

## Appendix A

## APPENDIX A

### 2016 Based 5 Year Housing Supply Calculation having regard to that submitted by DPDS Consulting

The land supply position below includes the forward housing supply submitted by the Council to the Examination (EX016 – Updated 5 Year Supply Position April 2016) but includes a rebasing of the five year period to commence in April 2016.

#### REQUIREMENT (Based on 5 year period 2016/17 to 2020/21)

Total Dwelling Requirement (2011-2028)	11,000
Annual Requirement (11,000/17)	647
Basic 5 Year Requirement (647x5)	3,235
Shortfall (2011/12-2015/16)	1,237 (see below)
Basic 5 Year Requirement+Shortfall (3,235+1,237)	4,472
20% Buffer (20% of 4,472)	894
<b>TOTAL REQUIREMENT FOR 5 YEARS</b>	<b>5,366</b>
Annual 5 Year Requirement	1,073

#### SUPPLY (2016/17 to 2020/21)

Deliverable Planning Permissions (Major Sites)	3,058
Deliverable BF commitments	561
Deliverable GF commitments	1,010
Windfalls (Four Yearsx75)	300
Small Site Planning Permissions	340
Losses (28x5 years)	-140
<b>TOTAL 5 YEAR SUPPLY</b>	<b>5,129</b>

**FIVE YEAR SUPPLY (5,129/1,073) 4.78**

#### CALCULATION OF SHORTFALL (2011/12 to 2015/16)

Actual Completions (2011/12 to 2015/16)	1,998
Required Completions (2011/12 to 2015/16)	3,235 (647x5)

**Shortfall (Required Completions-Actual Completions) 1,237**

## **Appendix B**

### **Evidence on Past Windfall Rates and Small Site Planning Permissions**

## **Windfall Completions 2011/12**

Number	Address	Progress	Windfall Gain
<b>Abbey</b>			
D2580	Hoult St	1 Comp	1
D2814	48 Bedford St	Complete	7
D2844	31 Woods Lane	Complete	9
D2917	33 Crown St	1 Comp	1
D2919	42 Bakewell St	C/U Comp	1
D2963	St David's Close	5 Comp	5
<b>Total</b>			<b>24</b>

Number	Address	Progress	Windfall Gain
<b>Allestree</b>			
D2732	17 & 19 Kings Croft	4 comp	4
D2808	2 St Johns Close	1 Comp	1
110/75	1 Edale Close	1 Comp	1
<b>Total</b>			<b>6</b>

Number	Address	Progress	Windfall Gain
<b>Alvaston</b>			
D2360	Former Wilmorton College	Total site 609, 30 Comp 18 U/C	30
			<b>30</b>

Number	Address	Progress	Windfall Gain
<b>Arboretum</b>			
D2398	31 Howard St	1 Comp	1
<b>Total</b>			<b>1</b>

Number	Address	Progress	Windfall Gain
<b>Blagreaves</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Boulton</b>			
D2886	Sutton Hse, Newport Court	16 Comp	16
D2619	Adj 42 Anthony drive	3 comp	3
610/640	106 Grange Road	2 Comp	2
<b>Total</b>			<b>21</b>

<b>Chaddesden</b>			
D2760	32 Morley Rd	6 Comp	6
<b>Total</b>			<b>6</b>

Number	Address	Progress	Windfall Gain
<b>Chellaston</b>			
1109/1363	R/o 72& W of 101& 105 Station Rd	4 Comp	4
810/1043	R/O 62 Station Rd	1 Comp	1
<b>Total</b>			<b>5</b>

Number	Address	Progress	Windfall Gain
<b>Darley</b>			
608/882	16 West Ave	C/U Comp	1
D2780	R/O 25 Penny Long Lane	1 Comp	1
<b>Total</b>			<b>2</b>

			Windfall Gain
<b>Derwent</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Littleover</b>			
D2569	R/O 17 Queens Drive	1 Comp	1
<b>Total</b>			<b>1</b>

Number	Address	Progress	Windfall Gain
<b>Mackworth</b>			
110/97	Rebecca House	10 comp	10
D2613	Mackworth United Ch	4 Comp	4
D2766	101 Westbourne Park	1 Comp	1
D2937	89 Prince Charles Ave	1 Comp	1
<b>Total</b>			<b>16</b>

Number	Address	Progress	Windfall Gain
<b>Mickleover</b>			
D2547	181 & 185 Station Rd	1 Comp 1 U/C	1
D2615	14 Moorland Rd	1 Comp	1
D2752	Highfield, Orchard St	1 Comp 1 U/C	1
D2829	54 & 56 Station Road	1 Comp	1
310/384	Holly End & Vicarage Rd	7 Comp	7
610/755	Orchard Cottage, Vicarage Rd	2 Comp	2
<b>Total</b>			<b>13</b>

Number	Address	Progress	Windfall Gain
<b>Normanton</b>			
D2907	2 Upperdale Road	1 Comp	1
D2928	1 St Giles Rd	7 Comp	7
<b>Total</b>			<b>8</b>

Number	Address	Progress	Windfall Gain
<b>Oakwood</b>			
D2761	279 Morley Road	2 Comp 2 U/C	2
D2803	15 Porters Lane	1 Comp 1 U/C	1
<b>Total</b>			<b>3</b>

Number	Address	Progress	Windfall Gain
<b>Sinfin</b>			
D2892	land at Cotton Lane	Site comp	10
<b>Total</b>			<b>10</b>

Number	Address	Progress	Windfall Gain
<b>Spondon</b>			
D2362	West of St, Station Rd	Site comp	13
210/195	19 Reader St	1 Comp	1
<b>Total</b>			<b>14</b>

<b>Total Windfall Gains</b>			<b>160</b>
-----------------------------	--	--	------------

## **Windfall Completions 2012/13**



Number	Address	Progress	Windfall Gain
<b>Abbey</b>			
D2757	Amy St (former Roe Buck)	13 Comp C/U 6 apts	13
210/116 D2916	Georgian Hse,Grt North Rd	Comp	6
210/114 D2918	312 Abbey St	2 Comp	2
D2972 511/517	136a Whitaker Rd	2 Comp	2
D3007 212/159	12 & 14 Pelham St	C/U Comp	2
D2959 110/19	73-77 Peet St	2 Comp	2
D3030 312/333	73 Peet St	1 Comp	1
D3052 1012/1226	70 Monk St	1 Comp	1
<b>Total</b>			<b>29</b>

Number	Address	Progress	Windfall Gain
<b>Allestree</b>			
511/464	180 Allestree Lane	2 Comp	2
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Alvaston</b>			
D2360	Former Wilmorton College	Total site 609, 18 Comp	18
D2870	1285 London Rd	2 apts Comp	2
			<b>20</b>

Number	Address	Progress	Windfall Gain
<b>Arboretum</b>			
D2830	134 Osmaston Road	3 Comp	3
711/774	55 Stafford St	1 Comp	1
D2996 1011/1269	76a Green Lane	3 Comp	3
D3024 512/586	64 Cummings St	1 Comp	1
<b>Total</b>			<b>8</b>

Number	Address	Progress	Windfall Gain
<b>Blagreaves</b>			
D2868	338,338a &340 Stenson rd	3 Comp	3
	Land between 77 & 81 the		
210/190	Hollow	1 Comp	1
411/466	140 Stenson rd	3 Comp	3
<b>Total</b>			<b>7</b>

Number	Address	Progress	Windfall Gain
--------	---------	----------	------------------

<b>Boulton</b>			
D2655	301 Boulton Lane Land btwn 21 & 23	2 Comp	2
D2698	Penzance Rd	3 Comp	3
D3014 412/434	6-8 Wyndham St	C/U 2 Comp	2
<b>Total</b>			<b>7</b>

<b>Chaddesden</b>			
509/605	33 Wood Road	3 Comp	3
510/514	63 Maine Drive	1 Comp	1
<b>Total</b>			<b>4</b>

Number	Address	Progress	Windfall Gain
<b>Chellaston</b>			
		site total 88, 32 Comp, 13 U/C	
D2550	Merril Collage	43 NYS	32
D2867	R/O 65 Station Rd	1 NYS	
1010/1191	7 St Peter's Rd	1 Comp	1
<b>Total</b>			<b>33</b>

Number	Address	Progress	Windfall Gain
<b>Darley</b>			
D2704	40 Duffield Rd	4 Comp	4
D2775	11-13 North St	3 Comp	3
D2779	15 Church Lane	1 Comp	1
D2852	56-58 Ashbourne Road	1 Comp	1
D2854	310 Highfields Park Drive	18 Comp	18
D2923510/593	The Yrd, Arthur St	2 Comp	2
910/1152	R/O 19 Penny Long Lane	1 Comp	1
<b>Total</b>			<b>30</b>

Number	Address	Progress	Windfall Gain
<b>Derwent</b>			
D2639	Adj 31 Walpole St	2 Comp	2
	Former Roe Farm Clinic,		
D2987	Winchester Cres	6 Comp	6
D2998 1111/1392	182 Francis St	1 Comp	1
<b>Total</b>			<b>9</b>

Number	Address	Progress	Windfall Gain
<b>Littleover</b>			
D2756	R/O 91 Chain Lane	1 Comp	1
D2846	Adj 10 Heath Ave	6 Comp	6
D3031 412/521	R/O 8 Harrington Rd	1 Comp	1
<b>Total</b>			<b>8</b>

Number	Address	Progress	Windfall Gain
<b>Mackworth</b>			
D2876	32 Heyworth St	5 Comp	5
D2882	37 Bass Street	1 Comp	1
D2976	2/2a York St	2 Comp	4
D2981	16a South St	7 Comp	7
D2968	Former Arthur Neale care hm	98 comp	98
<b>Total</b>			<b>115</b>

Number	Address	Progress	Windfall Gain
<b>Mickleover</b>			
D2547	181 & 185 Station Rd	1 Comp	1
811/1013	1 Hope Ave	1 Comp	1
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Normanton</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Oakwood</b>			
D2761	279 Morley Road	2 Comp	2
D2803	15 Porters Lane	1 Comp	1
D2897	4 Balleny Close	1 Comp	1
<b>Total</b>			<b>4</b>

Number	Address	Progress	Windfall Gain
<b>Sinfin</b>			
D2931 310/249	692-694 Osmaston Rd	2 Comp	2
D2946 1110/1427	12 Stornaway Close	1 Comp	1
D3013 312/355	58 Glossop & 10 Crowshaw Sts	1 Comp	1
D3018 312/346	46-48 Waverley St	1 Comp	1
D3019 312/360	19-21 Glossop St	1 Comp	1
D3040 812/983	19 & 21 Stroma Close	Cons Comp	2
<b>Total</b>			<b>8</b>

Number	Address	Progress	Windfall Gain
<b>Spondon</b>			
<b>Total</b>			<b>0</b>

<b>Total Windfall Gains</b>			<b>286</b>
---------------------------------	--	--	------------

## **Windfall Completions 2013/14**

Number	Address	Progress	Windfall Gain
<b>Abbey</b>			
D2714	187 Uttoxeter New Rd	4 Comp	4
D3025	59 Churchside Walk	1 Comp	1
D3075 413/391	89-93 Peet St	1 Comp	1
<b>Total</b>			<b>6</b>

Number	Address	Progress	Windfall Gain
<b>Allestree</b>			
D2225 210/221	R/o 522 Duffield Rd	1 Comp	1
D2833 508/790	Between 9, 11&15 Cornhill	1 Comp minus 1 comp	1
D3036 612/689	109 Laburnham Cres	12/13, 2 Comp	2
D3045 712/799	8 Kingsley Rd	2 Comp	2
<b>Total</b>			<b>6</b>

Number	Address	Progress	Windfall Gain
<b>Alvaston</b>			
D2606	Durley Close	38 Comp	38
1209/1467	11 Fairwood dr	1 Comp	1
			<b>39</b>

Number	Address	Progress	Windfall Gain
<b>Arboretum</b>			
D3093 613/711	56 Leacroft Road	1 Comp	1
<b>Total</b>			<b>1</b>

Number	Address	Progress	Windfall Gain
<b>Blagreaves</b>			
D2985	R/O 91 The Hollow	1 Comp	1
<b>Total</b>			<b>1</b>

Number	Address	Progress	Windfall Gain
<b>Boulton</b>			
<b>Total</b>			<b>0</b>

			Windfall Gain
<b>Chaddesden</b>			
D2392	47 Maine Drive	1 Comp Cons of 1 dwelling to 2	1
D3078 513/496	1a Lime Grove	dwgs	2
<b>Total</b>			<b>3</b>

Number	Address	Progress	Windfall Gain
<b>Chellaston</b>			
D2550	Merril Collage	56 Comp	56
911/1159	Adj Tesco, Parkway	9 Comp	9
1112/1414	2 Manor Road	1 C/U Comp	1
<b>Total</b>			<b>66</b>

Number	Address	Progress	Windfall Gain
<b>Darley</b>			
D2815	Patchetts Broadway	1 Comp	1
D2965	Former Builder's Yard	90 Comp	90
D2945 1010/1315	7-9 Bank Crt, Wheeldon Crt	Cons from bedsit to 2 flats	2
D2977	R/O 23 Penny Long Lane	1 Comp	1
<b>Total</b>			<b>94</b>

Number	Address	Progress	Windfall Gain
<b>Derwent</b>			
D2788	221,223 & 225 Nottm Rd	2 Comp	2
710/938	Former Rhino, Max Rd	11 Comp	11
D3017 1111/1408	Site of Derwent Christian Ctre, Hornsea Rd	9 Comp	9
D3039 712/931	182 Etc Max Rd	6 Comp	6
512/530	274 Max Rd	1 Comp	1
D3058 912/1073	Former Rocket, St Andrews View	11 Comp	11
<b>Total</b>			<b>40</b>

Number	Address	Progress	Windfall Gain
<b>Littleover</b>			
D2999 1111/1409	North Greenway Drive	3 Comp	3
D3041	land between 48 Pastures & 1-3 Newcrest Cl	2 Comp	2
<b>Total</b>			<b>5</b>

Number	Address	Progress	Windfall Gain
<b>Mackworth</b>			
D2713	8 Cecil St	2 Comp	2
D2810 211/184	Former M'Worth College	Total site 221, 58 Comp, 14 U/c 106 NYS	58
<b>Total</b>			<b>60</b>

Number	Address	Progress	Windfall Gain
<b>Mickleover</b>			
D2692 212/133	141 Station Road	2 Comp	2

D2836	R/O 156 Station Rd	1 Comp	1
<b>Total</b>			<b>3</b>

Number	Address	Progress	Windfall Gain
<b>Normanton</b>			
D2845	24-28 Middleton St	4 Comp	4
D2850	106 Belvoir St	1 Comp	1
D2884 07/09/865	1 Lower Dale Rd	5 Comp	5
	Former bowling green Adj 2		
1210/1477	Belvoir St	5 Comp	5
D3028 611/748	148-150 Peartee Rd	1 Comp	1
<b>Total</b>			<b>16</b>

Number	Address	Progress	Windfall Gain
<b>Oakwood</b>			
D2859	20 & 21 Hilltop	2 Comp	2
D2883	281 Morley Rd	1 Comp	1
D2971 1012/1206	283 Morley Rd	1 Comp	1
<b>Total</b>			<b>4</b>

Number	Address	Progress	Windfall Gain
<b>Sinfin</b>			
		33 Comp , 10	
D2628	Goodsmoor rd	U/C, 9	33
<b>Total</b>			<b>33</b>

Number	Address	Progress	Windfall Gain
<b>Spondon</b>			
D2597	46 Moor End	2 Comp	2
D2603	Arnhem terrace	55 Comp	55
D2630 1109/1410	63-65 Nottingham Rd	9 comp	9
D2663	81 Locko Road	1 Comp	1
D2688	15 Drury Ave	1 Comp	1
D2700 707/1353	Adj 70 Nottm Rd	2 Comp	2
D2717	26 Milldale Rd	1 Comp	1
		22 Comp,10	
D2821	Reservoir Huntley Ave	U/C, 10 NYS	22
D3009 212/209	Adj 55 Cambridge St	2 Comp	2
<b>Total</b>			<b>95</b>

<b>Total Windfall Gains</b>			<b>472</b>
-----------------------------	--	--	------------

## **Windfall Completions 2014/15**



Number	Address	Progress	Windfall Gain
<b>Abbey</b>			
D2853 611/670	307 Burton Rd	1 Complete	1
809/1031 D2894	305 Burton Rd	C/U 1 Comp	1
908/1320 D2911	305 Burton Rd (nursing Home)	8 Apts Comp 1 additional	8
213/137	Adj 16a King Alfred St	comp	1
D3037 712 871	137 Whitaker Rd	1 Comp	1
D3053 612/720	Adj 135 Whitaker RD	1 Comp	1
D3057 412/513	Adj 80 St Albans Rd	1 Comp	1
D3073 11213/1482	8-10 Haddon St	C/u of 2 Comp	2
D3075 1113/1373	89-93 Peet St	C/U to 2 Comp	2
<b>Total</b>			<b>18</b>

Number	Address	Progress	Windfall Gain
<b>Allestree</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Alvaston</b>			
D2313	35-41 Brighton Road	6 Comp 5 U/C	6
D30 1112/1389	Adj 29 Waldorf Ave	1 Complete	1
D3115 414/555	1-3 Dickinson St	C/U 1 Complete	1
			<b>8</b>

Number	Address	Progress	Windfall Gain
<b>Arboretum</b>			
D2967 1011/1270	178-180 Normanton Rd	1 Comp	1
D2971 511/605	9-11 Charnwood St	3 Complete	3
D3004 1211/1495	1-7 Abbey St	1 Complete	1
D3008 212/166	The Malin PH	3 Complete	3
D3022 1112/1380	Adj 12 Loudon St	1 comp	1
D3060 913/1007	52 Osmaston Rd	C/U to 1 Comp	1
D3101 713/778	131 Green Lane	C/U Comp	1
D3102 713/808	8 Crompton St	5 Comp	5
D3121 214/128	4&5 Trinity Place, 109 London Rd	C/u to 9 fts 5 Comp 4 NYS	5
<b>Total</b>			<b>21</b>

Number	Address	Progress	Windfall Gain
<b>Blagreaves</b>			
D2962	20 Highfield rd	2 Comp	2
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Boulton</b>			
<b>Total</b>			<b>0</b>

<b>Chaddesden</b>			Windfall Gain
613/641	456 Nottingham Road	Cons of 1 to 2 dwlg Comp	2
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Chellaston</b>			
D3005 212/418	Adj 64 West Ave North	1 Complete minus 1 +4	1
D3135 512/636	58 & 60 Station Rd	Complete	4
<b>Total</b>			<b>5</b>

Number	Address	Progress	Windfall Gain
<b>Darley</b>			
D2978 311/298	R/O 21 Penny Long Lane	1 Comp	1
D3048 712/880	R/O 54-56 Parker St	2 Comp	2
		Cons from accom for depend. Rel. to	
D3091 513/526	1 Willow Close	1 dwlg Comp	1
D3120 514/671	11 Mill St	C/u to 1 apts Comp	1
		Mins 1 + 9	
D1980 1112/1369	Broadway Baptist Whitecross Hse, Leyland	Comp	9
D3064 913/1069	Gardens	Cons of 1 to 2	2
<b>Total</b>			<b>16</b>

Number	Address	Progress	Windfall Gain
<b>Derwent</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Littleover</b>			
D2881	15 + 17 The Hollow	5 Comp	5
D2993 711/843	land N of 220 Rykneld Rd	2 Comp 2 U/C	2
D3042 512/574	Fontenay. Old Hall Ave	3 Comp	3
<b>Total</b>			<b>10</b>

Number	Address	Progress	Windfall Gain
--------	---------	----------	------------------

