



**SOUTH DERBYSHIRE  
AUTHORITY MONITORING  
REPORT APPENDIX 2:  
HOUSING POSITION PAPER**

January 2024

## **Introduction**

1. This report is published as the most up to date housing position for South Derbyshire District Council. The Local Plan Parts 1 & 2 sets out the housing sites required in order to meet the housing target in the Local Plan of 12,618. This target includes a contribution of 3,013 dwellings towards meeting some of Derby City's unmet housing need. The period covered by the Plan is 2011 to 2028.

## **National Policy and Guidance**

- 2 National Planning Policy Framework (NPPF), paragraph 60, states the Government objective to significantly boost the supply of homes. It sets out the requirement for Local Planning Authorities to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (paragraph 77). The local need should be calculated using the standard method set out in National Planning Guidance.
- 3 The importance of the five-year supply and Housing Delivery Test is outlined in paragraph 11 of the NPPF. This states that where a supply of deliverable sites cannot be demonstrated, or where the Housing Delivery Test (HDT) indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date. In this situation housing development should be determined against a presumption in favour of sustainable development.
- 4 National Planning Practice Guidance (NPPG) indicates that all local authorities will need to be able to demonstrate a five year housing land supply and that this should be done using the latest available evidence such as an Authority Monitoring Report. This paper includes completions on sites for the 2022/23 monitoring period, and up to date information on the progress of each housing site within the housing supply.

## **Derby Housing Market Area**

- 5 South Derbyshire has worked alongside Derby City Council and Amber Valley Borough Council as part of the Derby Housing Market Area (HMA) since 2009. A considerable amount of work was undertaken and subsequently examined on setting a housing target for the three authorities. This target was split across the three authorities taking account of Derby not being able to meet all of its housing needs.

- 6 It was agreed collectively by the HMA Authorities that Derby City could not provide more than 11,000 dwellings in the period up to 2028. Derby adopted its Local Plan Part 1 on 25 January 2017.
- 7 Amber Valley Borough Council withdrew its emerging Plan in May 2019 and is now working towards adoption in 2024.

### **South Derbyshire**

- 8 South Derbyshire District Council has begun the process of reviewing its Local Plan through evidence gathering. As part of this the Council is undertaking a Strategic Housing and Economic Land Availability Assessment (SHELAA). Assessments of submitted sites are available to view on the Council's website [Strategic Housing and Economic Land Availability Assessment | South Derbyshire District Council](#)
- 9 An Issues and Options document was published for consultation in October 2022 and a draft Local Plan is being prepared for consultation during 2024. It is intended that it should be Submitted to the Secretary of State for Examination by June 2025.
- 10 As noted in paragraph 2, the NPPF states that where a Local Plan is more than five years old the housing land supply should be calculated using the standard method. The process for calculating housing need using the standard method is set out in National Planning Practice Guidance [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](#). As at June 2021, five years had passed since the adoption of the South Derbyshire Local Plan Part 1. The standard method currently gives an annual requirement of 522 dwellings, as opposed the Local Plan based annual target of 742. However, the Local Plan target includes part of the need generated within Derby City whilst the standard method does not (see paragraph 1). It has, therefore, been determined that the South Derbyshire five year housing land supply should be calculated using both the Local Plan target and the housing need figure derived using the standard method pending consideration of the appropriate distribution of housing provision among the three HMA local authorities in the context of their respective Local Plan reviews.

### **Past Housing Delivery & Buffers**

- 11 The net number of completed dwellings from the start of the plan period in 2011 can be seen in Table 1 below. A total of 9336 dwellings have been built over the ten-year period to 31 March 2023, which is an average of approximately 778 dwellings per year. Table 2 sets out gross completions by dwelling type per monitoring year.

