupply provides useful flexibility, although the extent of the oversupply is anticipated to continue to reduce throughout the Plan period as elements of some allocated sites are lost from the gross developable area to accommodate further infrastructure, including major roads and flood alleviation measures.

Work on a new Employment Land Review (ELR) continued throughout the monitoring period. The ELR will provide guidance in relation to the extent of employment land needs moving into a new Plan period. Headline findings will be reported in the next AMR.

Redevelopment (ha)						
Component	2018	2019	2020	2021	2022	2023
Land Under Construction:	12.8	3.1	4.4	2.2	11.4	4.4
Land with Planning Permission but Not Started:	60.4	59.2	56.8	56.7	100.4	98.4
Land Allocated but no Permission:	5.6	5.6	5.6	5.6	5.6	5.6
TOTAL:	78.8	67.9	66.8	64.5	117.4	108.4

Importantly, the figures for redevelopment sites are 'gross' and do not take account of annual cumulative losses from the existing supply.

The majority of the redevelopment land supply with permission but not yet started is associated with the Rolls-Royce Aerospace Campus proposals and Smart Parc. Some land within the area covered by the outline planning permission for the Rolls-Royce proposals has been completed, such as the new Test Bed facility and associated warehousing. However, it should be noted the campus proposals will result in a net decrease in employment floorspace overall. A significant portion of the former Celanese site (AC13) continues to benefit from outline planning permission, although this has

reduced through the completion of the first two phases. Whilst redevelopment will provide circa 210,000sqm of modern floorspace, it is of a similar magnitude to what was demolished.

The only redevelopment site which continues to be allocated but with no permission is the redevelopment element of saved CDLPR allocation EP4 (West Raynesway). This site has been brought back into beneficial use (without the need for planning permission as utilising existing buildings) and therefore is likely to be deleted when the allocation is reviewed in the new Local Plan.

Retail & Centres

Headlines: 2022 – 2023

Introduction

The Council monitors several factors related to the 'health', (in terms of vitality and viability) of defined 'centres' identified in the Council's retail hierarchy, including the City Centre and District Centres. Surveys are undertaken each year to record the range of uses in each centre, including the proportion of vacancies. In terms of the City Centre, the Council also receives information in relation to footfall from Partnerships for Better Business Ltd, the management company for the two city centre BID Companies. Where possible, the most up to date data is presented, regardless of the monitoring period.

The way in which footfall is monitored changed in 2022, with the introduction of the new 'Geo-Sense' system. The data is collected differently to the previous system and is therefore not comparable to previous years. Over time, historic data will build up allowing for comparison.

For the purposes of monitoring, the data collected in the city centre survey excludes 'Derbion'. Derbion is the focus for non-food retailing in the city centre and is therefore a significant omission from the data. However, due to the nature of the planning regime governing the operation of the shopping centre, the Council has limited control in relation to the range of uses or management. Therefore, the data focusses on those areas of the city centre where the Council can influence outcomes.

Amendments (1st September 2020) to the Use Class Order (UCO) provide greater flexibility to enable commercial units to be occupied by a range of different uses, without the need to apply for planning permission to establish the principle of development. Shops (A1), financial and professional services (A2), food and drink (A3), offices (B1a), research and development (B1b) light industry (B1c), non-residential institutions (D1) and indoor sport and leisure (D2) are now all part of a new use Class 'E'. This is in addition to a raft of changes to the permitted development regime which for example enable a range of commercial uses to be converted to residential, without the need for a full planning application or consideration of the principle.

The result of these changes is that the Council has substantially less control over the range of uses within defined centres and associated impacts.

