Introduction:

This is Derby City Council’s Authority Monitoring Report (AMR) for the period April 2017 – March 2018. 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) and the Saved Policies of the City of Derby Local Plan Review (2006). It also reports progress on key projects and development sites.

This AMR sets out information in the following order:
- Planning Policy Progress
- Housing Land Supply
- Employment Land
- Retail and Centres
- Green Infrastructure
- Areas of Change (sites and projects)

In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 requirements, this AMR also contains updates on activity during the 2017/2018 monitoring period in relation to:
- Neighbourhood Planning;
- Community Infrastructure Levy; and
- Duty to Cooperate

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

Key Achievements:

Housing completions in the city remained well above the annual target in 2017/18 with 787 net new dwellings added to the housing stock during the monitoring year. Significantly, the city centre has seen considerable numbers of new homes developed, mainly through changes of use of offices and the development of new student apartments.

At the end of the monitoring year (April 2018) the Council identified a supply of deliverable housing sites to provide for 6.06 years and so was able to demonstrate a robust 5 year housing supply. Although the 5 Year Supply position is set at 1 April, the methodology for calculating the supply was clarified in the new NPPF which was published later in 2018. The new NPPF sets out a mechanism for confirming which buffer percentage should be added to the supply. Previously the buffer was based on whether or not the local authority had significantly under delivered against housing targets. However the buffer is now 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 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 7 which was published in December 2017.

https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/LDS_v7_Dec17_fv.pdf

The LDS was be updated in December 2017 to reflect the adoption of the DCLP1, work being undertaken to prepare the Part 2 Local Plan and other planning policy documents, including the review of the Planning Obligations SPD and the Derby Urban Design Guide.

Progress on the Derby City Local Plan:

The Part 2 Plan will include more detailed ‘development management’ policies, review the remaining saved policies of the CDLPR and allocate further development sites to ensure that the target of 11,000 homes is met and a five year housing supply can be maintained. It may also allocate land for other uses and in particular identify smaller regeneration priorities.

Work on the Part 2 began in 2016 with a call for sites, although the examination of the DCLP1 impacted on the progress made during 2016. Particular emphasis through much of this year has been on collecting evidence and identifying the issues and options that the Plan will have to address. Consultation on the issues that the Part 2 plan will address and the potential policy options available took place February-May 2018. The response to the Issues and Options consultation, alongside initial evidence gathering, scoping and options analysis will culminate in the production of a Draft Plan for consultation in summer 2019 (under Regulation 18).

Progress on the Minerals and Waste Plans:

The Council is working with the County Council on replacements for the joint Minerals and Waste Local Plans. During Spring 2018 the Councils consulted on a ‘Proposed Approach’ for the Minerals Local Plan which set out a draft vision and objectives, a draft strategy of each of the important minerals in the Plan area, a proposed set of draft polices an proposed allocations of specific sites for mineral extraction. Work is ongoing to produce a Proposed Draft Plan to be consulted on in Spring 2019.

The Councils have produced a series of background and evidence papers on strategic and local waste matters for the Waste Local Plan and will be consulting on them in early 2019. A draft Plan is due to be consulted on during summer 2019.

You can find more information on the Joint Minerals and Waste Plan by following the link below:
http://www.derbyshire.gov.uk/environment/planning/planning_policy/minerals_waste_development_framework/
Progress on Other Documents and Projects:

**STATEMENT OF COMMUNITY INVOLVEMENT (SCI)**
After a wide-ranging consultation, the Revised Statement of Community Involvement was adopted by the Council in July 2017. This document sets out how we will engage with statutory bodies, organisations and members of the community in the preparation of Statutory documents and in determining planning applications.

**PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT REVIEW**
The Council’s Planning Obligations Supplementary Planning Document is now 9 years old, therefore it is being reviewed to bring it up to date, both in terms of current practices/costs and to align it with the newly adopted DCLP1. A revised draft of the SPD was consulted on during the monitoring period and is due to be adopted later in 2018.

**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 self-build or custom-build a new home.

The Council has set up a register and at 1 April 2018, eleven individuals expressing a wish to build their own homes in the City had successfully applied, and been placed on the register.

The application form for inclusion on Derby’s register is below:

**BROWNFIELD LAND REGISTER**
The Council published its first Brownfield Land Register in December 2017 as required by Government. The register identifies previously developed ‘brownfield’ land in the city which meets certain criteria that are set out in Regulations.

It identifies sites which are of a certain size/capacity, 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.

The most recent register can be viewed via the link below
https://www.derby.gov.uk/environment-and-planning/planning/brownfield-register/

**Neighbourhood Planning:**

**CHELLASTON NEIGHBOURHOOD PLAN**
Since its formal designation in 2016, the Chellaston Neighbourhood Planning Forum have been gathering evidence and engaging with the local community. The Group anticipate that a draft plan will be published in the summer of 2019 and envisage that the referendum will be held in the following year.

