

Derby City Council Authority Monitoring Report

2025



Derby City Council

Introduction

This is Derby City Council's Authority Monitoring Report (AMR) for the period April 2024 to March 2025. 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 2024/2025 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 2024-25 fell significantly from the previous year at 806 net new dwellings. The previous year saw a record high of 1,345 new net homes provided. Although the 806 net completions in 2024/5 is higher than the annual local plan requirement (647 a year), it is below the housing requirement that the Council must now use which is set out in the Government's 'Standard Method' calculation. The Council must now use the 'Standard Method' as the local plan is more than 5 years old and housing needs have increased from those set in the local plan. The Council is now preparing a new local plan which will use the new standard method housing need number. The Standard Method housing need for Derby changed to 906 new dwellings a year when the Government changed the Standard Method calculation in December 2024.

The Standard Method calculation previously included a 35% increase as Derby is one of the top 20 urban areas where Government sought to direct new housing to. The 35% urban uplift was removed by Government in December 2024 and a new Standard Method brought in which is based primarily on increasing existing stock of dwellings.

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.

Although the 35% uplift was removed part way through the monitoring year, the Council can still not demonstrate a supply of deliverable sites for 5 years. By the end of the monitoring period in April 2025 the Council could only demonstrate a supply of deliverable sites for 2.73 years.

The Housing Delivery Test (HDT) considers actual housing delivery against requirement for a rolling three year period. The Government has failed to update the Housing Delivery Test result since the result for the period up to March 2023. The most recent published HDT result for Derby is 83%. At time of drafting this report no information on HDT completions to March 2024 or March 2025 have been published.

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

Planning Policy Progress

Headlines 2024-2025

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 9 (February 2025). The LDS was updated to reflect progress developing a new Local Plan (see next section) and the government's [requirement](#) that plans currently in production must be submitted by December 2026 for examination under the current system.

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, 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.

Some of the key reasons to continue to develop a new plan as of this monitoring year are:

- The requirement for Local Authorities to review their Local Plans within five years of adoption
- The development plan contains some saved policies from the 2006 City of Derby Local Plan Review; these should be updated and where relevant incorporated into a new plan
- The housing target element of adopted Local Plan policy CP6 (Housing Delivery) is now out of date. This is due to the plan now being more than five years old, and changes to the national standard methodology for calculating housing need.
- 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
- To take account of the intended changes to the national planning system, including changes to the NPPF, and,
- To promote regeneration of the City Centre through a new Local Plan developed as one document, reflecting the work done as part of 'the towards a new vision for Derby City Centre' [Ambition](#) project.

Towards the end of the 2023/24 monitoring year the Local Plan Priorities Consultation was undertaken, this was a six-week survey-based consultation which sought to identify the key planning issues that the new Local Plan should address. Detailed feedback from the consultation was [published](#) early in the 2024/25 monitoring year. These consultation messages will help to inform the upcoming Draft Local Plan.

Also, during the 2023/24 monitoring year, the [Local Housing Need Assessment](#), [Employment Land Review](#) for Derby and South Derbyshire and the [Gypsy and Traveller Accommodation Assessment](#) were published. These help to inform the plan's future allocation requirements.

During the monitoring year 2024/2025, further evidence gathering has taken place to support the development of the new plan's strategy and draft policies. Much work has been undertaken to investigate the City's housing and employment capacity and explore options for delivery within the plan period. Important parts of this evidence base published this monitoring year are the updated Strategic Housing Land Availability [Assessment](#) and The Derby Housing Land Capacity Position [Paper](#).

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 Plan was submitted to the Planning Inspectorate on November 29th 2024, with an Examination into the Plan expected to be held in May 2025.

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 2025, 56 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. Unfortunately, the base periods are set as starting at 31 October each year which does not correspond to housing monitoring records which are monitored from 1 April to 31 March annually.

In the three year period up to 30 October 2024, the Council granted 33 suitable planning permissions which could have been provided as self-build homes as defined in the Self Build and Custom Build Housing Regulations. This only needed to meet the needs of the number of people placed on the Register for the year up to 30 October 2021, which was 2 individuals. Even if the number of people registered was for the preceding three years to October 2021 that would only be 28 individuals.

