

SOUTH DERBYSHIRE DISTRICT COUNCIL

**RESIDENTIAL LAND AVAILABILITY
IN SOUTH DERBYSHIRE
2004**

ANNUAL MONITORING REPORT

Produced by the Local Plans Unit

June 2004

INTRODUCTION

The Council is charged with ensuring that sufficient land is allocated in the Local Plan, or made available via the granting of planning permission, to meet the demand for new house building within the District, as set out in the Derby and Derbyshire Joint Structure Plan (2001).

South Derbyshire does not constitute a single housing market area. It accommodates demand for housing arising in neighbouring areas especially Derby, Burton-on-Trent and adjacent parts of North West Leicestershire, while some of the demand arising in the District is satisfied by sites in neighbouring counties.

The District is mainly rural and parts of its area are constrained by a small area of the Derby/Nottingham Green Belt in the north-east of the District, and the Swadlincote/Burton on Trent Green Belt to the west. Much of the southern part of the District falls into the area designated as The National Forest. The only large town in the District is Swadlincote with a population of some 29,000. Elsewhere the settlements are mainly very small, with Melbourne (4,600) being the largest.

The Derby and Derbyshire Structure Plan (2001) requires the provision of 12,000 new dwellings in South Derbyshire between 1991 and 2011. The 1998 Adopted Local Plan made housing allocations to continue progress towards this target, and the current review of the Plan proposes new housing site allocations to meet the remainder of the requirement in full. At the time of writing, the Local Plan Inquiry Inspector's report is awaited.

This requirement is split into two sub areas for the purposes of the Structure Plan, for Derby and Swadlincote, based on Travel to Work Areas (TTWA's). Accordingly, 6,500 are required in the Derby Sub Area and 5,500 in the Swadlincote Sub Area between 1991 and 2011.

- **Completions and Build Rates**

As at 31st March 2004, a total of **7,734** new houses have been completed within South Derbyshire, since 1991. (Refer to Chart 1). This represents 64% of the total requirement to 2011 with 65% of the Plan period having elapsed. Appendix 1 indicates completions by parish since 1991.

The number of completions in 2003/04 (622) is marginally lower than, but comparable to that achieved in 2002/03 (628) and the average annual rate for the period 1991-2004 (595 pa) remains very close to that assumed by the Joint Structure Plan (600 pa). Chart 1 compares cumulative completions for the District against the assumed Structure Plan rate. Completion rates for individual years over the period 1991 to 2004 are illustrated in Chart 2. Overall, the (residual) build rate required to meet strategic housing requirements is **609** units pa. (See table below). Build rates will continue to be monitored closely over the remainder of the Plan period under the 'Plan, Monitor and Manage' approach.

Completions / Years	Build Rate
7,734 / 13	595 (build rate (1991-2004))
4,266 / 7	609 (residual rate (2004-2011))

Within the Derby Sub Area, a total of **3,761** new houses have been completed over the same period. This represents **58%** of the total requirement to 2011. Within the Swadlincote Sub Area, **3,973** new houses have been completed (**72%** of the total requirement to 2011).

Of total District-wide completions of **622** in 2003/2004, **68%** were on previously developed (brownfield) land. This compares to a figure of 51% for 2001/02, and 63% for 2002/2003.

- **Residential Land Availability**

Dwellings under Construction

The number of dwellings under construction increased significantly compared to the previous year, changing from 336 in 2002/03, to **510** in 2003/04.

Sites with Planning Permission

Sites with full or outline planning permission have capacity for a total of 2,045 dwellings although only **1,460** of these are considered likely to be completed before the end of the Plan period (2011). Appendix 2 gives full information for sites with a capacity of 10 or more dwellings. Planning permissions on small sites of 9 or less are included in a parish summary at Appendix 3. This analysis does not include planning applications which are the subject of s.106 agreement which have still to be signed.

Taking into account dwellings under construction (510), those with planning permission expected to be built 2004-2011 (1,460), and residual Adopted Local Plan allocations (107) gives a total supply of **2,077** dwellings. This is sufficient to permit the average building rate over the Plan period since 1991 – **595** dwellings per annum – to be maintained for **3.5 years**.