For more information on preparation of the Neighbourhood Plan for Chellaston please visit the Group’s [website](http://www.derby.gov.uk/environment-and-planning/planning/self-build-custom-house-register/). Please note that this is an external website and the Council takes no responsibility for the content of this website.
### 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 / SoCG):

Section 110 of the Localism Act and paragraphs 178-181 of the National Planning Policy Framework (NPPF) 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 latest duty to cooperate compliance statement can be accessed using the link below.

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CD003%20Final%20Duty%20to%20Cooperation%20Statement%201.5.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CD003%20Final%20Duty%20to%20Cooperation%20Statement%201.5.pdf)

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

- South Derby Growth Zone
- Development Framework Documents guiding delivery of housing on urban extensions at Boulton Moor and Infinity Garden Village
- The aligned Derby City Council and South Derbyshire District Council Playing Pitch Strategies
- Amber Local Plan production
DCLP1 Housing Land Supply

The DCLP1 sets out a housing delivery target 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. However, Derby’s need for new homes over the period is higher than this amount. Through the Examination of the Local Plan it was established and agreed that Derby could not meet all of its own housing needs within the city in a sustainable and deliverable way. The objectively assessed needs for the city actually indicated that 16,388 new homes were required between 2011 and 2028. The residual 5,388 dwellings required to meet the Objectively Assessed Housing Need will be delivered in sustainable locations in the neighbouring HMA authority areas and these will mainly form urban extensions to the city to the south and west.

The plan also sets out that a minimum of 2,200 new homes will be provided in the City Centre over the plan period. This includes development of the strategic allocations at Castleward and the Former Derbyshire Royal Infirmary which are allocated for a minimum of 800 and 400 new homes respectively.

The DCLP1 also includes a new 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 at 1 April 2018.

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 is considered to be 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 has directed growth and released greenfield sites.

The permitted development rights for office to residential conversions and the new bespoke student accommodation constructed in the city centre have also played a key part in the increase in the delivery of new homes over the past 2 years. However, it must be noted that many of the new office to residential conversions have been developed through Permitted Development rights with no planning control over the quality of the living environment and no planning obligations to mitigate for the impacts of high numbers of residents moving into the city centre or to provide supporting infrastructure.

The new student apartments which have been developed in the city centre also contribute towards meeting housing needs but on a pro-rata basis. New purpose-built student accommodation was counted at a ratio of 1 in 3 towards meeting housing needs on the basis that...
the students moving into them would free up private rented accommodation in the city.

This level of housing delivery (nearly 800 homes a year) has started to put the city back on track to meet the 11,000 dwelling local plan target by 2028 after the poor delivery in the initial years of the plan.

A summary table of housing completions and other relevant data from 2011 to 2018 is set out below:

### Derby City Housing Delivery Past Performance (2011-2018)

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total gross completions</td>
<td>275</td>
<td>396</td>
<td>521</td>
<td>454</td>
<td>502</td>
<td>803</td>
<td>796</td>
</tr>
<tr>
<td>Total comps on major sites</td>
<td>194</td>
<td>289</td>
<td>423</td>
<td>354</td>
<td>374</td>
<td>684</td>
<td>639</td>
</tr>
<tr>
<td>Total comps on small sites</td>
<td>81</td>
<td>107</td>
<td>98</td>
<td>74</td>
<td>128</td>
<td>119</td>
<td>157</td>
</tr>
<tr>
<td>Demolitions</td>
<td>6</td>
<td>10</td>
<td>69</td>
<td>13</td>
<td>6</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Change of use</td>
<td>7</td>
<td>5</td>
<td>1</td>
<td>7</td>
<td>4</td>
<td>7</td>
<td>3</td>
</tr>
<tr>
<td>Conversions</td>
<td>1</td>
<td>8</td>
<td>5</td>
<td>6</td>
<td>3</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Total Completions (Net)</td>
<td>261</td>
<td>373</td>
<td>447</td>
<td>428</td>
<td>489</td>
<td>789</td>
<td>787</td>
</tr>
<tr>
<td>Windfalls</td>
<td>160</td>
<td>307</td>
<td>424</td>
<td>178</td>
<td>158</td>
<td>202</td>
<td>157</td>
</tr>
<tr>
<td>Brownfield Completions</td>
<td>248</td>
<td>344</td>
<td>473</td>
<td>422</td>
<td>407</td>
<td>625</td>
<td>594</td>
</tr>
<tr>
<td>Brownfield %</td>
<td>90%</td>
<td>87%</td>
<td>91%</td>
<td>93%</td>
<td>81%</td>
<td>78%</td>
<td>75%</td>
</tr>
<tr>
<td>Greenfield Completions</td>
<td>27</td>
<td>52</td>
<td>48</td>
<td>32</td>
<td>95</td>
<td>178</td>
<td>202</td>
</tr>
<tr>
<td>Greenfield %</td>
<td>10%</td>
<td>13%</td>
<td>9%</td>
<td>7%</td>
<td>19%</td>
<td>22%</td>
<td>25%</td>
</tr>
</tbody>
</table>

### Strategic Housing Site Delivery Progress:

The DCLP1 identifies 13 strategic housing sites and 2 broad locations for mixed use development with housing targets. Although the DCLP1 was only adopted in 2017, the preparation of the Plan led to a number of planning applications and planning permissions which saw housing delivery commencing on some of the allocated sites very quickly.