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. All new build planning permissions for single detached dwellings in Derby within the monitoring window are therefore potentially eligible if they meet the criteria set out in Planning Practice Guidance. The Council is content that this duty has been met.

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.

Erewash Borough Council is not part of the Derby Housing Market Area, but we have regular meetings with their representatives, a regularly revised statement of common ground; and they hold observer status as part of the Derby Housing Market Area Joint Advisory [Board](#) (JAB)

Since the adoption of the DCLP Part 1 the Council has continued to work with its HMA partners and neighbouring councils. Key areas of work within the 2024/25 monitoring year include:

- Making representations on and supporting the Amber Valley Local Plan [examination](#)
- Making representations and attending the Erewash Core Strategy [examination](#)
- Continued joint working and engagement through HMA JAB and regular strategy meetings
- Agreeing and publishing an updated December 2024 HMA [Statement of Common Ground](#)
- Attended and contributed to [design review](#) sessions regarding proposed allocations at South of Mickleover and Infinity Garden Village within the South Derbyshire District Council area.
- Planning and commissioning future joint evidence base work including an HMA transport assessment

The government has signalled an [intention](#) to remove the legal duty to co-operate but has not yet done so. Even if the legal duty is withdrawn, the need for ongoing constructive co-operation with neighbouring authorities is set out in national policy and will be necessary for good planning.

Housing Land Supply

Headlines: 2024-2025

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 policies were still up to date.

Through this review, the housing requirement in the Plan was found to be out of date. This means that Derby's housing need changed to 906 net new dwellings a year in December 2024. Later it rose

slightly to 917 dwellings a year. The way the Standard Method is calculated and the datasets used mean that it changes frequently.

The Council now measures the housing requirement against the Standard Method and so the 5 year supply is measured against this. As the Standard Method changes, so too does the 5 year supply. By April 2025 the 5 year supply had dropped to 2.73 years.

The lack of a supply of deliverable sites 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 a requirement 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 December 2024 and this covered the period from April 2020 to March 2023. The Council achieved 83% in the HDT which indicates that the housing delivery record in the city is well below what it should be.

The Government has not published any further HDT result for the following years (up to April 2024 or April 2025). These were due to be published but have not emerged. And so, all the Council can do is use the previous known/published HDT result.

Due to the poor delivery of new homes against the Standard Method calculation, a 20% buffer has been included in the 5-year supply calculation.

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 2025.

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 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 2023/24 monitoring year saw a significant boost in housing delivery with 1,345 net new homes provided that year. This was the highest number of new homes built in any single year in recent history and is more than double the adopted local plan annual requirement.

The current monitoring year (2025/25) saw 806 new homes completed, which although greater than the adopted local plan requirement of 647 a year, is less than Derby's new Standard Method requirement of 917 dwellings a year.

The shortfall in the early years of the local plan period, 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.

Table 1 below summarises the number of housing completions and other relevant data between 2011 and 2025.

Table 1 : Past Dwelling Completions in Derby indicating completions up to 31 March each year

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Gross Completions	275	396	521	454	502	803	796	754	670	553	689	822	1358	949
Major Site Comps	194	289	423	354	374	684	639	602	588	432	546	744	1188	845
Smal Site Comps	81	107	98	74	128	119	157	152	82	121	143	78	170	104
Demolitions	6	10	69	13	6	4	1	1	0	9	2	170	1	2
Change of use	7	5	1	7	4	7	3	2	5	1	0	1	12	0
Conversion	1	8	5	6	3	3	5	81	0	4	6	2	2	141
Net Completions	261	373	447	428	489	789	787	670	665	540	681	649	1345	806
Windfalls	160	307	424	178	158	202	157	316	209	269	226	193	198	255
BF Completions	248	344	473	422	407	625	594	395	357	285	283	537	1250	797
BF %	90	87	91	93	81	78	75	52.4	53	51.5	41	65	170	152
GF Completions	27	52	48	32	95	178	202	359	313	269	404	28%	88%	84%

GF Completions	10	13	9	7	19	22	25	47.6	46	48.5	59	35	12	16
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Empty Homes

In the 2024/25 monitoring year, 88 long term empty homes have been returned to use through direct intervention.

