

Derby City Council Authority Monitoring Report

2021 to 2022



Derby City Council

Introduction

This is Derby City Council's Authority Monitoring Report (AMR) for the period April 2021 to March 2022. It provides an update on progress with the preparation of planning policy documents (including the Local Plan, Neighbourhood Plans and Supplementary Planning Documents) and includes monitoring information to help assess the progress and effectiveness of policies in our Development Plan made up of the Derby City Local Plan Part 1 (2017) (DCLP1) and the Saved Policies of the City of Derby Local Plan Review (2006).

This AMR sets out information in the following order:

- Planning Policy Progress
- Housing Land Supply
- Employment Land
- Retail and Centres
- Green Infrastructure

In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 requirements, this AMR also contains updates on activity during the 2021/2022 monitoring period in relation to:

- Neighbourhood Planning
- Community Infrastructure Levy
- Duty to Cooperate

Further details are set out on the Planning Policy Progress section.

Key Headlines

Housing completions in the city in 2021-22 increased from the previous year with 681 net new dwellings added to the housing stock during the monitoring year. After the impact of Coronavirus pandemic on the development sector in the previous year, this is a welcome increase, and it is above the annual average dwelling requirement of 647 a year which is set out in the local plan. However, as is explained later in this section, during the monitoring year, the local plan turned 5 years old, and the Council undertook a review of the policies as required in line with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017 and paragraph 33 of the NPPF. This review led to the Housing requirement set out in CP6 being found out of date, due largely to the Government's changes to the Standard Method for calculating housing need to include a 35% uplift for the 20 largest cities and urban areas in England of which Derby is one.

The scale of increased housing requirement deriving from the amendments to the standard methodology meant that at April 2022 the Council could only demonstrate a supply of deliverable housing sites to account for 3.17 years and so had an absence of a 5-year supply from January 2022.

More on the Housing Supply follows in later sections of the AMR.

Planning Policy Progress

Headlines 2021-2022

The Local Development Scheme

The Local Development Scheme (LDS) is a project plan for preparing new planning policy documents. The most up to date LDS is [Version 7](#) which was published in December 2017.

The LDS was updated in December 2017 to reflect the adoption of the DCLP1. The LDS is currently being updated to reflect work beginning on a new Local Plan (see next section). As soon as it is approved the LDS will be uploaded to the [Planning Policy Document Section](#) of the Council's website.

Progress on the Local Plan

The Derby City Local Plan Part 1 (DCLP1) was adopted in January 2017. It sets out strategic planning policies, including a housing target and a strategy for meeting this and other development needs. It was intended to follow the DCLP1 with a Local Plan Part 2 (DCLP2), which would provide more detailed development management criteria-based policies as well as make further housing allocations if needed.

However, for the reasons set out below, Council Cabinet resolved in December 2021 begin preparing a new Local Plan, integrating any DCLP2 work undertaken so far. The [Cabinet Report](#) can be found on the Council's website.

- The Governments newly introduced requirement for Local Authorities to review their Local Plans within five years of adoption
- The fact that upon review, the housing target element of Local Plan policy CP6 (Housing Delivery) have been found out of date. This is due to the Governments December 2020 changes to the 'Standard Method' for calculating Housing Need requiring the top 20 largest urban areas in England, which includes Derby, to include a 35% uplift in housing numbers
- The need to align our plan preparation with our Derby Housing Market Area partners (Amber Valley Borough Council and South Derbyshire District Council), particularly given the requirement to meet our significantly increased housing requirements, and
- To take account of the intended changes to the national planning system.

During the monitoring year 2021/2022, initial evidence gathering has taken place to support the preparation of the new Local Plan. Initial work has concentrated on establishing the likely land capacity available within the City to accommodate the level of housing growth required. This will explore and maximise development opportunities on brownfield land, especially in and around the city centre.

The changes to the standard methodology for calculating housing need makes this work imperative as there is a very real possibility, we will not be able to meet our housing requirement in full within our administrative boundary, given the significant increase resulting from the 35% uplift. Therefore, this work will help inform discussion with neighbouring Local Planning Authorities under the Duty to Cooperate (DtC).

Progress on the Minerals and Waste Plans

Work has been progressing on the preparation of the Proposed Joint Derbyshire & Derby Draft Minerals Plan (MP). The Plan period for the Minerals Plan has been extended to 2038. As a result, it was determined that further sand and gravel sites would be required to provide a steady and

adequate supply for this period. Mineral companies suggested a number of sites to provide this mineral. A consultation was undertaken on these sites, and other sand and gravel supply issues, in the Autumn of 2020. Comments are being used to help determine whether they should be included as allocations in the Plan. A proposed draft Minerals Plan, along with a range of background and technical papers, was consulted on during March and April 2022.

The Councils have also been working on background information for the Joint Waste Local Plan including carrying out Duty to Co-operate with other waste planning authorities in relation to strategic cross boundary movements of waste as evidenced in the Environment Agency Waste Data Interrogator. The documents will be consulted on in due course.

Derbyshire County Council's website provides more information on the [Joint Minerals and Waste Plan](#).