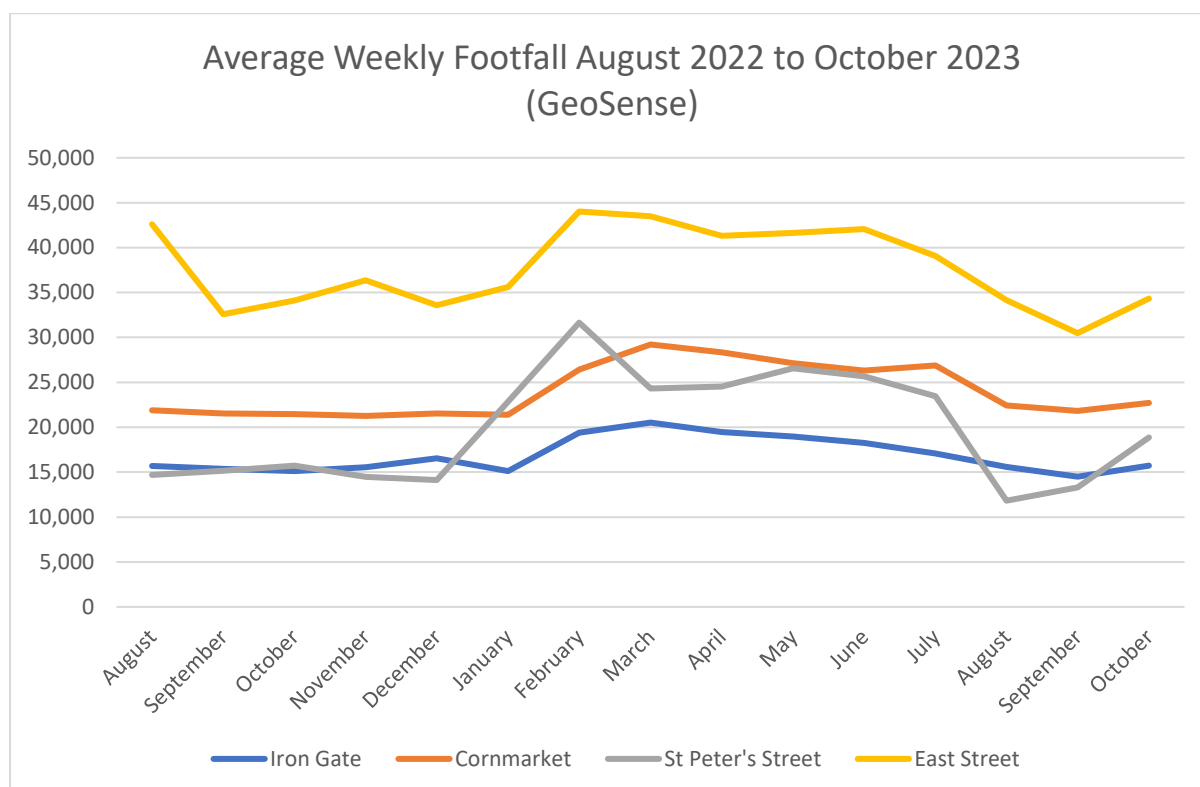
City Centre Health

Footfall

The data presented shows average weekly footfall each month in different areas of the city centre, including Iron Gate, Cornmarket, St Peter's Street and East Street. The data covers the period August 2022 up to and including October 2023.

Use of the new footfall monitoring system commenced in August 2022. It's therefore difficult to draw many conclusions from the first year's data, other than noting that footfall continues to be lowest on Irongate, which is a continuation of the trend identified by the previous monitoring system. Interestingly, footfall on East Street is significantly higher than the other locations, which is likely to be reflective of its proximity to Derbion and the bus station, a key gateway into the city centre. Footfall along St Peter's Street appears less predictable peaking at over 30,000 in February

but dropping to less than half of this weekly average in August. It will be important to see how this compares in future years.



Vacancies

Based on in-house monitoring, the number of vacant ground floor units in the Core Area (excluding Derbion Centre) was estimated to be in the region of 111 which equates to circa 23% at May 2023. This compares to 123 (26%) in October 2022. This is a welcome drop in the vacancy rate, but nonetheless remains at a concerning level.