Through a programme of Compulsory Purchase, of these 88, 27 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. Of these 88, 3 were purchased by the Council to add to their affordable housing stock.

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 and assisted in the recovery of over £70,000 of council tax arrears associated with empty homes. The Empty Homes Team has also generated £160,000 income through the compulsory purchase program.

Gypsies, Travellers and Travelling Show People

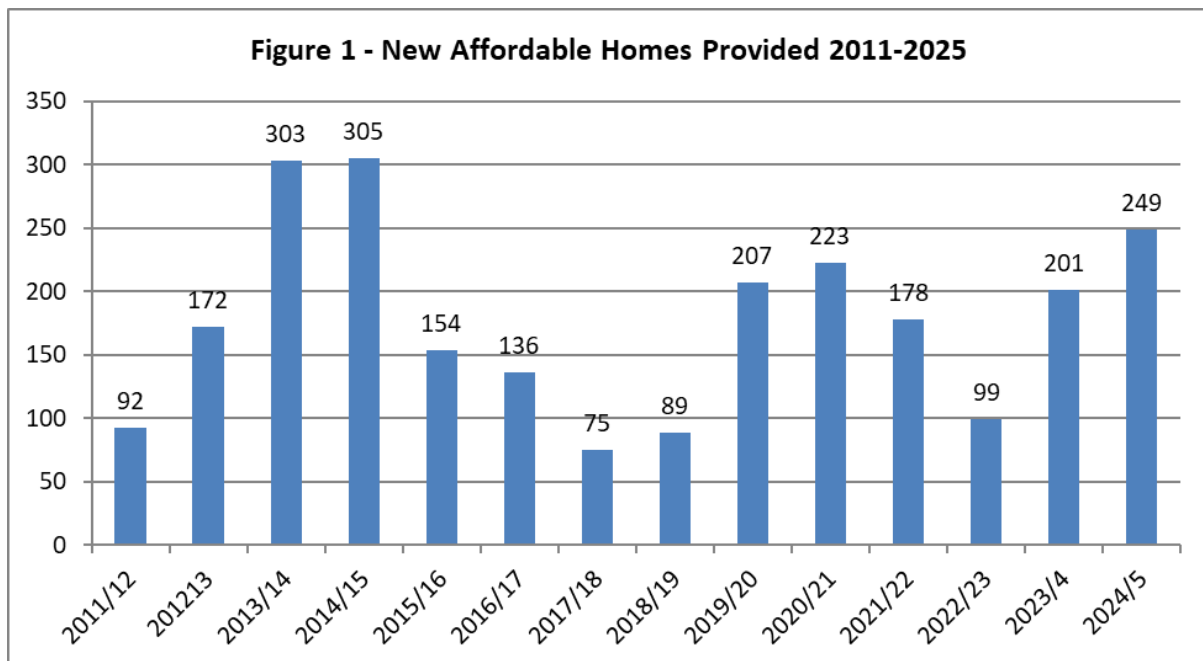
DCLP1 policy CP8 – Gypsies and Travellers sets out the Council's approach to meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The policy is underpinned by a Gypsy and Traveller Accommodation Assessment (GTAA) covering Derby, Derbyshire, Peak District National Park and 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. A Gypsy and Traveller Accommodation Assessment (GTAA) was produced for a wider area including all of Derbyshire and this was published in July 2023. This updated GTAA 2023 identifies a need for 14 new permanent pitches in the city between 2020 and 2040. This new evidence will be used to inform a policy in the new Local Plan on Gypsies and Travellers and to provide the basis for identifying and allocating a suitable allocation site in the local plan.

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 2025 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 meet the NPPF definition of being 'deliverable' 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 2025. At the end of March 2025, 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). The relevant published HDT result for this monitoring period was that the Council achieved an HDT result of 83% (December 2024). The Council

accordingly considers that a 20% buffer should be applied in calculating the 5 year housing supply as there has been insufficient housing delivery over the previous 3 years to justify applying a 5% buffer to the calculation. Using a 20% buffer significantly increased the 'need' side of the 5 year supply calculation.