Progress on other Documents and Projects:

Self-Build and Custom Housebuilding Register

The Self-Build and Custom Housebuilding Act 2015 sets out a requirement for all local authorities to keep a register of people who wish to register their interest in self-build or custom-building.

The Council has set up a [Self-Build and Custom Housebuilding Register](#) and at 1 April 2022, 43 individuals expressing a wish to be included had been placed on the register. The register has now been kept since 2016.

A duty is placed on local authorities to ensure that development permissions are granted for suitable serviced plots of land which could be developed for self/custom build housing to meet the needs identified by the register within three years of each base period year.

There were 27 people placed on the register by 30 October 2018, the duty requires that the Council must ensure that between 31 October 2018 and 30 October 2021, permissions are granted for suitable serviced plots for 10 dwellings which could be self/custom built.

There is no specific use class for self/custom building and the requirement for a serviced plot is that the land could be serviced with the required facilities within the lifetime of the permission. The Council could therefore count any new build planning permission for a detached dwelling in Derby which was granted between 31 October 2017 and 30 October 2020. The Council is content that this duty has been met.

Brownfield Land Register

The Council last updated its [Brownfield Land Register](#) in December 2021.

The register identifies previously developed 'brownfield' land in the city which meets certain criteria that are set out in Regulations. It is hoped that a 2022 update of the Register will be published in the near future.

The register identifies sites which are of a certain size/capacity and are suitable and available for residential development. Importantly, in order to be included on the register a site must also be 'achievable' which means that in the opinion of the local authority development is likely to take place on the site within 15 years of the entry date.

Neighbourhood Planning

The designated Chellaston Neighbourhood Planning Area remains in place however, no new group has come forward to undertake neighbourhood planning in the area since the Chellaston Neighbourhood Planning Forum was formally dissolved on Wednesday 12 November 2020.

Community Infrastructure Levy

The City Council is not intending to prepare a Community Infrastructure Levy charging schedule at the present time, as such there is no activity to report on for this monitoring period.

Joint Working (Duty to Cooperate and Statements of Common Ground)

Section 110 of the Localism Act and paragraphs 24 to 27 of the National Planning Policy Framework (NPPF) create a 'duty' on all local planning authorities and other bodies to cooperate with each other to address strategic issues. Derby City Council is part of the Derby Housing Market Area (HMA). The HMA is made up of four authorities: Amber Valley Borough Council, Derby City Council, South Derbyshire District Council and Derbyshire County Council. The Local Plan Part 1 Examination Library contains the latest [Duty to Cooperate Compliance Statement](#).

Since the adoption of the DCLP Part 1 the Council has continued to work with its HMA partners. Key areas include:

- Southern Derby Growth Zone
- Development Framework Documents guiding delivery of housing on urban extensions at Boulton Moor and Infinity Garden Village
- The Derby Housing Market Area Boundary Study
- Collective work on Statements of Common Ground

Housing Land Supply

Headlines: 2021-2022

The Derby City Local Plan Part 1 sets out a housing requirement in Policy CP6 that a minimum of 11,000 net new homes will be delivered in the City between 2011 and 2028. This equates to 647 dwellings per year on average. However, Derby's need for new homes over the period was evidenced to be higher than this amount. The neighbouring local authorities of South Derbyshire and Amber Valley agreed to meet 5,388 dwellings of Derby's need over the Plan period in their districts. This was an agreed strategic approach to meeting housing needs across the HMA.

As mentioned, in the introduction, the local plan turned 5 years old during the monitoring period and was reviewed to determine whether the polices were still up to date.

Through this review, the housing requirement in the Plan was found to be out of date, due mainly to the fact that the Government's 'Standard Method' for calculating housing need now includes an additional 35% uplift for Derby as one of the top 20 urban areas in England. This meant that Derby's housing need had risen to 1,255 dwellings a year and so the local plan requirement (averaging 647 a year) was not capable of meeting that level of need.

The implications of this were that once the plan was 5 years old, on 25 January 2022, the Council would need to measure its land supply against the housing need established through the government's standard method calculation, rather than in the requirement set in policy CP6 of the local plan. This in turn meant that the Council's 5-year supply of deliverable housing sites was significantly reduced against this increased need. The Council's 5-year supply at 1 April 2022 was 3.17 years and so from that date, when determining planning applications involving the provision of housing, the Council was required to apply the 'tilted balance' as set out in Paragraph 11dii of the NPPF.

This is a significant implication for planning decisions in the city and is a major reason for the need to prepare a new local plan.

The 5-year supply calculation includes a 'buffer' which is required as set out in paragraph 74 of the National Planning Policy Framework (NPPF). The buffer is set in relation to how the authority has performed specifically over the past three years against their housing targets as set out in the new Housing Delivery Test. The 5-year supply position is explained in further detail later in this report.

The Government published the results of the Housing Delivery Test (HDT) in January 2022. This covered the period from April 2018 to March 2021. The Council achieved 128% in the HDT which indicates that the housing delivery record in the city is good.

Due to the good HDT performance a 5% buffer has been included in the 5-year supply calculation. However, this still results in a 3.17 year supply of deliverable housing sites, which falls well short of the 5 year requirement.