**Mackworth**

D3059 1012/1212	77 Ashbourne Rd	1 Comp	1
D3064 10121288	Adj 15 Ravencourt Rd	1 Comp	1
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Mickleover</b>			
D3149 514/657	1 Orchard St	Cons from 1 to 2 Comp	2
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Normanton</b>			
D2930	19 & 21 Keswick Ave	1 Complete	1
D3000 1111/1411	26a Peartree Rd	1 Complete	1
		70 Extra care	
D3020 812/947	Former Sch Blackmore St	Complete	70
D3109 113/1341	R/O 159a St Thomas Rd	C/u 1 Comp	1
<b>Total</b>			<b>73</b>

Number	Address	Progress	Windfall Gain
<b>Oakwood</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Sinfin</b>			
D2628 1109/1275	Goodsmoor rd	33 Comp 2014 , 19 Comp 2015	19
D3077 413/454	12 Cromarty Close	1 C/U Comp	1
		Minus 2 Comp 5	
D3094 913/1098	18 & 20 Victory Road	Complete	5
D3172 1014/443	Landmere, Inverary Close	1 Comp	1
<b>Total</b>			<b>26</b>

Number	Address	Progress	Windfall Gain
<b>Spondon</b>			
D2527 210/174	Royal Hill Farm	1 Comp	1
		22 Comp 2014	
D2821	Reservoir Huntley Ave	20 Comp 2015	20
D2898 1112/1454	55 Willowcroft rd	1 Comp	1
D3056 712/862	Land W of 36 Sitwell St	1 Comp	1
D3089 513/478	72-74 Sitwell St	1 Comp	1
<b>Total</b>			<b>24</b>

<b>Total Windfall Gains</b>			<b>193</b>
-----------------------------	--	--	------------

## **Windfall Completions 2015/16**

Number	Address	Progress	Windfall Gain
<b>Abbey</b>			
710/871 D2950	250 Uttoxeter New Rd	C/U Comp	1
		C/U from D1 to	
D3088 1113/1375	Rebecca Court	18 Comp	18
D3114 414/510	117-119 Peet St	C/u to 1 Comp	1
		C/u from	
		Nursery to 4 fts	
D3138 514/613	352 Uttoxeter New Rd	Comp	4
	Georgian Hse,Grt North Rd	4 Comp	4
<b>Total</b>			<b>28</b>

Number	Address	Progress	Windfall Gain
<b>Allestree</b>			
		34 comp previously	
		3 Comp 2016	
D0908	Quarndon Heights	2 U/C 2016	3
D3010 312/254	R/o 524 Duffield Rd	1 Comp	1
		Minus 1 comp	
D2099 513 555	562 Duffield Road	2014 2 Comp	2
	R/o 16 - 24 & 20	Minus 1 Comp	
D3082 613/644	Devonshire Ave	2015 13 Comp	13
<b>Total</b>			<b>19</b>

Number	Address	Progress	Windfall Gain
<b>Alvaston</b>			
		6 Comp 2015 5	
D2313	35-41 Brighton Road	Comp	5
D3096 513/475	Adj 17 Eden St	1 Apt Comp	1
			<b>6</b>

Number	Address	Progress	Windfall Gain
<b>Arboretum</b>			
D2097	2 Uplands Gardens	1 Comp	1
D3123 614/821	98 St Chads Rd	1 Comp	1
		C/u on 1st flr to	
D3151 714/924	56 Osmaston Rd	2 flts Comp	2
		Cons of 1 to 2	
D3161 914/1263	207-209 Shaftesbury Cres	Comp	2
<b>Total</b>			<b>6</b>

Number	Address	Progress	Windfall Gain
<b>Blagreaves</b>			

913/1119 D1850	38 Hillcross	Ercetion of 1 Comp	1
D3056 813/920	20 Chesterton Ave	Minus 1, 2	2
<b>Total</b>			<b>3</b>

Number	Address	Progress	Windfall Gain
<b>Boulton</b>			
D3083 613/662	Between 11& 20 Thanet Dr	4 Comp	4
<b>Total</b>			<b>4</b>

Number	Address	Progress	Windfall Gain
<b>Chaddesden</b>			
D3063 514/706	Adj 53 Morley Rd	1 Comp	1
D3079 513/560	17 & 19 Maryland Rd	3 Comp	3
D3116 614/806	96 Wood Rd (1st Flr)	C/u to 2 apts Comp	2
D3 114/109	Former Chesapeake ctr, Chesapeake Rd	C/u to 6 flts Comp	6
1010/1260	69 Meadow Lane	minus 1 Comp + 4 Comp	4
<b>Total</b>			<b>16</b>

Number	Address	Progress	Windfall Gain
<b>Chellaston</b>			
D3076a 414/503	R/o 36 Glenwood Rd	2 Comp	2
113/112	38 Moyne Gardens	C/u to 1 Comp	1
D3097 413/357	Adj 54 Avalon Drive	1 Comp	1
<b>Total</b>			<b>4</b>

Number	Address	Progress	Windfall Gain
<b>Darley</b>			
D3092 1113/1267	61-63 Nottm Rd (Liversage Arms)	C/u to 6 apts Comp	6
D3137 314/384	14-16 West Ave	3 Comp	3
D3178 1213/1489	107 Markeaton St	8 Comp	8
<b>Total</b>			<b>17</b>

Number	Address	Progress	Windfall Gain
<b>Derwent</b>			
D3089 1213/1458	Blue Boy, Wiltshire Rd	C/u from PH to 9 Dwlg's Comp	9
D3098 513/482	Corner Hillcrest/Wiltshire	3 Comp	3
<b>Total</b>			<b>12</b>

Number	Address	Progress	Windfall Gain
<b>Littleover</b>			
D2993 711/843	land N of 220 Rykneld Rd	2 Comp 2015 2	
D2995 911/1087	Adj 27 Keats Ave	Comp	2
		1 Comp	1
		Minus 1 comp	
D3034 412/494	17 The Hollow	2015 2 Comp	2
D308 413/427	R/O 1,2,3 Wade Ave	4 Comp	4
D3135 414/473	Adj 158 Havenbault Lane	1 Comp	1
<b>Total</b>			<b>10</b>

Number	Address	Progress	Windfall Gain
<b>Mackworth</b>			
D2898	100 Finchley Ave	2 Comp	2
D3026 512/612	156 Greenwich Drive	1 Comp	1
D3132 1213/1490	Peel St Car park	2 Comp	2
<b>Total</b>			<b>5</b>

Number	Address	Progress	Windfall Gain
<b>Mickleover</b>			
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Normanton</b>			
D3146 714/1021	1 Walbrook Rd	Cons to 2 Comp	2
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Oakwood</b>			
D2588 614/759	Adj 98 Buxton Rd	2 Comp	2
<b>Total</b>			<b>2</b>

Number	Address	Progress	Windfall Gain
<b>Total</b>			<b>0</b>

Number	Address	Progress	Windfall Gain
<b>Spondon</b>			
D2835	78 Nottm Rd	14 Comp	14
D2842 914/1298	Adj 233 Nottm Road	1 Comp	1
D3075 114/01	Adj 17 Cambridge St	2 Comp	2
D3084 1013/1153	Adj 5 Coxon st	1 Comp	1
D3117 813/919	Adj 49-51 Edmund Rd	3 Comp	3
D3192	Adj 75 Borrowfield Rd	3 Comp	3
<b>Total</b>			<b>24</b>
<b>Total Windfall Gains</b>			<b>158</b>

## **Small Sites With Planning Permission - April 2016**



## Small Sites with Planning Permission - April 2016

	A	B	C	D	E
1	Number	Address	Progress	Number of Dwellings	
2	<b>Abbey</b>				
3	02/14/00121	Adj 51 Warner St	2 NYS	2	
4	03/14/00323	R/o 270-272 Burton Road, adj Argyle St	9 apts NYS	9	
5	04/12/00464	41 Farley Rd	2 NYS	2	
6	09/11/01103	Grt Northern & 19 Junction St	6 fts NYS	6	
7	03/12/00293	16a King Alfred St	C/U U/C	1	
8	04/12/00470	80-82 Monk St	4 NYS	4	
9	08/13/00965	342 Uttoxeter New Road	Con of 1 to 3 apts U/C	2	
10	11/12/01337	34-34a Drewry Lane	C/U to 2 NYS	2	
11	02/13/00240	24-26 Monk St	2 NYS	2	
12	07/13/00807	Adj 74 Westbury St	Erection of 4 fts NYS	4	
13	05/12/00537	R/O 397 Burton Rd, Adj 141 Whitaker Rd	Erection of 2 NYS	2	
14	07/14/00935	296 Uttoxeter New rd	C/u to 4 fts U/C	3	
15	10/140/1423	R/o 79 Palmerston St 7 Adj 74-80 Fairfield Rd	Erection of 1 NYS	1	
16	04/14/00510	117-119 Peet St	C/u to 1 NYS	1	
17	06/14/00883	61 Milton St	Cons of 1 to 2 fts NYS	1	
18	09/14/01251	1 Peet St	C/U to form 4 fts & 5 bedsits NYS	6	
19	09/14/01270	19 Forman St	C/u for form 2 fts NYS	2	
20	09/14/01340	Adj 24 Colwyn Ave	Erction of 1 NYS	1	
21	12/14/01695	294 Uttoxeter New Rd	C/U NYS	1	
22	03/15/00386	Adj 150 Uttox Old Rd/ Parcel Trr	Erection of 7 aptd NYS	7	
23	12/14/01637	R/o 20 Lovain Rd	Erection of 3 dwlgs NYS	3	
24	06/15/00776	50 Farm St	Cons of garage to form 1 flat NYS	1	
25	<b>Total</b>			<b>63</b>	
26					

	A	B	C	D	E
27	Number	Address	Progress	Number of Dwellings	
28	<b>Allestree</b>				
29					
30	1014/1396	Quardon Heights (infill)	1 NYS	1	
31	D1919 1114/1558	Carrington House, Park Farm	9 NYS	9	
32	D3031 512/6387	Fermyn Wood, King's Croft	3 NYS	3	
33	D3069 1212/1489	Adj garage, Blenheim Parade	1 NYS	1	
34	D3158 814/1126	Adj 26 Edale Close	1 apt NYS	1	
35	D3168 914/1338	Adj 56 Lambourn Dr	1 NYS	1	
36	12/14/1650	R/o 488 Duffield Rd	1 U/C	1	
37	1114/1548 D3204	1 Blenheim Drive	Dem of 1, 2 NYS	1	
38	715/955	1 Blenheim Drive	4 NYS	4	
39	1015/1277	19 Cornhill	1 NYS	1	
40	<b>Total</b>			<b>23</b>	
41					
42	Number	Address	Progress		
43	<b>Alvaston</b>				
44	04/10/00455	1255 London Rd	NYS	1	
45	10/10/01239	255 Keldholme Lane	1 NYS	1	
46	07/13/00846	2 Archer St	Cons NYS	1	
47	07/13/00847	59 Haig St	One dwg to 2 flats NYS	1	
48	07/14/01035	Atlas Wks, Litchurch Lane	C/U NYS	1	
49	12/14/01725	Adj 2 Grimshaw Ave	1 NYS	1	
50	03/15/00305	Adj 38 Warwick St	3 NYS	3	
51	06/15/00786	Former Sch London Rd	C/u to 9 apts NYS	9	
52	06/15/00815	474 Baker St	C/u tp apt NYS	1	
53	03/15/00381	619 London Rd	Cons of 1 to 2 NYS	1	
54	07/15/00923	933 London Road	Add flat on 1st Flr NYS	1	
55	11/15/01410	Adj 1 Brigden Ave	1 NYS	1	
56	<b>Total</b>			<b>22</b>	
57					
58	Number	Address	Progress		
59	<b>Arboretum</b>				
60	02/10/00238	218-220 Siddals rd	4 NYS	4	Extant permission, live due to implementation of part of the application
61	12/12/01509	1 Malcolm St	2 Look U/C	2	
62	05/10/00516	St George's Ch, Shafestbury Cres	9 NYS	9	
63	03/11/00243	Site of 19 & r/o 15-21 Princes St	4 NYS	4	

	A	B	C	D	E
64	05/12/00556	77-79 Normanton Rd	2 NYS	2	
65	09/12/01142	226 Shaftesbury Cres	Cons of 1 to 2 flts NYS	1	
66	11/13/01310	91 Macklin St	C/u at rear to resi NYS	1	
67	11/10/01429	Former DRI	Resi NYS	1	
68	05/13/00502	8 & 8A Charnwood St	C/U to 7 flts, 6 NYS, 8a comp	6	
69	06/13/00624	Melbourne House, 96 Osmaston Rd	C/U to Resi NYS	1	
70	02/14/00255	Exchange blgs, 6 Exchange St	C/u to apt U/C	1	
71	01/13/00072	Adj 252 Normanton Road	3 Flts NYS	3	
72	03/14/00388	118 Green Lane	C/u to dwlg NYS	1	
73	03/14/00335	101-103 Peartree Rd	1 U/C	1	
74	01/14/00089	16a Osmaston Rd	2 NYS	2	
75	07/14/00962	Former Byron, 80 Lowerdale Rd	C/u to 4 apts U/C	4	
76	08/14/01167	37 Iron Gate	C/u to 5 flts NYS	5	
77	10/14/01427	198 Burton Rd	Cons to 4 apts NYS	4	
78	08/13/01003	1-5 Hartington Mews	C/u to 2 dwlgs NYS	2	
79	05/15/00636	43-53 Osmaston Road	c/u to form 4 flts NYS	4	
80	12/14/01738	38 Full St	C/U to resi NYS	1	
81	12/14/01667	50 Crompton St	Cons of 1 to 2 flts NYS	1	
82	07/14/00902	21 Macklin St	c/U to 5 Apts U/C	5	
83	10/15/01282	37-38 St Mary's Gate	C/u to 1 resi NYS	1	
84	10/14/01461	21-23 Friar Gate	c/u of upper flrs to 5 apts NYS	5	
85	12/14/01710	101-102 Friar Gate	C/u to 4 apts U/C	4	
86	10/15/01282	37-38 St Mary's Gate	C/U 1 NYS	1	
87	12/15/01537	111-113 Friar Gate	C/u to 9 apts NYS	9	
88	<b>Total</b>			<b>85</b>	
89					
90	Number	Address	Progress		
91	<b>Blagreaves</b>				
92	09/13/01119	38 Hillcross	Erection of 1 Comp		
93	06/12/00727	R/O 55 The Hollow	2 NYS	2	
94	11/11/01371	R/O 25 Rowley Lane	1 NYS	1	

	A	B	C	D	E
95	09/12/01114	30 Westcroft Ave	Minus 1, 4 NYS	3	
96	07/14/00920	R/o 82 Blagreaves Lane	1 U/C	1	
97	02/14/00120	Adj 22 Hartshorne Rd	1 NYS	1	
98	07/14/00942	Brethern's, 121 Blagreaves Lane	3 U/C	3	
99	03/15/00359	44-44a Littleover Lane	C/u to form 2 dwlgs NYS	2	
100	08/15/01100	73 Oaklands Ave	2 NYS	2	
101	<b>Total</b>			<b>15</b>	
102					
103	Number	Address	Progress		
104	<b>Boulton</b>				
105	07/13/00818	11 Heath Close	1 NYS	1	
106	05/12/00562	Adj 56 Field Lane	2 NYS	2	New App pending
107	10/15/01271	between 11& 15 Berwick Close	1 NYS	1	
108	<b>Total</b>			<b>4</b>	
109					
110	Number	Address	Progress		
111	<b>Chaddesden</b>				
112	05/08/00789	18 Brookfield Ave	1 NYS	1	Extant permission, live due to implementation of part of the application
113	10/12/01215	Adj 17 Olive grove	8 NYS	8	New App pending
114	09/13/01078	Adj 58 Field Lane	1 NYS	1	
115	02/14/00137	Adj 57 Maine Dr	1 NYS	1	
116	03/14/00359	R/o former Kingfisher	4 NYS	4	
117	08/14/01148	R/O Chaddesden Pk Rd	1 NYS	1	
118	04/15/00508	R/O 8 & 10 Hillside Ave	1 NYS	1	
119	01/15/00090	29 field Lane	1 NYS	1	
120	12/14/01697	Adj 2 Moncreiff Cres	1 NYS	1	
121	04/15/00562	128 Chaddeesen Park Rd	C/u to 1 resi NYS	1	
122	08/15/01001	Form Church, Reg. Rd Sth	C/u from D1 to 2 U/C	2	
123	<b>Total</b>			<b>22</b>	
124					
125	Number	Address	Progress		
126	<b>Chellaston</b>				
127	09/12/01107	105 West Ave	1 NYS	1	
128	10/13/01235	Rowallan Way	4 U/C 3 NYS	7	
129	11/13/01263	Adj 37 Western Park Ave	1 NYS	1	
130	02/15/00233	Adj 48 Glenwood Rd	1 NYS	1	
131	07/15/00866	junct of Royal Approach/Holmeleigh Way	2 NYS	2	
132	11/14/01518	5 Derby Rd (Chells)	Extension to PO to form 2 flts NYS	2	
133	02/15/00236	R/o 30 Glenwood Road	1 NYS	1	

	A	B	C	D	E
134	02/15/00234	R/O 34 Glenwood Road	1 NYS	1	
135	<b>Total</b>			<b>16</b>	
136					
137	Number	Address	Progress		
138	<b>Darley</b>				
139	11/12/01322	65 Friar Gate	1 U/C	1	
140	05/12/00055	50-51 Friar Gate	4 U/C?	4	
141	03/11/00260	85-89 King St	3 flts NYS	3	
142	10/13/01199	Adj Longford St & Bradley St	Mins 1 +2 NYS	1	
143	09/14/01219	123 Nottm Rd (The Tavern)	Extn of part of Ph to form 3 flts U/C	3	
144	12/14/01629	Adj 1 Windley cres	1 NYS	1	
145	10/14/01449	The Coach Hse, R/O of 64 Friar Gate	C/U from offices 3 Apts NYS	3	
146	07/15/00932	84 Bridge St	Dem of PH, erection of 9 apts NYS	9	
147	10/14/01372	29 Kedleston Rd	C/U from offices to Resi NYS	1	
148	09/15/01219	Adj 26 Queensway	1 NYS	1	
149	11/15/01351	2D Henry St	1 NYS	1	
150	09/14/01230	R/o 2 Duffield Rd	1 NYS	1	
151	06/15/00842	39 Penny Long Lane	Dem of 1 + 3 NYS	2	
152	06/15/00809	103 Duffield Rd	Dem of 1 + 9 NYS	8	
153	<b>Total</b>			<b>39</b>	
154					
155	Number	Address	Progress		
156	<b>Derwent</b>				
157	03/13/00253	Adj 33 Winchester Crescent	1 NYS	1	
158	07/14/00934	38 Pickering Rise	C/u on grnd flr U/C	1	
159	07/14/00930	Land at Alison Close	2 NYS	2	
160	08/15/01068	70 Cardigan St	2 NYS	2	
161	12/15/01473	5 Dorset St	C/u 1 NYS	1	
162	10/14/01414	Adj 16 Halifax Close	1 NYS	1	
163	<b>Total</b>			<b>8</b>	
164					
165	Number	Address	Progress		
166	<b>Littleover</b>				
167	02/11/00236	Patterdale, Old Hall Ave	4 NYS	4	New App pending
168	10/13/01257	Adj The Willows Old Hall Ave	2 NYS	2	
169	01/14/00049	Adj 169, R/O 167a,167b Rykneld Rd	3 NYS	3	
170	11/14/01614	Adj 592 Burton Rd	1 NYS	1	
171	07/14/00906	S of 19-21 Old Hall rd	2 U/C?	2	
172	12/14/01649	Adj 24 Dennis Close	1 NYS	1	
173	02/15/00139	between 1,& 2 Wade Ave	1 NYS	1	