Vacancies and Mix of Uses in Primary Frontages – May 2023

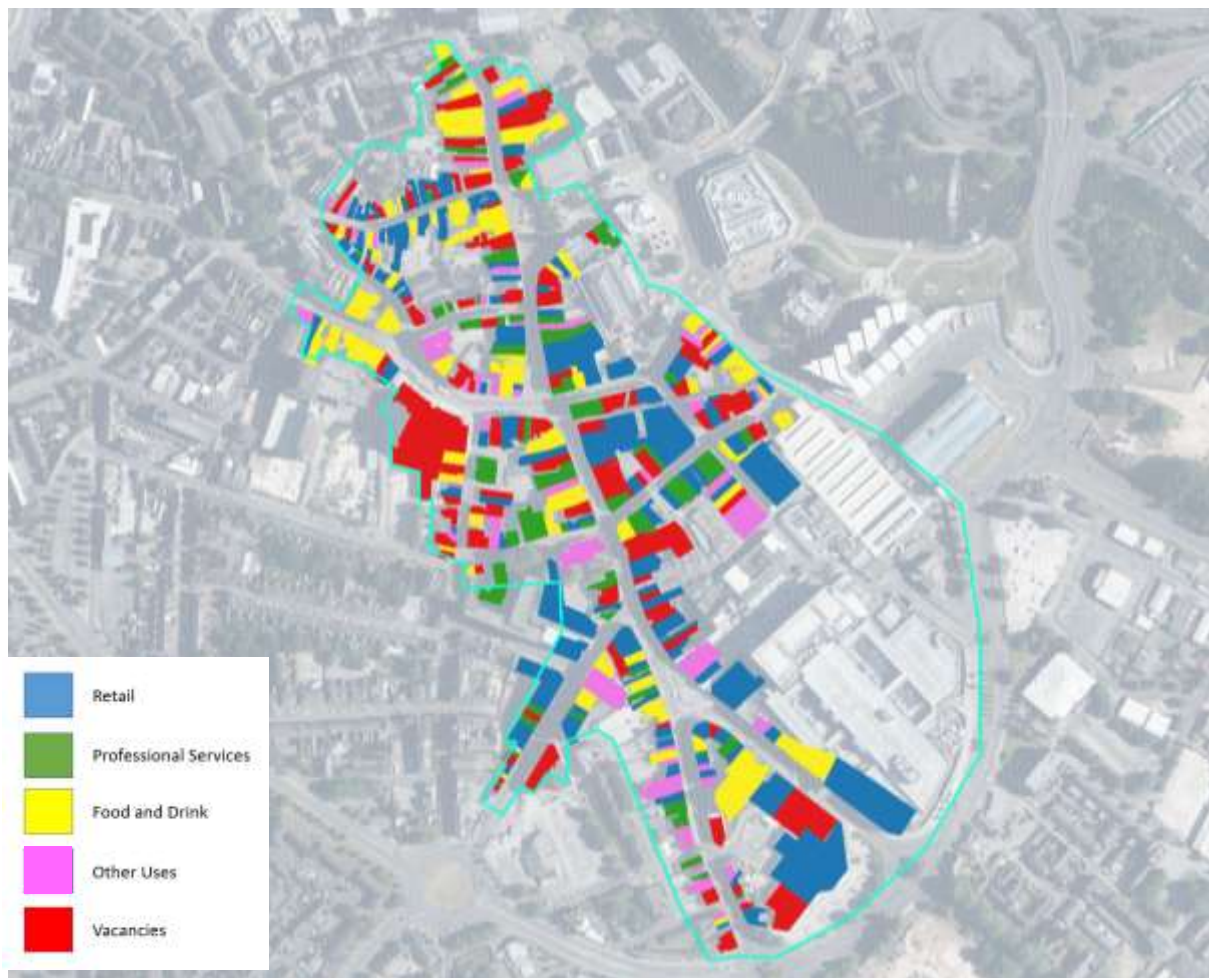
The vacancy rate within Primary Frontages continues to be circa 24%, which is slightly more than the vacancy rate across the wider Core Area. The vacancy rate within Primary Frontages has historically been lower than that of the wider area, as they have tended to be the healthier, more vibrant parts of the centre. Whilst this is a notable concern, it is at least in part due to a slight improvement in the vacancy situation outside of Primary Frontages as opposed to a deterioration in the rate within them.