Although the housing requirement which is set in policy CP6 of the DCLP1 has been rendered out of date, there are a number of strategic allocations which allow or require housing to be built on certain sites and locations. These remain valid as part of the local plan. It is intended that these allocated sites will play a key role in contributing to meeting housing needs over the plan period. Table 2, within Policy CP6 of the DCLP1, sets out the strategic allocations where housing is expected to be delivered and an indicative number of dwellings to be provided. These numbers are generally, but not always, minimums. The allocations include both specific sites and broad locations. Further details of the policy requirements for each allocation can be found in the relevant 'Areas of Chance'

(AC) policy in the DCLP1. These principles and sites remain valid and are still part of the decision-making framework set out in the local plan.

The DCLP1 also includes a policy (CP7) which sets out the Council's planning policy for Affordable and Specialist Housing. This requires that up to 30% affordable housing is provided on housing sites of 15 or more dwellings.

The following sections set out detail on progress toward these targets, including the 5-year housing supply position as of 1 April 2022.

Past Housing Completions

The first four years of the local plan period (2011-2015) saw particularly poor levels of annual housing completions in the City. This was largely due to the continuing impacts of the 2008 global recession on the economy and housing market.

There was a gradual increase in annual completions but in 2016/17 there was a sudden and significant increase to see nearly 800 net new homes being built in the city. This continued through the 2017/18 monitoring year with 787 net new homes provided. This increase can be attributed to both better economic conditions and to the fact that the new local plan was adopted in 2017 and directed growth and released greenfield sites. However, in the 2018/19 year the net completions dropped slightly to 670 remained at a similar rate (665) in 2019/20. In 2020/21 net new dwellings delivered dropped again to 540 units. It is clear this the 2020/21 monitoring year was affected by the Covid19 Coronavirus pandemic. For many weeks of this monitoring year construction ceased on building sites as the country went into a state of lockdown. This clearly affected annual build out rates.

Fortunately, the number of new homes delivered bounced back to 681 net completions in 2021/22 which means there has been a reasonable recovery. However, the shortfall in previous years, along with the implications of increased need in the Standard Method mean that housing delivery in the city going forward is enormously challenging.

The permitted development rights for office to residential conversions and the new purpose-built student accommodation constructed in the city centre have played a key part in the increase in the delivery of new homes over the past few years. However, it must be noted that many of the new office to residential conversions have been developed through Permitted Development rights with minimal planning control over the quality of the living environment and minimal planning obligations to mitigate for the impacts of high numbers of residents moving into the city centre or to provide supporting infrastructure.

Another key factor which has affected the number of new homes provided is an increase in purpose built new student accommodation in and on the edge of the city centre over recent years.

Government has set out clarification in the National Planning Practice Guidance and in the Housing Delivery Test Measurement Rule Book that new communal student accommodation should be counted towards housing requirements at a rate of 1:2.5. Self-contained accommodation for students which means they require no shared facilities can be counted on a one for one basis.

During the 2021/22 monitoring year work began on a new 259 bedroom apartment block at Becketwell in the city centre. This is expected to be complete in 2023 and will form an important regeneration project for the city centre as well as providing new homes. The former DRI site is also under construction for 796 new homes, nearly twice the minimum number in the allocation. Development is progressing very well with the developer saying that sales are buoyant. Another significant achievement is that the former Rolls Royce Main Works site in Osmaston has planning permission for nearly 400 new homes which are now under construction these will make a

significant contribution to housing need as well as in delivering regeneration requirements of the local plan policy.

Table 1 below summarises the number of housing completions and other relevant data between 2011 and 2022.

Table 1: Derby City Past Housing Delivery 2011-2022											
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Total gross completions	275	396	521	454	502	803	796	754	670	553	689
Total comps on major sites	194	289	423	354	374	684	639	602	588	432	546
Total comps on small sites	81	107	98	74	128	119	157	152	82	121	143
Demolitions	6	10	69	13	6	4	1	1	0	9	2
Change of use	7	5	1	7	4	7	3	2	5	1	0
Conversion	1	8	5	6	3	3	5	81	0	4	6
Total Net Dwellings Delivered	261	373	447	428	489	789	787	670	665	540	681
Windfalls	160	307	424	178	158	202	157	324	209	208	226
Brownfield	248	344	473	422	407	625	594	395	357	285	283
Brownfield %	90%	87%	91%	93%	81%	78%	75%	52.40%	54%	51.5%	41%
Greenfield	27	52	48	32	95	178	202	359	313	269	404
Greenfield %	10%	13%	9%	7%	19%	22%	25%	47.60%	46%	48.5%	59%

Empty Homes

In the 2021/22 monitoring year, 82 empty homes have been returned to use through direct intervention.

Through a programme of Compulsory Purchase, of these 82, 32 long term empty properties have been returned to use. These properties were targeted as some of the city's worst and most problematic private sector properties.

As well as making more efficient use of the housing stock and providing much needed homes; the work to bring back empty properties into use has contributed to Council Tax income to the Council and facilitated recovery of over £27,000 of debt/income associated with empty homes.