	A	B	C	D	E
174	03/15/00376	Land at 640 Burton Road	1 NYS	1	
175	06/15/00841	Shepherd's View, 1 Shepherd St	C/U from office to 2 apts NYS	2	
176	08/15/01084	37 North St	1 NYS	1	
177	07/12/00915	453 Burton Road	dem of 1 + 7 NYS	6	Granted on appeal 01/10/2015
178	12/14/01732	Adj 30 The Hollow	1 NYS	1	
179	<b>Total</b>			<b>25</b>	
180					
181	Number	Address	Progress		
182	<b>Mackworth</b>				
183	04/14/00480	R/O 33 Collingham Gardens	1 NYS	1	
184	03/15/00335	Adj 1 Croydon Walk	1 NYS	1	
185	07/12/00834	The Workshop, Manchester St	7 NYS	7	
186	09/13/01084	93 Friar Gate	C/u 1 NYS	1	
187	04/14/00461	277 Prince Charles Ave	4 NYS	4	
188	02/14/00231	Adj 5 Manchester St	2 U/C	2	
189	06/14/00829	Wilmot Hse, St James Crt	C/u 4 NYS	4	
190	06/14/00888	Adj 8 Henley Green	1 NYS	1	
191	08/14/01108	Adj 39 Muswell Rd	1 NYS	1	
192	02/15/00142	172 Prince Charles Ave	1 NYS	1	
193	02/15/00276	26 York St	Cons of 1 to 2 Minus 1 comp 2 U/C	1	
194	01/15/00044	9 Enfield Rd	1 NYS	1	
195	03/15/00389	3 Vernon St	C/u from D1 to resi NYS	1	
196	005/15/00608	Family Ctr, Stepping lane	C/u to 8 apts NYS	8	
197	06/15/00814 & 00848	2 & 3 Surrey St	C/U to 2 apts U/C	2	
198	12/14/01746	51 Marylebone Cres	1 NYS	1	
199	07/15/00926	Former York Tavern	C/u to 2 flats U/C	2	
200	<b>Total</b>			<b>39</b>	
201					
202	Number	Address	Progress		
203	<b>Mickleover</b>				
204	04/08/00582	181 & 185 Station Rd Development on 181 Only	185 Still standing	1	Extant permission, live due to implementation of part of the application
205	01/15/00118	25 Fairbourne Drive	1 NYS	1	
206	04/14/00568	263 Station Rd	Minus 1 + 3 NYS	2	
207	06/15/00733	Pump hse, R/o 116 Vicarage Rd	1 NYS	1	
208	10/15/01295	263 Station Rd	3 NYS	3	
209	11/14/01549	102 Brisbane Road	Minus 1 2 NYS	1	
210	<b>Total</b>			<b>9</b>	
211					
212	Number	Address	Progress		
213	<b>Normanton</b>				

	A	B	C	D	E
214	02/12/01196	273 St Thomas Road	1 NYS	1	
215	04/13/00376	133 Rutland St	7 NYS	7	
216	07/12/00927	39 Cameron Rd	2 NYS	2	
217	01/13/00061	Site of 2 Belvoir St	4 NYS	4	
218	07/13/00850	61 Church St	C/U from Office to 1 U/C	1	
219	12/13/01442	83 St Thomas Rd	C/u 1 NYS	1	
220	01/13/00038	23 Underhill Close (PH)	C/u to 4 fts U/C	4	
221	06/13/00720	Adj 6a Hastings St	2 NYS	2	
222	08/14/01089	2 Grange Ave/217 Village St	C/u 1 NYS	1	
223	03/15/00314	24 Walton Dr	1 NYS	1	
224	11/14/01544	20 Peartree Rd	Formation of 1 apt NYS	1	
225	06/14/00875	R/O 35-57 Stenson Rd	3 NYS	3	
226	07/15/00981	40 Walbrook Rd	Cons of 1 to 2 NYS	1	
227	07/14/01043	Adj 2 Peartree rd	1 NYS	1	
228	<b>Total</b>			<b>30</b>	
229					
230	Number	Address	Progress		
231	<b>Oakwood</b>				
232	09/15/01195	Windmill Garage	9 NYS	9	
233	06/12/00741	21 Hawkshead Ave	1 NYS	1	
234	12/14/01699	Adj 6 Prestbury Close	1 NYS	1	
235	<b>Total</b>			<b>11</b>	
236					
237	Number	Address	Progress		
238	<b>Sinfin</b>				
239	05/06/00685	Adj 87 Elton Rd	7 U/C	7	
240	06/14/00747	29-33 Nightingale Road	C/U 5 apts NYS	5	
241	05/14/00702	58 Elton Rd	Minus 1, 4 NYS	3	
242	06/14/00869	21 Wordsworth Ave	2 C/U NYS	2	
243	09/15/01135	27 Nightingale Rd	Cons of 1 to 3 flts NYS	2	
244	04/15/00554	52 Hawthorn St	Cons of 1 to 2 NYS	1	
245	10/15/01270	W end of Wordsworth Ave	6 NYS	6	
246	<b>Total</b>			<b>26</b>	
247					
248	Number	Address	Progress		
249	<b>Spondon</b>				
250	10/13/01196	Garages r/o 42 Lodge Lane	4 NYS	4	
251	04/15/00474	23 Church St	1 U/C	1	
252	06/06/01085	Adj 68 Locko Rd	1 U/C	1	Extant permission due to material start having been made
253	06/13/00647	140 Nottm Rd	9 NYS	9	
254	04/14/00546	91 Borrowfield Road	1 NYS	1	

	A	B	C	D	E
255	06/13/00699	R/o 8 Burnside Dr	1 NYS	1	
256	06/13/00725	R/O 4 Poplar Ave	1 NYS	1	
257	05/13/00478	72-74 Sitwell St	1 NYS	1	
258	01/15/00084	5 Hall Dyke	1 U/C	1	
259	10/13/01170	Former Crown PH	7 NYS	7	
260	11/14/01577	116 Nottm Rd (Nursery)	C/U 7 NYS	7	
261	05/14/00683	Adj 137 Locko Rd	1 U/C	1	
262	03/15/00298	Adj 6 Dale Road	1 NYS	1	
263	<b>Total</b>		<b>Total</b>	<b>36</b>	
264					
265	<b>Total Net Gains</b>			<b>473</b>	



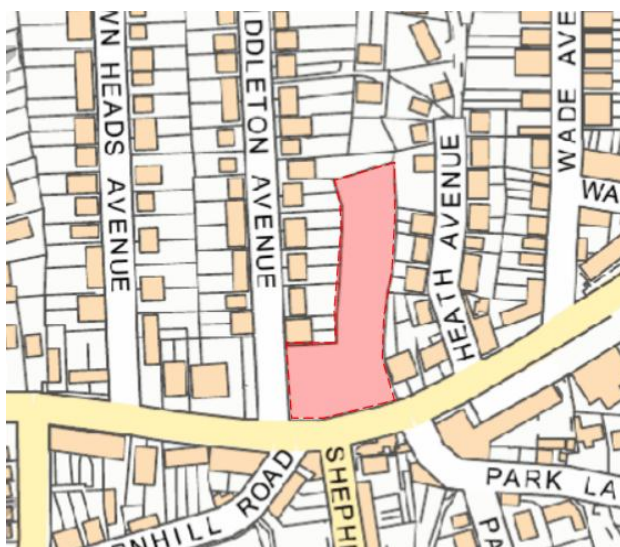
APPENDIX C

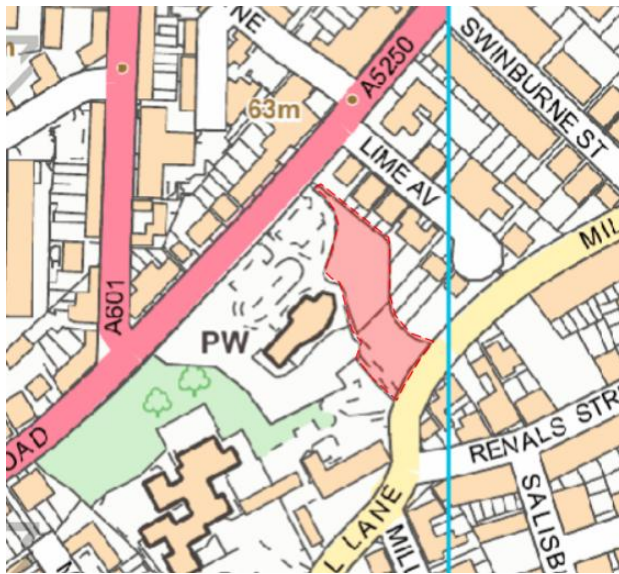
5 Year Supply Site Schedule

## Introduction:


- 1.1 This document provides additional information on all of the sites the Council has included in its 5 year housing supply. It provides details of the basis for the Council's conclusions on individual sites and in a number of cases responds to comments made by objectors.
- 1.2 The sites in this schedule have been ordered to correspond with the 5 year supply trajectory table set out in Appendix G and are divided into three sections:
  - Major sites with planning permission
  - Major brownfield sites without planning permission
  - Major greenfield sites without planning permission
- 1.3 The Council's conclusions on individual sites have been informed from a number of sources, including site surveys, direct contact with agents and developers by email and telephone but also through pre-application meetings. Information has been gathered over a number of months in the lead up to the hearing sessions and has continued since the sessions were closed.
- 1.4 In a number of cases, in responding to comments made by objectors, the Council has concluded that some sites should no longer be included in the 5 year supply or that delivery rates and / or lead in times should be revised to be less optimistic. These sites are highlighted in Appendix G and include:
  - R/O 8-12 Agard Street
  - Former Derbyshire Royal Infirmary
  - Abbots Hill Chambers
  - North Riverside
- 1.5 In addition, in seeking further clarification from developers and agents about delivery, the Council has revised estimated delivery rates on a number of sites to reflect a more positive outlook. These sites are also highlighted in Appendix G and include:
  - Former Manor Kingsway Hospitals
  - Hackwood Farm
  - Boulton Moor
- 1.6 The explanatory document provided alongside this information provides a commentary on the Council's revised 5 year supply position based upon the changes set out in this document.

## Major Sites with Planning Permission


Former Ken Ives Car Showroom Site:						
Site Ref:	1					
Location:	Former Ken Ives, 574 Burton Road, Littleover					
Developer / Agent:	McCarthy and Stone					
Total Dwellings in 5 Year Supply (Site Total):	45 (45)					
Development Type / Description:	Brownfield - 8 houses and 37 apartments					
<b>DELIVERY:</b>						
Application Ref(s)	12/06/02025	Decision Date(s):	02/07/2007	Status:	Live (extant permission / material start)	
	01/16/0043		/		Decision pending	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	8	37	0	0
<b>JUSTIFICATION:</b>						
Reasons / Justification:	<p>Vacant site which already has planning permission for residential which is extant due to commencement of a previous application (access). A new high density development of 8 houses and 37 apartments (retirement living for the elderly) has now been submitted and is expected to go to planning committee in May/July 2016.</p> <p>The brownfield site is vacant and ready to develop and in a good, sustainable location within the local District Centre in Littleover. It has had residential permission established previously.</p> <p>Estimated completions based on pre-application discussions with developer. No physical or planning reason why the development cannot come forward in the anticipated timescale.</p>					
Response to Comments:	No specific comments made by objectors.					

St Joseph's Church Hall:						
Site Ref:	2					
Site Name, Location:	St Joseph's Church Hall (site of and land to rear), Mill Hill Lane					
Developer / Agent:	Optune Homes Ltd					
Total Dwellings in 5 Year Supply (Site Total):	14 dwellings (14)					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	02/08/00186	Decision Date(s):	28/07/2008	Status:	Granted	
	07/11/00788		14/10/2011		Granted	
	06/15/00829		02/10/2015		Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	14	0	0	0
JUSTIFICATION:						
Reasons / Justification:	This site has planning permission for 14 dwellings. The Agent has indicated that development is expected to happen in 12-24 months (from April 2016). The site has had a recent variation of conditions approved.  Estimated completions based on discussions with Agent					
Response to Comments:	No specific comments made by objectors.					

Baker Street, Alvaston;						
Site Ref:	3					
Site Name, Location:	159-167 Baker Street, Alvaston					
Developer / Agent:	Bi-DESIGN (Agent)					
Total Dwellings in 5 Year Supply (Site Total):	12 dwellings (12)					
Development Type / Description:	4 dwelling houses and 8 flats					
DELIVERY:						
Application Ref(s)	07/08/00984	Decision Date(s):	11/11/2008	Status:	Granted	
	11/11/01315		15/03/2012		Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	12	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	This site has planning permission and conditions have been discharged. A 'material start' has occurred which means that the permission is still extant.					
Response to Comments:	No specific comments made by objectors.					

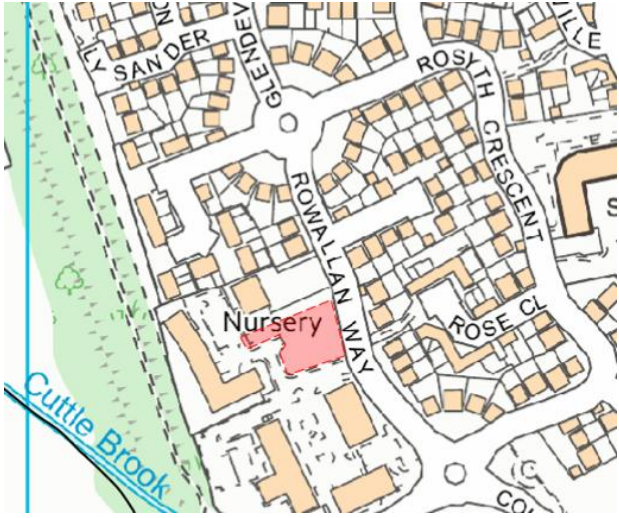
St Helen's House:						
Site Ref:	4					
Site Name, Location:	St Helens House, King Street					
Developer / Agent:	Richard Blunt					
Total Dwellings in 5 Year Supply (Site Total):	49 (49)					
Development Type / Description:	Brownfield, new build					
DELIVERY:						
Application Ref(s)	06/08/00852	Decision Date(s):	10/09/2009	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	20	29	0
JUSTIFICATION:						
Reasons / Justification:	<p>The site has planning permission for 49 dwellings which will remain extant as the other part of the development has been completed (Office conversion).</p> <p>Mr Blunt commits to developing 49 new residential units (website). This will be in the form of 46 apartments and 3 houses.</p> <p>Mr Blunt's website states that "St Helen's House has been converted into the office headquarters of Smith Cooper (a Midlands accountancy company). The plan is to build a Georgian crescent to the side of the main building to form 49 townhouses and apartments."</p> <p>Conservation Officer has confirmed recent discussions with applicant, indicate intention to implement.</p> <p>Estimated completions based on Council that part of the development is complete and information in the developer's website</p>					
Response to Comments:	No specific comments made by objectors.					





Quarndon Heights:						
Site Ref:	5					
Site Name, Location:	440-470 Kedleston Road					
Developer / Agent:	Moore Estates Ltd					
Total Dwellings in 5 Year Supply (Site Total):	1 (39)					
Development Type / Description:	New build, infill					
DELIVERY:						
Application Ref(s)	11/14/01599	Decision Date(s):	05/02/15	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	2	1	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>Site known as 'Quarndon Heights' has been developed incrementally over many years (since the early 2000s) for several large detached houses. It was a large site but RM applications for single dwellings keep coming in and there are 3 plots left to fill. 2 are under construction and expected to be complete in 2016/17 and the final one is expected to be built in 2017/18.</p> <p>Estimated completions based on 2016 site survey having regard to incremental development</p>					
Response to Comments:	No specific comments made by objectors					

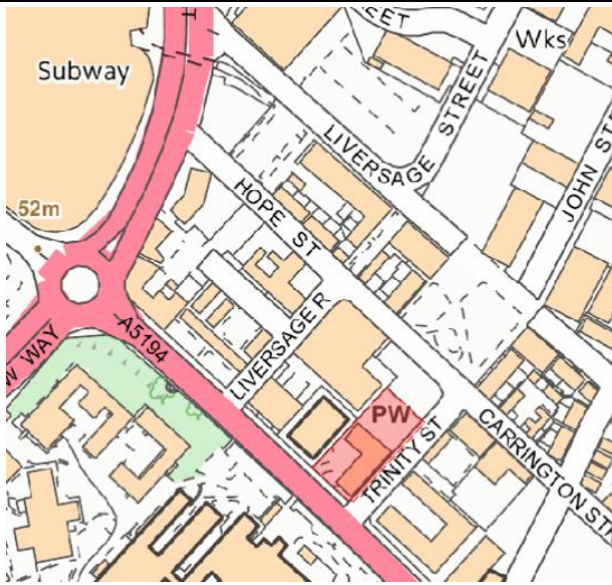


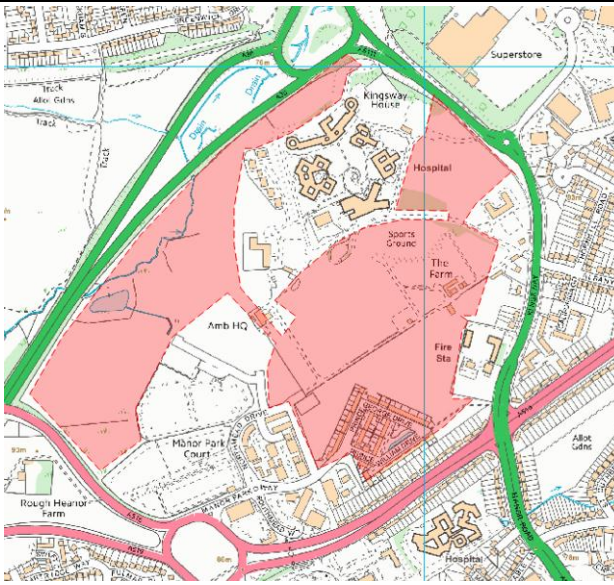
**Swarkestone Road (West Chellaston) / Rowallan Way:**

Site Ref:	6					
Site Name, Location:	Swarkestone Road					
Developer / Agent:	Swan Homes					
Total Dwellings in 5 Year Supply (Site Total):	7 (1300 approx.)					
Development Type / Description:	New build, completion of CDLPR allocation					
<b>DELIVERY:</b>						
Application Ref(s)	10/13/01235	Decision Date(s):	13/02/2014	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	7	0	0	0	0
<b>JUSTIFICATION:</b>						
Reasons / Justification:	<p>This site is adjacent to the Neighbourhood Centre in the West Chellaston strategic site which was built out (apart from this small plot) in the 2000s. The plot was originally earmarked for the final element of the strategic site (33 apartments) but it was never completed and permission has now been granted for 7 units to finish this 1,300 dwelling new community in Chellaston. Work has commenced on these final 7 dwellings.</p> <p>Estimated completions based on annual survey at April 2016</p>					
Response to Comments:	No specific comments made by objectors					

Orchard Street:						
Site Ref:	7					
Site Name, Location:	Orchard Street / St Helens Street					
Developer / Agent:	Metropolitan Housing Trust					
Total Dwellings in 5 Year Supply (Site Total):	18 (18)					
Development Type / Description:	Brownfield					
DELIVERY:						
Application Ref(s)	12/14/00704	Decision Date(s):	02/04/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	0	18
JUSTIFICATION:						
Reasons / Justification:	<p>This wider site has permission for 182 dwellings which were to be developed in three phases. The first phase was completed some years ago. In 2015 phase 2 was granted a detailed PP for 55 units in a block or apartments and some terraces. This component is well under construction and expected to be completed in 2016/17. The third and final phase (The Marble Works) is a vacant building. There is no detailed permission yet but it is anticipated (and confirmed by Metropolitan Housing Trust) that 18 dwellings will come forward later in the 5YS when the phase 2 block of 55 is completed. This will require a developer to be secured which is easily possible within the timeframe.</p> <p>Estimated completions based on Council assessment and discussions with Metropolitan Housing Trust.</p>					
Response to Comments:	No specific comments made by objectors					