**Table 1: Net completions by year**

<b>Year</b>	<b>Net Completions</b>
2011/12	378
2012/13	274
2013/14	385
2014/15	420
2015/16	569
2016/17	820
2017/18	921
2018/19	1218
2019/20	1285
2020/21	1029
2021/22	919
2022/23	1118
<b>TOTAL</b>	<b>9336</b>

**Table 2: Gross completions by Dwelling Type per Monitoring Year**

	<b>Dwelling Type</b>					
<b>Monitoring period</b>	<b>Market</b>	<b>Social Rented</b>	<b>Intermediate</b>	<b>Affordable Rent</b>	<b>Discount Low Cost</b>	<b>Total (Gross)</b>
<b>2011-12</b>	364	24	9	0		<b>397</b>
<b>2012-13</b>	248	25	8	0		<b>281</b>
<b>2013-14</b>	376	23	0	0		<b>399</b>
<b>2014-15</b>	341	10	23	64		<b>438</b>
<b>2015-16</b>	477	51	12	44		<b>584</b>
<b>2016-17</b>	648	123	6	30	26	<b>833</b>
<b>2017-18</b>	754	84	52	44		<b>934</b>
<b>2018/19</b>	1005	99	43	83		<b>1230</b>
<b>2019/20</b>	1001	112	75	104		<b>1292</b>
<b>1920/21</b>	870	45	50	70		<b>1035</b>
<b>2021/22</b>	779	21	34	101		<b>935</b>
<b>2022/23</b>	993	11	22	99		<b>1125</b>

- 12 In order to help boost supply, the NPPF (para. 74) requires the inclusion of an additional buffer of at least 5% to ensure choice and competition in the market for land, or 20% if there has been significant under delivery over the previous three years.
- 13 The Housing Delivery Test Measurement Rule Book, published by the Ministry of Housing, Communities and Local Government (MHCLG), sets out the formula to be applied as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three-year period}}{\text{Total number of homes required over three-year period}}$$

- 14 The combined number of homes delivered over monitoring years 20/21 (1029), 21/22 (919) and 22/23 (1118) in South Derbyshire is **3066**. The total of number of homes required per year in South Derbyshire as an annual average, based upon the strategic requirement identified in the Local Plan Part 1 Policy S4, is 742, which over a three-year period of the HDT is **2,226**.

$$\text{Thus, the Housing Delivery Test percentage} = \frac{3066}{2226} \times \frac{100}{1} = 137.73\%$$

### **Windfalls**

- 15 Windfalls are sites not specifically identified in the development plan.
- 16 To arrive at an annual windfall completion assumption the average number of homes completed with planning permission for ten dwellings or more over the past seven years (the period since Local Plan Part 1 was adopted) has been calculated, as shown in Table 3.

**Table 3. Completions on unallocated sites with planning permission for ten dwellings or more 1 April 2016 – 31 March 2023\***

Site	Number of homes completed
Bretby Pottery, Woodville	27
Calder Aluminium, Willington	39
Alexander Road, Swadlincote	9
Eureka Lodge, Swadlincote	13
Former Dilkes Garage, Swadlincote	15
The Woodlands, Swadlincote	10
Kathglow, Dominion Road, Swadlincote	6
York Road, Church Gresley	13
Yard Close, Swadlincote	38
Rose Hill, Swadlincote	30
Hartshorne Road, Woodville	11
Castle Hotel, Hatton	13
Askew Lodge, Repton	13
The Woodlands, Church Gresley	10
Oversetts Road, Newhall	12
Hartshorne Road, Woodville	5
Lucas Lane, Hilton	2
Coppice Side, Swadlincote	18
York Road, Castle Gresley	8
<b>Total</b>	<b>292</b>
<b>Seven-year average</b>	<b>41</b>

\* Excludes any sites permitted at appeal due to lack of a five year housing land supply.

- 17 To avoid any overlap with home completions from this source already accounted for, the average completion rate of 41 per annum has only been applied for years three, four and five of the five-year period, the point beyond which any current unimplemented full or reserved matters planning consent, as at 31 March 2022, would lapse.

#### **Non-implementation rate on small sites**

- 18 It is expected that not all smaller sites will be built, therefore a non-implementation rate has been applied to those sites under 10 dwellings.
- 19 It is assumed that anything that is under construction will be completed within a five-year period but that any sites without a start will have a 25% reduction applied to account for non-implementation on some sites.

