



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

January 2023

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 74).
- 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than 75% of the housing requirement over the previous three years, the Council's housing policies would be considered out-of-date.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 The NPPF paragraph 74 states the five-year housing land supply should be assessed against local need where the Local Plan is more than five years old, indicating that this should be calculated using the standard method set out in National Planning Guidance.
- 5 National Planning Practice Guidance (NPPG) indicates that all local authorities will need to carry out an annual assessment of their five-year land supply in a robust and timely fashion, based on up to date and sound evidence. This paper includes completions on sites for the 2021/22 monitoring period, and up to date information on the progress of each housing site within the housing supply.

Derby Housing Market Area

- 6 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 has been 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.

- 7 It has been agreed collectively by the HMA Authorities that Derby City cannot provide more than 11,000 dwellings in the period up to 2028. Derby adopted its Local Plan Part 1 on 25 January 2017.
- 8 Amber Valley Borough Council withdrew its emerging Plan in May 2019 and is now working towards adoption in 2023.

South Derbyshire

- 9 The selection of sites for allocation in the Local Plan was undertaken using the Strategic Housing Land Availability Assessment (SHLAA). All sites submitted were assessed and the information is held on Derbyshire County Council's website at: <https://www.derbyshire.gov.uk/environment/planning/planning-policy/land-availability/derby-hma/districts/south-derbyshire/south-derbyshire.aspx>
- 10 The District Council is in the process of reviewing its evidence base in preparation for a Local Plan review and, as part of this, is undertaking a Strategic Housing and Economic Land Availability Assessment (SHELAA). As the first stage in this exercise a 'Call for Sites' was launched on 3 October 2019. Assessments of submitted sites are available to view on the Council's website [Strategic Housing and Economic Land Availability Assessment | South Derbyshire District Council](#)
- 11 As noted in paragraph 4, the NPPF states that where a Local Plan is more than five years 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 536 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 decided 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.
- 12 South Derbyshire District Council has begun the process of reviewing its Local Plan through evidence gathering and in October 2022, the publication of its Issues and Options consultation document. It is intended that the emerging Local Plan should be adopted by the end of 2024.

Past Housing Delivery & Buffers

- 13 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 8218 dwellings have been built over the ten-year period to 31 March 2022, which is an average of approximately 747 dwellings per year. Table 2 sets out gross completions by dwelling type per monitoring year.

Table 1: Net completions by year

Year	Net Completions
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
TOTAL	8218

Table 2: Gross completions by Dwelling Type per Monitoring Year

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

- 14 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.
- 15 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:

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

- 16 The combined number of homes delivered over monitoring years 19/20 (1285), 20/21 (1029) and 21/22 (919) in South Derbyshire is **3,233**. 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**.

$$\text{Thus, the Housing Delivery Test percentage} = \frac{3233}{2226} \times \frac{100}{1} = 145.23\%$$

Windfalls

- 17 Windfalls are sites not specifically identified in the development plan.
- 18 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 six 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 2022*

Site	Number of homes completed
Bretby Pottery, Woodville	27
Calder Aluminium, Willington	38
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
Total	258
Six-year average	43

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

- 19 To avoid any overlap with home completions from this source already accounted for, the average completion rate of 43 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

- 20 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.
- 21 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	
	164	133	
Total to be counted	123	133	256

- 22 This equates to 42 dwellings a year over a six-year period arising from completions on small sites.

- 23 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

- 24 An assumption of the loss of 13 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