Gypsies, Travellers and Travelling Show People

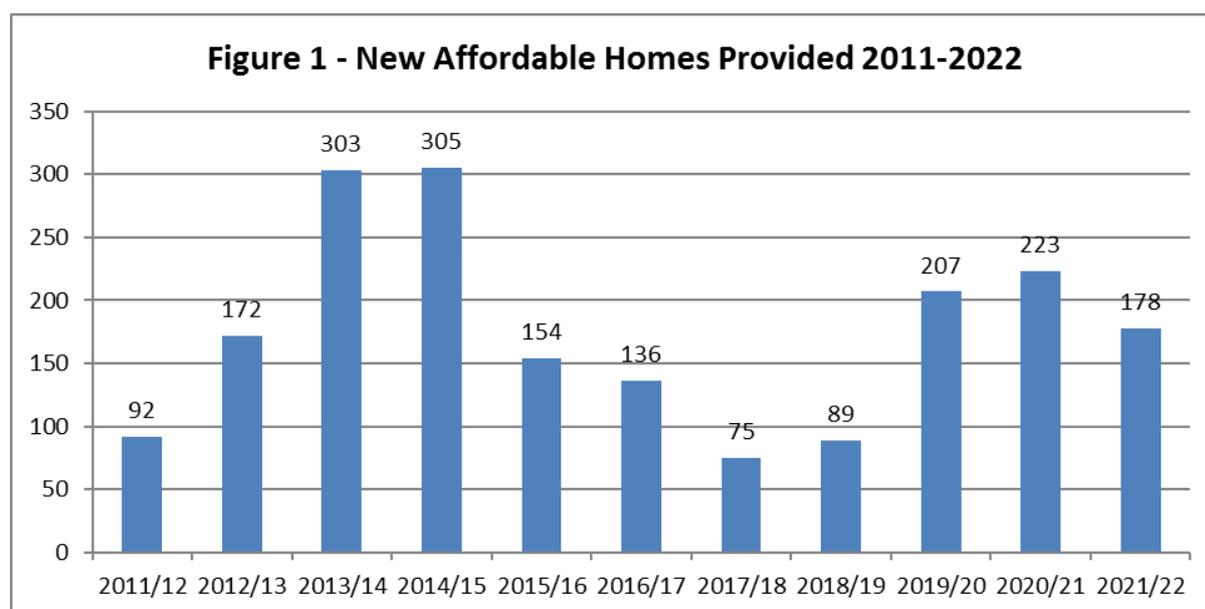
DCLP1 policy CP8 – Gypsies and Travellers sets out the Council's approach to meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The policy is underpinned by a Gypsy and Traveller Accommodation Assessment (GTAA) covering Derby, Derbyshire, Peak District National Park and East Staffordshire. It was published in 2015 and identified a need for 27 additional permanent pitches within the City during the plan period to 2028.

No new pitches have been bought forward or applications received for permanent or transit site provision during the monitoring year. Work has however continued across the Derby and Derbyshire area to refresh the evidence underpinning the need for new pitches. This updated GTAA evidence was due to be published during the 19/20 monitoring period but has been severely delayed, due to the difficulties of carrying out face to face surveys during the Covid 19 pandemic. It is now likely to be published during the next monitoring year.

Should any application for permanent pitch provision be received in advance of a local plan allocation this will be assessed against policy CP8 and reported in future AMRs.

Affordable Housing Completions

The number of new affordable homes provided in the City between 2011 and 2022 is shown in Figure 1 below:



Delivery of new affordable homes is not directly comparable with the total net homes delivered in any year because some new affordable homes are provided by converting market dwellings into affordable homes. In these cases, there is no net dwelling gain to the housing stock but new affordable homes are provided. It is not therefore appropriate to directly compare the number of new affordable homes provided in any year with the net number of new homes delivered in that year.

Many of the new affordable homes coming forward are as a result of planning obligations which are required on major residential developments through Section 106 Agreements. New affordable homes also come forward through specific social housing schemes with the involvement of Derby Homes, the Council's housing management company.

The number of affordable homes was higher in 2013/14 and 2014/15 due to the fact that a number of affordable housing schemes came through outside the S106 route and there were a number of Government led schemes which contributed.

Five Year Supply of Deliverable Housing Sites

The NPPF requires that local authorities identify a supply of deliverable housing sites for at least a five-year period. The '5-year Supply' includes sites which are in a suitable location for housing, are available for development and are viable to deliver. The Council considers that there is a realistic

prospect of the dwellings included in the 5-year supply coming forward in the next 5 years although sites in the 5-year supply do not necessarily need to have planning permission.

The base date for the 5-year supply is 1 April 2022. At the end of March 2022, housing land surveys were carried out to assess completions on permitted housing sites.

The NPPF also requires that a buffer is included in the 5 Year Supply calculation and that the buffer depends on certain factors. The NPPF sets out that a buffer of 5% or 20% should be applied depending upon the results of the local authority's housing delivery over the previous 3 years, sourced from Government's Housing Delivery Test (HDT). As set out above, the Council achieved an HDT result of 128% (January 2022). The Council accordingly considers that there has been sufficient housing delivery over the past 3 years to justify applying a 5% buffer to the calculation.