**Table 4: Non-implementation totals**

Small Sites	Not started	Under construction	
	244	131	
<b>Total to be counted</b>	<b>183</b>	<b>131</b>	<b>314</b>

- 20 This equates to 52 dwellings a year over a six-year period arising from completions on small sites.
- 21 A non-implementation rate is not applied to the larger sites as more detailed site delivery information is known, and it is recognised in the housing trajectory that only a proportion will come forward in the five-year supply. Local Plan Part 1 indicates that on three allocations: Wragley Way (Policy H15), Drakelow (H6) and Land West of Mickleover (H19), not all of the dwellings are expected to be built within the Plan Period.

### Losses

- 22 An assumption of the loss of 12 dwellings per annum is made in the trajectory based on the average number of losses recorded per annum since the 2011/12 monitoring year, as set out in Table 5.

**Table 5: Losses**

Year	Losses
2011/12	19
2012/13	7
2013/14	14
2014/15	18
2015/16	15
2016/17	13
2017/18	13
2018/19	12
2019/20	7
2020/21	6
2021/22	16
2022/23	7

### Deliverable & Developable Sites

- 23 The NPPF glossary states that to be considered deliverable, sites *“should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”*
- 24 It goes on to say that in particular:
- a) *“sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*

b) *“where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

- 25 Table 6 summarises the current position regarding all major housing sites within the District. In response to requests from the Local Planning Authority many site promoters and developers have provided forecasts to assist in the preparation of the housing trajectory at Table 10.
- 26 Table 7 indicates the current position regarding commitments and completions for small sites (fewer than 10 dwellings) by parish.
- 27 The five-year housing land supply calculation using the Local Plan housing requirement is set out in Table 8 whilst the same calculation using the standard method is set out in Table 9.

**Table 6: Site Status**

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Local Plan Part 1 sites with full or reserved matters planning permission</b>							
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	Under construction.	68	3	3	18	Under construction. Cameron Homes on site	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	233	108	50	Development being delivered by Avant Homes who have provided a completions forecast.	None
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Under construction	306	3	3	7	Under construction.	None.
Policy H4: Broomy Farm, Woodville Road, Woodville	Under construction. Reserved matters/full applications granted for phase 1 (182 dwellings), phase 2a (70 dwellings), phase 3 (148 dwellings) and phase 4 (189 dwellings).	589	273	172	93	Development being delivered by Bellway Homes. Bellway has provided completions forecast.	None.
Policy H6: Drakelow Park	Phase 1 complete, Phase 2 under construction	2239	265	72	58	David Wilson development complete (Phase 1). Phase 2 under construction. Development of the site is currently capped at 400 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. . Developer has submitted application DMOT/2023/1024 seeking to raise the occupation cap from 400 to 800 dwellings to allow development of the site to continue pending construction of the Walton Bypass. Countryside and David Wilson Homes have provided completions forecasts.	Timely determination of current application and all subsequent reserved matters applications.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	494	468	81	14	Nearing completion. Persimmon Homes and the site promoters have provided completions forecasts.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Local Plan Part 1 sites with full or reserved matters planning permission (cont.)</b>							
Policy H11: Land NE of Hatton	Under construction.	385	198	104	187	Developer, Bellway, on site with two outlets. Bellway has provided a completions forecast.	None
Policy H12: Highfields Farm	Under construction.	1064	1062	31	2	Nearing completion	None
Policy H13: Boulton Moor Phase 1	Reserved matters consent granted for 901 dwellings. Under construction.	1127	813	136	35	Persimmon Homes on site. Resolution to approve outline planning application DMPA/2021/1687 including up to 228 dwellings on land mainly within the Local Plan Part 1 Policy H13 allocation boundary, S106 agreement in preparation. Combined with 901 dwellings with reserved matters permission on site this will bring the total number of homes that can be delivered in this location to 1127. Persimmon Homes and Miller Homes have provided completions forecast. The Miller forecast indicates delivery of 220 homes and this is reflected in the housing trajectory in Table 10 of this document.	Timely completion of S106 agreement and determination of anticipated reserved matters planning applications for remainder of site.
Policy H14: Chellaston Fields	Under construction.	450	445	48	5	Nearing completion	None
Policy H15: Wragley Way (Phase1)	Under construction	94	0	0	0	Davidsons on site and have provided a completions forecast.	None
Policy H17: Holmleigh Way, Chellaston	Complete.	119	119	9	0	Complete .	None
Policy H18: Hackwood Farm, Mickleover	Under construction	290	74	74	72	This is part of a larger cross-boundary site, the greater part lying within Derby City. Miller Homes and Redrow Homes have provided completions forecasts.	None
Policy H19: Land West of Mickleover, Phase 2	Complete	252	252	27	0	Complete	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	317	221	118	93	Avant Homes on site and has provided a completions' forecast.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Local Plan Part 1 sites with outline planning permission</b>							
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission. Section 106 agreement completed.	550	0	0	0	S106 Deed of Variation completed. Awaiting submission of reserved matters application. Landowner has provided a completions forecast.	Timely determination of anticipated reserved matters planning application.
Policy H19: Land West of Mickleover, Phase 3b	Outline permission granted. S106 agreement completed.	789	0	0	0	A reserved matters planning application for development, including 687 dwellings (DMPA/2022/0996), has been submitted and is awaiting determination.  Condition 31 of outline planning consent 9/2020/0543 restricts occupation of the development to no more than 317 dwellings prior to the commencement of grade separation works by National Highways of the A38 Kingsway junction. Resolution to approve application DMPA/2022/1153 to vary the above condition to allow 617 dwellings within the development be occupied prior to the commencement of the grade separation works. Awaiting completion of Deed of Variation of S106 agreement. The transport modelling material submitted with planning application DMPA/2022/1153 includes a housing completions' forecast.	Timely determination of planning applications DMPA/2022/0996 and completion of S106 Deed of Variation in association with DMPA/2022/1153.
Policy E6: Woodville Regeneration Area	Outline planning permission, S106 agreement completed.	300	0	0	0	Reserved matters planning application for phase 1 residential development (75 dwellings) awaiting determination. Site promoter has provided a completions' forecast.	Timely determination of reserved matters planning applications.