The make-up of Primary Frontages has remained relatively consistent with the 2022 survey, characterised by retail uses (38%), with professional services retaining a strong, albeit reducing presence (15% - compared to 19% in 2022) and a more limited food and drink offering at 12%.

Whilst retail uses dominate (in line with Primary Frontage policy), the fact that the overall proportion of retail continues to be well below 50% and with vacancies running at such a high rate suggests that the overriding retail character of some frontages may be being threatened, or in some cases has been lost. This trend reflects the contraction in bricks and mortar comparison retailing seen at a national level and is also likely to be as a result of the introduction of use class 'E' which

allows greater flexibility to change between different commercial uses without the need for planning permission.

Figure 5 - Distribution of uses within the Core Area (May 2023)



District Centre Health

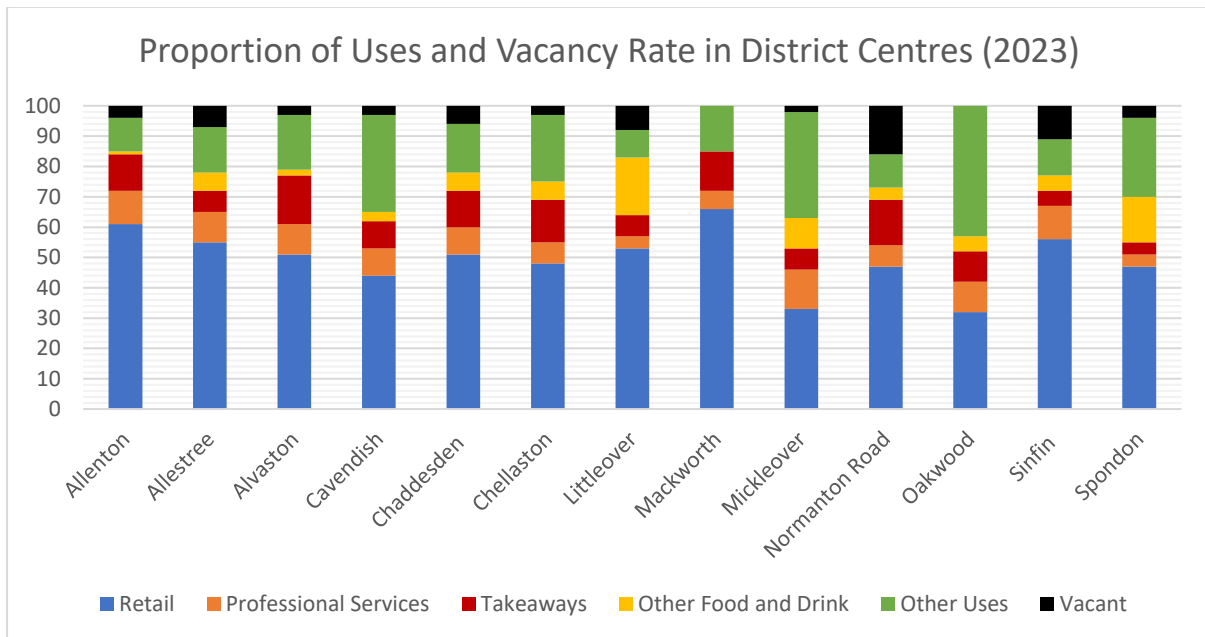
Proportion of Uses and Vacancy rate in District Centres (July 2023)

The District Centre surveys are based on the number of units as opposed to the amount of floorspace, so do not take account of the primacy of large units. For example, the role and function of Sinfin District Centre is dominated by Asda, but this is counted as a single retail unit. Nonetheless, the survey data provides a broad indication of the diversity of uses and importantly identifies where the number of vacant units and takeaway uses are higher than elsewhere.

Normanton Road continues to have the highest proportion of vacant units (16%) which is significantly higher than the second highest which is Sinfin (11%) and is a small increase on last year. A number of other District Centres have seen an increase in vacancy taking them above 5% including Allestree (7%), Chaddesden (6%) and Littleover (8%).