At 1 April 2025 the Council had enough deliverable housing sites to last for only 2.73 years.

Employment Land

Headlines: 2023 - 2024 and 2024 - 2025

Introduction

Due to resourcing, no employment land update was provided for the 2023-2024 monitoring period. Therefore, this update covers the period 2023-2024 and 2024-2025, with surveys having been undertaken during April 2025. In the case of reporting completions, the total amount of land completed across the two monitoring periods has been split evenly. This will not impact on the overall trend figures.

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 at the time of monitoring. 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 applications 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 in excess of 250sqm (net) of floorspace due to the resource implications of monitoring more minor proposals. However, it is acknowledged that cumulatively, proposals below this threshold can be significant in terms of their impact on the availability of floorspace for employment purposes.

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?

Circa 23.8ha of additional land (meeting the monitoring thresholds) was completed during the 2023-2024 and 2024-2025 monitoring periods, equating to an average of 11.9ha completed in each year. Across the two years, this included the completion of a significant plot at Infinity Park Derby (IPD) for a speculative logistics / warehouse unit, providing over 47,000sqm. Further completions were recorded at Indurent Park (previously known as St Modwen Park), including several units providing over 58,000sqm of new floorspace on this strategic employment site. A significant new unit was also completed by Pektron at their Alfreton Road site providing over 3,000sqm of floorspace.

Completions during the two monitoring years have continued the trend of significant amounts of new floorspace being completed on strategic employment sites since 2022, notably at IPD and Indurent Park. Build out at Indurent Park is likely to be close to completion in 2026.

The continued upswing in completions on additional land has lifted the year-on-year average completion rate for the Plan period (since 2011) to over 6ha, with circa 86.5ha of new land having been completed since 2011.

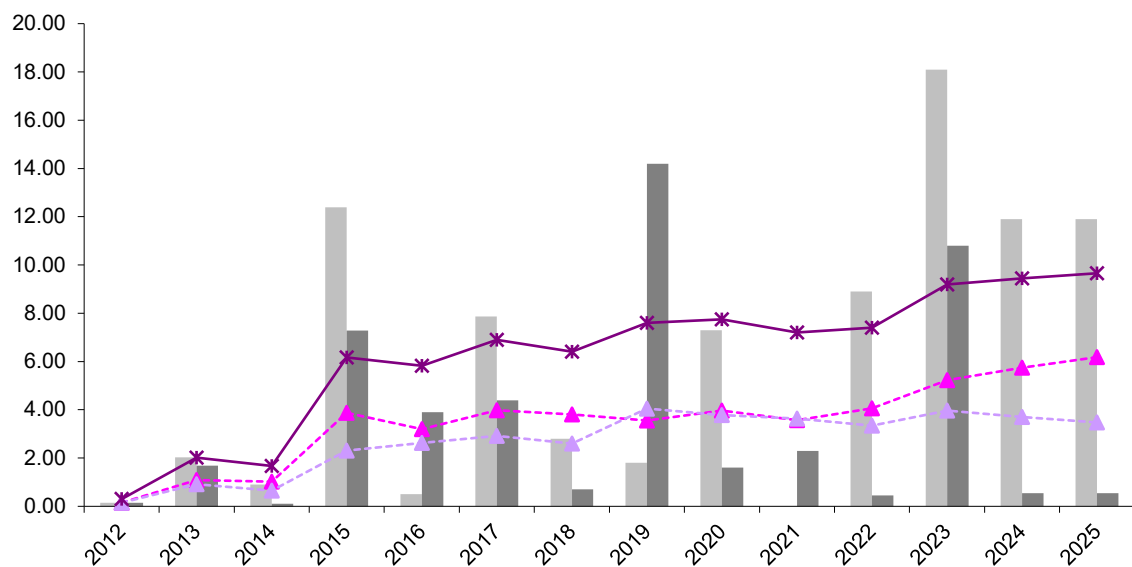
The emerging new Local Plan will cover the period 2023-2043. The two monitoring years covered in this update are therefore the opening years of the new plan period. This means that 23.8ha of new employment land have already been completed within the new plan period.