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Local Plan Part 1 Allocations with outline planning application pending</b>							
Policy H15: Wragley Way, (Phase 2)	Outline planning application under consideration, Section 106 work underway.	1850	0	0	0	Outline application awaiting determination. Site forms part of Infinity Garden Village, with funding from Government.	Site forms part of Infinity Garden Village, with funding from Government. Planning application for the South Derby Integrated Transport Link and new A50 junction, which will support the delivery of this site, has been approved by Derbyshire County Council and Derby City Council. S106 agreement to be completed.
Policy H16: Primula Way, Stenson	Outline planning application under consideration.	500	0	0	0	Outline application submitted and awaiting determination. Site promoter has provided a completions forecast.	Timely determination of outline planning application and subsequent reserved matters applications.
Policy H13: Boulton Moor, Elvaston, Phase 3	Outline planning application under consideration	190	0	0	0	Awaiting determination of outline planning application. Highway mitigation under phase 2 agreed through S106 agreement, which also addresses the phase 3 highway mitigation requirements. Landowner has provided a completions forecast.	Timely approval of outline planning application and subsequent reserved matters applications.

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Local Plan Part 2 allocations with full or reserved matters planning permission</b>							
Policy H23C: Derby Road, Hilton	Complete	45	45	9	0	Complete	None
Policy H23G: Milton Road, Repton	Under Construction	32	25	0	0	Reserved matters planning permission for a further 7 dwellings DMPA/2023/0361. Cameron Homes have provided a completions forecast	None
Policy H23D: Station Road, Melbourne	Under construction	46	12	12	16	Under construction. Davidsons has provided a completions' forecast.	None
H23B: Jacksons Lane, Etwall	Reserved matters planning permission.	50	8	8	0	Redrow Homes to deliver site. Redrow has provided a completions' forecast.	None
Policy H23J: Oak Close, Castle Gresley	Full planning permission	70	0	0	0	Full planning permission granted as appeal against refusal of planning application DMPA/2019/1176 was upheld. Awaiting discharge of pre-commencement conditions, currently underway	Timely discharge of remaining pre-commencement conditions.