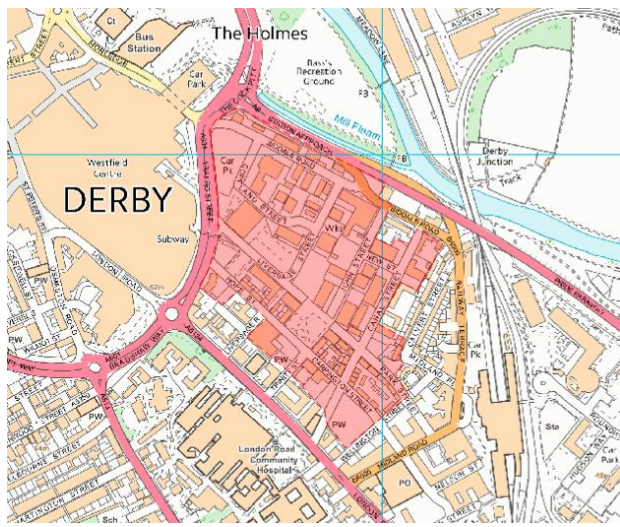
Former University Campus:						
Site Ref:	8					
Site Name, Location:	Former University Campus, Mickleover					
Developer / Agent:	Strata / Persimmon					
Total Dwellings in 5 Year Supply (Site Total):	12 (479)					
Development Type / Description:	Brownfield / greenfield, CDLPR allocation					
DELIVERY:						
Application Ref(s)	11/05/10874	Decision Date(s):	08/08/2007	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	10	12	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>The former Derby University Campus is now being built out as a new community on the edge of Mickleover. There are only 22 plots remaining to be completed out of a total of 479. Part of these will be completed this monitoring year and are under construction and the residual 12 dwellings are expected to be completed in 2017/18</p> <p>Estimated completions based on site survey in April 2016</p>					
Response to Comments:	No specific comments made by objectors					

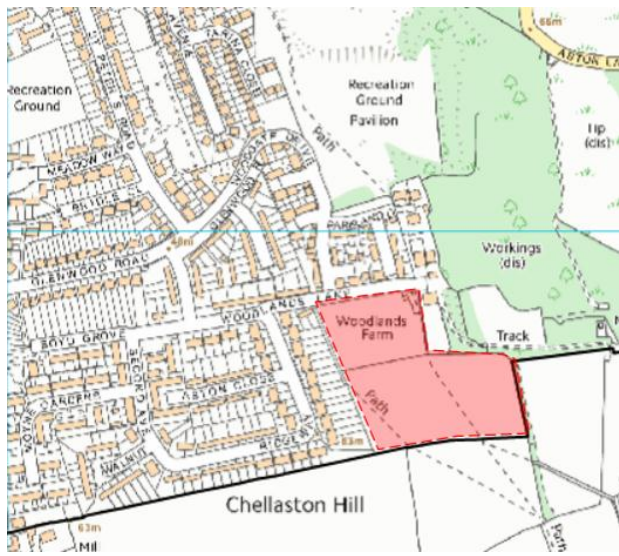
Nightingale House:						
Site Ref:	9					
Site Name, Location:	Nightingale House, London Road					
Developer / Agent:	Eclipse Architecture (Agent)					
Total Dwellings in 5 Year Supply (Site Total):	7					
Development Type / Description:	Demolition and rebuild					
DELIVERY:						
Application Ref(s)	04/12/00520	Decision Date(s):	05/09/2012	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	6	7	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>Has planning permission for office development and residential element. Surveys confirm that the office development component is complete and there is activity on the residential element. 13 dwellings are expected to be built out by 2017/18</p> <p>Estimated completions based on site survey in April 2016.</p>					
Response to Comments:	No specific comments made by objectors					

Former Manor Kingsway Hospitals:						
Site Ref:	10					
Site Name, Location:	Manor Kingsway Hospital, Littleover					
Developer / Agent:	Kier Homes					
Total Dwellings in 5 Year Supply (Site Total):	350 (700)					
Development Type / Description:	Brownfield / greenfield, strategic site, CDLPR allocation					
DELIVERY:						
Application Ref(s)	07/08/01081	Decision Date(s):	24/07/2014	Status:	Granted	
	10/12/01240		20/06/2013		Granted	
	07/14/01024		29/10/2014		Granted	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	40	70	70	70	70	70
Estimated Annual Completions (Updated)	94	90	90	90	89	89
JUSTIFICATION:						
Reasons / Justification:	<p>This site is a proposed strategic site allocation in the Core Strategy (700 dwellings). The majority of the site is greenfield. It has outline planning permission for 700 dwellings and detailed permission for the first phase on which development is well under way. The detailed permission is for 210 dwellings.</p> <p>The first 100 dwellings are already complete and have sold extremely quickly. The site has won a design award. New road infrastructure is also being delivered with first phases.</p> <p>The developer, Kier, has indicated that they are very happy with the initial</p>					

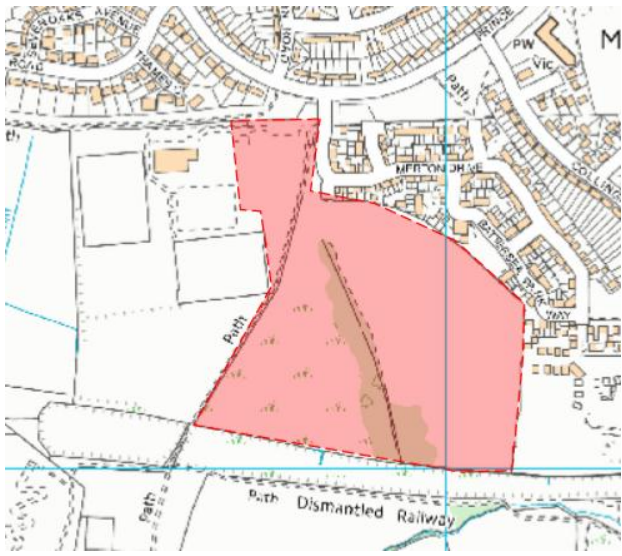


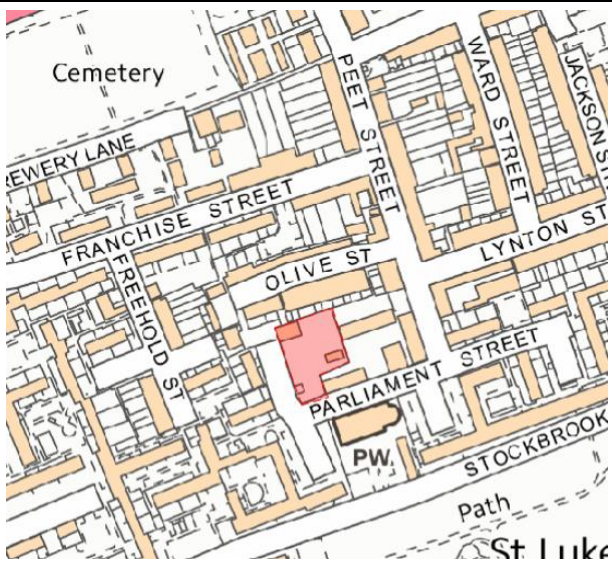
	<p>phase and sale and have provided delivery numbers going forward on the site.</p> <p>When we contacted KIER in April 2016 they made an estimate that 70 dwellings a year would be constructed on the site going forward. They have now confirmed that the 70 dwellings are only their own market element of the build and a further 20 dwellings each year will be delivered as shared ownership/affordable housing. They have provided their own detailed trajectory, which is also endorsed by the Homes and Communities Agency which sees 90 dwellings a year provided on the site for 2016/17 to 2021/22.</p> <p>The estimates which were provided in the 2016 five year supply update (Examination Document (EX016)) were based on the 70 dwellings a year 'market only' component. The site is actually expected to delivery 90 dwellings a year.</p> <p>Estimated completions based on site survey, detailed information from developer and HCA.</p>
Response to Comments:	<p>DPDS considered that the build rates are overly optimistic and suggested a build rate of 40 dpa.</p> <p>Information received by the Council from the developer and HCA is that they intend to deliver 90 dpa. Despite this, the Council is maintaining its original estimates, which it considers are realistic and robust.</p>

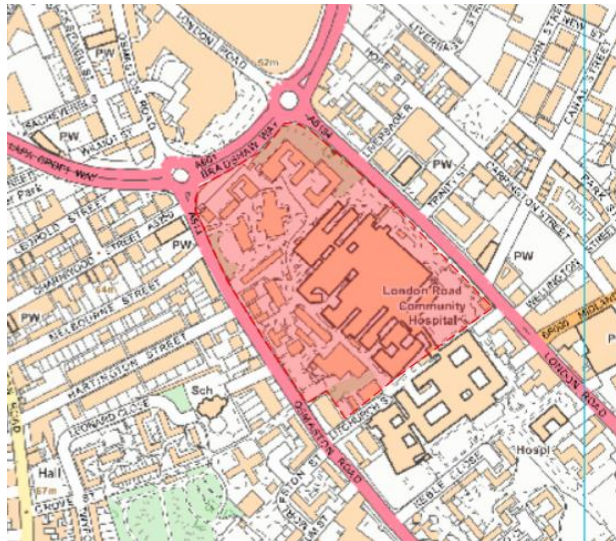
Castleward:						
Site Ref:	11					
Site Name, Location:	Castleward, City Centre					
Developer / Agent:	Compendium Living					
Total Dwellings in 5 Year Supply (Site Total):	380 (800)					
Development Type / Description:	Proposed strategic site					
DELIVERY:						
Application Ref(s)	05/12/00563	Decision Date(s):	08/02/2013	Status:	Granted	
	07/13/00863		21/01/2014		Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	60	50	50	80	100	100
JUSTIFICATION:						
Reasons / Justification:	<p>This is a proposed strategic allocation for 800 dwellings. Planning permission has been granted in outline for 840 dwellings. The first phase is complete for circa 160 dwellings and information from the developer (Compendium Living) is that the units are selling very well.</p> <p>It is likely that next phases will include higher numbers of apartments as they were selling better than houses on this particular site. The Homes and Communities Agency are involved and have acquired land for development and are working with the Council on wider land assembly. Some of the land is in Council ownership.</p> <p>Discussions with Compendium Living have informed the delivery trajectory and the developer is confident that the numbers indicated will be delivered.</p>					
Response to Comments:	<p>DPDS consider that the phasing strategy set out in the planning application should be used to inform delivery rates. The Council has had detailed discussions with the developer and consider that the numbers in the trajectory are more up to date and robust.</p>					

Woodlands Lane:						
Site Ref:	12					
Site Name, Location:	Woodlands Lane, Chellaston					
Developer / Agent:	Radleigh Homes					
Total Dwellings in 5 Year Supply (Site Total):	24 (54)					
Development Type / Description:	Part of strategic site					
DELIVERY:						
Application Ref(s)	01/15/00131	Decision Date(s):	15/05/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	30	24	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is a greenfield site which is part of the proposed South Chellaston strategic allocation. The site has planning permission for 54 dwellings and developers, Radleigh Homes, are on site. They will be building 54 dwellings; most are expected to be complete in 2016/17 leaving 24 dwellings to be built in 2017/18.</p> <p>Estimated completions based on site survey in April 2016 and discussions with Radleigh homes.</p>					
Response to Comments:	No specific comments made by objectors					

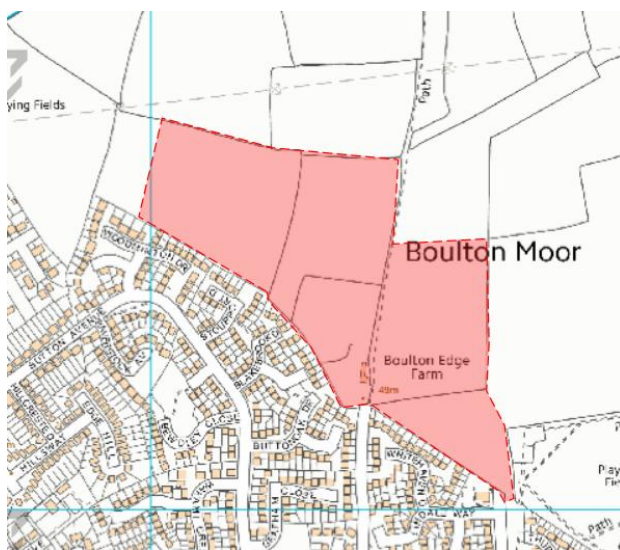



Former Mackworth College:						
Site Ref:	13					
Site Name, Location:	Mackworth College, Phase 2, Prince Charles Avenue, Mackworth					
Developer / Agent:	Strata Homes					
Total Dwellings in 5 Year Supply (Site Total):	154 (223)					
Development Type / Description:	Strategic site					
DELIVERY:						
Application Ref(s)	08/15/00440	Decision Date(s):	08/06/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	45	50	50	54	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is a greenfield site comprising playing fields which were related to the former Derby College at Mackworth. The college closed several years ago and the buildings have been demolished and housing is now almost complete on that separate site. Now development has commenced on this, phase 2.</p> <p>This site was the first large Green Wedge release for housing which was granted planning permission in advance of the Core Strategy. It was released for housing based on the fact that although it was in a Green Wedge, the evidence base indicated that it should be allocated for housing in the emerging Plan. The site will deliver 223 dwellings of which 23 are already complete and 45 expected in 2016/17. The remaining 154 dwellings will be completed over the period 2017/18 to 2019/20</p> <p>Estimated completions based on site survey progress and discussions with the developers, STRATA.</p>					
Response to Comments:	DPDS considered that the build rates are overly optimistic and suggested a build rate of 40 dpa. Information from the developer confirms that the trajectory figures are robust.					

California Works:						
Site Ref:	14					
Site Name, Location:	California Works, Parliament Street					
Developer / Agent:	Tony Webster					
Total Dwellings in 5 Year Supply (Site Total):	14 (14)					
Development Type / Description:	Brownfield, redevelopment					
DELIVERY:						
Application Ref(s)	05/11/00515	Decision Date(s):	20/12/2012	Status:	Granted	
	10/15/01283		18/02/2016		Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	14	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is a vacant / cleared brownfield site in residential area (St Lukes). It has planning permission and there is no information to demonstrate that it will not come forward. The recently approved variation of condition application indicates that there is still a desire to bring the site forward and this has recently been confirmed by the agent.</p> <p>Estimated completions based on site survey and Council assessment.</p>					
Response to Comments:	<p>DPDS consider that there is no market / developer interest and therefore will not be delivered in 5 years. The recently approved variation of condition indicates sustained interest. There is no information to suggest that the site will not come forward within 5 years.</p>					

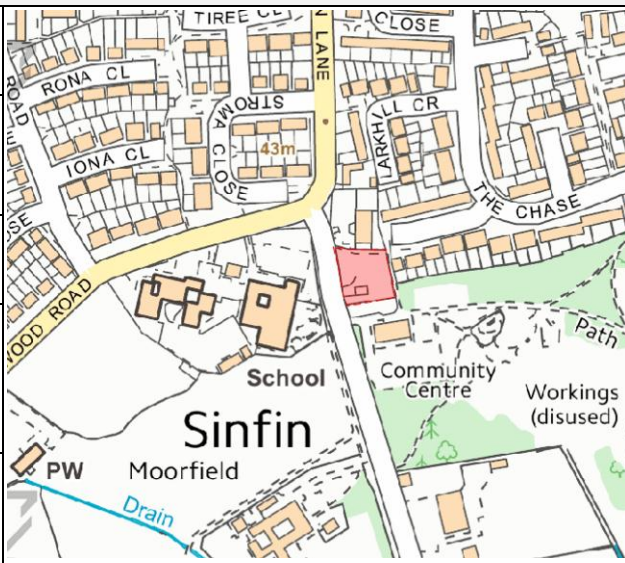
Former Derbyshire Royal Infirmary:						
Site Ref:	15					
Site Name, Location:	Former DRI, London Road					
Developer / Agent:	First Urban					
Total Dwellings in 5 Year Supply (Site Total):	400 (400)					
Development Type / Description:	Brownfield, cleared site, proposed strategic site					
DELIVERY:						
Application Ref(s)	11/10/01429	Decision Date(s):	25/07/2012	Status:	Granted	
	07/15/00902		27/11/2015		Granted	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	40	80	100	100	80
Estimated Annual Completions (Update)	0	0	0	50	100	100
JUSTIFICATION:						
Reasons / Justification:	<p>The former Derbyshire Royal Infirmary is a proposed strategic site allocation. Demolition is almost complete and expected to be fully cleared within weeks.</p> <p>There is an extant planning permission for 400 dwellings and a supermarket on the site which was granted on appeal after non-determination. However, due to retail sector issues/viability in the supermarket element, this mixed use scheme will not come forward and the site has been sold to a new developer, First Urban.</p> <p>A Reserved Matters application for 34 dwellings was granted in November 2015 for 34 units keeping the outline extant and indicating specific delivery intentions for the first phase.</p>					

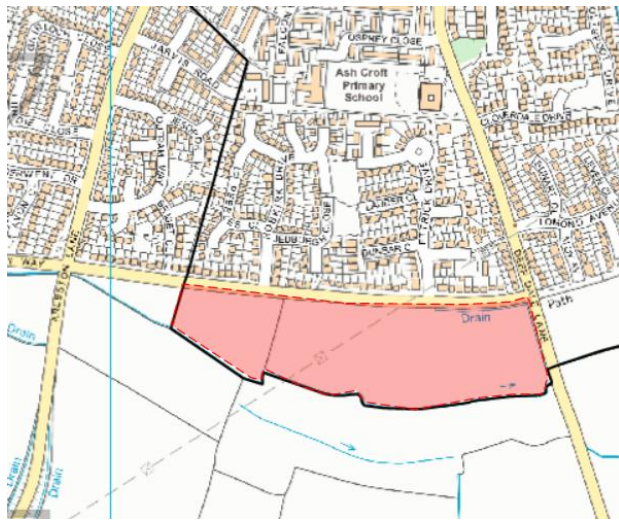
	<p>First Urban have indicated they are close to bringing forward a residential led scheme for the wider site and will be masterplanning and developing an application this summer 2016.</p> <p>New agents have very recently been appointed to represent the landowner and they have indicated that delivery is likely to commence later than the Council had originally estimated, due to the timescales involved in masterplanning and the preparation of a new application. However, they have indicated that they still expect a significant number of dwellings to be delivered on the site within 5 years.</p> <p>The Council therefore suggests that 150 dwellings are removed from the 5 year period and first completions rolled back to 2019/20, providing 250 dwellings within the 5 year supply.</p>
Response to Comments:	<p>DPDS have suggested that due to the uncertainty around later phases, that it is only reasonable to count the reserved matters permission of 34 dwellings.</p> <p>For the reasons given above, the Council recognises that the original estimates may be overly optimistic. However, recent discussions with the new agent indicate that it is realistic to estimate that a significant number of dwellings will be delivered within 5 years.</p>

Fellow Lands Way:						
Site Ref:	16					
Site Name, Location:	Fellow Lands Way, Chellaston					
Developer / Agent:	Bellway Homes					
Total Dwellings in 5 Year Supply (Site Total):	145 (190)					
Development Type / Description:	Proposed strategic site					
DELIVERY:						
Application Ref(s)	01/13/00082	Decision Date(s):	19/12/2014	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	40	60	60	25	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site is a proposed strategic housing allocation on a vacant greenfield site. It now has planning permission for 190 dwellings and is under construction. The developer, Bellway Homes have provided their own delivery trajectory which indicates that two development arms of the company will be on site together.</p> <p>Estimated completions based on information provided by Bellway Homes.</p>					
Response to Comments:	No specific comments made by objectors.					