Completions on redevelopment sites was more subdued during the two monitoring years, following a high level of completions on such sites in the 2022-2023 monitoring year, which included significant development at SmartParc and Victory Road. Notable completions during the two monitoring years included new industrial units at the Northedge site on Alfreton Road (1,220sqm) and redevelopment of the former Garrandale site also on Alfreton Road for a builder's yard / B8.

Past Completions 2011-2025

Year	Additional Land Completed (ha)	Redevelopment Land Completed (ha)
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
2023/24	11.9	0.55
2024/25	11.9	0.55
Totals:	86.54	48.66

Figure 2 - Completed Employment Land Development (ha) 2011-2025



How Much Land has Been Lost from the Supply?

One of the most significant losses from the existing land supply included the redevelopment of underutilised employment land on Goodsmoor Road, providing 75 new dwellings, but resulting in the loss of circa 2.65ha of land. Further significant losses of floorspace can be attributed to the change of use of existing units to training uses, including an office on Pride Park (1,800sqm) and one of the new units on Indurent Park which has been occupied by KIA for training, resulting in the loss of over 3,500sqm of industrial floorspace from the supply. Further losses to training establishments have also occurred on Raynesway Park Drive (circa 1,000sqm).

The ongoing trend of losing office accommodation to residential use, has continued with the loss of around 10,000sqm to this use in the monitoring period. This indicative figure only includes those applications meeting the monitoring thresholds. There is likely to be significantly more losses when considering the cumulative impacts of smaller applications.

Well over half of the floorspace lost to residential conversion has been through the change of use of Osmaston Business Centre on Osmaston Road.

Further losses of office stock are expected in future monitoring years with indications that sites such as Forester House on Becket Street will commence redevelopment proposals soon.

How Much Land is Under Construction?

The 2024-2025 monitoring period has seen a reduction in the amount of additional employment land and floorspace under construction, compared to the levels reported in the 2020/21, 2021/22 and 2022/23 monitoring years as units under construction have continued to translate into high levels of completions.

The majority of additional land under construction at April 2025 is at Indurent Park where the final stages of development are being completed. Land at IPD also remains under construction providing a new facility for BOC, facilitating their relocation from Raynesway.

	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
2023/24	N/A	N/A
2024/25	4.56	13.99

The amount of 'redevelopment' land recorded as under construction has increased significantly since 202/23, demonstrating the peaks and troughs of development trajectories for employment land. The majority of land classed as under construction is at the SmartParc site in Spondon, where a further 50,000sqm of floorspace is being built out, whilst the Merlin Park site (former Light Alloy Foundry in Osmaston) also remains under construction providing over 7,500sqm of new light industrial floorspace.

Overall Supply Calculation

The adopted 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 significantly 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	2024	2025
Land Under Construction:	1.6	9.2	2.4	11.0	22.5	14.8	N/A	4.56
Land with Planning Permission but Not Started:	90.4	83.4	83.1	100.6	69.8	59.3	N/A	38.13
Land Allocated but no Permission:	60.0	59.3	59.3	29.6	29.6	29.1	N/A	29.05
TOTAL:	152.01	151.9	144.8	141.25	121.9	103.2	N/A	71.74

A significant proportion of the land with planning permission but not yet started comprises land at Infinity Park Derby (IPD), which is subject to a significant new outline permission.

The outline permission at Becketwell allows for office development across the whole site and therefore the full residual site area has been counted in the supply. However, this has now been discounted to account for the completion of phases 1 and 2, including the Vaillant Live Arena. The city centre allowance in the supply calculation continues to be adjusted to reflect this significant outline permission. Significant permissions not started also relate to the original outline at Manor Kingsway (which included provision of a business park) and several city centre office schemes including the re-use of the former Bennetts department store and regeneration of the former Bonded Warehouse at the Friar Gate Goods Yard site.

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 three 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 27ha. Whilst the supply of additional land has reduced significantly in this monitoring year (due to completions and losses), the amount of land available continues to exceed the residual requirement within the Plan period. The emerging local plan and associated background papers will set out future employment need and supply position for the period 2023-2043.