Deliverable & Developable Sites

- 25 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.”*

- 26 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.”*

- 27 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.
- 28 Table 7 indicates the current position regarding commitments and completions for small sites (fewer than 10 dwellings) by parish.
- 29 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 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission							
Policy H2: Land north of William Nadin Way, Swadlincote: Park Road, Newhall. Site A	Outline planning permission, reserved matters planning application submitted.	68	0	0	0	Reserved matters planning application approved. Cameron Homes on site and have provided completions forecast.	None
Policy H2: Land to the north of William Nadin Way (Site C)	Under construction	400	125	50	68	Development being delivered by Avant Homes.	None
Policy H3: Land at Church Street/Bridge Street/Moat Street, Swadlincote	Outline planning permission. Reserved matters application submitted	306	0	0	0	Reserved matters planning application approved. Taylor Wimpey to deliver and have provided completions forecast.	Timely determination of reserved matters application.
Policy H4: Broomy Farm, Woodville Road, Woodville	Under construction. Reserved matters/full applications granted for phase 1 (180 dwellings), phase 2a (70 dwellings), phase 3 (148 dwellings) and phase 4 (189 dwellings).	587	101	39	118	Development being delivered by Bellway Homes. Bellway has provided completions forecast.	Timely completion of S106 agreement.
Policy H6: Drakelow Park	Phase 1 complete, Phase 2 under construction	2239	193	14	0	David Wilson development complete (Phase 1). Development of the site is currently capped at 400 dwellings pending the completion of the Walton Bypass, needed for transport mitigation. Construction of the Bypass anticipated to be completed during 2023. Reserved matters planning consent for 1036 dwellings will facilitate housing delivery going forwards. Awaiting discharge of pre-commencement conditions. Countryside has provided a completions forecast.	Timely discharge of pre-commencement conditions.
Policy H7: Hilton Depot, The Mease, Hilton	Under construction	483	388	107	63	Completion rate higher than had been anticipated in HPP Jan 201. Phase 1 complete. St Modwen on site developing phase 2. Persimmon on site developing phase 3. Persimmon has provided completions forecast for phase 3.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with full or reserved matters planning permission (cont.)							
Policy H11: Land NE of Hatton	Under construction.	385	94	62	78	Developer, Bellway, on site with two outlets. Bellway has provided a completions forecast.	None
Policy H12: Highfields Farm	Under construction.	1064	1031	57	19	Meadowview Homes remaining on site.	None
Policy H13: Boulton Moor Phase 1	Reserved matters consent granted for 901 dwellings. Under construction.	1058 (plus 71)	677	76	51	Persimmon Homes on site. Reserved matters applications for remaining phases approved (which adds up to 71 Use Class C3 dwellings to the site total), S106 agreement in preparation. Persimmon and the landowner of the remainder of the site have provided completions forecasts.	Timely completion of S106 agreement and determination of anticipated reserved matters planning applications for remaining phases.
Policy H14: Chellaston Fields	Under construction.	450	397	61	53	Persimmon Homes on site. Delivering completions at a faster rate than had been anticipated in the HPP Jan 2021. Persimmon has provided a completions forecast.	None
Policy H15: Wragley Way (Phase1)	Under construction	94	0	0	0	Davidsons on site.	None
Policy H17: Holmleigh Way, Chellaston	Under construction.	119	110	23	9	Bellway Homes on site. Delivery at a faster rate than had been anticipated in HPP Feb 2020. Bellway has provided a completions forecast.	None
Policy H18: Hackwood Farm, Mickleover	Reserved matters consent granted.	290	0	0	0	This is part of a larger cross-boundary site, the greater part lying within Derby City. Site being delivered by Miller Homes and Bellway Homes. Phases within South Derbyshire are under construction with first completions expected in 2022/23.	None
Policy H19: Land West of Mickleover, Phase 1	Complete	288	288	20	0	Complete	None
Policy H19: Land West of Mickleover, Phase 2	Under construction	252	225	73	27	Bloor Homes on site. Delivery rate higher than had been anticipated in HPP Jan 2021.	None
Policy H19: Land West of Mickleover, Phase 3a	Under construction	317	103	40	105	Avant Homes on site. Site promoter has provided a completions' forecast, accompanying application DMPA/2022/1153 (see Policy H19 Land West of Mickleover Phase 3b, below).	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Local Plan Part 1 sites with outline planning permission							
Policy H13: Boulton Moor Elvaston, Phase 2	Outline planning permission. Section 106 agreement completed. S106 Deed of Variation being negotiated.	550	0	0	0	Awaiting completion of S106 Deed of Variation and submission of reserved matters application. Landowner has provided a completions forecast.	Timely completion of S106 Deed of Variation and 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. The site promoter has submitted 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. 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 DMPA/2022/1153 to allow continued development following completion of phase 3a.
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) has been submitted and is awaiting determination. Harworth has provided a completions' forecast.	Timely determination of reserved matters planning applications.