More information on the Strategic Housing Sites and the progress made on them so far can be found in the Areas of Change section below.

### Empty Homes:

In the 2017/18 monitoring year, 83 empty homes have been returned to use through direct intervention.

Through a programme of Compulsory Purchase, 21 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 £166,000 of debt/income associated with empty homes.
Gypsies, Travellers and Travelling Showpeople

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. It was published in 2015 and identified a need for 27 additional permanent pitches within the City during the plan period to 2028.

No new pitches have been bought forward or applications received for permanent or transit site provision during the monitoring year. Accordingly the identification of new site(s) permanent pitch provision will be undertaken as part of developing the Local Plan Part 2, the process for which is discussed above.

Should any application for permanent pitch provision be received in advance of a local plan allocation 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 2018 is shown in the graph below:

The 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 a number of affordable housing schemes came through outside the S106 route and there were a number of Government led schemes which contributed.

It is notable that the number of affordable homes added to the stock each year varies significantly and it is also notable that the number has reduced to 75 in the 2018 year which is the lowest number so far during the plan period.

**Housing Trajectory:**

The Housing Trajectory for Derby City was updated in April 2018 after a full set of surveys was carried out on all sites with planning permission for residential use. At the same point, new sites with planning permission or identified as being ‘developable’ housing sites were added to the trajectory.

The Housing Trajectory Graph at 1 April 2018 is set out below:

![Housing Trajectory Graph](graph.png)

**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 2018. At the end of March 2018, 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 was updated in July 2018 and sets out that a buffer of 5% or 20% should be applied depended on the local authority’s housing delivery over the previous 3 years. The Council 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 2028 the Council had enough deliverable housing sites to last for 6.06 years.**

A more detailed explanation of the 5 year supply position is set out on the Councils website where the actual sites contributing are identified as well as the relevant calculations. The detailed 5 year supply position can be seen via the link below:


### Housing Delivery and Trajectory Analysis:

The trend over the first 5 years of the plan period was one of gradually increasing completions but there was a noticeable increase up to 789 net dwellings provided in the 2016/17 year. Although the average annual delivery requirement was missed in the first few years of the period, the 2016/17 delivery far exceeded the 647 dwelling average and has therefore not only met that year’s requirement but made up for some of the previous shortfall.

Many of the strategic sites are now permitted/under construction and appear to be delivering strongly. There is also confidence that the City Centre will continue to deliver strong numbers of new homes.

Finally, the plan includes a windfall allowance of 75 dwelling a year but this is in reality a very conservative estimate. The past completions table above shows that the number of actual windfalls delivered has never dropped below 150 in any year and are usually much higher. It is noted that windfalls have reduced in the past two years but that is mainly due to the fact that many sites were ‘known’ sites due to the process of identifying land supply for the Local Plan.

### 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. This award has since further reduced to 4 years from 2018-19. Local authorities are not obliged to use the Bonus funding for housing development. Grant awarded for New Homes Bonus is set out below:

<table>
<thead>
<tr>
<th>Grant</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
<th>17/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Homes Bonus (£ in year)</td>
<td>1,004,576</td>
<td>1,939,047</td>
<td>2,544,348</td>
<td>3,310,161</td>
<td>3,773,080</td>
<td>4,654,003</td>
<td>2,948,422</td>
</tr>
</tbody>
</table>

(excludes redistributed top slice)
Introduction:

For monitoring purposes, employment land is defined as that which falls into 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 or sui generis uses, although these uses do 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 year. This can distort completion rates when assessed over a short time period, but evens out over longer timescales.

The previous monitoring period (2016/17) included the adoption of the DCLP1, which resulted in a number of changes to the employment land supply, as at the 1st April 2017 and the way in which it is monitored. Changes included the deletion of a number of sites, the loss of land to reflect implemented infrastructure and increases to the threshold at which sites / applications are monitored. The revised thresholds are 250sqm or 0.25ha. The change to monitoring thresholds has implications for the comparability of data, but is necessary to ensure that monitoring workload aligns with reduced staff resources and changing workload priorities.

Accurate monitoring of employment land is also becoming increasingly difficult for a number of reasons. For example, changes to permitted development regulations 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. Also, the demolition of industrial buildings (in general) does not require planning permission, making it difficult to monitor losses of employment floorspace as a result.

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

How Much Land Has Been Developed?

Approximately 3 hectares of additional land was developed during the monitoring period, providing in excess of 12,000sqm of new floorspace. The majority (9,500sqm) of this was provided through the completion of the third unit at Derby Commercial Park (Policy AC12). Other noteworthy completions providing additional floorspace included the change of use of premises on Abbey Street, Raynesway Park Drive and Pride Park.

Approximately 0.7 hectares of redevelopment land were developed during the monitoring period, providing in excess of 2,300 sqm (gross) of floorspace. The majority of this was provided
through the redevelopment of land at Victory Park.