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 and alternative uses.

It is notable that the forward supply of new land has reduced significantly since 2023, reflecting the significant completion levels, but also reflecting the continued loss of land at sites such as IPD for major infrastructure, but also the use of land at Indurent Park for a new multi-storey car park to serve the adjacent Rolls-Royce Submarines site on Raynesway.

Redevelopment (ha)								
Component	2018	2019	2020	2021	2022	2023	2024	2025
Land Under Construction:	12.8	3.1	4.4	2.2	11.4	4.4	N/A	13.9
Land with Planning Permission but Not Started:	60.4	59.2	56.8	56.7	100.4	98.4	N/A	105.5
Land Allocated but no Permission:	5.6	5.6	5.6	5.6	5.6	5.6	N/A	5.6
TOTAL:	78.8	67.9	66.8	64.5	117.4	108.4	N/A	125.0

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 (Sinfon) proposals (which are covered by a 15-year permission), SmartParc (Spondon) and the more recent outline applications covering the Rolls-Royce Submarines site on Raynesway. The outline permission at Raynesway allow for comprehensive redevelopment of the site to provide over 100,000sqm of new industrial floorspace to enable delivery of the AUKUS contract.

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 de-allocated through the emerging new Local Plan.

Retail & Centres

Headlines: 2025

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. Where possible, the most up to date data is presented, regardless of the monitoring period.

The Council is currently establishing a new system for monitoring footfall within the city centre. Once the system is set up and populated with sufficient past data to allow comparison, we will be able to report on trends in footfall once again.

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 to an extent 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 part of 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 – July 2025

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 93 which equates to circa 19% in July 2025. This compares to 21% in 2024, 23% in 2023 and 26% in 2022. This demonstrates a clear trend in vacancy reduction, which is to be welcomed. Nonetheless, the vacancy rate remains at a concerning level.

Vacancies and Mix of Uses in Primary Frontages

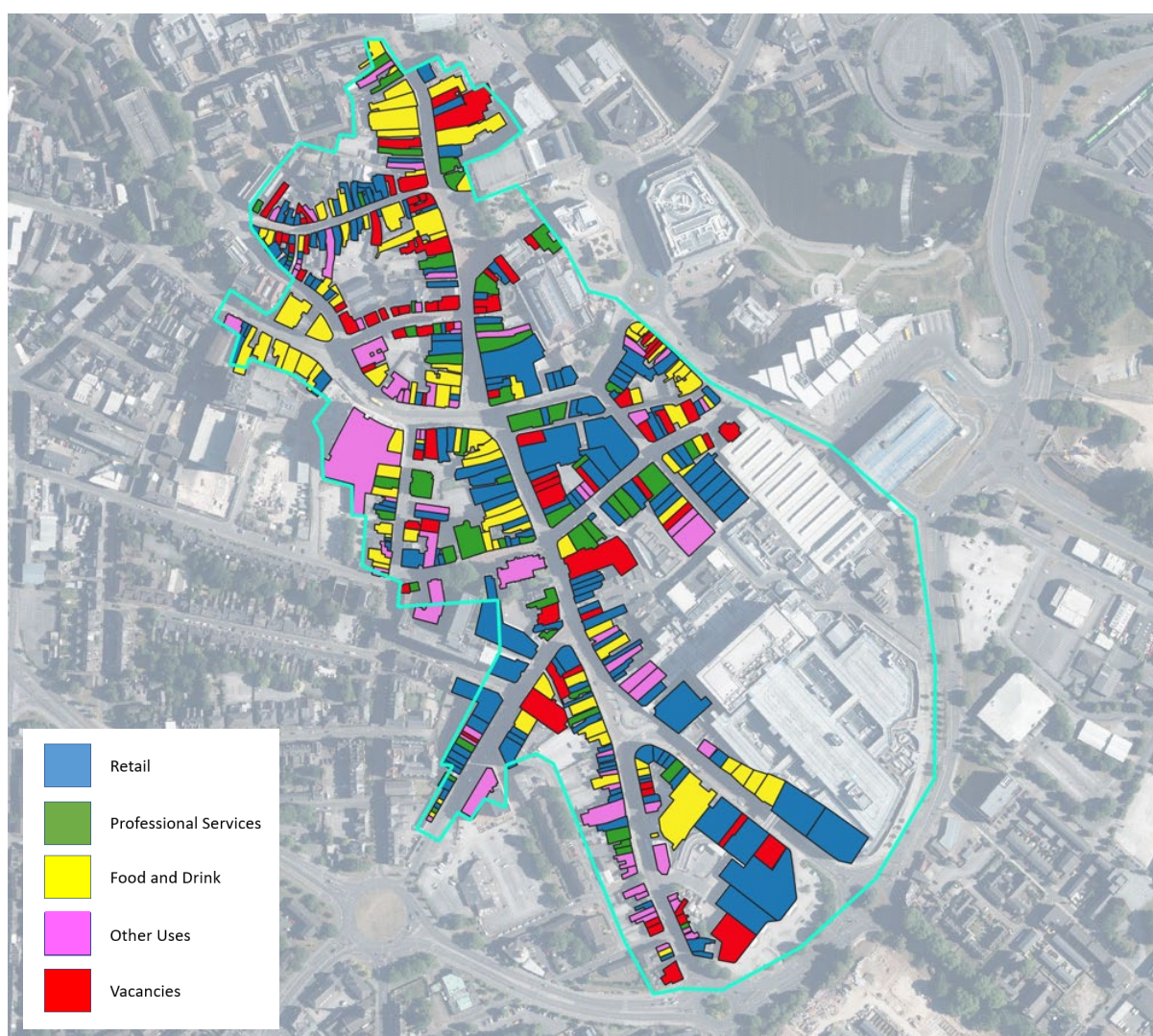
The vacancy rate within Primary Frontages is around 16% which has returned to being lower than the vacancy rate across the wider Core Area. It also shows a continual improvement in the vacancy rate within Primary Frontages. However, it should be noted that whilst vacancies have improved,