In terms of takeaways, Alvaston continues to have the highest proportion (16%) closely followed by Normanton Road (15%) and Chellaston (14%).

Whilst the Local Plan does not set a proportional threshold related to the proliferation of takeaway uses, it is necessary to closely monitor those centres with higher proportions to ensure that the environmental quality of the centre is not undermined by further additions.



Green Infrastructure

Introduction

The aim of the Green Infrastructure policies in the adopted Local Plan (DCLP1) is to maintain, enhance and manage all the elements which form Derby's Green Infrastructure network.

Policy CP16 sets out the Council's overarching aspirations for the provision, protection and enhancement of Green Infrastructure while subsequent policies deal, in more detail, with Public Green Space (CP17), Green Wedges (CP18) and Biodiversity (CP19).

The Environment Act gained Royal Assent in November 2021 and introduced the requirement for development to deliver Biodiversity Net Gain. This requirement becomes mandatory in January 2024 however, in the intervening years, it can be delivered voluntarily by developers.

Headlines 2021 – 2022

Green Belt

Over the monitoring year there was no loss of Green Belt within the City. In addition, no applications were approved which were contrary to Green Belt policy.

Green Wedges

Policy CP18 sets out the Council's strategy for the protection of its Green Wedges. The policy sets out the types of development which the Council considers to be acceptable within the wedges. Over the monitoring period the Council did not approve any applications which were contrary to policy and no applications were approved which resulted in an overall loss of Green Wedge land in the City.

Changes in Designated Areas

This section examines the changes to non-statutory Local Wildlife Sites over the monitoring year. Data is provided by Derbyshire Wildlife Trust and highlights the loss of sites to development. Over the monitoring year, Derby had an increase in land designated as Local Wildlife Sites, from 509.25 hectares to 535.04 hectares (+25.79%). While there was a loss of habitat at the Radbourne Lane Hedge (DWT Register number DE036) a new designation at Derwent Meadows offset this loss.

Biodiversity Net Gain

Over the monitoring year, no applications were approved which delivered Biodiversity Net Gain (BNG). However, one application was submitted in the monitoring year which intends to deliver BNG but has yet to be determined.

Public Green Space

Two applications were approved during the monitoring period which resulted in the loss of 0.6 hectares of Public Green Space. Most of this was due to the loss of open space on Bass' Recreation Ground to accommodate the new pumping station associated with the Our City, Our River flood alleviation project.

GI Enhancement Projects

Over the monitoring period, the following sites within Derby benefitted from work to improve and enhance their nature conservation and biodiversity value:

- 80 hectares of the former golf course at Allestree Park has been set aside for large scale rewilding project.

- As part of the Queens Green Canopy planting project, the Council in partnership with Trees for Derby and various Friends of groups planted 12,000 whips and 162 large standard trees were planted at Sinfin Moor Park, Chaddesden Wood, various parks in the Abbey Ward, Spondon and Littleover, Derby Arboretum and Chellaston Brickworks.
- In partnership with Trees for Derby, the Council created 5 new community orchards totalling 62 trees. Plus, an extra 10 trees were planted to extend the orchard at Chellaston Brickworks.
- The monitoring year was the 8th year of conservation grazing on Allestree Park and Nutwood and the 7th year at Sinfin Moor Park.
- Two large new ponds were created at Mickleover Meadows, as part of mitigation for the delivery of the adjacent Local Plan housing site.
- 230m of hedgerow were restored at Spondon Old Allotments.
- Continued biodiversity management improvements of Cheviot Street and Mackworth Fields (4.8ha) Local Wildlife Site through BNG by improving existing habitats and translocation of species arising from off-site BNG from the previous monitoring year.
- A new community garden was created at Normanton Park.
- A butterfly bank and wild grassland totalling 0.8 hectares was created at Borrow Wood Park Spondon.

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Punjabi

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Polish

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Slovak

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Urdu

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