The level of overall completed development was lower than in the 2016/17 monitoring period and was also less than the previous two years (15/16 and 14/15). However, the completion level was greater than the post-recession years 2009-2014. The reduction in recorded completion levels can largely be attributed to the fact that sites are not recorded as complete until all units covered by a planning application are completed. This means that sites such as the redevelopment of the former Draka site on Alfreton Road continue to be classed as under construction even though the majority of units have been completed and brought to market.

Around 70% percent of all land completed was greenfield, entirely attributed to the continued development of strategic employment site at Derby Commercial Park.

### Past Completions:

<table>
<thead>
<tr>
<th>Year</th>
<th>Additional Land Completed</th>
<th>Redevelopment Land Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/12</td>
<td>0.15</td>
<td>0.15</td>
</tr>
<tr>
<td>2012/13</td>
<td>2.03</td>
<td>1.69</td>
</tr>
<tr>
<td>2013/14</td>
<td>0.90</td>
<td>0.10</td>
</tr>
<tr>
<td>2014/15</td>
<td>12.39</td>
<td>7.28</td>
</tr>
<tr>
<td>2015/16</td>
<td>0.50</td>
<td>3.90</td>
</tr>
<tr>
<td>2016/17</td>
<td>7.87</td>
<td>4.39</td>
</tr>
<tr>
<td>2017/18</td>
<td>2.80</td>
<td>0.70</td>
</tr>
<tr>
<td><strong>Totals:</strong></td>
<td><strong>26.64</strong></td>
<td><strong>18.21</strong></td>
</tr>
</tbody>
</table>

### How Much Land Has Been Lost From the Supply?

Following significant losses from the additional supply recorded last year, the position in 2017/18 has stabilised, with only one notable loss from the supply being the Unity Plaza office scheme on Pride Park which lapsed during the monitoring period.

The loss of office accommodation in the city centre has continued to be an ongoing trend fuelled by changes to permitted development rights. Losses recorded during the monitoring period.
period include the loss of floorspace at the Heritage Gate complex, including Celtic House, as well as loss of office space at Bramble Business Centre, Exchange Street and on Green Lane.

The redevelopment of existing employment land for new employment uses regularly results in the net loss of floorspace, particularly where old factories are demolished to make way for more efficient modern floorspace. This is notably the case at the former Draka Cables (Eagle Park) and Hansons (Northedge) sites on Alfreton Road. This will also be the case once Rolls-Royce implements their Aerospace Campus proposals.

Recent years have also seen the demolition of the majority of redundant buildings at the former Celanese works in Spondon. Production ceased in 2012 and demolition is now nearing completion, providing a vacant cleared site ready for regeneration. The loss of buildings does not qualify as a loss from the supply until proposals for an alternative use are implemented as the land technically remains in employment use.

### How Much Land is Under Construction?

This monitoring period has seen a significant increase in the amount of employment land and floorspace under construction on redevelopment sites, compared to the 2016/17 period. The amount of ‘additional’ land recorded as under construction has stayed the same as Westside Park off Belmore Way continues to be built out.

<table>
<thead>
<tr>
<th></th>
<th>Additional Land (ha)</th>
<th>Redevelopment Land (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17</td>
<td>1.60</td>
<td>6.96</td>
</tr>
<tr>
<td>2017/18</td>
<td>1.60</td>
<td>12.80</td>
</tr>
</tbody>
</table>

Redevelopment land under construction includes the residual part of Westside Park as well as a number of units at the Northedge site on Alfreton Road (former Hansons), the continued redevelopment of the former Draka site also on Alfreton Road and the ongoing reconfiguration and enhancement of Rolls-Royce facilities on Raynesway, including significant extensions to production facilities.

### Overall Supply Calculation:

The DCLP1 identifies a gross allocated additional land supply of in the region of 199ha. This amount of land is identified in order 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 land supply within Derby itself shows marked stabilisation following the major changes to the supply position reported last year. Whilst there have been some minor losses to the additional land supply (e.g. Unity Plaza), these have been offset by new sites entering the supply, to the point that the supply has marginally increased.
A significant proportion of the land with planning permission but not yet started comprises land on strategic employment sites such as allocations AC15 (Infinity Park Derby) and AC12 (Derby Commercial Park). Land allocated but with no permission largely comprises land also identified by AC15 (to the south of Sinfin Moor Lane, not part of IPD) and the Derwent Triangle site (AC11).

South Derbyshire District Council (SDDC) has identified 30ha of additional employment land, as an extension to the AC15 allocation within the City. This land contributes to the overall DUA land supply.

The land supply calculation assessed against the DUA requirement (150ha) continues to show that more land is identified than is required to meet assessed needs. However, this provides useful flexibility as the degree of 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.