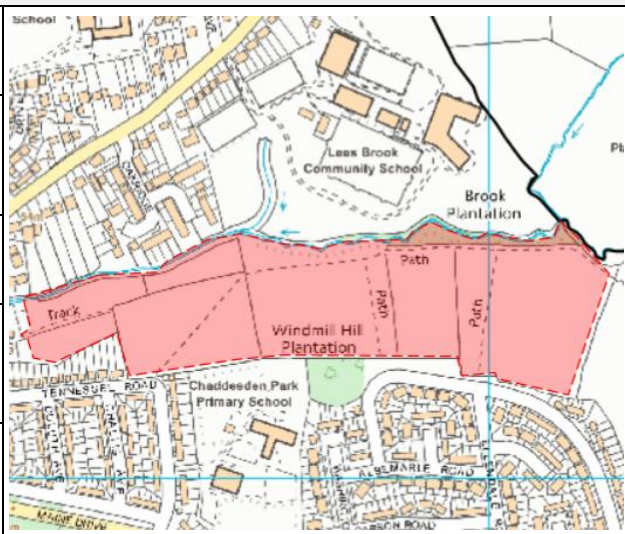
Holmleigh Way						
Site Ref:	17					
Site Name, Location:	Holmleigh Way, Chellaston					
Developer / Agent:	Bellway Homes					
Total Dwellings in 5 Year Supply (Site Total):	38 (38 in Derby)					
Development Type / Description:	Part of cross boundary proposed strategic site					
DELIVERY:						
Application Ref(s)	08/13/00941	Decision Date(s):	12/12/2014	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	20	18	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>The site has planning permission for 38 dwellings and is part of a cross boundary strategic location South of Chellaston. Also includes 119 dwellings in SDDC which will be accessed through the Derby element. The site is vacant and ready to develop.</p> <p>The developer, Bellway Homes have indicated that they intend to commence development on the Derby element of the site in the 2017/18 year and the site will be completed within the 5 year period.</p> <p>Estimated completions based on information provided by developer, Bellway Homes.</p>					
Response to Comments:	No specific comments made by objectors.					



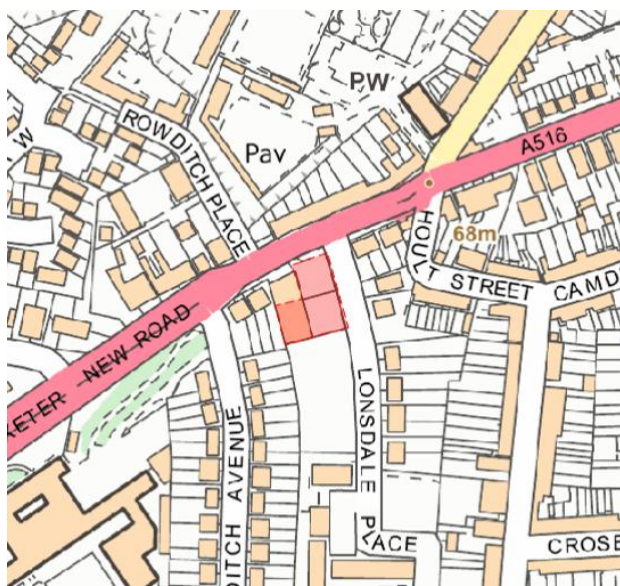
The Pump House:						
Site Ref:	18					
Site Name, Location:	Former Pump House, Sinfin Lane					
Developer / Agent:	Trevor Lunn					
Total Dwellings in 5 Year Supply (Site Total):	14 (14)					
Development Type / Description:	Apartments					
DELIVERY:						
Application Ref(s)	03/14/00406	Decision Date(s):	18/12/2014	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	14	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is a vacant and ready to develop site. The site has detailed planning permission for 14 units. Advice from agent is that developer is currently finishing a small scheme in another area of the city and will move on to bring this site forward this site in circa 18 months.</p> <p>Estimated completions based on discussions with Agent.</p>					
Response to Comments:	No specific comments made by objectors.					

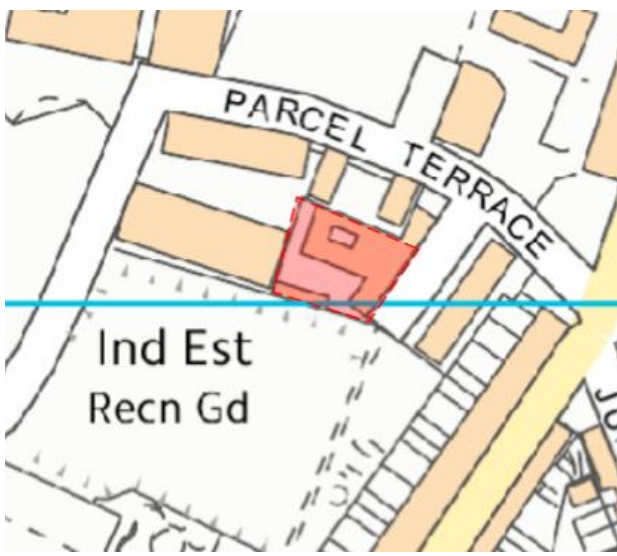
Wragley Way, Phase 1:						
Site Ref:	19					
Site Name, Location:	Land south of Wragley Way, Sinfen					
Developer / Agent:	Davidsons					
Total Dwellings in 5 Year Supply (Site Total):	130 (180)					
Development Type / Description:	Part of proposed cross boundary strategic site					
DELIVERY:						
Application Ref(s)	05/13/00596	Decision Date(s):	23/09/2014	Status:	Granted	
	06/16/00038		Pending		Pending	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	24	44	44	18	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is a vacant, ready to develop greenfield site. It is part of a proposed strategic urban extension with 180 dwellings in Derby and 1,000 in in South Derbyshire (in the Plan period). The site has outline permission for 130 dwellings and a Reserved Matters application is currently being processed for the detail. The developer, Davidsons has provided information that the site will be developed in the first 5 years.</p> <p>Estimated completions based on delivery trajectory provided by developer.</p>					
Response to Comments:	No specific comments made by objectors.					

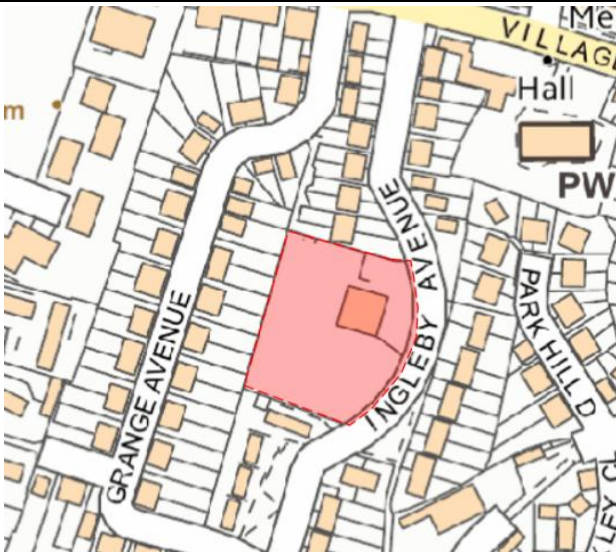



Brook Farm:						
Site Ref:	20					
Site Name, Location:	Brook Farm, Chaddesden					
Developer / Agent:	Radleigh Homes					
Total Dwellings in 5 Year Supply (Site Total):	270					
Development Type / Description:	Proposed strategic site					
DELIVERY:						
Application Ref(s)	11/13/01284	Decision Date(s):	07/02/2014	Status:	Granted (on appeal)	
	09/14/01216		Pending		Awaiting S106	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	30	60	60	60	60
JUSTIFICATION:						
Reasons / Justification:	<p>This is a vacant, ready to develop greenfield site. It is a proposed strategic housing allocation for 275 dwellings and is in the control of Radleigh Homes. There is extant outline permission on the land for 275 dwellings. A second permission has been granted for 275 dwellings with a different access which is subject to the signing of a S106 agreement. This is expected to be signed imminently. The house builder is progressing a reserved matters application which may have an Extra Care option (a specific component of the first outline). Numbers in the initial year are lower as groundworks and access will need to be delivered.</p> <p>Estimated completions based on discussions with developer, Radleigh Homes. However delivery numbers may alter over the period if an extra care facility is provided as part of the development.</p>					
Response to Comments:	<p>DPDS recognise that the lead in time is realistic, but suggest that a build out rate of 40dpa is more appropriate.</p> <p>The comments from DPDS are based upon their own standardised assumptions on delivery rates. However, the Council's discussions with the developer</p>					

	indicate that the trajectory numbers are achievable and robust.
--	---

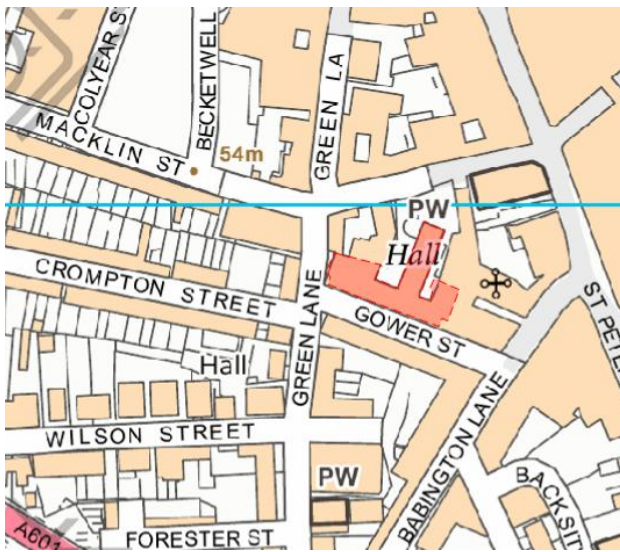
Aston Engineering:						
Site Ref:	21					
Site Name, Location:	Aston Engineering, Lonsdale Place					
Developer / Agent:	Bridgebank Properties					
Total Dwellings in 5 Year Supply (Site Total):	11 (11)					
Development Type / Description:	Brownfield, part conversion, part new build					
DELIVERY:						
Application Ref(s)	06/14/00745	Decision Date(s):	12/12/2014	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	11	0	0
JUSTIFICATION:						
Reasons / Justification:	This site has full planning permission. It is a ready to develop site. There is no information to indicate that the site will not come forward within five years, however it is estimated to be brought forward later in the 5 year period. Estimated completions based on Council assessment.					
Response to Comments:	No specific comments made by objectors.					

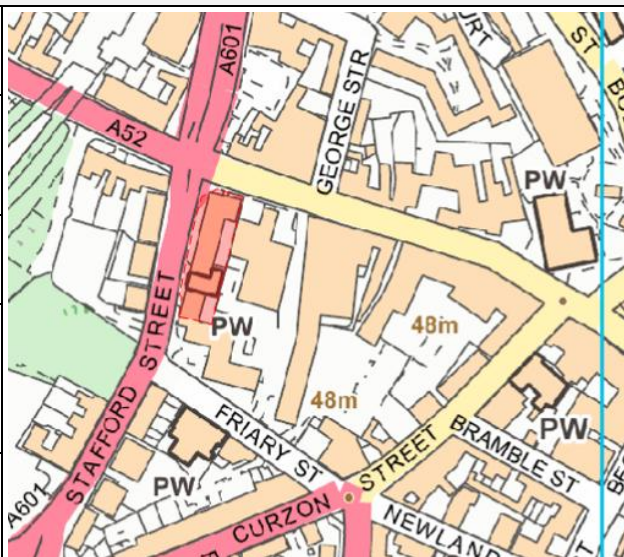
Tanglewood Mill:						
Site Ref:	22					
Site Name, Location:	Tanglewood Mill, Coke Street					
Developer / Agent:	Jeffrey Jones (Agent)					
Total Dwellings in 5 Year Supply (Site Total):	22 (22)					
Development Type / Description:	Conversion - apartments					
DELIVERY:						
Application Ref(s)	10/06/01679	Decision Date(s):	19/04/2007	Status:	Granted	
	04/10/00433		10/09/2014		Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	22	0	0	0
JUSTIFICATION:						
Reasons / Justification:	Recent discussions with the agent have highlighted that the property is going to auction in Summer 2016. It is anticipated that the building will be sold for development with the planning permission in place.  Estimated completions based on Council assessment					
Response to Comments:	DPDS have suggested that lack of developer interest and viability concerns mean that the site should be removed from the 5 year supply.  The site has a valid planning permission and is being sold with the residential permission in place. The positive viability of the site has been verified by the District Valuer as part of the S106 process.					

Former Grange Hotel:						
Site Ref:	23					
Site Name, Location:	Former Grange Hotel, Ingleby Avenue					
Developer / Agent:	Chevin Homes					
Total Dwellings in 5 Year Supply (Site Total):	14 (14)					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	07/14/00949	Decision Date(s):	20/03/2015	Status:	Granted	
	04/15/00512		28/08/2015		Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	14	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	This site has reserved matters permission for 14 dwellings. The former hotel has been demolished and the new development is under construction. Based on site surveys it is estimated that the site will be completed in 2017/18.					
Response to Comments:	No specific comments made by objectors.					

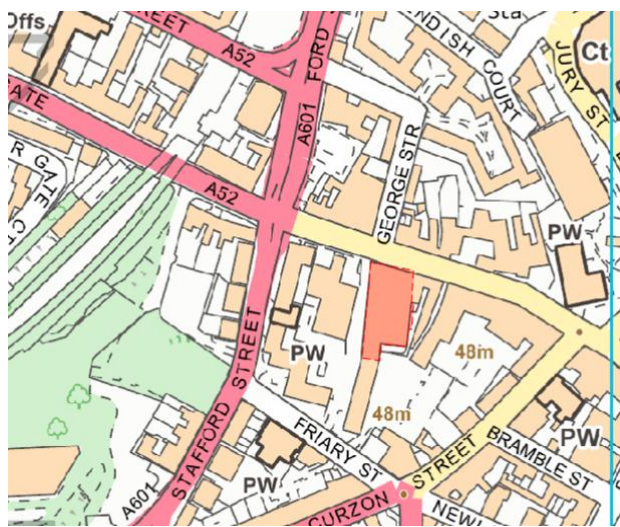
Former Beaconsfield Club:						
Site Ref:	24					
Site Name, Location:	Former Beaconsfield Club, Wilson Street					
Developer / Agent:	Subhan Ltd					
Total Dwellings in 5 Year Supply (Site Total):	14 (14)					
Development Type / Description:	Conversion					
DELIVERY:						
Application Ref(s)	07/14/01013	Decision Date(s):	05/06/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	14	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site has planning permission for the change of use of a former club to residential uses. There is nothing to indicate that this site will not be delivered within 5 years.</p> <p>Estimated completions based on site survey in 2016.</p>					
Response to Comments:	No specific comments made by objectors.					

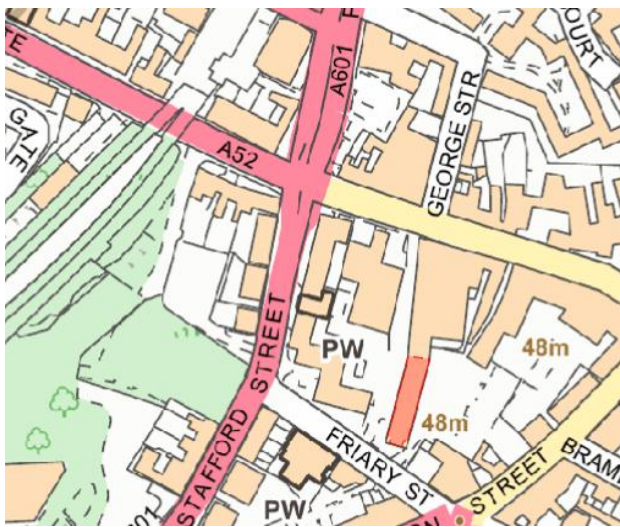


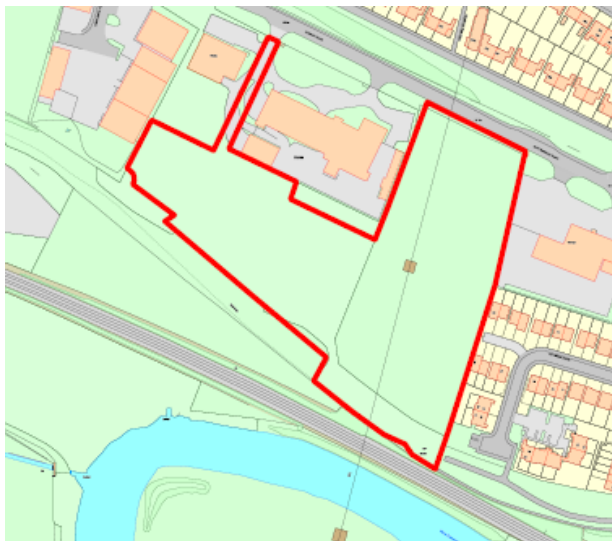
St Peters House:						
Site Ref:	25					
Site Name, Location:	St Peters House, Gower Street					
Developer / Agent:	ALB group					
Total Dwellings in 5 Year Supply (Site Total):	147 (147)					
Development Type / Description:	City Centre, conversion - apartments					
DELIVERY:						
Application Ref(s)	04/15/00555	Decision Date(s):	15/06/2015	Status:	Prior Approval	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	147	0	0	0
JUSTIFICATION:						
Reasons / Justification:	This site is part of a vacant office building in the City Centre. The site has a planning permission for conversion of vacant offices to 147 apartments. The developer is promoting the development and marketing is underway for the units. This will be a high density conversion to provide city living in line with the City Living initiative. We have been informed by Marketing Derby that a number of units have already been sold off plan.					
Response to Comments:	No specific comments made by objectors.					

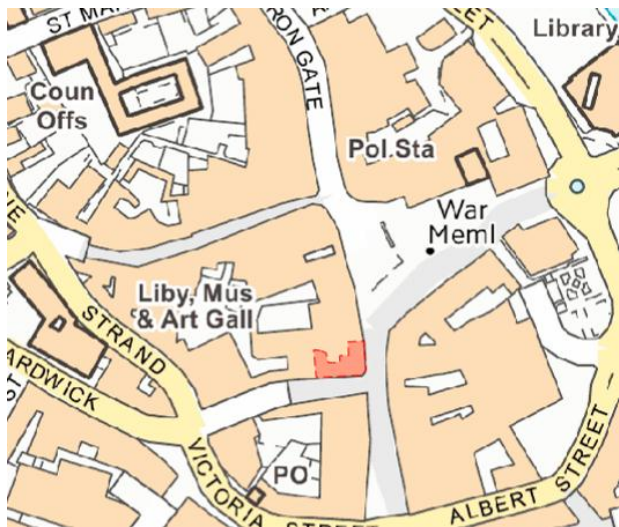
Roman House:						
Site Ref:	26					
Site Name, Location:	Roman House, Friar Gate					
Developer / Agent:	CEPF					
Total Dwellings in 5 Year Supply (Site Total):	126 (126)					
Development Type / Description:	City Centre, conversion - apartments					
DELIVERY:						
Application Ref(s)	02/16/00183	Decision Date(s):	04/04/2016	Status:	Prior Approval	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	126	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	This site has planning permission for change of use of vacant offices to 126 C3 dwellings. The conversion is underway.  Estimated completions based on site survey in April 2006 and discussions with Marketing Derby colleagues.					
Response to Comments:	No specific comments made by objectors.					