Under the 'plan, monitor and manage' approach introduced by revised PPG3, five year land supply is no longer a fundamental element to the monitoring of housing land provision. However, it is still an interesting and useful indicator in the monitoring of residential land. The Council will continue to monitor the supply of housing land and rates of completions to help ensure the Structure Plan requirement is met. The 3.5 years land supply is lower than in previous years partly as a result of revised assumptions over the number of dwellings with planning permission likely to be developed in the Swadincote area in the Plan period following the Local Plan Inquiry Housing Round Table Session in June 2003. It also reflects the need for draft allocations in the Derby Sub-Area to be confirmed through the local plan

process as quickly as possible. The following paragraphs outline the position regarding Local Plan and Draft Local Plan allocations and windfall estimates.

Local Plan and Draft Local Plan Allocations

The South Derbyshire Local Plan was adopted in May 1998 and includes 3 major housing allocations at Hilton (H1), Church Gresley (H2) and Stenson Fields (H3). With the exception of the latter, these allocations now have planning permission and are under construction. Originally allocated for 1100 dwellings, the site at Hilton Depot has planning permission, with 824 dwellings now completed. Details have also been approved for 384 dwellings which are either under construction or not yet started, and outline permission remains for approximately 175 dwellings. The emphasis placed on increasing densities by Government Guidance (PPG3) means this brownfield site will provide a larger number of dwellings than initially expected.

The allocation at Church Gresley was granted outline permission (for 10 years) in 2000, and the first detailed application (for 185 dwellings) was approved in March 2002. Although construction has already commenced it is considered unlikely that more than 477 dwellings (out of 1,000) will be completed before the end of the Plan period.

Although the bulk of the Stenson Fields site has been completed, a final phase (of around 60 dwellings) remains for which there is no extant planning permission. This land has been carried forward as an allocation into the Revised Deposit Draft Local Plan. In addition, a residual area of greenfield land remains to the north of Hilton at Lucas Lane (for around 47 dwellings) as an adopted Local Plan allocation.

The Local Plan is currently under review, and the Revised Deposit Draft was published for consultation in January 2003. It may be viewed on the Council's website (www.south-derbys.gov.uk). This proposes new housing allocations to meet the remainder of the Structure Plan requirement in full to the period to 2011 and includes some sites identified in the Urban Capacity Study published in January 2001. A number of sites in the Swadlincote urban area including Phase 1 of Woodville Woodlands already have planning permission and are under construction. The Local Plan Inquiry closed in February 2004 and the Planning

Inspectorate have indicated that whilst there have been delays in finalising the Report, it will be issued by mid-September 2004. Table 1 shows the land supply position at March 2004 including draft allocations although these are subject to confirmation/change arising from the Inspector's recommendations in due course.

Windfall Completions and Estimates

Planning Policy Guidance Note 3 (PPG3) advises that specific allowances should be made for 'windfalls' in preparing local plans but makes clear that they should comprise only previously developed (brownfield) sites. Predicting the likely future supply from windfall sites is inherently difficult and a fairly cautious approach is adopted by this Council in order to avoid over-reliance on unknown sources of housing land supply. No contributions are assumed from large (>9 dwellings) brownfield sites, and small brownfield site contributions are based on a discounted projection of historic completion rates since 1991.

In line with the estimates presented at the Draft Local Plan Inquiry Housing Round Table Session, a total of 350 windfall completions on small brownfield sites and brownfield conversions, are expected in the period 2004-2011.

Completions on such windfall sites increased significantly over the last monitoring year, with **111** in 2003/04, compared with 73 in 2002/2003.

• **Sub Area Requirements**

In the **Derby Sub Area**, there were **240** dwellings under construction as at 31st March 2004. Sites with full or outline planning permission (570), or the subject of an adopted local plan allocation (Stenson Fields and Lucas Lane: 107 dwellings) have capacity for **677** dwellings. An estimated contribution of **105** dwellings on small brownfield sites and via brownfield conversions has been assumed between 2004 and 2011. When combined with completions of 3,761, a total supply of **4783** is available. Land to accommodate a further **1,717** dwellings is therefore required in the Derby Sub area to 2011. Allocations proposed

in the Revised Deposit Draft Local Plan will more than meet that shortfall if adopted (see Table 1).

In the **Swadlincote Sub Area**, there are **270** dwellings under construction. Sites with full or outline planning permission which are expected to be completed before mid-2011 have capacity for **890** dwellings. There are no outstanding adopted local plan allocations without planning permission in this sub-area. An estimated contribution of **245** dwellings on small brownfield sites and via brownfield conversions has been assumed between 2004 and 2011. When combined with completions of 3,973, a total supply of **5378** dwellings is available. Therefore, land to accommodate a further **122** dwellings is required in the Swadlincote Sub area to 2011. In common with the Derby Sub-Area, allocations proposed in the Revised Deposit Draft Local Plan will more than meet that shortfall if adopted (see Table 1).