<table>
<thead>
<tr>
<th>Overall Gross Additional (ha)</th>
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<tbody>
<tr>
<td>Component</td>
</tr>
<tr>
<td>Land Completed Since 2011:</td>
</tr>
<tr>
<td>Land Under Construction:</td>
</tr>
<tr>
<td>Land with Planning Permission but Not Started:</td>
</tr>
<tr>
<td>Land Allocated but no Permission:</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
</tr>
<tr>
<td>Identified DUA Supply Located Outside of Derby City:</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
</tr>
</tbody>
</table>

Redevelopment (ha)

<table>
<thead>
<tr>
<th>Component</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Completed Since 2011:</td>
<td>17.51</td>
<td>18.21</td>
</tr>
<tr>
<td>Land Under Construction:</td>
<td>6.96</td>
<td>12.80</td>
</tr>
<tr>
<td>Land with Planning Permission but Not Started:</td>
<td>60.69</td>
<td>60.43</td>
</tr>
<tr>
<td>Land Allocated but no Permission:</td>
<td>5.60</td>
<td>5.60</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>90.76</strong></td>
<td><strong>97.04</strong></td>
</tr>
</tbody>
</table>

The overall provision of redevelopment land has seen a significant increase, largely attributed to the increase in the amount of land recorded as being under construction, such as the extension to Rolls-Royce production facilities on Raynesway and ongoing redevelopment of the former Hansons site on Alfreton Road.
The majority of the redevelopment land supply with permission but not yet started is associated with the Rolls-Royce Aerospace Campus proposals. This covers in excess of 55 ha, but as already noted will result in a net decrease in employment floorspace. Demolition of buildings has commenced, whilst the realignment of Merrill Way has now been completed. Detailed permission exists for a new aero engine testing facility within the campus area covered by the outline. Work on this new multi-million pound facility has now commenced, although commencement was after April 1st 2018, therefore will be recorded as under construction next year.

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 Local Plan Part 2 process.
Introduction:

The Council monitors a number of 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, District Centres and Neighbourhood 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 receives information in relation to footfall from Partnerships for Better Business Ltd, the management company for the two BID Companies, whilst information in relation crime and anti-social behaviour is collated from the Community safety and Public Health teams within the Council.

For the purposes of monitoring, the data collected in the city centre survey excludes Intu Shopping Centre. Intu 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.

The Council has commissioned Nexus Planning to carry out a new ‘Retail and Centres Study’ which will provide evidence in relation to future retail capacity and city centre strategy development. The study is due to report in early 2019.

City Centre Health:

Crime and Purple Flag Status: Derby’s night time economy has a safe, vibrant, welcoming diverse offer which is externally assessed and verified by the granting of the independent Association of Town and City Management (ATCM) Purple Flag Accreditation. In addition, Derby was awarded the ATCM Night Time Economy (NTE) Management Award in 2017 in recognition to the partnership and co-ordination of a wide range of both statutory, volunteer and community resources to make the city a safe place to work, live and visit.

Derby has seen a small rise in alcohol related violent crime but this is much less than has been experienced nationally. This is due to the mitigation and protective factors deployed across the city which are both efficient and effective. We have at the same time seen an increase in the number of NTE alcohol venues contributing the rich and broad appeal of the city. The type and style of these venues are assessed via the Cumulative Impact Zone Policy which limits the expansion of vertical drinking only establishments.

We have also seen a small increase in knife related crimes, which again are far less than have been experienced nationally. Responses providing a deterrent have been swift and effective in better detecting those carrying knives allowing the police and courts to respond accordingly. Anti-social behaviour calls for service continue to fall as poor behaviour is curtailed and dealt with swiftly. The number of arrests for disorder are small when compared to those visiting the city every day.
Derby's NTE is experienced between 5,000-30,000 people each weekend throughout the year. The taxi marshal's service facilitate over 170,000 taxi journeys a year from just two city centre ranks. Hotel and visitor number continue to rise year on year with the Visit Derby Website getting over 1.3M hits a year. Derby continues to attract increasing number of visitors and a positive reputation has a short break destination of choice.

(Source: Derby City Council, Community Safety Manager)

Footfall:

Footfall along Cornmarket, Iron Gate and St Peters Street has notably decreased in the 17/18 monitoring period when compared to the previous year. Footfall along Sadler Gate has remained relatively static, whilst footfall along East Street has notably increased over the last 3 years.

These figures broadly reflect the shift in emphasis and activity to areas of the City Centre in and around the Intu Shopping Centre, with areas such as the Cathedral and St Peters Quarters seeing general decline in footfall.

Average Weekly Footfall in Areas of the City Centre by Monitoring Year:

Vacancies:

Based on in-house monitoring, the number of vacant ground floor units in the Core Area (excluding Intu) was estimated to be in the region of 72 (15%) at 2018, as opposed to 86 (20%) at 2017. The majority of vacancies are located outside of defined Primary Frontages (PF), with only 16 vacancies in PF areas, which is a fall from around 20 the previous year. Reductions have notably been on Exchange Street, Albion Street and East Street. The reduction in vacancies across the Core Area and specifically within PF areas is welcomed and is at least partially related to the increasing trend towards diversification away from traditional A1 uses.

Occupancy of stalls within the Market Hall also picked up in the 2017/18 monitoring period, increasing to 56.8% from 54.8% the previous year. Indications are that this upward trend is likely
to continue into the 18/19 monitoring period, despite the significant disruption related to the ongoing project to repair the roof and wider regeneration of the Market Hall and surrounding areas.