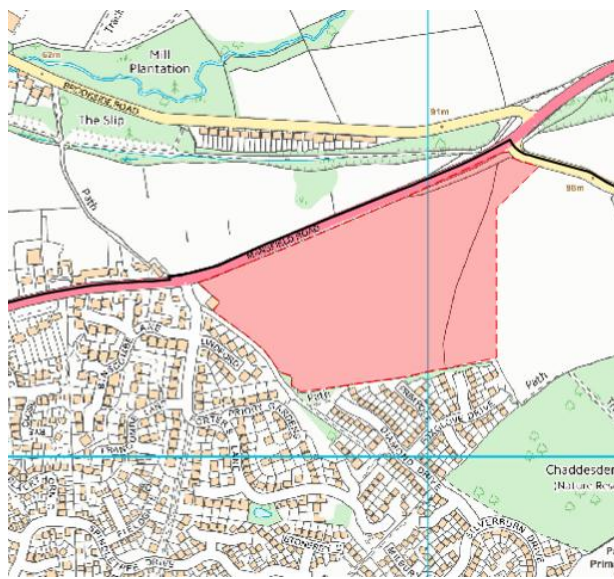


Norman House:						
Site Ref:	27					
Site Name, Location:	Norman House, Friar Gate					
Developer / Agent:	Ivytame Ltd					
Total Dwellings in 5 Year Supply (Site Total):	87 (87)					
Development Type / Description:	City Centre, conversion - apartments					
DELIVERY:						
Application Ref(s)	03/16/00271	Decision Date(s):	05/04/2016	Status:	Prior Approval	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	87	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site has prior approval consent for the change of use of vacant offices to 87 dwellings. The internal change of use to residential apartments will contribute to the residential market in the city centre in line with the city living initiative.</p> <p>Estimated completions based on Council assessment. The site should be delivered within the 5 year period. There is no information to indicate that the development is not viable or would not come forward. The brownfield site is vacant and ready to convert and in a good, central location.</p>					
Response to Comments:	No specific comments made by objectors.					


Saxon House:						
Site Ref:	28					
Site Name, Location:	Saxon House, Friary Street					
Developer / Agent:	Ivytame Ltd					
Total Dwellings in 5 Year Supply (Site Total):	48 (48)					
Development Type / Description:	City Centre, conversion - apartments					
DELIVERY:						
Application Ref(s)	03/16/00271	Decision Date(s):	05/04/2016	Status:	Prior approval	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	48	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site has prior approval consent for the change of use of vacant offices to 48 dwellings. The proposed development involves the change of use of a vacant building in the city centre. There is no information to indicate that this scheme is not viable and will not be brought forward within 5 years.</p> <p>Estimated completions based on Council assessment. The site has planning permission and should be delivered within the five year period. There is no information available to indicate that the development would not come forward and would contribute to city living in a very sustainable location.</p>					
Response to Comments:	No specific comments made by objectors.					

Technograv:						
Site Ref:	29					
Site Name, Location:	Technograv, Phase 1, Nottingham Road					
Developer / Agent:	Mike Roberts, WS Properties					
Total Dwellings in 5 Year Supply (Site Total):	80 (80)					
Development Type / Description:	Greenfield					
DELIVERY:						
Application Ref(s)	08/12/01016	Decision Date(s):	14/08/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	20	20	20	20
JUSTIFICATION:						
Reasons / Justification:	<p>This site has outline planning permission for 80 dwellings on a vacant greenfield site in Spondon. The Nottingham Road area has seen several commercial sites redeveloped for residential uses in the past few years and this site, being vacant and greenfield is expected to be delivered within five years. The site will need to be sold to a developer.</p> <p>Estimated completions based on Council assessment. The estimates are for a fairly slow delivery to the end of the 5 year period; however it is possible that the site could come forward much quicker.</p>					
Response to Comments:	<p>DPDS query the lead in time for this site and suggest it would not begin being built out until the second half of year three. However, they do endorse the build out rate suggested.</p> <p>As the site has planning permission and there is no evidence to suggest that it will not be delivered, it is considered realistic that 80 dwellings will be delivered within 5 years from 2017. It is not clear yet the type of scheme which will be delivered but even at the standard build out rates suggested by DPDS (40 dpa) the site could be out within 5 years even with a longer lead in time.</p>					

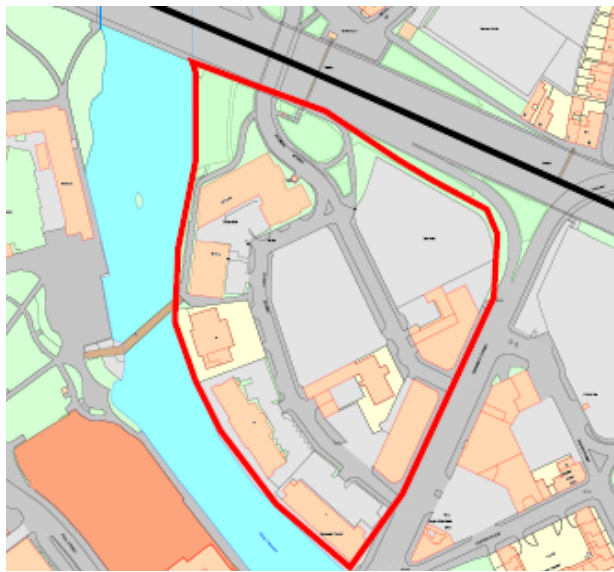
St James Chambers:						
Site Ref:	30					
Site Name, Location:	St James Chambers, St James Street					
Developer / Agent:	Tao Investments Ltd					
Total Dwellings in 5 Year Supply (Site Total):	22 (22)					
Development Type / Description:	City Centre, conversion - apartments					
DELIVERY:						
Application Ref(s)	08/15/01057	Decision Date(s):	10/11/2015	Status:	Prior Approval	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	22	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site has prior approval consent for change of use of offices to residential on the upper floors of a building in the city centre. It is understood that work has now commenced on site. It is therefore reasonable to consider that the development will be complete within 5 years.</p> <p>The Council had originally estimated that the development would not deliver completions until 2019/20. However, recent observations indicate development activity and the site may come forward sooner.</p>					
Response to Comments:	No specific comments made by objectors.					

Land South of Mansfield Road:						
Site Ref:	31					
Site Name, Location:	Land South of Mansfield Road, Oakwood					
Developer / Agent:	JGP Properties (Agent – PDG)					
Total Dwellings in 5 Year Supply (Site Total):	250					
Development Type / Description:	Proposed strategic site (up to 200)					
DELIVERY:						
Application Ref(s)	04/15/00449	Decision Date(s):	21/03/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	50	50	50	50	50
JUSTIFICATION:						
Reasons / Justification:	<p>This site is a proposed strategic housing site which is allocated to deliver up to 200 dwellings on land which has been removed from green wedge through policy review. Planning permission has now been granted for up to 250 dwellings in outline. The site is being marketed for development and has several expression of interest from house builders. It is a ready to develop greenfield site.</p> <p>The agent for the site is Planning Design Group. Information from the agent is that the site will be delivered within 5 years. At the hearing session on 28<sup>th</sup> April 2016, Chris Jesson representing Planning Design Group indicated that he was very confident that the site would be developed in line with the delivery rates set out in the Council's updated housing trajectory.</p>					
Response to Comments:	<p>DPDS have queried the lead in time and annual delivery rate set out for this site, suggesting that the development will not commence until year 3 and build out at a rate of 40 dpa. The Council's estimates were confirmed as being realistic by the agent at the hearings session on 28/04/2016.</p>					




Regal Gate:						
Site Ref:	32					
Site Name, Location:	Regal Gate, off Swarkestone Road					
Developer / Agent:	Orchard Developments (Derby) Ltd					
Total Dwellings in 5 Year Supply (Site Total):	15 (15)					
Development Type / Description:	Greenfield garden development					
DELIVERY:						
Application Ref(s)	03/12/00359	Decision Date(s):	16/07/2015	Status:	Granted	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	15	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site is greenfield and comprises several rear gardens accessed off the main road in Chellaston. The site has planning permission for 15 dwellings and there a site board has been erected indicating that the new homes will be available soon. Discussions with the developer have confirmed that the site will be fully developed within 5 years, with work on site commencing in 2016/17.</p> <p>There is nothing to suggest that that the scheme is not viable or cannot be delivered within 5 years.</p>					
Response to Comments:	No comments from developers.					


## Major Brownfield Sites Without Planning Permission

Riverside (CDLPR Allocation):						
Site Ref:	33					
Site Name, Location:	Riverside Allocation (CDLPR)					
Developer / Agent:	No identified developer at this point					
Total Dwellings in 5 Year Supply (Site Total):	42					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	0	42
Estimated Annual Completions (Update)	0	0	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is a vacant and cleared brownfield site in the City Centre. The site is part of Our City Our River (OCOR) Package 2.</p> <p>The development of the site will deliver the flood mitigation to site within the larger strategic OCOR programme which has planning permission and funding is in place for Package 1. There has been interest in developing the site and a pre-application meeting has taken place with a prospective developer. This is where the 42 dwelling figure was derived from.</p> <p>On the basis that funding for Package 2 of the OCOR programme is yet to be secured, the delivery of the site within 5 years is uncertain and will therefore be pushed back to later in the plan period.</p>					
Response to	DPDS has suggested that the site cannot be delivered as it is in flood zone 3.					




Comments:	<p>The Council considered that this is a brownfield cleared site within the City Centre. Package 1 of OCOR would see flood defences delivered on this site, ideally as part of a comprehensive redevelopment and the Council is working with the EA and developers/landowners to achieve this.</p> <p>For the reasons indicated above, the Council agrees that the 42 dwellings should be removed from the 5 year period and pushed back till later in the plan.</p>
-----------	--


Barlow Street:						
Site Ref:	34					
Site Name, Location:	Barlow Street Car Park					
Developer / Agent:	No identified developer at this point (potentially DCC / Derby Homes)					
Total Dwellings in 5 Year Supply (Site Total):	60 (60)					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	30	30
JUSTIFICATION:						
Reasons / Justification:	Most of this car park is allocated in the adopted Local plan (CDLPR) for 60 dwellings. The car park comprises public sector land split in ownership between Derby City Council and the NHS. The surface car park car park was required by the NHS as ancillary to the DRI until facilities were vacated and the new Royal Derby Hospital was completed. The new hospital opened some years ago now and the Council is seeking to release its part of the land and will work with the NHS to deliver new homes on this site within 5 years. These may be provided by Derby Homes to provide new social housing.					
Response to Comments:	DPDS have suggested that the site is neither available nor deliverable; they have however recognised that the car park is surplus to requirements. As the site is publically owned and recognised as being surplus to requirements there are not considered to be any impediments which would prevent redevelopment for housing within 5 years. Furthermore, the Council's Regeneration Team are considering bidding for funding for Starter Homes to be brought forward on this site. To reflect this it is included within that later stages of the 5 year supply.					


Rolls-Royce Main Works:						
Site Ref:	35					
Site Name, Location:	Rolls Royce Main Works, Osmaston					
Developer / Agent:	Keepmoat Homes, DCC					
Total Dwellings in 5 Year Supply (Site Total):	330 (600 in wider allocation)					
Development Type / Description:	Part of strategic location					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	50	70	70	70	70
JUSTIFICATION:						
Reasons / Justification:	<p>This site is part of a proposed strategic regeneration location (Osmaston Regeneration Area). This particular site was the former Rolls Royce Main Works site on Nightingale Road. Rolls Royce have moved from the site and it has been cleared.</p> <p>A partnership approach to regeneration of the wider area is taking place involving a Joint Venture between an appointed preferred developer (Keepmoat) and the City Council. The wider partnership also involves Rolls Royce who are contributing toward the costs and the local community led by a community group.</p> <p>Rolls Royce are contributing the land and financial input to remediation. A masterplan for the site has been drawn up and a planning application is being prepared by the JV partnership which is expected to be submitted in Spring/Summer 2016. A school refurbishment (part of the regeneration) has already been completed.</p> <p>The development will involve a high density scheme which can be built reasonably quickly and site remediation will happen incrementally as phases of the site are developed. A nearby scheme on a cleared housing land at Glossop Street, also part of the Osmaston regeneration Area, was completed</p>					

	<p>very quickly, delivering 95 new homes and has sold very well and been a great success.</p> <p>The profits from the JV will be split 50/50 between the Council to inject back into the community and Keepmoat, the builder.</p>
Response to Comments:	<p>DPDS have queried both the lead in time and delivery rates anticipated on this site. It is accepted that the lead in time is ambitious. However, this is a key Council regeneration priority with the backing of a preferred developer, in the form of a joint venture agreement, and landowner. A significant amount of preparatory work has been undertaken, including clearing the site, and there is evidence of other sites delivering at similar rates in this vicinity.</p>

Abbots Hill Chambers:						
Site Ref:	36					
Site Name, Location:	Abbots Hill Chambers, Babington Lane					
Developer / Agent:	No identified developer at this point					
Total Dwellings in 5 Year Supply (Site Total):	25					
Development Type / Description:	City Centre, conversion - apartments					
DELIVERY:						
Application Ref(s)	06/07/01256	Decision Date(s):	20/04/2010	Status:	Lapsed	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	25	0	0
Estimated Annual Completions (Update)	0	0	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site had planning permission for the change of use of upper floors (offices) to residential. The permission has now lapsed, however it was understood that the applicants were seeking a smaller scheme of 25 apartments on just one of the floors as an alternative.</p> <p>The Council has recently been made aware by the agent that it is now unlikely that the office space will be available for conversion to residential uses in the immediate future. On this basis, 25 units should be removed from the 5 year supply period.</p>					
Response to Comments:	<p>The response by DPDS consulting indicates that the office is now let and is therefore not vacant.</p> <p>For the reasons given above, the site should be removed from the 5 year</p>					


	supply.
--	---------


Uttoxeter New Road / Limes Avenue:						
Site Ref:	37					
Site Name, Location:	Uttoxeter New Road / Limes Avenue					
Developer / Agent:	Developer identified (confidential)					
Total Dwellings in 5 Year Supply (Site Total):	17 (17)					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	0	17
JUSTIFICATION:						
Reasons / Justification:	<p>This is a cleared brownfield site in the Mickleover District Centre. The principle of residential has been established with a permission some years ago which has now lapsed. A developer has recently sought to develop 17 apartments on the site. 2 schemes have been submitted for the Council's comments, one with retail on ground floor and one just residential. The site is suitable for residential development and it is considered viable. The housebuilder has produced plans and is requesting a pre-app meeting.</p> <p>Estimated delivery is based on discussions with developer. It is considered that the site should be capable of being brought forward within 5 years.</p>					
Response to Comments:	No specific comments made by objectors.					

St Georges Phase 2:						
Site Ref:	38					
Site Name, Location:	St Georges Phase 2 (Middleton House), St Marys Gate					
Developer / Agent:	DCC					
Total Dwellings in 5 Year Supply (Site Total):	80					
Development Type / Description:	Brownfield conversion / redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	40	40
JUSTIFICATION:						
Reasons / Justification:	<p>This is a vacant building (formerly occupied by Derby City Council). It is in the City Centre which is a Housing Zone and backed by the City Living initiative.</p> <p>The Council owns the site and it is surplus to requirements and part of an asset review process. The Council will therefore be seeking an appropriate redevelopment scheme (conversion/change of use). This would be an ideal site for a high density residential conversion and sit well with the City Living Initiative. There may also be potential for some new build components subject to detail.</p> <p>The Council will is likely to dispose of the site to a builder for redevelopment rather than developing it through a tender. It can also contribute to the 1,000 dwelling city centre housing allocation. It is suitable and available and being is in the control of the Council.</p> <p>As the Council will need to appoint a developer and may require planning permission depending on the development, the delivery has been included in the final years of the 5 year period.</p>					

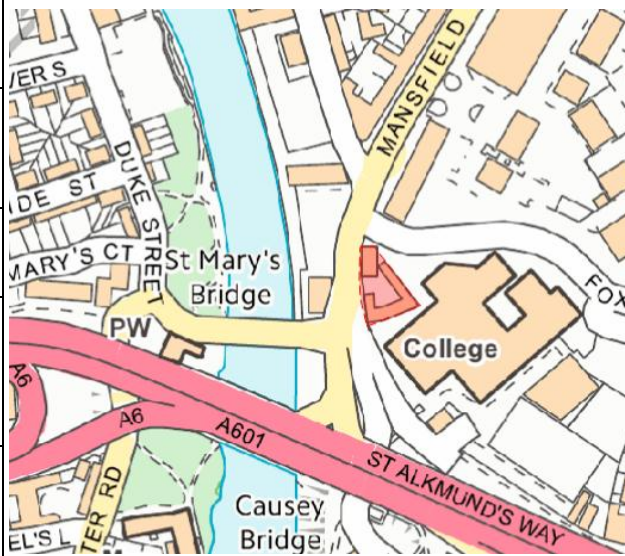


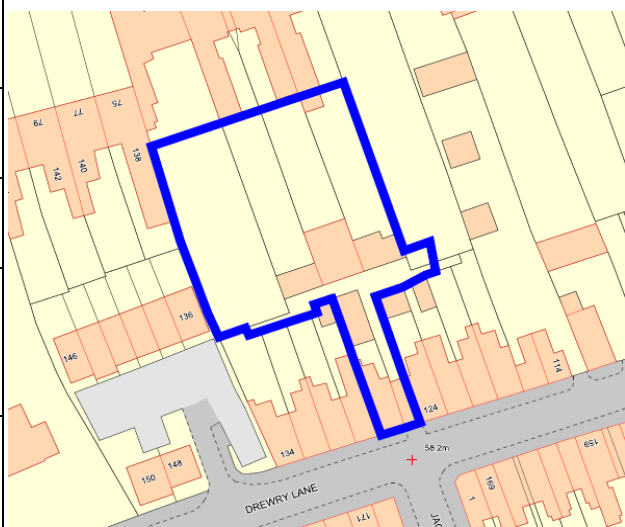
Response to Comments:	No specific comments made by objectors.
--------------------------	---


The Knoll:						
Site Ref:	39					
Site Name, Location:	The Knoll, Stenson Road					
Developer / Agent:	DCC					
Total Dwellings in 5 Year Supply (Site Total):	20 (20)					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	20	0
JUSTIFICATION:						
Reasons / Justification:	<p>The Knoll is a vacant and cleared Derby City Council owned site in a residential area. The Council has approved the site to be disposed of for residential uses and will be working with its ALMO (Derby Homes) to deliver a mix of general needs affordable housing and specialist (special needs) housing. The Council intends to submit a planning application in Summer 2016 and build the site out.</p> <p>Estimated delivery based on Council asset disposal and the City council's Housing Strategy team bringing forward a planning application.</p>					
Response to Comments:	<p>DPDS have queried delivery within 5 years, however they have acknowledged that the Council is seeking to dispose of the site.</p> <p>For the reasons set out above it is considered that there is no reason that this site cannot be delivered within 5 years.</p>					

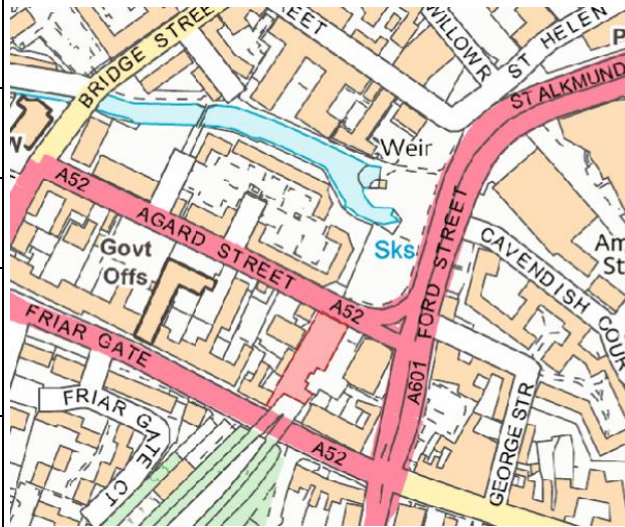
Britannia Court:						
Site Ref:	40					
Site Name, Location:	Britannia Court, Duke Street					
Developer / Agent:	DCC					
Total Dwellings in 5 Year Supply (Site Total):	26					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	0	26
JUSTIFICATION:						
Reasons / Justification:	<p>This site is a cleared former housing site. The land is in Council ownership and elected members have indicated that the preference is to deliver new dwellings on the site by tendering for a developer.</p> <p>The development will include flood defences as part of Our City Our River (OCOR). The land is within Package 1 OCOR which has planning permission and funding and is set to be delivered by 2018.</p> <p>The site should be redeveloped to include flood defences as part of OCOR and the Council will be seeking a developer to deliver the new homes and flood defences comprehensively.</p> <p>The Council has considered developing the site itself and identified the potential for 26 dwellings, a much smaller scheme than the 70 flats which were demolished</p> <p>Estimated delivery based on Council assessment, Housing Strategy work and OCOR.</p>					
Response to	DPDS have challenged the deliverability of the site as it is considered to be					