- **Site Capacity Trends and Geographical Distribution**

In South Derbyshire there were **26** sites, with a site size of ten or more dwellings with some capacity available at 31 March 2004. **31%** of the dwellings with planning permission expected to be built within the Plan period were on sites with a capacity of 9 or fewer units. **44%** of these are within the Swadlincote urban area. This is a slight increase on previous years when a figure of 41% was recorded for both 2001/02 and 2002/03. The application of the sequential approach favouring the development of brownfield sites in urban areas, together with the publication of the Swadlincote Urban Capacity Study in 2001, appear to have helped focus attention on the Swadlincote urban area in particular and brought forward many small brownfield sites.

Charts 1 and 2 show the completions since 1991 by Structure Plan sub-area.

- **Progress towards Structure Plan Requirement**

If completions, dwellings under construction, and capacity on land with planning permission or part of an adopted local plan allocation, on sites of all sizes is taken into account **9,811**

dwellings are completed or committed in South Derbyshire District. This amounts to **82%** of the provision in the Joint Structure Plan.

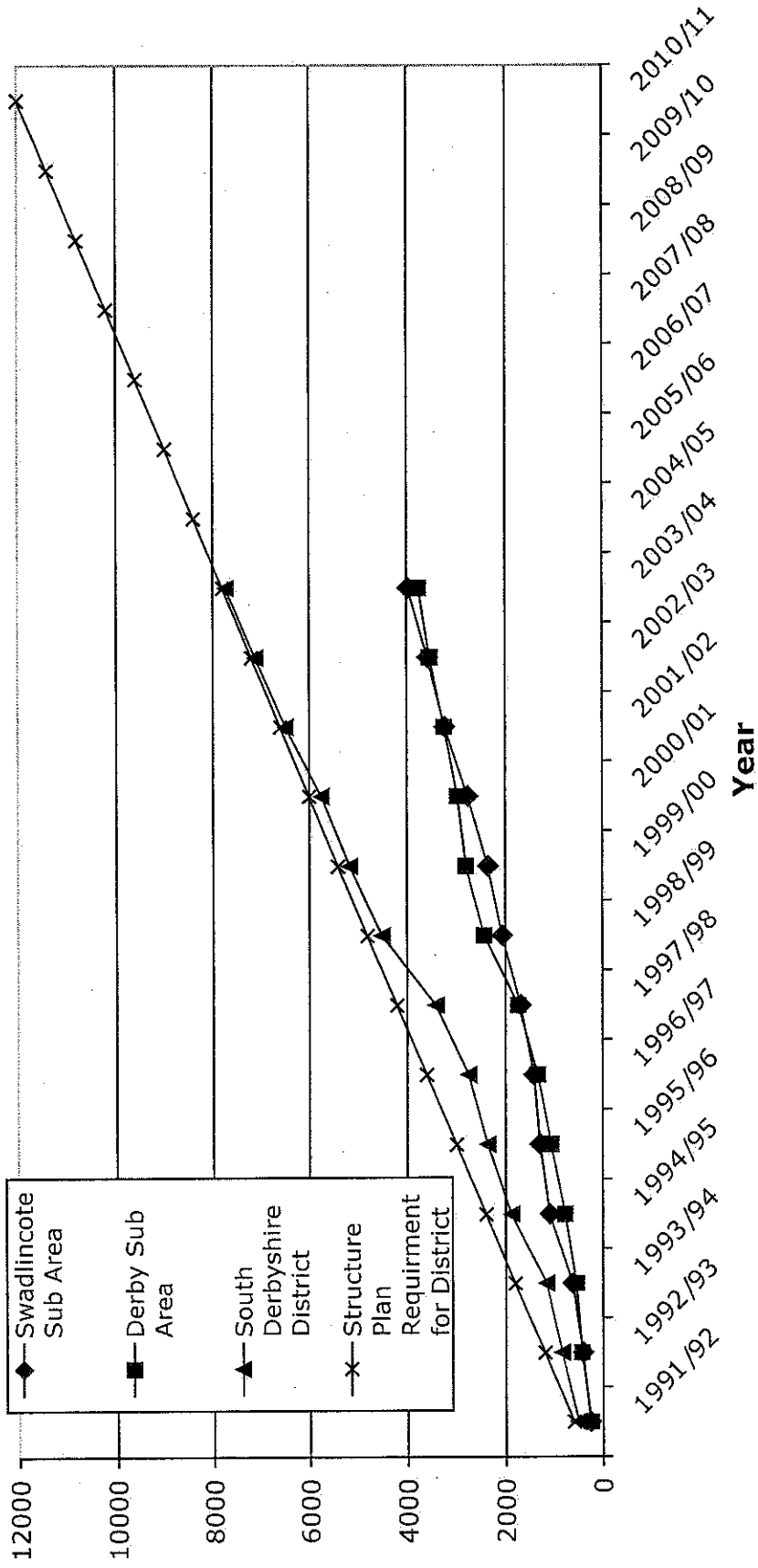
Table 1 below gives details of the residential land supply, and identifies the shortfall between the Structure Plan requirement, and the number of dwellings either complete, under construction, with planning permission, or allocated in the Adopted Local Plan. This shortfall will be met in full by the allocations proposed in the Revised Deposit Draft Local Plan.