At 1 April 2022 the Council had enough deliverable housing sites to last for 3.17 years.

A more [detailed explanation of the 5-year supply position](#) is set out on the Council's website where the actual sites contributing are identified as well as the relevant calculations.

New Homes Bonus

The New Homes Bonus (NHB) was introduced by the Coalition Government in 2011/12 with the aim of encouraging local authorities to grant planning permissions for the building of new houses in return for additional revenue. Under the scheme, the Government originally matched the Council Tax raised on each new home built for a period of 6 years, paid at the average band D value for England. However, from 2017/18, a national baseline for housing growth was introduced; meaning only growth above an increase of +0.4% is rewarded. From 2017/18 the length of the award was reduced to five years and the award was further reduced to 4 years from 2018-19. From 2020-21 Government announced that they would not make any legacy payments on new allocations but would make legacy payments on allocations made in earlier years which were due to be paid in 2020-21.

In the 2019 Spending Round it was announced that the government would consult on the future of the housing incentive in the Spring. This would include moving to a new, more targeted approach that rewards local authorities where they are ambitious in delivering the homes we need. This has however been put on hold due to the Covid 19 pandemic.

Local authorities are not obliged to use the Bonus funding for housing development. Grant awarded for New Homes Bonus is set out in Table 2 below:

Table 2: New Homes Grant Bonus 2011-2022											
Grant	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	17/18	18/19	19/20	20/21	2021/22
New Homes Bonus (£ in year)	1,004,576	1,939,047	2,544,348	3,310,161	3,773,080	4,654,003	2,948,422	1,884,940	1,694,228	1,261,803	677,489

Employment Land

Headlines: 2021 – 2022

Introduction

For monitoring purposes, employment land has traditionally been defined as land within Use Classes B1 (a, b, c) business and light industry, B2 general industry and B8 storage and distribution at the time of monitoring. It does not include employment creating development associated with other uses such as retailing, leisure or *sui generis* uses, although these uses make an increasingly important contribution to the level of employment in the city.

Two types of employment development are monitored, 'additional' and 'redevelopment'. Additional includes employment development on sites that are not already in employment use and are a net addition to the employment land supply. Redevelopment is development on land that is already in employment use, therefore there is generally no net addition in terms of land supply, although redevelopment can have a net impact on the amount of floorspace provided.

In general, the progress of planning applications is monitored, as opposed to the development of individual units. This means that sites can remain as being classed as 'under construction' until all units are completed. It can also mean that the total land / floorspace delivered over a period of years is recorded as entering the supply in a single monitoring year. This can distort completion rates when assessed over a short time period but evens out over longer timescales.

The Council only monitors applications that provide in excess of 250sqm (net) of floorspace due to the resource implications of monitoring more minor proposals.

Accurate monitoring of employment land is becoming increasingly difficult for many reasons including changes to permitted development regulations (which allow for the conversion of office space to residential use with no requirement to provide information relating to the amount of floorspace being lost through conversion) and demolition of industrial buildings (in general) not requiring planning permission, making it difficult to monitor losses / net changes in employment floorspace.

Amendments to the Use Class Order in 2020 introduced a new class 'E' covering a range of commercial uses such as shops (A1), financial and professional services (A2), food and drink (A3), offices (B1a), research and development (B1b) light industry (B1c), non-residential institutions (D1) and indoor sport and leisure (D2). The amalgamation of these uses into a single use class has created a degree of flexibility in terms of what changes can occur without triggering the need to submit a planning application. This increase in flexibility has further undermined the Council's ability to accurately monitor uses previously falling within the B1 use class and has subsequently affected the comparability of data from 2020 onwards.

For these reasons, employment land monitoring information can only provide a broad indication of economic activity levels and should be considered alongside other economic indicators and more qualitative factors.

How Much Land has Been Developed?

8.9ha of additional land (meeting the monitoring thresholds) was completed during the monitoring period. This was solely related to the development and completion of the final plot at Derby Commercial Park, providing just over 50,000sqm of new warehousing which has been occupied by Hello Fresh. This is a significant increase from the previous monitoring period which saw no completions on additional land, largely due to the impacts of the pandemic. The upswing in