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Local Plan Part 2 allocations with outline planning permission</b>							
Policy H23L: Scropton Lane, Scropton	Outline planning permission. Reserved matters application under consideration.	10	0	0	0	Awaiting determination of reserved matters planning application. Landowner has provided a completions forecast.	Determination of reserved matters planning application.
<b>Local Plan Part 2 allocations without outline planning consent or application</b>							
Policy H23I: Kingfisher Way, Willington	Pre- application discussions underway.	50	0	0	0	Awaiting submission of planning application.	Liaise with site owner to assist in progressing pre-application work.
Policy H23M: Montracon, Swadlincote	Awaiting submission of planning application	95	0	0	0	Site purchased for re-use by an industrial concern and therefore unlikely to come forward for housing development.	Maintain contact with site owner in regard to intentions concerning the future use of the site.
Policy H23N: Stenson Fields	Pre-application discussions underway.	50	0	0	0	Site owned by Derby City Council. Active discussions within City Council continue concerning options for disposal/development. Derby City Council has provided a completions forecast	Liaise with Derby City Council and any site purchaser to assist in progressing pre-application work.

Site	Current Status	Total commitments/capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Non-allocated sites with full or reserved matters planning consent</b>							
47-51 Alexandra Road, Swadlincote (DMPA/2019/1036)	Under construction	12	9	0	3	Site being constructed on a gradual basis. Planning permission for 3 remaining plots to be constructed approved December 2019.	None
Kathglow, Dominion Road, Swadlincote (9/2011/0329)	Under construction	12	8	0	0	Site being constructed on a gradual basis.	None
Rosliston Road South, Drakelow (9/2017/0887)	Complete	71	71	14	0	Complete	None
Court Street, Woodville (9/2017/0062)	Under construction	14	0	0	14	Under construction	None
Calder Aluminium, Willington (9/2006/0885)	Complete	39	39	1	0	Complete	None
Coppice Side, Swadlincote (9/2006/0780, 9/2017/1377)	Part implemented (access) Reserved matters planning consent	20	0	0	0	Awaiting discharge of pre-commencement conditions. Certificate of Lawful Use (9/2017/1377) states that permission has been implemented.	Timely discharge of pre-commencement conditions
York Road, Church Gresley (DMPA/2019/1460)	Under construction	10	8	8	1	Under construction	None
Coppice Side, Swadlincote (9/2006/0780 and 9/2017/1377)	Complete	18	18	18	0	Complete	None
Mandarin, Egginton Road, Hilton (9/2019/0379)	Complete	34	34	6	0	Complete	None

Site	Current Status	Total commitments/ capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Non-allocated sites with full or reserved matters planning consent (cont.)</b>							
Park Road, Church Gresley (9/2018/1049)	Under construction	14	0	0	14	Under construction	None
Orchard Street, Newhall (DMPA/2020/0347)	Under construction	25	0	0	20	Under construction.	None
Woodville Road, Hartshorne (DMPA/2020/0586)	Under construction	13	5	5	8	Under construction	None
Lucas Lane, Hilton (DMPA/2021/1277)	Under construction.	57	2	2	22	Under construction	None
Our Monkey Club, York Road, Church Gresley (DMPN/2022/1309)	Prior Approval for change of use	17	0	0	0	Awaiting start	None
The Dales, Repton (DMPA/2022/1625)	Reserved matters planning permission	28	0	0	0	Awaiting discharge of pre-commencement conditions. Trent and Dove Housing Association has provided a completions forecast.	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/ capacity	Total completions 2011-2023	Completions 22/23	Under construction at 31 March 2023	Progress Commentary	Any Required Interventions
<b>Non-allocated Sites with outline or pending planning consents</b>							
Mercia Marina (DMPA/2022/0270)	Resolution to approve full planning consent	14	0	0	0	Awaiting completion of S106 agreement. The landowner has provided a completions forecast.	Timely completion of S106 agreement
Micklemeadow Farm, Rykneld Road (9/2018/0346)	Outline planning consent.	14	0	0	0	Awaiting submission of reserved matters planning application.	Timely determination of reserved matters planning application

