



Derby City Council

Sent by email

Your ref
Our ref CS/EX/03
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Date 19 May 2016

Dear Mr Moore

Examination of the Derby City Local Plan Part 1 – Core Strategy: Supplementary Information on Derby Five Year Housing Land Supply

In response to your letters of 29 April and 5 May 2016, please find attached the requested information explaining and justifying the Council's five year housing land supply position as discussed at the formal hearing session on 27 April 2016.

The information set out in the attached document provides an overview of the housing land supply position informed by a series of appendices responding to your specific requests for information, as follows:

- **Appendix A** - A 2016-based 5-year housing land supply calculation having regard to that submitted to the examination by DPDS Consulting
- **Appendix B** - Evidence on past windfall rates and planning permissions on small sites
- **Appendix C** - Details of the basis for the Council's conclusions on individual sites. This appendix also includes comments from the Council on the conclusions on the delivery of individual sites in the 5-year supply by DPDS Consulting (and other parties) in their hearing statement(s)
- **Appendix D** - The basis for the assumed number of house completions in 2016/17 used in the Council's 2017-based 5-year housing land supply calculation
- **Appendix E** - Calculations for both the 2016 and 2017 bases using the Liverpool method
- **Appendix F** – 5 Year Supply Position (May 2016 update) – Methodologies
- **Appendix G** – Updated 5 Year Supply Delivery Tables (May 2016)

For the avoidance of doubt the information set out at Appendices A, D and E are based on the 5 year housing land supply (delivery rates and losses) as presented to the hearing on 27 April 2016 (EX016). As a result of the work requested, some of the delivery estimates



have been updated, as described at Appendix C. This has resulted in updated supply figures which are set out at Appendix G. These have been used as a basis for re-running the 5 year housing land calculations requested (Sedgefield and Liverpool methods on both a 2016 and 2017 base date), as set out at Appendix F.

The Council's view, as evidenced in the attached document, is that the most appropriate scenario is that of a base date of 2017 applying the Sedgefield method. As set out in Appendix F, based on the updated supply information this would give the Council a **5.39 year** supply of deliverable sites on adoption of the Plan.

If however, following further consideration and comments from interested parties, you conclude that we do not have a five year supply based on the evidence in the attached document, the Council believes that there is a strong case for using the Liverpool method to resolve the situation. As evidenced in the documents, allocating more sites would not provide an appropriate or realistic solution.

I trust that the attached information provides all the clarification requested in a clear and comprehensive package. However, should you have any queries we would be glad to provide further detail or clarification as necessary.

Yours sincerely



Andrew Waterhouse
Spatial Planning Group Manager