Site	Current Status	Total commitments/capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Local Plan Part 1 Allocations with outline planning application pending							
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, although the Council has taken a more cautious view of delivery timescales.	Timely determination of outline planning application.
Local Plan Part 1 Allocations without planning permission							
Policy H13: Boulton Moor, Elvaston, Phase 3	Awaiting outline planning application	190	0	0	0	Highway mitigation under phase 2 agreed through S106 agreement, which also addresses the phase 3 highway mitigation requirements. Landowner has provided a completions forecast.	Awaiting submission of outline planning application.

Site	Current Status	Total commitments/ capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with full or reserved matters planning permission							
Policy H23E: Acresford Road, Overseal	Complete	70	70	12	0	Complete	None
Policy H23C: Derby Road, Hilton	Under construction	45	36	29	9	Bellway on site. Completions progressing at the rate anticipated in HPP Jan 2021. Developer has provided a completions' forecast.	None
Policy H23G: Milton Road, Repton	Complete	25	25	5	0	Complete	None
Policy H23D: Station Road, Melbourne	Under construction	46	0	0	18	Davidsons on site. Site preparation works underway. Davidsons has provided a completions' forecast.	None
H23B: Jacksons Lane, Etwall	Reserved matters planning permission.	50	0	0	0	Redrow Homes to deliver site. Redrow has provided a completions' forecast.	Timely determination of reserved matters planning application.
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.	None

Site	Current Status	Total commitments/capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Local Plan Part 2 allocations with outline planning permission							
Policy H23L: Scropton Lane, Scropton	Outline planning permission.	10	0	0	0	Awaiting submission of reserved matters planning application.	Submission and determination of reserved matters planning application.
Local Plan Part 2 allocations without outline planning consent or application							
Policy H23I: Kingfisher Way, Willington	Awaiting submission of planning application.	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 continuing.	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 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent							
47-51 Alexandra Road, Swadlincote	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	Under construction	12	8	0	0	Site being constructed on a gradual basis.	None
Rosliston Road South, Drakelow	Under construction	71	57	24	14	Lioncourt Homes on site.	None
Court Street, Woodville	Reserved matters planning consent	14	0	0	0	Awaiting discharge of pre-commencement conditions.	Timely discharge of pre-commencement conditions
Calder Aluminium, Willington	Under construction	39	38	2	1	Fairgrove Homes on site.	None
Coppice Side, Swadlincote	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 Close, Church Gresley	Under construction	10	0	0	3	Under construction	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Non-allocated sites with full or reserved matters planning consent (cont.)							
Coppice Side, Swadlincote	Full planning consent.	18	0	0	18	Under construction	None
Mandarin, Egginton Road, Hilton	Under construction	34	28	28	6	Owl Homes on site. Developer has provided a completions forecast.	None
Court Street, Woodville	Complete	72	72	25	0	Complete.	None
Park Road, Church Gresley	Under construction	14	0	0	14	Under construction	None
Askew Lodge, Milton Road, Repton	Complete	13	13	13	0	Complete	None
Moira Road, Overseal	Complete	10	10	4	0	Complete	None
Castle Hotel, Hatton	Complete	13	13	13	0	Complete	None
Orchard Street, Newhall	Under construction	25	0	0	20	Bowsall Developments Ltd. And Trent and Dove Housing on site.	None
Burton Road, Rosliston	Complete	10	10	10	0	Complete	None
Woodville Road, Hartshorne (former Snooty Fox pub)	Complete	11	11	11	0	Complete	None
Micklemeadow Farm, Rykneld Road	Outline planning consent.	14	0	0	0	Awaiting submission of reserved matters planning application.	Timely determination of reserved matters planning application
Woodville Road, Hartshorne	Under construction	13	0	0	13	Under construction	Timely discharge of pre-commencement conditions
Lucas Lane, Hilton	Reserved matters planning consent	57	0	0	0	Awaiting discharge of pre-commencement conditions	Timely discharge of pre-commencement conditions

Site	Current Status	Total commitments/ capacity	Total completions 2011-2022	Completions 21/22	Under construction at 31 March 2022	Progress Commentary	Any Required Interventions
Non-allocated Sites with outline or pending planning consents							
, Castle Road, Castle Gresley	Outline planning consent	14	0	0	0	Reserved matters planning application awaited.	Timely determination of any reserved matters application.