**Table 7: Small Sites by Parish**

<b>Parish Name</b>	<b>Dwellings on small sites under construction</b>	<b>Dwellings on small sites not started</b>	<b>Completions 2022/23</b>
Ash	0	1	0
Aston on Trent	3	3	0
Barrow on Trent	0	3	0
Barton Blount	2	1	0
Bearwardcote	0	0	0
Bretby	2	7	0
Burnaston	1	1	0
Castle Gresley	1	10	1
Catton	0	2	0
Church Broughton	1	1	9
Coton in the Elms	2	1	0
Dalbury Lees	1	6	1
Drakelow	2	0	0
Egginton	1	2	0
Elvaston	7	3	1
Etwall	0	0	0
Findern	1	0	0
Foston & Scropton	3	7	1
Hartshorne	0	13	1
Hatton	1	11	0
Hilton	2	13	7
Linton	7	4	0
Lullington	0	0	0
Melbourne	20	41	14
Netherseal	2	2	0
Newton Solney	1	4	0
Osleston & Thurvaston	2	0	3
Overseal	1	4	6
Radbourne	1	0	0
Repton	9	3	4
Rosliston	1	5	0
Shardlow & Great Wilne	1	0	1
Smisby	1	3	0
Stanton by Bridge	2	1	0
Stenson Fields	1	0	0
Sutton on the Hill	1	0	0
Swarkestone	1	0	0
Ticknall	0	0	1
Trusley	1	0	0
Twyford and Stenson	0	7	0
Walton on Trent	4	0	0
Weston upon Trent	7	7	0
Willington	4	5	3
Woodville	3	14	0
Swadlincote (unparished)	31	59	3
<b>Total for District</b>	<b>131</b>	<b>244</b>	<b>56</b>

## Five-year supply

28 Table 8 calculates a five-year supply based on the period 2011 – 2029.

**Table 8: Five-Year Supply based on the Plan Period 2011 – 2029**

a. Plan Period Requirement 2011 – 2028	12,618
b. Annualised Requirement [a/17 years]	742
c. Dwellings Completed 2011/12 to 2022/23	9336
d. Estimated Net Completions 2023/24	907
e. Dwellings left to be built [a - (c + d)]	2375
f. Shortfall [b x 13 years – (c+d)]	0 (-597)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. Adjusted Requirement (per annum) [b + g]	742
i. Projected gross Completions 2023/24 to 2028/29	4335
j. Losses (calculated as 12 per year)	-60
k. Net Projected Completions 2022/23 to 2027/28 [i - j]	4275
l. Five-Year Supply [k/h]	<b>5.76</b>

29 Table 9 calculates a five-year supply based on the standard method.

**Table 9: Five-Year Supply based on the Standard Method for plan period 2022-2039**

a. Annual Requirement	522
b. Plan period requirement	8874
c. Dwellings Completed 2021/22 to 2022/23	1118
d. Estimated Net Completions 2023/24	907
e. Dwellings left to be built [b - (c + d)]	6849
f. Shortfall [a x 2 years – (c+d)]	0 (-981)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. Adjusted Requirement (per annum) [a + g]	522
i. Projected gross Completions 2023/24 to 2028/29	4335
j. Losses (calculated as 13 per year)	-60
k. Net Projected Completions 2023/24 to 2028/29 [i - j]	4275
n. Five-Year Supply [k/h]	<b>8.18</b>

## **Summary**

- 30 As can be seen from the calculations above, a five-year supply is demonstrable. The estimated net completions for 2022/23 in the January 2023 Housing Position Paper was 922, which was confirmed as 1118 dwellings following the annual survey. There is only a single phase of one Local Plan Part 1 site and three Part 2 sites without an approval or a submitted pending application.

## **Supply of Sites**

- 31 There is forecast to be no remaining shortfall in housing provision over the Local Plan period at the base date of 31 March 2024. The current housing land supply position is set out in Table 10: Housing Trajectory.