Table 1: Residential Land Supply in South Derbyshire – Elements of Supply and Shortfall (31st March 2002)

Structure Plan Requirement 1991 – 2011	12000
Completions 1991 – 2004 (at March 2004)	7,734
Dwellings under construction	510
Dwellings with planning permission expected 2004 – 2011	1,460
Remaining Allocation from 1998 Local Plan	107
Small brownfield site and conversion estimates 2004 – 2011	350
Shortfall to be met by new allocations	1,839
New Draft Local Plan Allocations [subject to Inspector's recommendations]	2,408

For further information contact Ian Bowen in the Local Plans Team, on (01283) 595749, or email ian.bowen@south-derbys.gov.uk.

Chart 1 : Residential Land Availability
Cumulative Completions (1991 - 2004)



Total Completions By Parish - 31st March 2004

Appendix 1

Parish	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	Total
ASH	0	0	0	0	2	1	1	1	0	0	0	0	0	5
ASTON UPON TRENT	6	1	5	1	1	1	4	10	20	3	7	0	1	60
BARROW UPON TRENT	3	0	2	0	1	6	0	1	5	5	3	6	6	38
BARTON BLOUNT	1	2	1	0	0	0	1	2	0	0	0	1	0	8
BEARWARDCOTE	0	0	0	0	0	0	1	0	0	0	0	0	0	1
BRETBY	4	0	1	2	1	2	3	2	2	17	22	18	14	88
BURNASTON	1	0	0	1	0	3	1	124	106	63	77	69	11	456
CASTLE GRESLEY	2	0	1	6	1	0	4	23	13	2	4	22	49	127
CAULDWELL	0	0	1	0	0	0	0	0	1	0	0	0	0	2
CHURCH BROUGHTON	4	0	1	2	1	4	1	0	0	1	3	0	0	17
CHURCH GRESLEY	70	50	73	162	45	14	45	91	38	42	11	16	80	737
COTON IN THE ELMS	1	9	0	0	3	0	7	9	1	0	1	3	3	37
DALBURY LEES	1	4	0	0	0	0	1	2	1	1	2	1	0	13
DRAKELOW	1	2	0	1	1	0	0	0	0	3	1	0	0	9
EGGINTON	0	2	3	6	1	2	2	2	1	0	2	2	0	23
ELVASTON	1	0	2	62	82	80	117	160	22	0	1	0	0	527
ETWALL	6	5	10	5	6	10	6	5	3	8	19	0	1	84
FINDERN	4	10	2	3	0	1	0	0	0	1	0	0	10	31
FOREMARK	0	0	0	0	0	2	0	0	0	0	3	0	0	5
FOSTON & SCROPTON	3	1	1	6	2	6	0	6	1	5	7	6	2	46
HARTSHORNE	9	0	2	20	4	11	7	75	3	3	1	1	1	137
HATTON	13	8	7	3	37	39	46	5	3	3	39	0	0	203
HILTON	6	5	8	40	138	92	167	229	74	11	123	160	180	1233
HOON	2	0	0	0	0	0	1	0	1	0	0	0	0	4
INGLEBY	1	0	0	1	1	4	5	0	0	0	4	0	0	16
LINTON	0	1	0	0	0	0	2	3	2	2	2	7	4	23
LULLINGTON	1	0	0	2	0	0	0	0	2	0	2	1	0	8
MELBOURNE	56	65	34	27	19	33	19	10	11	1	5	10	8	298
MIDWAY	61	31	36	63	45	44	37	47	22	4	19	3	9	421
NETHERSEAL	5	3	1	10	8	3	8	13	0	5	5	0	3	64
NEWTON SOLNEY	1	0	1	0	1	1	1	4	0	0	0	1	0	10
OSLESTON & THURVASTON	5	0	0	1	0	3	1	3	0	2	0	0	0	15
OVERSEAL	5	4	1	58	3	0	1	8	13	22	15	32	43	205
RADBOURNE	0	0	0	1	0	0	0	1	0	0	0	0	0	2
REPTON	5	2	1	2	5	11	7	12	7	2	29	15	1	99
ROSLISTON	13	2	0	0	1	0	2	3	24	0	4	0	3	52
SHARDLOW & GREAT WILNE	14	4	0	1	0	0	2	2	0	2	2	0	1	28
SMISBY	0	0	0	5	0	3	3	3	0	0	0	0	0	14
STANTON AND NEWHALL	35	20	47	83	4	0	18	5	21	47	43	40	44	407
STANTON BY BRIDGE	0	1	2	1	2	0	0	0	4	3	0	0	0	13
STENSON FIELDS	111	59	0	0	2	27	37	75	20	0	0	0	0	331
SUTTON ON THE HILL	1	0	0	2	0	1	0	1	0	0	1	0	1	7
SWADLINCOTE	7	5	9	36	4	4	44	63	50	183	236	159	55	855
SWARKESTONE	0	0	0	0	0	1	2	4	3	2	1	0	2	15
TICKNALL	3	0	2	1	3	2	2	2	0	3	1	1	0	20
TWYFORD & STENSON	0	0	2	2	1	2	2	0	6	1	4	0	0	20
WALTON UPON TRENT	1	0	1	1	2	1	0	2	0	0	1	4	0	13
WESTON UPON TRENT	0	2	0	3	2	2	1	41	70	53	0	2	0	176
WILLINGTON	19	27	38	59	22	5	14	16	7	11	6	29	6	259
WOODVILLE	26	17	28	28	35	4	34	17	67	73	40	19	84	472
Total	508	342	323	707	486	425	657	1082	624	584	746	628	622	7734