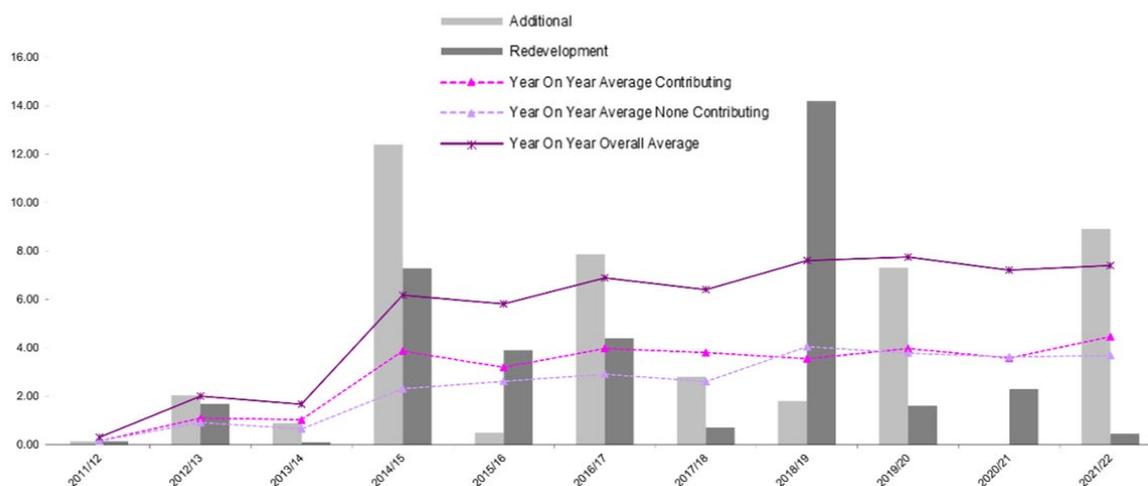
completions on additional land has lifted the year-on-year average completion rate for the Plan period from circa 3.5ha to nearer 4.5ha.

Around 0.5 ha of redevelopment land was completed during the monitoring period, providing circa 2,800 sqm of new floorspace. The most notable completions were an additional storage facility related to the new Test Bed facility within the Rolls-Royce Aerospace Campus on Wilmore Road and additional storage space for Reckitt Benckiser on Sinfin Lane.

Table 3: Employment Land Completions 2011-2022		
Year	Additional Land Completed	Redevelopment Land Completed
2011/12	0.15	0.15
2012/13	2.03	1.69
2013/14	0.90	0.10
2014/15	12.39	7.28
2015/16	0.50	3.90
2016/17	7.87	4.39
2017/18	2.80	0.70
2018/19	1.80	14.20
2019/20	7.30	1.60
2021/21	0.00	2.30
2021/22	8.9	0.45
Totals:	44.64	36.76

Past Completions (2011-2022)

Figure 2 - Completed Employment Land Development (HA) 2011-2022



How Much Land has Been Lost from the Supply?

The most notable losses from the additional supply included a further 6.5ha lost from the gross allocated area at Infinity Park Derby (AC15) through the commencement of flood alleviation works, including the creation of the western lagoon. 3.75ha have also been lost from the Derby Triangle site (AC11) through the creation of the flood conveyance corridor associated with the OCOR programme. There have also been a number of relatively minor applications on additional land that lapsed during the monitoring period as well as the reduction in the area at Becketwell with permission for office development, due to the commencement of the first phase residential scheme (explained further below).

The most significant losses from the existing land supply have included the demolition of circa 200,000sqm of industrial floorspace at the former Celanese site in Spondon. New units are now under construction as part of the Smart Parc project, providing a similar scale of modern floorspace to that which has been demolished.

The trend of losing office accommodation to residential use, fuelled by changes to permitted development rights, has continued with the loss of Northgate House on Agard Street which is being repurposed for student accommodation, resulting in a loss of upwards of 4,000sqm of office floorspace, as well as the conversion of Middleton House in the city centre, resulting in the loss of circa 6,600sqm.

Various applications for similar schemes (office to residential) were also submitted during the monitoring period but are yet to be implemented.

Other notable losses from the existing supply included:

- Erection of trade counter units at Alfreton Road (937sqm)
- Loss of land previously used for storage on Uttoxeter New Road for new Lidl (0.7ha)
- Conversion of storage to retail on Kingsway Park Close (720sqm)
- Smaller scale residential conversions (>2,000sqm)

How Much Land is Under Construction?

This monitoring period has seen a significant increase in the amount of additional employment land and floorspace under construction, compared to the previous monitoring year. The majority of this is associated with the commencement of the first phases of development at the Derby Triangle (AC11) and at Infinity Park Derby (AC15). Both sites had circa 10.5ha under construction at the point of survey, with the Derby Triangle seeing circa 28,500sqm of mixed B2/B8 being developed and circa 21,700sqm of B2/B8 being developed at Infinity Park.

The remaining land under construction continues to be at Dunstall Park Close (former Rolls-Royce car parks) being brought forward by Ivygrove Developments and providing in the region 9,500sqm of new floorspace. Whilst units have been completed on this site, it remains classified as under construction until the final unit is complete, which is likely to be in the 2022/23 monitoring year.

Table 4: Employment Land Under Construction 2011-2022		
	Additional Land (ha)	Redevelopment Land (ha)
2017/18	1.60	12.80
2018/19	9.20	3.10
2019/20	2.40	4.41
2020/21	11.00	2.24
2021/22	22.50	11.39

The amount of 'redevelopment' land recorded as under construction has also significantly increased from the last monitoring period, largely due to the commencement of work at the former Celanese site (AC13) in Spondon which is being brought forward as a 'Smart Parc' (by SEGRO) with a focus on food manufacturing and associated technologies. The first two units are under construction providing circa 52,000sqm of B2/B8 floorspace. The site has permission for circa 210,000sqm of new employment (and ancillary uses) floorspace, following the demolition of the former Celanese works.