**Table 10: Housing Trajectory**

	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	2025/26	2026/27	2027/28	2028/29	TOTAL left to be built
													Current year	Yr1	Yr2	Yr3	Yr4	Yr5	
Total net past completions	378	274	385	420	569	820	921	1218	1285	1029	919	1118							
<b>Allocations</b>																			
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A													30	30	5				<b>65</b>
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C													55	55	55	2			<b>167</b>
Land in vicinity of Church Street/Bridge Street/Moat Street, Swadlincote (H3)													35	60	60	60	60	28	<b>303</b>
Broomy Farm, Woodville (H4)													150	75	75	16			<b>316</b>
Drakelow Power Station, Drakelow (H6)													150	170	170	170	170	170	<b>1000</b>
Land at Hilton Depot, The Mease, Hilton (H7)													14	12					<b>26</b>
Land to NE of Hatton (H11)													74	74	39				<b>187</b>
Highfields Farm, Findern (H12)													2						<b>2</b>
Boulton Moor, Elvaston (H13 – Phase 1)													78	38	40	50	50	50	<b>306</b>
Boulton Moor, Elvaston (H13 – Phase 2)														30	50	50	50	50	<b>230</b>
Boulton Moor, Elvaston (H13 – Phase 3)															50	50	50	40	<b>190</b>
Chellaston Fields (H14 – Phase 1)													5						<b>5</b>
Wragley Way (H15) Phase 1													19	52	23				<b>94</b>
Wragley Way (H15) Phase 2																40	100	100	<b>240</b>
Primula Way (H16)															40	50	60	60	<b>210</b>
Hackwood Farm (H18)													96	63	57				<b>216</b>
Land west of Mickleover (H19 – Phase 3a)													45	51					<b>96</b>
Land west of Mickleover (H19 – Phase 3b)														60	60	120	120	120	<b>480</b>
Woodville Regeneration Area (E6)														5	50	50	50	50	<b>205</b>

<b>Local Plan Part 2 allocations</b>																			
Jacksons Lane, Etwall (H23 B)													13	27	2				<b>42</b>
Station Road, Melbourne (H23 D)													30	4					<b>34</b>
Off Kingfisher Close, Willington (H23 I)																25	25		<b>50</b>
Oak Close, Castle Gresley (H23 J)														30	30	10			<b>70</b>
Land north of Scropton Road, Scropton (H23 L)															5	5			<b>10</b>
Montracon, Woodville (H23 M)																			<b>0</b>
Stenson Fields (H23 N)																25	25		<b>50</b>
Milton Road, Repton (H23G)														7					<b>7</b>
<b>Large Sites 10 dwellings or more</b>																			
47-51 Alexandra Road, Swadlincote													3						<b>3</b>
Kathglow, Dominion Road, Swadlincote													4						<b>4</b>
Court Street, Woodville														14					<b>14</b>
Woodville Road, Hartshorne													8						<b>8</b>
Park Road, Church Gresley													14						<b>14</b>
Orchard Street, Newhall													15	10					<b>25</b>
Lucas Lane, Hilton													25	25	5				<b>55</b>
Micklemeadow Farm, Rykneld Road																14			<b>14</b>
Coppice Side, Swadlincote (20)																20			<b>20</b>
York Close, Church Gresley													2						<b>2</b>
Our Monkey Club, Church Gresley														17					<b>17</b>
Mercia Marina																14			<b>14</b>
The Dales, Repton																28			<b>28</b>
<b>Small Sites 1 – 9 dwellings</b>													52	52	52	52	52	52	<b>312</b>
<b>Windfall Allowance</b>																41	41	41	<b>123</b>
<b>Cumulative Past Completions</b>	<b>378</b>	<b>652</b>	<b>1037</b>	<b>1457</b>	<b>2026</b>	<b>2846</b>	<b>3767</b>	<b>4985</b>	<b>6270</b>	<b>7299</b>	<b>8218</b>	<b>9336</b>							
<b>Projected Completions</b>													919	961	868	892	853	761	<b>5254</b>
<b>District Losses</b>													-12	-12	-12	-12	-12	-12	<b>-72</b>
<b>Total Net Completions</b>													907	949	856	880	841	749	