Comments:	<p>unsuitable due to flood risk.</p> <p>Package 1 of OCOR is currently being delivered and will be completed during 2018. This provides sufficient time for the site to be delivered within 5 years. A number of other riverside sites have been developed for residential uses in the last two years, where they have integrated flood defences into their proposals, as part of the delivery of OCOR.</p>
-----------	---


Anachrome Jigs:						
Site Ref:	41					
Site Name, Location:	Anachrome Jigs, 12-14 Mansfield Road					
Developer / Agent:	Wheeldon Brothers					
Total Dwellings in 5 Year Supply (Site Total):	28					
Development Type / Description:	Brownfield redevelopment					
DELIVERY:						
Application Ref(s)	12/14/01708	Decision Date(s):	N/A	Status:	Not yet determined	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	28	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This is an empty building on Mansfield Road. The two main issues to consider are flooding and design, given that the site is located within the WHS buffer zone. Work is ongoing to ensure that the heritage issues are fully addressed and discussions with the EA are progressing in a positive manner in order to resolve their holding objection. It is likely that integrated flood defences will be provided as part of the scheme.</p> <p>Estimated delivery based on planning application, Council assessment and ongoing discussions with the EA.</p>					
Response to Comments:	<p>DPDS suggest there is a physical impediment to the delivery of the site and mention a holding objection from the EA and as such the site is not deliverable.</p> <p>Package 1 of OCOR is currently being delivered and will be completed during 2018. This provides sufficient time for the site to be delivered within 5 years. A number of other riverside sites have been developed for residential uses in the last two years, where they have integrated flood defences into their proposals, as part of the delivery of OCOR.</p>					

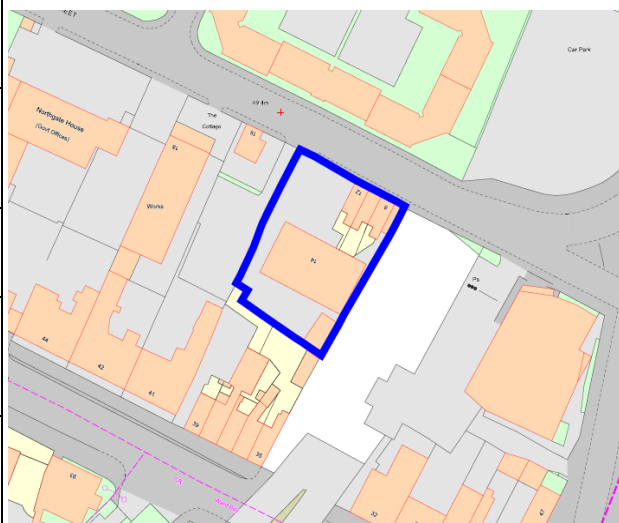
Rear of 126 Drewry Lane:						
Site Ref:	42					
Site Name, Location:	Rear of 126 Drewry Lane					
Developer / Agent:	ACE Properties					
Total Dwellings in 5 Year Supply (Site Total):	14					
Development Type / Description:	Brownfield infill redevelopment					
DELIVERY:						
Application Ref(s)	04/16/00412	Decision Date(s):	Pending	Status:	Pending	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	14	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>A planning application has been submitted for a high density scheme on vacant brownfield site in a residential area on the edge of the city. A previous application was submitted for 21 dwellings but on the advice of officers the applicants reduced the size of the scheme and submitted a new application for 14 dwellings. It is expected that the site will be delivered within 5 years.</p> <p>The site is available now, in a suitable location and there is no reason why it should not be delivered within 5 years.</p>					
Response to Comments:	No specific comments made by objectors.					

Hallmark Inn Car Park:						
Site Ref:	43					
Site Name, Location:	Rear of Hallmark Inn, Midland Road					
Developer / Agent:	Topland					
Total Dwellings in 5 Year Supply (Site Total):	21 (21)					
Development Type / Description:	Brownfield infill site					
DELIVERY:						
Application Ref(s)	03/16/00259	Decision Date(s):	Pending	Status:	Pending	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	21	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site is a car park to the rear of the Hallmark Inn on Midland Road. The Hotel Group has submitted an application for 21 apartments which is currently being determined. The site is near Castleward and the railway station.</p> <p>The car park is a hotel car park and the Hotel group has indicated that they wish to redevelop it for residential uses.</p> <p>The car park is in the control of the Hotel and can be made available at their convenience.</p> <p>The Council, therefore, considers that 21 dwellings will come forward within 5 years</p>					
Response to Comments:	No specific comments made by objectors.					

Agard Street Car Park:						
Site Ref:	44					
Site Name, Location:	Car Park, Agard Street					
Developer / Agent:	Jensco					
Total Dwellings in 5 Year Supply (Site Total):	81 (81)					
Development Type / Description:	City Centre, student accommodation					
DELIVERY:						
Application Ref(s)	08/15/01042	Decision Date(s):	Pending	Status:	Pending	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	81	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site now has planning permission for student accommodation (244 student flats) subject to the signing of a S106. The S106 is expected to be signed shortly.</p> <p>The site is in the University District, it is understood that the developers are working towards completion for the start of the academic year in 2017/18.</p> <p>Numbers have been discounted at a 1 in 3 to account for guidance on counting student accommodation in the PPG. This is further explained in the Housing Position Statement. (CD025).</p>					
Response to Comments:	No specific comments made by objectors.					

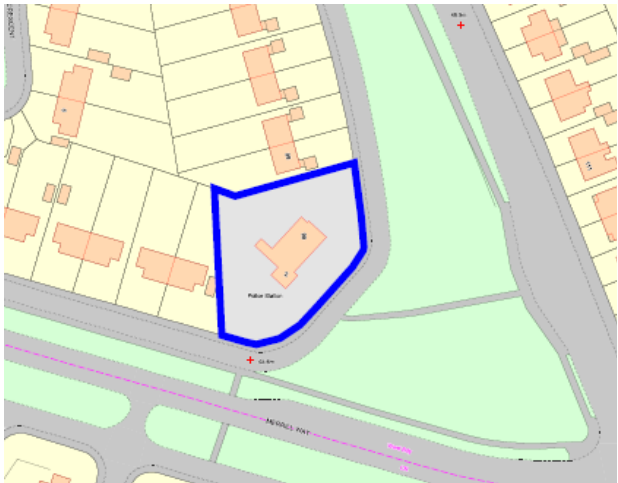


Perth Street Housing Office						
Site Ref:	45					
Site Name, Location:	Perth Street, land to the rear of local housing office					
Developer / Agent:	DCC / Derby Homes					
Total Dwellings in 5 Year Supply (Site Total):	11 (11)					
Development Type / Description:	Mixed redevelopment					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	Pre Application	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	11	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site is Derby City Council owned land comprising a local housing office which is now vacant and land adjacent to it. The Council is working up a planning application for 11 dwellings on the land. A scheme layout has been designed and an application is expected to be submitted in Spring / Summer 2016. The new homes will probably be delivered via 'Derby Homes', the Council's Housing ALMO.</p> <p>The estimated completions are based on discussions with the Council's Housing Strategy team who are working up the application.</p>					
Response to Comments:	DPDS have commented that they unaware of the location of this site. See above.					

Rear of 18-14 Agard Street:						
Site Ref:	46					
Site Name, Location:	Rear of 8-14 Agard Street (Trent Pads)					
Developer / Agent:	Trent Pads					
Total Dwellings in 5 Year Supply (Site Total):	50 (50)					
Development Type / Description:	City Centre, student accommodation					
DELIVERY:						
Application Ref(s)	11/15/01451	Decision Date(s):	Pending	Status:	Pending	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	0	50
Estimated Annual Completions (Update)	0	0	0	0	0	0
JUSTIFICATION:						
Reasons / Justification:	<p>This site has an undetermined planning application for student apartments (183 apartments (61 units). The application is being progressed and may require amendment to the design to reduce the impact on the local historic environment and this may lead to a reduction in dwelling numbers.</p> <p>It has been pointed out that the site is currently in use as an MOT testing station and is therefore unavailable.</p>					
Response to Comments:	<p>DPDS Consulting pointed out that the site is still in use and is not technically available. They also expressed concerns over the impact of the development on the historic environment and considered that the site may be inappropriate for such development.</p> <p>The Council considers that the site can deliver an appropriate scheme which can sit within the surrounding historic context. However, it is acknowledged that the site is in use and the existing use may need to be relocated.</p>					

	Therefore the 50 dwellings will be removed from the deliverable supply.
--	---

Burdett House, Becket Street:						
Site Ref:	47					
Site Name, Location:	Burdett House, Becket Street					
Developer / Agent:	Alternative Investments Exchange Ltd.					
Total Dwellings in 5 Year Supply (Site Total):	22 (22)					
Development Type / Description:	City Centre, conversion					
<b>DELIVERY:</b>						
Application Ref(s)	12/15/01508	Decision Date(s):	10/03/2016	Status:	Prior Approval	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	12	0	0	0	0
<b>JUSTIFICATION:</b>						
Reasons / Justification:	<p>This site has planning permission by prior approval which was granted in March 2016. It involves a change of use of office space at 3<sup>rd</sup> and 4<sup>th</sup> floor to form 12 dwellings.</p> <p>There is no information to suggest that this proposal will not come forward within 5 years.</p>					
Response to Comments:	No specific comments made by objectors.					


Former Police Station, 2 Merrill Way:						
Site Ref:	48					
Site Name, Location:	2 Merrill Way, Allenton					
Developer / Agent:	Lathams					
Total Dwellings in 5 Year Supply (Site Total):	12 (12)					
Development Type / Description:	Brownfield redevelopment					
<b>DELIVERY:</b>						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	Pre Application	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	12	0	0	0
<b>JUSTIFICATION:</b>						
Reasons / Justification:	<p>This site is vacant land which has now been acquired for development. It comprises former police houses/police station. The buildings have been demolished and information from the Agent is that planning permission will now be sought to construct 12 flats on the land. Pre-application discussions have taken place.</p> <p>The site is brownfield and ready to develop in a residential area in Allenton. There is no reason why this should not be developed out in the five year period. The agent says that a scheme will be forthcoming and his client now controls the land.</p> <p>The estimated delivery rates are based on discussions with Agent/applicant</p>					
Response to Comments:	No specific comments made by objectors.					

## Major Greenfield and Mixed Sites Without Planning Permission


Rykneld Road (H9 CDLPR):						
Site Ref:	49					
Site Name, Location:	Lane either side of Rykneld Road, Littleover					
Developer / Agent:	Radleigh Homes, William Davis Homes, Miller Homes					
Total Dwellings in 5 Year Supply (Site Total):	410 (900)					
Development Type / Description:	Proposed strategic site (greenfield new build). Also an existing housing allocation in the CDLPR					
<b>DELIVERY:</b>						
Application Ref(s)	01/11/00023	Decision Date(s):	Pending	Status:	Pending (awaiting S106)	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	50	120	120	120
<b>JUSTIFICATION:</b>						
Reasons / Justification:	<p>This land is a major proposed greenfield strategic allocation for 900 dwellings in the plan period. 800 dwellings have been granted planning permission subject to a S106 agreement. The S106 agreement has been very complicated due to the number of developers and land owners. However the developers and the Council have now concluded the negotiations and the S106 is ready to be signed by the landowners.</p> <p>The developers all have a proven track record of delivering housing. The site will be developed in a comprehensive manner and the developers will all be working on site with multiple sales points. The site comprises two large sections on either side of Rykneld Road which can be delivered concurrently. It is realistic that the three developers can deliver 120 dwellings a year between them.</p> <p>The S106 matters have been led by representatives from Radleigh Homes and they are confident that the site offers good opportunities for delivery. However, there may be some further lead-in work requires which is reflected in the</p>					


	delivery trajectory with no completions until 2019/20.
Response to Comments:	<p>DPDS have suggested that the Council's build rates are realistic but that the lead in time should be pushed back by a year.</p> <p>For the reasons set out above, the Council considers its estimations to be realistic.</p>




Hackwood Farm:						
Site Ref:	50					
Site Name, Location:	Land at Hackwood Farm, Off Radbourne Lane, Mickleover					
Developer / Agent:	Miller Homes/Pegasus Planning					
Total Dwellings in 5 Year Supply (Site Total):	350 (410 in Derby as part of a wider cross boundary site of 700)					
Development Type / Description:	Greenfield, new build on a proposed strategic site					
DELIVERY:						
Application Ref(s)	06/15/00846	Decision Date(s):	28/04/2016	Status:	Granted	
	06/15/00847		28/04/2016		Granted	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	50	75	75	75	75
Estimated Annual Completions (Update)	0	100	100	100	100	10
JUSTIFICATION:						
Reasons / Justification:	<p>This site has planning permission for 410 dwellings (2 separate applications). There was a short delay in granting the permission due to a request from a Member of Parliament that the Council's decisions be called in. The National Planning Casework Unit decided that the Council could issue the decisions. The section 106 was signed and permission granted during the Examination Hearings in April.</p> <p>This is a greenfield site which is a proposed strategic cross boundary urban extension to Derby, although it does have a few buildings on the site.</p> <p>Estimated delivery is based on discussions with the developer. Now that the</p>					

	outline application has been granted, the developer has committed to submit a reserved matters application in Summer 2016 with commencement early in 2017 and has indicated that they expect to deliver 100 dwellings a year with two sales points and two developers on site.
Response to Comments:	<p>DPDS have raised concerns about the suggested lead in time and build rates and have stated that a 3 year lead in time is more appropriate and that standard build out rate of 40dpa should be applied.</p> <p>The site has planning permission after the S106 agreement was signed during the hearing sessions. Subsequently, the developers have indicated their intention to build all 410 units within 5 years. However, the Council is maintaining its original estimates, which it considers are realistic and robust.</p>

Onslow Road:						
Site Ref:	51					
Site Name, Location:	Land North of Onslow Road, Mickleover					
Developer / Agent:	Bloor Homes/Oxalis Planning					
Total Dwellings in 5 Year Supply (Site Total):	200 (200)					
Development Type / Description:	Proposed Strategic site (greenfield new build)					
DELIVERY:						
Application Ref(s)	N/A	Decision Date(s):	N/A	Status:	N/A	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	50	50	50	50
JUSTIFICATION:						
Reasons / Justification:	<p>This site is a proposed strategic allocation which will involve roll back of Green Wedge north of Mickleover to provide 200 dwellings. The site is in the control of Bloor Homes and pre application discussions have taken place with the Agent, Oxalis Planning. Oxalis have now almost completed work on a full application for 200 dwellings and this will be submitted in spring/summer 2016.</p> <p>Oxalis Planning have confirmed to the Council that the site will be delivered within 5 years by Bloor Homes. This was re-iterated by their representative Steve Harley at the Strategic Sites Hearing as part of the Examination on 28 April 2016.</p> <p>Estimated completions are based on discussions with Bloor Homes/Oxalis Planning, the fact that the site is a proposed greenfield allocation and the fact that a detailed application is well in preparation</p>					
Response to Comments:	<p>DPDS have stated that the site does not benefit from either a planning application or permission. They have applied their own standard lead in assumptions (3 years) and a generic build out rate of 40 dpa.</p> <p>For the reasons indicated above, the Council considers its estimates to be realistic and robust.</p>					

Wragley Way, Phase 2:						
Site Ref:	52					
Site Name, Location:	Land South of Wragley Way, Phase 2, Sinfin					
Developer / Agent:	Hallam Land Management					
Total Dwellings in 5 Year Supply (Site Total):	50 (180 in Derby but part of a larger proposed cross boundary urban extension					
Development Type / Description:	Greenfield, new build					
DELIVERY:						
Application Ref(s)	02/15/00211	Decision Date(s):	Pending	Status:	Pending	
Estimated Annual Completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	0	0	0	25	25
JUSTIFICATION:						
Reasons / Justification:	<p>This site is part of a wider proposed cross boundary strategic allocation. There is an outline application for 50 dwellings (Phase 2) as the final part of the 180 dwellings which will be provided in Derby (Phase 1 for 130 dwellings is now the subject of reserved matters application and has a developer)</p> <p>Hallam Land Management will sell the land on to a developer with permission as they have done with phase 1. David Peck (Planning and Design Group) on behalf of Hallam Land attended the strategic site hearing session on 28 April and confirmed that the Council's trajectory to see the site complete in 5 years was correct and realistic.</p> <p>Estimated completions based on discussions with Agent/Lane Owner.</p>					
Response to Comments:	<p>DPDS have stated that the sites does not benefit from a planning application or permission.</p> <p>An application has been submitted, but is yet to be determined. For the reasons set out above, the Council considers its estimates to be realistic and robust.</p>					

Boulton Moor, East:						
Site Ref:	53					
Site Name, Location:	Boulton Moor East					
Developer / Agent:	Bellway Homes					
Total Dwellings in 5 Year Supply (Site Total):	370 (800)					
Development Type / Description:	Strategic site					
DELIVERY:						
Application Ref(s)	04/13/00351 (hybrid)	Decision Date(s):	Pending	Status:	Pending	
Estimated Annual Completions (Hearing)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	0	30	60	80	100	100
Estimated Annual Completions (Update)	0	50	75	98	100	100
JUSTIFICATION:						
Reasons / Justification:	<p>This is a large greenfield site within a proposed strategic allocation. The allocation would form a cross boundary sustainable urban extension including land in South Derbyshire.</p> <p>A hybrid application has been submitted for the land in Derby by Bellway Homes for 800 dwellings in outline and 145 in detail. The land is in the control of the housebuilder.</p> <p>Discussions with Bellway Homes in April indicated that after lead-in they expected to deliver 100 dwellings a year delivered by both their East and West Midlands arms comprehensively. The development will be delivered through a Development Framework Document with other cross boundary strategic sites in SDDC.</p> <p>The numbers in the updated trajectory at April 2016 (EX016) were the Council's estimates based on discussions with Bellway and reflected lead-in times. However, at the Strategic Site Hearing on 28 April 2016, Holly Jones representing</p>					

	<p>Boyer Planning and acting for Bellway homes indicated that the lead-in delivery times indicated by the Council were probably pessimistic and that in the initial years higher numbers would be delivered. She also confirmed that the site was expected to deliver 100 dwellings a year once up and running. After the Hearings, Bellway provided their own specific delivery trajectory for the site.</p> <p>Estimated completions based on application progress and information from Boyer Planning and Bellway Homes.</p>
Response to Comments:	<p>DPDS have applied their own standard lead in assumptions (3 years) and suggested a build out rate of 75 dpa.</p> <p>For the reasons indicated above, the Council considers its estimates to be realistic and robust. Despite the more optimistic information received from Boyer Planning, the Council is maintaining its original estimates.</p>

## Appendix D

## **APPENDIX D**

### **EXPLANATION/JUSTIFICATION FOR THE ESTIMATED 588 DWELLINGS TO BE DELIVERED IN 2016/17**

The housing trajectory includes 588 net dwellings which are estimated to be completed in the current monitoring year (2016/17). The Inspector has requested that the Council provides an explanation as to how this number has been calculated.