A significant extension to the Etches Park train depot (Alstom) was also under construction at the point of survey.

Overall Supply Calculation

The DCLP1 identifies a gross allocated additional land supply of in the region of 199ha. This amount of land is identified to meet a 'need' generated by the planned housing growth in the Derby Urban Area (DUA) of around 150ha between 2011 and 2028. This figure is derived from the 'labour supply policy-on' methodology, with the HMA 'need' figure distributed in line with the housing strategy which focuses growth on the DUA.

Table 5 overleaf provides an indication of the overall additional land supply, which includes allocations and permissions. The additional land supply continues to decrease as sites are built and land is lost to other uses and infrastructure requirements.

Table 5: Overall Gross Additional (ha)					
Component	2018	2019	2020	2021	2022
Land Under Construction:	1.6	9.2	2.4	11.0	22.5
Land with Planning Permission but Not Started:	90.4	83.4	83.1	100.6	69.8
Land Allocated but no Permission:	60.0	59.3	59.3	29.6	29.6
TOTAL:	152.01	151.9	144.8	141.25	121.9

A significant proportion of the land with planning permission but not yet started comprises land on strategic employment sites such as allocations AC15 (Infinity Park Derby) and AC11 (Derby Triangle), although the quantum of land falling into this category on both sites has reduced markedly with commencement of the first phases of development.

The outline permission at Becketwell allows for office development across the whole site and therefore the full site area has been counted in the supply. However, this has now been discounted to account for the commencement of development on phase 1, which will deliver 252 residential units. It will be further discounted once work on the new performance venue commences, whilst this will also result in a loss of office space from the existing employment land supply through the loss of Laurie House office block. The city centre allowance in the supply calculation continues to be adjusted to reflect this significant outline permission.

Land allocated but with no permission largely comprises land also identified by AC15 (to the south of Sinfin Moor Lane, not part of IPD).

South Derbyshire District Council (SDDC) has identified 30ha of additional employment land, as an extension to the AC15 allocation within the City. This land contributes to the overall DUA land supply.

There are six years left in the Plan period (2011-2028). The DUA requirement equates to circa 9ha of land required for each year of the Plan. This suggests a residual need within the Plan period of circa 54ha. Whilst the supply of additional land has reduced significantly in this monitoring year (due to completions and losses), the amount of land available continues to significantly exceed the residual requirement within the Plan period.

This degree of oversupply provides useful flexibility, although the extent of the oversupply is anticipated to continue to reduce throughout the Plan period as elements of some allocated sites are lost from the gross developable area to accommodate further infrastructure, including major roads and flood alleviation measures.

Work towards commissioning a new Employment Land Review (ELR) commenced during the monitoring period. The ELR will provide guidance in relation to the extent of employment land needs moving into a new Plan period.

Table 6: Redevelopment (ha)					
Component	2018	2019	2020	2021	2022
Land Under Construction:	12.8	3.1	4.4	2.2	11.4
Land with Planning Permission but Not Started:	60.4	59.2	56.8	56.7	100.4
Land Allocated but no Permission:	5.60	5.60	5.6	5.6	5.6
TOTAL:	78.8	67.9	66.8	64.5	117.4

Importantly, the figures for redevelopment sites are 'gross' and do not take account of annual cumulative losses from the existing supply.

The majority of the redevelopment land supply with permission but not yet started is associated with the Rolls-Royce Aerospace Campus proposals. Some land within the area covered by the outline

planning permission has been completed, such as the new Test Bed facility and associated warehousing. However, it should be noted the campus proposals will result in a net decrease in employment floorspace overall.

The amount of land with permission but yet to be started has increased significantly in the monitoring year through the approval of the Smart Parc project on the former Celanese site in Spondon. The entirety of the site is subject to the outline approval, although the area not started has been discounted to account for the commencement of the first two units. Whilst redevelopment will provide circa 210,000sqm of modern floorspace, it is of a similar magnitude to what was demolished.

The only redevelopment site which continues to be allocated but with no permission is the redevelopment element of saved CDLPR allocation EP4 (West Raynesway). This site has been brought back into beneficial use (without the need for planning permission as utilising existing buildings) and therefore is likely to be de-allocated through a future review of the Local Plan.

Retail & Centres

Headlines: 2021 – 2022

Introduction

The Council monitors a number of factors related to the 'health', (in terms of vitality and viability) of defined 'centres' identified in the Council's retail hierarchy, including the City Centre and District Centres. Surveys are undertaken each year to record the range of uses in each centre, including the proportion of vacancies. In terms of the City Centre, the Council also receives information in relation to footfall from Partnerships for Better Business Ltd, the management company for the two city centre BID Companies. Where possible, the most up to date data is presented, regardless of the monitoring period.

The way in which footfall is monitored is changing, with a new system being introduced. This is likely to mean that future data will not be comparable to the historic data presented in this report.