Table 7: Small Sites by Parish

Parish Name	Dwellings on small sites under construction	Dwellings on small sites not started	Completions 2021/22
Ash	0	0	2
Aston on Trent	1	3	0
Barrow on Trent	1	3	0
Barton Blount	0	2	0
Bearwardcote	0	0	2
Bretby	1	8	0
Burnaston	0	0	2
Castle Gresley	2	13	2
Church Broughton	10	0	0
Coton in the Elms	0	3	0
Dalbury Lees	2	2	0
Drakelow	2	1	0
Egginton	0	2	3
Elvaston	8	3	0
Etwall	0	0	2
Findern	1	1	0
Foston & Scropton	2	5	1
Hartshorne	0	12	1
Hatton	1	4	1
Hilton	8	4	0
Linton	3	2	0
Lullington	0	0	1
Melbourne	26	14	5
Netherseal	0	4	0
Newton Solney	1	0	1
Osleston & Thurvaston	3	0	0
Overseal	5	2	0
Radbourne	1	0	0
Repton	9	3	2
Rosliston	1	2	0
Shardlow & Great Wilne	0	1	2
Smisby	1	3	1
Stanton by Bridge	2	0	1
Sutton on the Hill	1	0	1
Swarkestone	1	0	2
Ticknall	1	1	0
Trusley	1	0	0
Walton on Trent	0	4	0
Weston upon Trent	6	2	2
Willington	7	3	2
Woodville	3	7	0
Swadlincote (unparished)	22	50	18
Total for District	133	164	54

Five-year supply

30 Table 8 calculates a five-year supply based on the period 2011 – 2028.

Table 8: Five-Year Supply based on the Plan Period 2011 – 2028 (South Derbyshire Local Plan requirement)

a. Plan Period Requirement 2011 – 2028	12,618
b. Annualised Requirement [a/17 years]	742
c. Dwellings Completed 2011/12 to 2020/22	8218
d. Estimated Net Completions 2022/23	922
e. Dwellings left to be built [a - (c + d)]	3478
f. Shortfall [b x 12 years – (c+d)]	0 (-236)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to 5-year requirement, including shortfall, to allow choice and competition in the market for land [f + (b x 5)/ 20]	186 (185.5)
i. 5% buffer per annum if met over 5 years [h/5]	38 (37.1)
j. Adjusted Requirement (per annum) [b + g+ i]	780 (779.1)
k. Projected gross Completions 2022/23 to 2027/28	4971
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2022/23 to 2027/28 [k - l]	4906
n. Five-Year Supply [m/j]	6.29

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

Table 9: Five-Year Supply based on the Standard Method for the proposed emerging Local Plan Period 2021-2039

a. Annual Requirement	536
b. Plan period requirement	9648
c. Dwellings Completed 2020/21 to 2021/22	919
d. Estimated Net Completions 2022/23	922
e. Dwellings left to be built [b - (c + d)]	7807
f. Shortfall [a x 2 years – (c+d)]	0 (-769)
g. Shortfall if met over 5 years (per annum) [f/5]	0
h. 5% buffer to 5-year requirement, including shortfall, to allow choice and competition in the market for land [f + (a x 5)/ 20]	134
i. 5% buffer per annum if met over 5 years [h/5]	27 (26.8)
j. Adjusted Requirement (per annum) [a + g+ i]	563 (562.8)
k. Projected gross Completions 2022/23 to 2027/28	4971
l. Losses (calculated as 13 per year)	-65
m. Net Projected Completions 2022/23 to 2027/28 [k - l]	4906
n. Five-Year Supply [m/j]	8.71

Summary

- 32 As can be seen from the calculations above, a five-year supply is demonstrable. The estimated net completions for 2021/22 in the January 2021 Housing Position Paper was 909, which was confirmed as 919 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 pending application.