Mix of Uses:

Ground floor units in the Core Area (outside of Intu) accommodate a relatively even balance between A1 uses (41%) and food and drink (A3, A4, and A5) uses (44%). This is to be expected as the majority of high street retailers are accommodated within the Intu Shopping Centre which does not form part of the Council’s surveys. 14% of uses in the Core Area (outside of Intu) were recorded as being in A2 use, including operations such as banks, building societies and estate agents.

More specifically, Primary Frontages continue to be dominated by A1 uses (47%), with a strong A2 presence (21%) and more limited food and drink (A3, A4 and A5) offering (11%). Whilst A1 uses dominate (in line with PF policy), the fact that the overall proportion of A1 is below 50%, suggests that the overriding retail character of some frontages may be being threatened. It is also notable that around 20% of units within PF fall outside of the traditional high street uses (A1-A5). This is likely to be due to the increasing trend for diversification towards ‘urban leisure’ type uses (gyms etc.), but also reflecting the re-classification of uses such as betting shops and money shops as ‘sui generis’.

District Centre Health:

Vacancies:

Number of Vacant Units in Each District Centre:

![Chart showing number of vacant units in each district centre]

(In-house survey, Summer 2017)

A number of District Centres have seen a notable reduction in vacancies during the monitoring period, including Allenton, Allestree (Park Farm) and Chellaston. There’s been an increase in the number of vacancies in Alvaston, Mickleover, Normanton Road, Sinfin and Spondon.)
Mix of Uses:

Proportion of A1-A5 Uses in Each District Centre

The change in these proportions in the 18/19 monitoring period will be recorded in the next AMR.
GREEN INFRASTRUCTURE - UPDATE

Headlines: 2017-2018

Introduction:

The aim of the Green Infrastructure policies in the Derby City Local Plan Part 1 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 Green Infrastructure while subsequent policies deal, in more detail, with Public Green Space (CP17), Green Wedges (CP18) and Biodiversity (CP19).

Monitoring Indicators 2017-2018

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 considered to be contrary to policy and no applications were approved which resulted in an overall loss of Green Wedge land in the City over the monitoring year.

Public Green Space
Three applications were approved during 2017/18 which, in total, resulted in the loss of 0.07 hectares of Amenity Green Space. In contrast, two areas of Public Green Space totalling just over 4 hectares was acquired by the Council over the same period.

Two play areas at Staunton Avenue and the Arboretum Park were improved by the Council.

Biodiversity
No additions were made to the Derbyshire Wildlife Trusts’ Wildlife Sites Register during 2017/18.

The following six sites within the City benefitted from work to improve and enhance their nature conservation value; creating 32.05 hectares of improvements for nature conservation:

- Sinfin Moor Park LNR – balancing pond, new cattle managed area
- Chaddesden Wood – linear improvement with hedge laying
- Alvaston Park Lake – significant environmental improvements with habitat planting around the edge of the lake
- Millennium Wood – two new ponds, one is significant in size, coppicing the woodland and hedge laying
- Darley & Nutwood – cattle managed area, the third year of a continuous improvement programme
- Allestree Park – cattle managed area, the second year of a continuous improvement programme
The Council undertook, and completed, an assessment of all open space in the City; considering the quality and value of 344 sites. The information gleaned from the Study and the implementation of the accessibility standards set out in the Derby City Local Plan Part 1 will help determine future planning applications, target maintenance and inform decisions about potential releases of open space for alternative uses.

The Council has also completed a Playing Pitch Strategy which examined the current provision of sports pitches in the City and how demand can be met in the future. The Strategy also considers the implication on provision in response to development in the Southern Derby Growth Zone. The strategy will help inform future planning decisions for the provision, protection and enhancement of various types of pitches over the Local Plan period.
AREAS OF CHANGE

Progress on key sites and projects 2017-2018

Derby City Local Plan Part 1 Allocations

AC1-5 City Centre

In terms of housing delivery the city centre has seen a considerable number of residential completions which contribute both to the wider housing target for the city in the local plan and to the target to deliver 2,200 new homes in the CBD. There were some 453 new homes completed in the city centre in 2017/18. This is a significant number of new homes given the local plan target. In the city centre (outside Castleward and DRI) there has been a total of 717 new homes delivered by April 2018, with 10 years of the plan period still remaining to see further new homes provided.

This is a very positive result in terms of dwelling numbers and the delivery of new homes in a highly sustainable location. However, many of the new homes have been provided outside planning control through Permitted Development rights. This means there is no control of qualitative matters and there are no planning obligations to secure mitigation or supporting infrastructure. This is of some concern given the overall objectives to create a high quality city centre environment.

Notably, the dwelling numbers provided in the City Centre in 2017/18 include:

- Agard Street Student Accommodation  (81 units contribute to housing supply through the delivery of 244 student bedrooms)
- Norman House (87 apartments)
- Saxon House (48 apartments)
- St Peter’s House (155 apartments)

The new student apartments which have been developed in the city centre also contribute towards meeting housing needs but on a pro-rata basis. New purpose-built student accommodation was counted at a ratio of 1 in 3 towards meeting housing needs on the basis that the students moving into them would free up private rented accommodation in the city.