The contributing sites which are expected to deliver dwellings in 2016 are identified in the table in document EX016 'Updated 5 Year Housing Supply Position April 2016'.

All of the sites contributing to completions in 2016/17 have planning permission. Some are major sites and are specifically identified and some are small sites with planning permission where an estimate has been made about delivery.

The components of sites which make up the estimated housing delivery are :

**536** dwellings on specific major sites (10 or more dwellings) (see site information below)

**80** dwellings on small sites (An estimate for small site completions based on the fact that there are 473 extant planning permissions on small sites)

**28** estimated losses and included to account for losses to the stock due to demolition or change of use from residential to non-residential uses

#### **Total 616 Gross/588 Net dwellings in 2016/17**

Council officers survey all sites with planning permission for residential uses annually; usually at the monitoring year end (March each year). At this time a best estimate assessment is made based on observations of progress and where possible, discussions with sales or construction personnel. In the vast majority of cases, where completions are expected in the year immediately after survey the site will be under construction and development activity will be taking place on site.

A loss rate of 28 dwellings has been applied to the 2016/17 year. This is an estimated rate which has been applied across the longer term trajectory to ensure that the housing target is met over the plan period. However, as pointed out by Mr Moore at the Hearing on 27 April 2016, there is no requirement in the Framework to count losses in the supply of 'deliverable' sites when calculating a five year housing supply. The five year supply is simply a pool of 'deliverable sites' which are ready to develop. Therefore, for the supply side 616 dwellings could be included in the loss rate was removed.

The site specific information below explains the reasoning behind the dwelling numbers for each site being included in the 2016/17 year. However, as a result of the supplementary work requested by the Inspector, the land supply has been updated and therefore the dwelling delivery numbers within the 5 year supply period and in 2016/17 have changed. The site specific changes are identified in Appendix C and the updated position is explained in appendix F and appendix G.



Through the supplementary work the Council has decided that it is not appropriate to count losses in the 5 year supply calculation. Therefore, the estimated losses have been removed from the supply for 2016/17.

In summary, the updated position after considering the further analysis requested by the Inspector is that there are estimated to be 670 net dwelling completions in 2016/17. Again, this is explained further in Appendix C and Appendix G.

## **SITES**

### **Mackworth College Phase 1, Prince Charles Avenue – 24 Dwellings**

The Former College site is now almost built out with 199 dwellings completed in past years and a recent site survey indicates that the final 24 are expected to be completed in 2016/17.

### **440-470 Kedleston Road (Quarndon heights) – 2 Dwellings**

This site has been slowly developed over a number of years at a rate of one or two dwellings a year. There still three dwellings left with permission and it is expected that two of these will be completed this year and the third will be constructed in 2017/18. This is consistent with how the site has been delivered over a number of years.

### **Orchard Street/St Helen's Street – 55 Dwellings**

This site is a block of flats and a terrace on the edge of the City Centre which are under construction. Site survey observations indicate that the site is expected to be complete in the 2016/17 year.

### **Former University Campus, Mickleover – 10 Dwellings**

This site has seen 457 completions in previous years leaving 22 dwellings left to complete the site. Site survey observations in April 2016 indicated that the final units were being completed at a reduced rate and an assessment was made that 10 dwellings would be completed in 2016/17.

### **Nightingale House, London Road – 6 Dwellings**

A planning permission for new offices and residential development is being implemented. The office element has been completed and site surveys indicate that work has commenced on the residential element which will deliver 13 new homes. An estimate has been made that this will include 6 in 2016/17 and the final 7 the next year.

### **Manor/Kingsway Site – 40 Dwellings (Strategic Allocation)**

This strategic allocation is now well under construction with 100 dwellings already complete. The first phase has progressed at a fast rate and information from the developer, Kier, is that sales are excellent and there is a very high demand. The developers indicated earlier this year that they will finish the first phase and then increase delivery on later phases. Discussions and site surveys informed the estimate of 40 dwelling completions in 2016/17.

Note that the updated land supply position (Appendices C, F and G) see the expected completions for this site in 2016/17 increase from 40 dwellings to 94 dwellings based on specific information provided by the developer, Kier.

#### **Castleward - 60 Dwellings (Strategic Allocation)**

The site has planning permission for 840 dwellings with the first phase having delivered 105 high density dwellings and a further 60 completions are expected in 2016/17. Numbers have been confirmed by a contact for Compendium Living, the developer as well as by a site survey.

#### **Woodlands Lane, Chellaston – 30 Dwellings (Part of Strategic Allocation)**

This greenfield site is a part of the 'South Chellaston' strategic allocation. Planning Permission has been granted and the developer, Radleigh Homes, are on site and development has commenced. The permission is for 54 dwellings and it is anticipated that the site will be built out over two years. A conservative estimate of 30 dwellings has been included for 2016/17 with the remaining 24 dwellings the following year. However, the site could be built out at a faster rate.

#### **Mackworth College, Phase 2 – 45 Dwellings (Strategic Allocation)**

This proposed strategic allocation is a greenfield site which has planning permission in detail. 22 dwellings were completed last year when development on the site commenced. The developer has indicated around 50 dwellings a year will be built and the trajectory includes a conservative 45 dwellings in 2016/17 based on site surveys in April 2016.

#### **Lodge Lane, Willow Row – 35 Dwellings**

This 35 dwelling apartment block is now under construction and built to roof level. The developers, Radleigh Homes, have confirmed they anticipate completion late in 2016.

#### **Fellow Lands Way, Chellaston – 40 dwellings (Part of Strategic Allocation)**

This greenfield site is now under construction. Surveys in April 2016 observed that initial works have commenced very quickly and after a recent start on site, 5 dwellings are completed already. The delivery estimates were based on discussions with the developer earlier this year. The developer, Bellway Homes have indicated that they expect delivery to be at a high rate as there are two development arms of the company on site. Boyer Planning, representing Bellway Homes confirmed at the Hearing session on 28 April 2016 that the Council's estimates for the Boulton Moor location were accurate if not pessimistic and that they thought higher numbers could be delivered than those in the Council's trajectory, particularly in the earlier years of the Plan. The delivery of 40 dwellings

on this site is therefore a conservative estimate and later years are expected to see higher build rates.

#### **Willow House, Willow Row – 12 Dwellings**

The former probation office is being converted to form 12 dwellings. Site surveys carried out in April 2016 observed that work was underway on the conversion and it is estimated that the 12 dwellings will be complete by the end of March 2017.

#### **Former SixT Kennings Site, Cathedral Road – 113 Dwellings**

A block of student apartments is well under construction and will be open for the September 2016 University intake. The building has topped out, The building will comprise 339 apartments but this has been reduced as the development is student apartments in line with the Planning Practice Guidance. The PPG says that student accommodation can be counted toward housing numbers based on the number of dwellings that would be released from the wider market. We have explained our approach to this in the Housing Position Statement, but to clarify only 1 in 3 student apartments are counted in the supply as discussions with local Estate Agents have indicated that, on average, about 3 students would share an average rental house in Derby. Therefore every three student apartments would be expected to remove one rental dwelling from the housing stock and make it available to the wider rental/purchase market.

#### **53 Coronation Avenue, Alvaston – 15 Dwellings**

This is a former Council building and the development involves conversion of an existing building and new build in the grounds. Site surveys in April 2016 observed that the site was under construction and is expected to be complete in the 2016/17 year.

#### **Elmhurst, Lonsdale Place – 24 Dwellings**

This site involved demolition of a building and the erection of 24 apartments. Site surveys in April 2016 indicated that the demolition was complete in 2014 and the apartments are now under construction. It is expected that the site will be complete in 2016/17

#### **Bramble Business Centre, Becket Street – 13 Dwellings**

This development involves the renovation of a listed building and extensions to it to form 13 dwellings. Site surveys in April 2016 observed that development was underway and is expected to be complete in the 2016/17 year.

**Former Roundhouse Pub. London Road – 12 Dwellings**

Site surveys in April 2016 indicated that the former public housing is now being converted to form 12 residential dwellings. The work is underway and is expected to be complete in 2016/17

## Appendix E

## APPENDIX E - LIVERPOOL CALCULATIONS AT 2016 AND 2017

(note that the calculations below are based on the land supply in EX016. Through the supplementary work requested by the Inspector the supply has changed and the implications are set out in Appendix F)

### FIVE YEAR SUPPLY REQUIREMENT USING LIVERPOOL BASED AT APRIL 2016

Total Requirement (2011-2028)	11000
Annual Requirement (11,000/17)	647
Basic 5 Year Requirement (647x5)	3,235
Shortfall (2011/12-2015/16)	1,237
5 Year Shortfall ((1237/11)x5)	562 1237 over residual Plan period
Basic requirement+Shortfall (3,235+562)	3,797
20% Buffer (20% of 3,797)	759
<b>Total 5 Year Requirement (3,797+759)</b>	<b>4,556</b>

**Annual Requirement (4,556/5) 911 a year**

### SUPPLY BASED AT APRIL 2016

Deliverable Permissions	3,058
BF Deliverable Sites	561
GF Deliverable Sites	1,010
Small Sites (5 years)	340
Windfalls (4 Years)	300 No Windfalls is Year 1 (2016/17)
Losses	-140

**Total 5,129**

**Total Deliverable Supply (5,129/911) 5.63 Years**

### FIVE YEAR SUPPLY REQUIREMENT USING LIVERPOOL BASED AT APRIL 2017

Total Requirement (2011-2028)	11000
Annual Requirement (11,000/17)	647
Basic 5 Year Requirement (647x5)	3,235
Shortfall (2011/12-2016/17)	1,296
5 Year Shortfall ((1296/10)*5)	648 1,296 over residual Plan period
Basic Requirement+Shortfall (3,235+648)	3883
20% Buffer (20% of 3883)	777
<b>TOTAL 5 Year Requirement (3,883+777)</b>	<b>4,660</b>

**Annual Requirement (4,660/5) 932 a year**

### SUPPLY BASED AT APRIL 2017

Deliverable Permissions	2,920
Brownfield Deliverable Sites	836
Greenfield Deliverable Sites	1,380
Small Sites (5 Years)	300
Windfalls (5 Years)	375 Windfalls starting 2017/18
Losses	-140

**Total 5,671**

**Total Deliverable Supply (5,671/932) 6.08 Years**

## Appendix F



## APPENDIX F - 5 YEAR LAND SUPPLY POSITION (MAY 2016 UPDATE)

Supply based on 5 Year Supply Trajectory in Appendix G

### Updated Land Supply Based on Start Date of April 2016

Deliverable Major Site Planning Permissions	3021
Deliverable BF Sites	536
Deliverable GF Sites	1188
Deliverable Small Site Planning Permissions	340
Windfalls (4 Years)	300
<b>TOTAL SUPPLY</b>	<b>5385</b>

### Updated Land Supply Based on Start Date of April 2017

Deliverable Major Site Planning Permissions	2868
Deliverable BF Sites	719
Deliverable GF Sites	1493
Deliverable Small Site Planning Permissions	300
Windfalls (5 Years)	375
<b>TOTAL SUPPLY</b>	<b>5755</b>

## VARIATIONS ON 5 YEAR SUPPLY CALCULATION

### LIVERPOOL REQUIREMENT AT 2016

Total requirement (2011-2028)	11000
Annual Requirement (11,000/17)	647
Basic 5 Year Requirement (647x5)	3235
Shortfall (2011/12-2015/16)	1237
5 Year Shortfall ((1237/11)x5)	562
Basic Requirement+Shortfall (3235+562)	3797
20% Buffer (20% of 3797)	759
Total 5 Year Requirement (3797+759)	4556
Annual Requirement	911

### 5 YEAR SUPPLY BASED ON 2016 SUPPLY ABOVE

**5.91**  
(5385/911)

### LIVERPOOL REQUIREMENT AT 2017

Total Requirement (2011-2028)	11000
Annual Requirement (11000/17)	647
Basic 5 Year Requirement (647x5)	3235
Shortfall (2011/12-2016/17)	1214
5 Year Shortfall ((1214/10*5))	607
Basic Requirement+Shortfall (3235+607)	3842
20% Buffer (20% of 3842)	768
Total 5 Year Requirement (3842+768)	4610
Annual Requirement (4660/5)	922

### 5 YEAR SUPPLY BASED ON 2017 SUPPLY ABOVE

**6.24**  
(5755/922)

**SEDGEFIELD REQUIRMENT AT 2016**

Total Requirement (2011-2028)	11000
Annual Requirement (11000/17)	647
Basic 5 Year Requirement (647x5)	3235
Shortfall (2011/12-2015/16)	1237
Requirement+Shortfall (3235+1237)	4472
20% Buffer (20% of 4472)	894
Total Requirement (4472+894)	5366
Annual Requirement (5366/5)	1073

**5 YEAR SUPPLY BASED ON 2016 SUPPLY ABOVE**

**5.02**  
(5385/1073)

**SEDGEFIELD REQUIREMENT AT 2017**

Total Requirement (2011-2028)	11000
Annual Requirement (11000/17)	647
Basic 5 Year Requirement (647x5)	3235
Shortfall (2011/12-2016/17)	1214
Requirement+Shortfall (3235+1214)	4449
20% Buffer (20% of 4449)	890
Total Requirement (4449+890)	5339
Annual Requirement (5437/5)	1068

**5 YEAR SUPPLY BASED ON 2017 SUPPLY ABOVE**

**5.39**  
(5755/1068)

**Appendix G**

APPENDIX G - DERBY CITY FIVE YEAR SUPPLY

REF NO.	SHLAA	ADDRESS	ADDRESS	GF/BF	Date	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	(5 Year Supply)	Changes to Position at Hearing (EX016)
						Expected Completion s Current							

MAJOR SITES WITH PLANNING PERMISSION

1		FORMER KEN IVES	MIDDLETON AVE/BURTON RD	B		0		8	37			45	
2	44	ST JOSEPHS CHURCH	MILL HILL LANE	B		0		14				14	
3	124	159-167	BAKER STREET	B		0	12					12	
	147	PRINCE CHARLES AVENUE	MACKWORTH COLLEGE	B	199	24						0	
4	162		ST HELENS HOUSE	B		0			20	29		49	
5		440-470	KEDLESTON RD	B		2	1					1	
6		LAND AT	SWARKESTONE ROAD	G		0	7					7	
7		ORCHARD STREET AND ST HELENS STREET	LAND AT	B		55					18	18	
8		FORMER	UNIVERSITY CAMPUS	G/B	457	10	12					12	
9		NIGHTINGALE HOUSE	LONDON ROAD	B		6	7					7	
10	3	MANOR/KINGSWAY HOSPITAL SITE	KINGSWAY	G	100	94	90	90	90	89	89	448	Updated
11	89	CASTLEWARD		B	105	60	50	50	80	100	100	380	
12	22	WOODLANDS LANE	CHELLASTON	G		30	24					24	
13	160	MACKWORTH COLLEGE	PHASE 2	G	23	45	50	50	54			154	
14	63	CALIFORNIA WORKS	PARLIAMENT STREET	B		0	14					14	
15	120	FORMER DRI	LONDON ROAD	B					50	100	100	250	150 Removed
	181	LODGE LANE	WILLOW ROW	B		35						0	
16	176		FELLOW LANDS WAY	G	5	40	60	60	25			145	
17	155		LAND OFF HOMLEIGH WAY	G			20	18				38	
18	179	THE FORMER PUMP HOUSE	SINFIN LANE	G				14				14	
		WILLOW HOUSE	WILLOW ROW	B		12						0	
19	104		WRAGLEY WAY PHASE 1	G			24	44	44	18		130	
		FORMER SIXT KENNINGS	CATHEDRAL ROAD	B		113						0	
20	16		BROOK FARM, CHADDESSEN	G			30	60	60	60	60	270	
		53 CORONATION AVENUE	ALVASTON	B		15						0	
21		ASTON ENGINEERING	LONSDALE PLACE	B					11			11	
	73	ELMHURST	LONSDALE PLACE	B		24						0	
		BRAMBLE BUSINESS CENTRE	BECKET STREET	B		13						0	
22	36		TANGLEWOOD MILL, COKE STREET	B				22				22	
23		FORMER GRANGE HOTEL	INGLEBY AVENUE	B			14					14	
		THE ROUNDHOUSE PH	LONDON ROAD	B		12						0	
24		FORMER BEACONSFIELD CLUB	WILSON STREET	B				14				14	
25		ST PETER'S HOUSE	GOWER STREET	B				147				147	
26		ROMAN HOUSE	FRIAR GATE	B			126					126	
27		NORMAN HOUSE	FRIAR GATE	B				87				87	
28		SAXON HOUSE	FRIARY STREET	B				48				48	
29		TECHNOGRAV	PHASE 1, NOTTINGHAM ROA	G				20	20	20	20	80	
30		ST JAMES' CHAMBERS	ST JAMES STREET	B					22			22	
31	30	SOUTH OF	MANSFIELD ROAD, OAKWOOD	G			50	50	50	50	50	250	
32	175		REGAL GATE	G				15				15	
TOTAL (with PP)						590	591	811	563	466	437	2868	

MAJOR BROWNFIELD SITES WITHOUT PLANNING PERMISSION

33	4		RIVERSIDE CDLPR ALLOCATION INC. GREENWOOD COURT	B								0	42 removed
34	5		BARLOW STREET CAR PARK	B						30	30	60	
35	8		ROLLS ROYCE MAIN WORKS	B			50	70	70	70	70	330	
36	49		ABBOTS HILL CHAMBER, GOWER STREET	B								0	25 removed
37	66		UTTOXETER ROAD/LIMES AVENUE	B							17	17	
38	82		ST GEORGES PH 2 (INC MIDDLETON HSE)	B						40	40	80	
	134		ELTON ROAD/CROWSHAW STREET	B					7			7	
39	169		THE KNOLL, STENSON ROAD	B						20		20	
40	183	BRITANNIA COURT	DUKE STREET	B							26	26	
41	193	ANACHROME JIGS	MANSFIELD ROAD	B				28				28	
42		REAR OF 126	DREWRY LANE	B				14				14	
43		MIDLAND HOTEL		B				21				21	
44		AGARD STREET	ADJACENT COPPER BUILDIN	B			81					81	
45		PERTH STREET		B				11				11	
46		REAR OF 8-12	AGARD STREET	B								0	50 Removed
47		BURDETT HOUSE	BECKET STREET	B			12					12	
48		2 MERRILL WAY	FORMER POLICE STATION	B				12				12	
TOTAL (Brownfield)							143	156	77	160	183	719	

REF NO.	SHLAA	ADDRESS	ADDRESS	GF/BF	Complete to Date	Expected Completion s Current Year	1	2	3	4	5	(5 Year Supply)	Changes to Position at Hearing (EX016)
---------	-------	---------	---------	-------	------------------	------------------------------------	---	---	---	---	---	-----------------	--

MAJOR GREENFIELD AND MIXED SITES WITHOUT PLANNING PERMISSION

49	1		RYKNELD ROAD	G				50	120	120	120	410	
50	18		HACKWOOD FARM	G			100	100	100	100	10	410	updated
51	27		NORTH OF ONSLOW ROAD	G				50	50	50	50	200	
52	104		WRAGLEY WAY PHASE 2	G						25	25	50	
53	105		BOULTON MOOR EAST	G			50	75	98	100	100	423	updated
TOTAL (GF and Mixed)						0	150	275	368	395	305	1493	
TOTAL DWELLINGS ON MAJOR SITE						590	884	1242	1008	1021	925	5080	
Based on 473 smasll site PP													
SMALL SITE PERMISSIONS						80	80	60	60	60	40	300	
WINDFALLS							75	75	75	75	75	375	
LOSSES												0	Losses removed
TOTAL						670	1039	1377	1143	1156	1040	5755	

Reference numbers in this table are for cross reference with Appendix C - 5 Year Supply Site Schedule