Supply of Sites

- 33 There is forecast to be no remaining shortfall in housing provision over the Local Plan period at the base date of 31 March 2023. The housing requirement is subject to a 5% buffer (as required by the NPPF) which must be delivered in the five-year supply period, all of which has been taken into account in assessing the housing supply. This quantum is the minimum that has to be achieved. 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	TOTAL left to be built in the plan period
												Current year	Yr1	Yr2	Yr3	Yr4	Yr5	
Total net past completions	378	274	385	420	569	820	921	1218	1285	1029	919							
Allocations																		
Land to N of William Nadin Way/West of Depot, Swadlincote (Park Road, Newhall) (H2) Site A												58	10					68
Land to N of William Nadin Way/West of Depot, Swadlincote (Burton Road, Stanton) (H2) Site C												50	50	50	50	50	25	275
Land in vicinity of Church Street/Bridge Street/Moat Street, Swadlincote (H3)													46	60	60	60	60	286
Broomy Farm, Woodville (H4)												70	107	107	107	95		486
Drakelow Power Station, Drakelow (H6)												75	150	150	150	150	150	825
Land at Hilton Depot, The Mease, Hilton (H7)												60	35					95
Land to NE of Hatton (H11)												60	60	60	60	51		291
Highfields Farm, Findern (H12)												33						33
Boulton Moor, Elvaston (H13 – Phase 1)												80	80	80	80	80	52	452
Boulton Moor, Elvaston (H13 – Phase 2)														60	75	75	75	285
Boulton Moor, Elvaston (H13 – Phase 3)															40	40	40	120
Chellaston Fields (H14 – Phase 1)												53						53
Wragley Way (H15) Phase 1												25	44	25				94
Wragley Way (H15) Phase 2															40	100	100	240
Primula Way (H16)															45	60	60	165
Holmleigh Way, Chellaston (H17)												9						9
Hackwood Farm (H18)												70	70	70	70	10		290
Land west of Mickleover (H19 – Phase 2)												27						27
Land west of Mickleover (H19 – Phase 3a)												60	60	60	34			214
Land west of Mickleover (H19 – Phase 3b)													60	60	120	120	120	480
Woodville Regeneration Area (E6)													72	73	48	48	48	289

Local Plan Part 2 allocations																		
Jacksons Lane, Etwall (H23 B)													10	10	13	17		50
Derby Road, Hilton (H23 C)												9						9
Station Road, Melbourne (H23 D)												46						46
Off Kingfisher Way, Willington (H23 I)																		0
Oak Close, Castle Gresley (H23 J)													30	30	10			70
Land north of Scropton Road, Scropton (H23 L)														5	5			10
Montracon, Woodville (H23 M)																		0
Stenson Fields (H23 N)																25	25	50
Large Sites 10 dwellings or more																		
47-51 Alexandra Road, Swadlincote												3						3
Kathglow, Dominion Road, Swadlincote												4						4
Rosliston Road South, Drakelow												14						14
Mandarin, Hilton												6						6
Calder Aluminium, Willington												1						1
Court Street, Woodville													14					14
Woodville Road, Hartshorne												13						13
Coppice Side, Swadlincote (18)												18						18
Park Road, Church Gresley												14						14
Castle Road, Castle Gresley																		0
Orchard Street, Newhall												25						25
Lucas Lane, Hilton													25	32				57
Micklemeadow Farm, Rykneld Road														14				14
Coppice Side, Swadlincote (20)														20				20
York Close, Church Gresley												10						10
Small Sites 1 – 9 dwellings												42	42	42	42	42	42	252
Windfall Allowance															43	43	43	129
Cumulative Past Completions	378	652	1037	1457	2026	2846	3767	4985	6270	7299	8218							
Projected Completions												935	965	1008	1092	1066	840	5906
District Losses												-13	-13	-13	-13	-13	-13	-78
Total Net Completions												922	952	995	1079	1053	827	