concerns remain about the nature / quality of some occupiers of shop units, including the proliferation of vape shops for example.

The make-up of Primary Frontages has remained relatively consistent with the 2023 survey, characterised by retail uses (41%, compared to 38%), professional services (15% - remained the same). The most significant shift is the increase in food and drink uses rising to 16% compared to 12% in 2023.

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 still at a concerning 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 ongoing contraction in bricks and mortar comparison retailing seen at a national level and is also likely to be as a result of the impacts of the E use class, 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 (July 2025)



District Centre Health

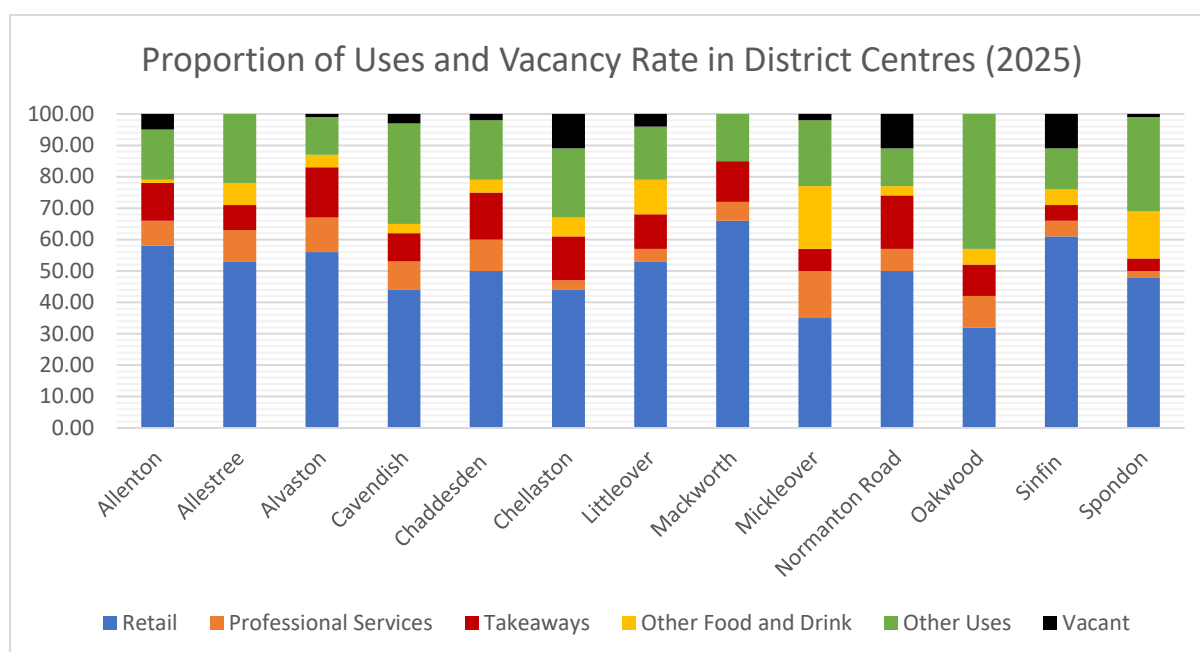
Proportion of Uses and Vacancy rate in District Centres (2025)