<table>
<thead>
<tr>
<th>Strategic Site</th>
<th>Policy</th>
<th>Dwellings Allocated</th>
<th>Completions (2017/18)</th>
<th>Total Progress at April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Centre (Outside Castleward &amp; DRI)</td>
<td>AC1</td>
<td>1000</td>
<td>393</td>
<td>717 dwellings completed to date</td>
</tr>
</tbody>
</table>

**CDLPR Saved City Centre Allocations**

**CC4 – Becketwell:** No live planning permissions exist on this site, although the Council is continuing to work to bring forward regeneration. St James Securities Ltd have been appointed as preferred developer for the former Debenhams portion of the site. The Council has recently announced its intention to purchase properties surrounding the former Duckworth Square site to enable more comprehensive regeneration.
CC6 - Riverlights / Bus Station: Extant planning permission for two blocks remain live, relating back to the original ‘Riverlights’ planning permission. The approved blocks are unlikely to be built out in line with the approved plans. Discussions are ongoing in relation to the use of the residual land, including consideration of an extension to the bus station.

CC12 - Full Street: Extant planning permission for an office building with active ground floor uses remains on the undeveloped part of the site, overlooking Cathedral Green. The office building is unlikely to be developed as approved, however the Council is continuing to work with a developer to ensure that development of the site commences in the next 18 months.

R2 – Former Friar Gate Goods Yard: The site continued to benefit from planning permission, for large scale retail development, throughout the monitoring period, however the permission lapsed at the end of 2018. The western extent of the site has been sold to facilitate the development of the Cathedral Secondary School, whilst a planning application for a Lidl supermarket has been submitted at the eastern extent. The Council is continuing to discuss the future use of the Bonded Warehouse and Engine Shed with the landowners.

AC6 – Castleward and Former DRI

The Local Plan Part 1 identifies two specific strategic sites in the City Centre which should contribute to delivering a minimum of 2,200 new homes. Castleward (800 homes) and the Former Derbyshire Royal Infirmary (400 homes) saw no actual residential completions in 2017/18. Although Castleward is well underway with 165 new homes already completed in previous years and significant areas of public realm delivered, more recent work has concentrated on identifying and securing the development of later phases. The former DRI site has been cleared and is ready for development. Permission was granted to redevelop the site to provide 500 new homes and complementary uses and to secure the retention and use of certain heritage assets on site. However, no development has taken place on this site.

<table>
<thead>
<tr>
<th>Strategic Site</th>
<th>Policy</th>
<th>Dwellings Allocated</th>
<th>Completions (2017/18)</th>
<th>Total Progress at April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Castleward</td>
<td>AC6</td>
<td>800</td>
<td>0</td>
<td>165 dwellings completed to date</td>
</tr>
<tr>
<td>Former Derbyshire Royal Infirmary</td>
<td>AC6</td>
<td>400</td>
<td>0</td>
<td>Planning Permission granted for 500 dwellings</td>
</tr>
</tbody>
</table>

AC7-10 River Corridor Policies

OUR CITY, OUR RIVER (AC8)
2.7km of new flood defences were completed in the monitoring period. 7.7ha of employment land (former Draka Cables and North edge sites) have been regenerated following completion of these flood defences.

DARLEY ABBEY MILLS (AC10)
Darley Abbey Mills is one of the most complete and significant complexes of historic mill buildings in the Derwent Valley World Heritage Site. Over the last three years there has been
investment in the buildings and surrounding public realm, including the setting up of offices within a number of floors in Long Mill and a wedding venue within West Mill. Repairs have been carried out to a number of buildings including the Mill Managers House and repair works are about to start to the roof of Long Mill. These mills now host a vibrant mix of businesses, generating income to unlock further refurbishment in the future.

AC11—AC17 Commercial / Regeneration Allocations

**DERWENT TRIANGLE (AC11)**
Planning Control Committee resolved to grant planning permission for the development of the Derwent Triangle, allocated as a strategic employment site (AC11). Discussions relating to S106 contributions have been ongoing and are yet to be completed. A revised planning application with a different development mix is anticipated in 2019.

**DERBY COMMERCIAL PARK (AC12)**
Following the implementation of significant infrastructure works, including a new grade separated junction at Raynesway and flood alleviation works, three large warehouse units have now been constructed, providing in the region of 100,000sqm of new B8 floorspace ancillary office space. The first unit has been occupied by Kuehne and Nagel (Heineken Distribution Centre), whilst the second unit has been occupied by Ted Baker. Over 100,000sqm of new industrial floorspace remains extant and is expected to come forward in the near future.

**FORMER CELANESE ACETATE SITE, SPONDON (AC13)**
The former Celanese Acetate site in Spondon is one of the largest regeneration sites in the city. However, the site is constrained and is likely to need considerable remediation before redevelopment can occur. The DCLP1 sets out a criteria based policy for assessing development proposals on this site and the Council is continuing to work with representatives of Celanese to determine the most appropriate approach to securing comprehensive redevelopment of the site.

