



Acres Land & Planning Ltd

'Acres of space'

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Carmel Edwards (Programme Officer)
C/O Planning Services
Derby City Council,
The Council House,
Corporation Street,
Derby DE1 2FS

Dear Carmel,

Derby City Local Plan: Core Strategy – further consultation on the 2014 Government Household Projections.

Thank you for your email dated 14th July 2016 inviting me to respond on behalf of my client, British & Continental Ltd, on the publication of the new 2014 based Household Projections and the extent to which they may influence the submitted Derby City Local Plan.

2014 Sub-national Household Projections.

The Household Projections are necessarily an extrapolation of previous trends and hence, as I pointed out in my earlier letter dated 7th July 2016 about the Population Projections, if building has been inhibited or deflated over the period covered by the migration assumptions, then the projections into the future will be similarly affected.

In this case, Derby City struggled to build adequate housing during the post recessionary period and hence the numbers from the 2014 based population projections were lower and the household projections are also slightly lower than the previous 2012 based set.

More important, since Derby City is to some extent capacity constrained, the Derby City housing target is driven by the 'Objectively Assessed Housing Needs' for the wider Derby Housing Market area. The target for Derby has been fixed at 11,000 dwellings (which is 647 dwellings per year) – rightly or wrongly – and hence minor reductions in anticipated household growth will not influence the Derby City figure.

For reference, the basic 25 year figure for Derby City from the new 2014 based Household projections is 855 households per year (2014 – 2039) compared with 928 households per year (2012 – 2037) from the 2012 based set. But allowing a modest figure for demolitions and concealed households, to provide a conversion from households to dwellings, the projected number of dwellings would still be nearly 50% higher than the actual 647 dwellings per year allocation.

Conclusions.

My conclusions from this are that:-

1. Derby City is providing well below the number of anticipated households from the 2014 based household projections likely to be required over the plan period, – albeit slightly less so than in the previous 2012 based set,
2. Because Derby City is part of the wider Derby Housing Market, any reduction (or increase) in projected dwellings has little impact on Derby City – it impacts entirely on the surrounding Districts,
3. The Household Projections for Derby City are critically influenced by the level of building in the 5 years from 2009-2014 – which was a post- recessionary period when Derby City experienced a sharp downturn in building,
4. The new 2014 based Household Projection figures should be taken into account in a follow-up review of the Derby City Local Plan and the other plans in the HMA – which should involve a review of both the Green Belt around Derby and the Green Wedge network in order to ensure that sites close to Derby City can be brought forward.

I hope this is helpful to the inspector.

Yours sincerely

John Acres Msc DipTp MRTPI

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