Land Availability – Large Sites (>= 10 dwellings) - Full Site Details
 31 March 2004

Appendix 2

Site Ref	Premises No/Name	Street	Comps at Previous Year	Comps	U/C	Not Started	Total	CURRENT YEAR		% Brown field Units	Losses
								Brown field Units	Brown field Units		
S2514	ARCHER'S BARN FARM	MOUNT PLEASANT ROAD	10	42	4	0	46	0	0	0	0
Total for Parish: CASTLE GRESLEY											
S1833		MIRY LANE, HEATH HOUSE FARM	2	2	2	6	10	0	0	0	0
Total for Parish: CHURCH BROUGHTON											
S2364	CORNER OF	CHURCH STREET AND THORPE DOWNS ROAD	0	10	0	15	25	25	100	0	0
S2470	CASTLE GLADE	COMMERCE STREET	0	0	0	20	20	20	100	0	0
S2618	****LAND SOUTH EAST OF	SWADLINCOTE LANE	0	59	34	907	1000	0	0	0	0
Total for Parish: CHURCH GRESLEY											
S2519		HILTON ROAD	22	22	0	16	38	16	42	0	0

**** Only 477 dwellings expected to be built up to 2011

Site Ref	Premises No/Name	Street	Comps at Previous Year	CURRENT YEAR					% Brown field Units	
				Comps	U/C	Not Started	Total	Brown field Units		Losses
S2804	STATION YARD	HILTON ROAD	0	0	0	18	18	100	0	
Total for Parish: ETWALL										
S2863	LONGLANDS HOTEL	LONGLANDS LANE	22	22	0	34	56	61	0	
Total for Parish: FINDERN										
S2695	NETHER HALL	NETHERHALL LANE	0	0	9	6	15	0	0	
Total for Parish: HARTSHORNE										
S2742	YEW TREE FARM	OFF THE HAYES	0	0	9	6	15	0	0	
Total for Parish: HATTON										
S2028		HILTON DEPOT	0	0	0	175	175	100	0	
S2643	AREAS H12, H13 AND PARTS H10 & H14	HILTON DEPOT	93	128	27	85	240	100	0	
S2733	HILTON GARAGE	MAIN STREET	0	4	8	0	12	100	0	
S2789	FORMER HILTON DEPOT		0	95	137	135	367	100	0	