**OSMASTON REGENERATION AREA (AC14)**
The DCLP1 allocates a large area in Osmaston as Regeneration Priority Area and sets out that a minimum of 600 new homes should be provided in the area in the local plan period.

The policy specifically identifies the former Rolls Royce Main Works site on Nightingale Road as a development site which should deliver new homes. It also sets out other key regeneration sites including the former Light Alloy Foundry site on Russell Street. A number of the sites in Osmaston are in the control of Rolls Royce who have expressed a desire to work with the Council and developers and to see their land positively regenerated for productive uses.

The Council has been working with the local community, Rolls Royce and with a preferred developer, Keepmoat, for several years now to secure the regeneration and delivery of new homes in Osmaston. A Joint Venture agreement is in place to facilitate the delivery of the regeneration and new homes.

In 2017 a planning application was submitted for the erection of 406 new dwellings and refurbishment of 5 dwellings on the Former Rolls Royce Main Works site and a car park site on the corner of Nightingale Road and Osmaston Road, which is also owned by Rolls Royce.

The application has been amended to reflect discussions with Council officers. It has not been determined yet but is a positive step forward towards a significant objective to regenerate the area.
**INFINITY PARK DERBY (AC15) AND LAND SOUTH OF WILMORE ROAD (AC15) & DERBY AEROSPACE CAMPUS (AC16)**

Work continues to progress on delivering ‘Infinity Park Derby’ (IPD) on land south of Wilmore Road, Sinfin. This site forms part of the wider strategic employment area, allocated as AC15. IPD will be a unique, manufacturing-focused, innovation and technology park, showcasing and supporting innovation related to the automotive, rail, aerospace and energy sectors. Construction of the ‘T12’ link road has been completed and is operational providing access to IPD, whilst the first building on the site, the ‘I-Hub’ Innovation Centre has also been completed and is operational. Plans for further phases are currently being developed and further applications are anticipated in the near future.

To the north of the IPD, Rolls-Royce has outline planning permission for the wholesale redevelopment of their facilities in the Victory Road / Moor Lane area, enabling the creation of a new ‘campus’. These proposals require the diversion of Victory Road to the rear of properties on Lord Street, along the edge of the existing playing fields. Work on implementing the road proposals have now been completed, whilst work on a new test bed facility on Wilmore Road have commenced.

**AC18-26 Strategic Housing Allocations**

The DCLP1 identifies 13 strategic housing sites and 2 broad locations for mixed use development with housing targets. Although the DCLP1 was only adopted in 2017, the preparation of the Plan led to a number of planning applications and planning permissions which saw housing delivery commencing on some of the allocated sites very quickly.

Information on the Strategic Housing Sites and the progress made on them so far is set out below:

<table>
<thead>
<tr>
<th>Strategic Site</th>
<th>Policy</th>
<th>Dwellings Allocated</th>
<th>Completions (2017/18)</th>
<th>Total Progress at April 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wragley Way, Sinfin</td>
<td>AC18</td>
<td>180</td>
<td>0</td>
<td>Planning Permission granted for 180 dwellings and work commenced</td>
</tr>
<tr>
<td>Former Manor/Kingsway Hospitals</td>
<td>AC19</td>
<td>700</td>
<td>33</td>
<td>210 dwellings completed to date</td>
</tr>
<tr>
<td>Rykneld Road, Littleover</td>
<td>AC20</td>
<td>900</td>
<td>0</td>
<td>Allocated in DCLP1 for 900 homes</td>
</tr>
<tr>
<td>Hackwood Farm, Mickleover</td>
<td>AC21</td>
<td>410</td>
<td>0</td>
<td>Planning Permission granted for 410 dwellings</td>
</tr>
<tr>
<td>Onslow Road, Mickleover</td>
<td>AC22</td>
<td>200</td>
<td>0</td>
<td>Allocated in DCLP1 for 200 homes</td>
</tr>
<tr>
<td>Former Mackworth College (Phase 2)</td>
<td>AC22</td>
<td>220</td>
<td>53</td>
<td>116 dwellings completed to date</td>
</tr>
<tr>
<td>Boulton Moor (East)</td>
<td>AC23</td>
<td>800</td>
<td>0</td>
<td>Planning application for 800 dwellings submitted</td>
</tr>
<tr>
<td>Location</td>
<td>Reference</td>
<td>Units</td>
<td>Completed</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------</td>
<td>-------</td>
<td>-----------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Fellow Lands Way</td>
<td>AC23</td>
<td>200</td>
<td>83</td>
<td>180 dwellings completed to date</td>
</tr>
<tr>
<td>South Chellaston</td>
<td>AC24</td>
<td>100</td>
<td>37</td>
<td>50 dwellings completed to date</td>
</tr>
<tr>
<td>Brook Farm, Chaddesden</td>
<td>AC25</td>
<td>275</td>
<td>0</td>
<td>Planning Permission granted for 275 dwellings</td>
</tr>
<tr>
<td>South of Mansfield Road</td>
<td>AC26</td>
<td>200</td>
<td>0</td>
<td>Planning Permission granted for 250 dwellings</td>
</tr>
</tbody>
</table>