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.

The proportion of vacant units within Normanton Road linear centre continues to be amongst the highest at circa 11%, but this is similar to the proportion in Chellaston and Sinfin. On the whole, vacancy rates appear to have stabilised or in some cases reduced since the last survey. Vacancy (as a proportion of units) is not a significant issue across the other centres.

In terms of takeaways, Alvaston (16%) and Normanton Road (17%) continue to have the highest proportions closely followed by Chaddesden (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 became mandatory in February 2024 for major development and, for minor development in April 2024.

Headlines 2024 – 2025

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, an outline planning application for a maximum of 18 dwellings was approved at the Lees Brook Valley Green Wedge (23/00755/OUT). Implementation of this application would result in the loss of 0.9 hectares of Green Wedge.

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 indicates that the number of designated sites in the City remains unchanged.

Biodiversity Net Gain

While 35 applications were submitted to the Council which qualified for delivering Biodiversity Net Gain, no Biodiversity Gain Plans were submitted to, or approved by the Council.

Public Green Space

No applications were received which resulted in the loss of open space in the City.

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:

Tree Planting and Canopy Expansion

As part of Derby's ongoing commitment to increasing tree canopy cover across the city, the Derby Parks Team planted 10 orchard trees at Rykneld Recreation Ground in April 2024.

Coronation Micro Woods were planted at multiple sites, with 500 trees established at each of the following parks:

- Chaddesden Park,

- Markeaton Park,
- Normanton Park,
- Allestree Park,
- Vicarage Road Park.

Additional large heavy standard trees were planted at:

- Markeaton Park
- Chaddesden Park
- Vicarage Road Recreation Ground

Allestree Park Rewilding Program

Public engagement events launched in April 2024 to support biodiversity improvements across the rewilding areas. Activities such as *Be a Boar Day*, *Birds Eye View*, and *Be a Jay Day* encouraged visitors to learn about and participate in the project.

Conservation Grazing

The 2024/25 monitoring year marked:

- Nine years of conservation grazing at Allestree Park and Nutwood
- Eight years of conservation grazing at Sinfin Moor Park

Pond Creation and Restoration

- Mickleover Meadows LNR saw the creation of two new ponds and restoration of one existing pond as part of a biodiversity offsetting scheme.
- Nutwood Local Nature Reserve saw the completion of swamp restoration in April 2024, including essential tree removal to support habitat recovery.
- Chaddesden Wood Local Nature Reserve saw the creation of one new pond and restoration of three additional ponds, aligned with the updated management plan.
- Sunnysdale Park Local Nature Reserve saw the extension of pond to help water retention
- Continued pond restoration projects also took place at:
 - Sinfin Moor Park LNR
 - West Park Meadows
 - Dale Road Park
 - Arboretum Park

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Punjabi

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Polish

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Slovak

Túto informáciu vám môžeme poskytnúť iným spôsobom, štýlom alebo v inom jazyku, ktorý vám pomôže k jej sprístupneniu. Prosím, kontaktujte nás na tel. č.: **01332 640807** alebo na stránke **derby.gov.uk/signing-service/**

Urdu

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