Site Ref	Premises No/Name	Street	Comps at Previous Year	CURRENT YEAR				% Brown field Units		
				Comps	U/C	Not Started	Total			
Total for Parish: HILTON			93	227	172	395	794	794	100	0
S2807	69	WOODVILLE ROAD	0	27	0	1	28	0	0	0
Total for Parish: OVERSEAL			0	27	0	1	28	0	0	0
S2821	REPTON GARAGE	HIGH STREET	0	0	0	12	12	12	100	0
Total for Parish: REPTON			0	0	0	12	12	12	100	0
S2558	LAND OFF	WOOD LANE/BRETBY HOLLOW	0	3	19	6	28	28	100	0
S2814	LAND AT	CORONATION STREET	0	2	30	34	66	0	0	0
Total for Parish: STANTON AND NEWHALL			0	5	49	40	94	28	30	0
S2248	****PINGLE SCHOOL	CORONATION STREET	0	0	0	50	50	0	0	0
S2662	WRAGGS PIPEWORKS SITE	HASTINGS ROAD	4	9	2	2	13	13	100	0
Total for Parish: SWADLINCOTE			4	9	2	52	63	13	21	0

**** Unlikely to be developed

Site Ref	Premises No/Name	Street	Comps at Previous Year	Comps	U/C	Not Started	CURRENT YEAR			
							Total	Brown field Units	% Brown field Units	
S2288		ASTON HALL HOSPITAL (SUBS)	136	136	0	7	143	143	100	0
Total for Parish: WESTON UPON TRENT										
S1591		HARTSHORNE ROAD	0	24	3	0	27	27	100	0
S1738		****VIKING BUSINESS CENTRE BLACKSMITHS LANE	0	0	0	12	12	12	100	0
S2003		FORMER ABATTOIR	6	8	1	2	11	11	100	0
S2479		BUTT FARM	0	0	0	25	25	0	0	0
S2749	37	GRANVILLE STREET	0	0	0	11	11	11	100	0
S2763		QUALITAS BATHROOMS	0	6	55	39	100	100	100	0
S2808		FORMER HEPWORTH PIPEWORKS FACTORY	0	1	45	97	143	143	100	0
Total for Parish: WOODVILLE										
Total for District: SOUTH DERBYSHIRE			273	578	386	1691	2655	1383	52	0

**** Unlikely to be developed

Appendix 3

Land Availability – Small Sites (<10 dwellings) – Parish Summary

31 March 2004

Parish	Completions	Under Construction	Not Started	Total	Brownfield Units	%
ASTON UPON TRENT	0	2	17	19	19	100
BARROW UPON TRENT	4	4	8	16	5	31
BRETRY	0	4	1	5	5	100
BURNASTON	0	0	1	1	1	100
CASTLE GRESLEY	1	5	15	21	21	100
GATTON	0	0	1	1	0	0
CHURCH BROUGHTON	0	5	0	5	2	40
CHURCH GRESLEY	0	3	28	31	31	100
COTON IN THE ELMS	3	1	0	4	0	0
DALBURY LEES	1	3	4	8	3	38
DRAKELOW	1	0	1	2	0	0
EGGINTON	0	1	0	1	1	100
ETWALL	1	3	20	24	24	100
FINDERN	3	2	1	6	6	100
FOSTON & SCROPTON	1	1	15	17	4	24
HARTSHORNE	3	16	4	23	18	78
HATTON	0	0	2	2	2	100
HILTON	5	7	17	29	25	86
LINTON	0	0	9	9	7	78
MELBOURNE	5	19	22	46	36	78
MIDWAY	1	1	5	7	7	100
NETHERSEAL	0	2	7	9	3	33
NEWTON SOLNEY	1	0	7	8	7	88
OSLESTON & THURVASTON	0	0	5	5	1	20
OVERSEAL	0	9	12	21	18	86
REPTON	1	1	18	20	12	60
ROSLISTON	1	4	5	10	9	90
SHARDLOW & GREAT WILNE	0	0	2	2	1	50
SMISBY	0	0	1	1	1	100
STANTON AND NEWHALL	2	13	44	59	58	98
STANTON BY BRIDGE	0	2	1	3	1	33
SUTTON ON THE HILL	1	0	1	2	0	0
SWADLINCOTE	2	8	33	43	39	91
TICKNALL	0	1	5	6	5	83
TWYFORD & STENSON	8	1	1	10	0	0
WALTON UPON TRENT	0	0	5	5	4	80
WESTON UPON TRENT	4	3	1	8	3	38
WILLINGTON	1	2	6	9	4	44
WOODVILLE	0	1	29	30	22	73
Total	50	124	354	528	405	77