For the purposes of monitoring, the data collected in the city centre survey excludes 'Derbion'. Derbion is the focus for non-food retailing in the city centre and is therefore a significant omission from the data. However, due to the nature of the planning regime governing the operation of the shopping centre, the Council has limited control in relation to the range of uses or management. Therefore, the data focusses on those areas of the city centre where the Council can influence outcomes.

Amendments (1st September 2020) to the Use Class Order (UCO) provide greater flexibility to enable commercial units to be occupied by a range of different uses, without the need to apply for planning permission to establish the principle of development. Shops (A1), financial and professional services (A2), food and drink (A3), offices (B1a), research and development (B1b) light industry (B1c), non-residential institutions (D1) and indoor sport and leisure (D2) are now all part of a new use Class 'E'. This is in addition to a raft of changes to the permitted development regime which for example enable a range of commercial uses to be converted to residential, without the need for a full planning application or consideration of the principle.

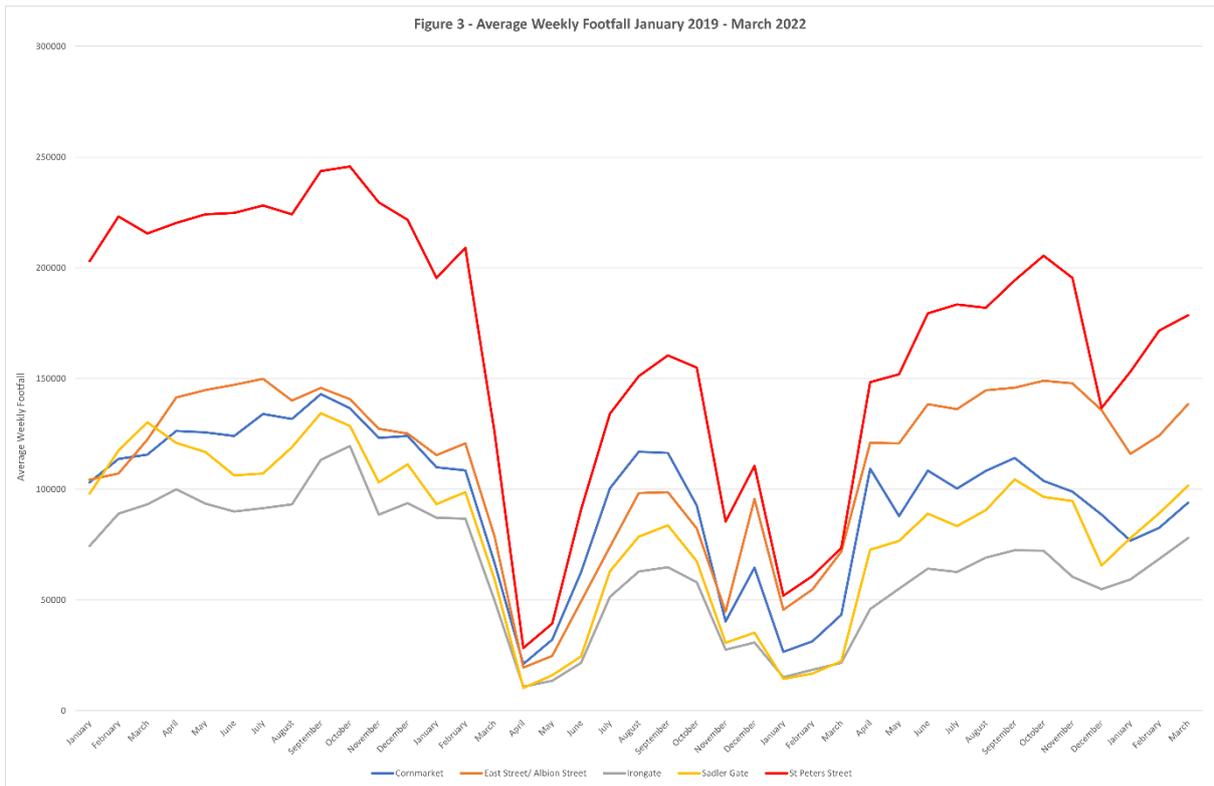
The result of these changes is that the Council has substantially less control over the range of uses within defined centres and associated impacts.

City Centre Health

Footfall

The data presented shows average weekly footfall each month in different areas of the city centre, including Cornmarket, East Street / Albion Street, Irongate, Sadler Gate and St Peters Street, for the period January 2019 up to March 2022.

The most notable factor to report is the critical, but not unexpected reduction in footfall in all areas of the city centre associated with the Covid-19 pandemic and associated national lockdowns. Whilst footfall steadily recovered in all areas through the middle of 2021, by March 2022 levels in the majority of areas continue to be notably below pre-pandemic levels. This is particularly the case in areas such as Iron Gate. Footfall along East Street / Albion Street is recovering close to pre-pandemic levels, potentially due to its proximity to Derbion.



Vacancies

Based on in-house monitoring, the number of vacant ground floor units in the Core Area (excluding Derbion Centre) was estimated to be in the region of 123 which equates to circa 26% at October 2022. This compares to 115 (24%) at July 2021. The graph below demonstrates a continued trend towards increased vacancies.



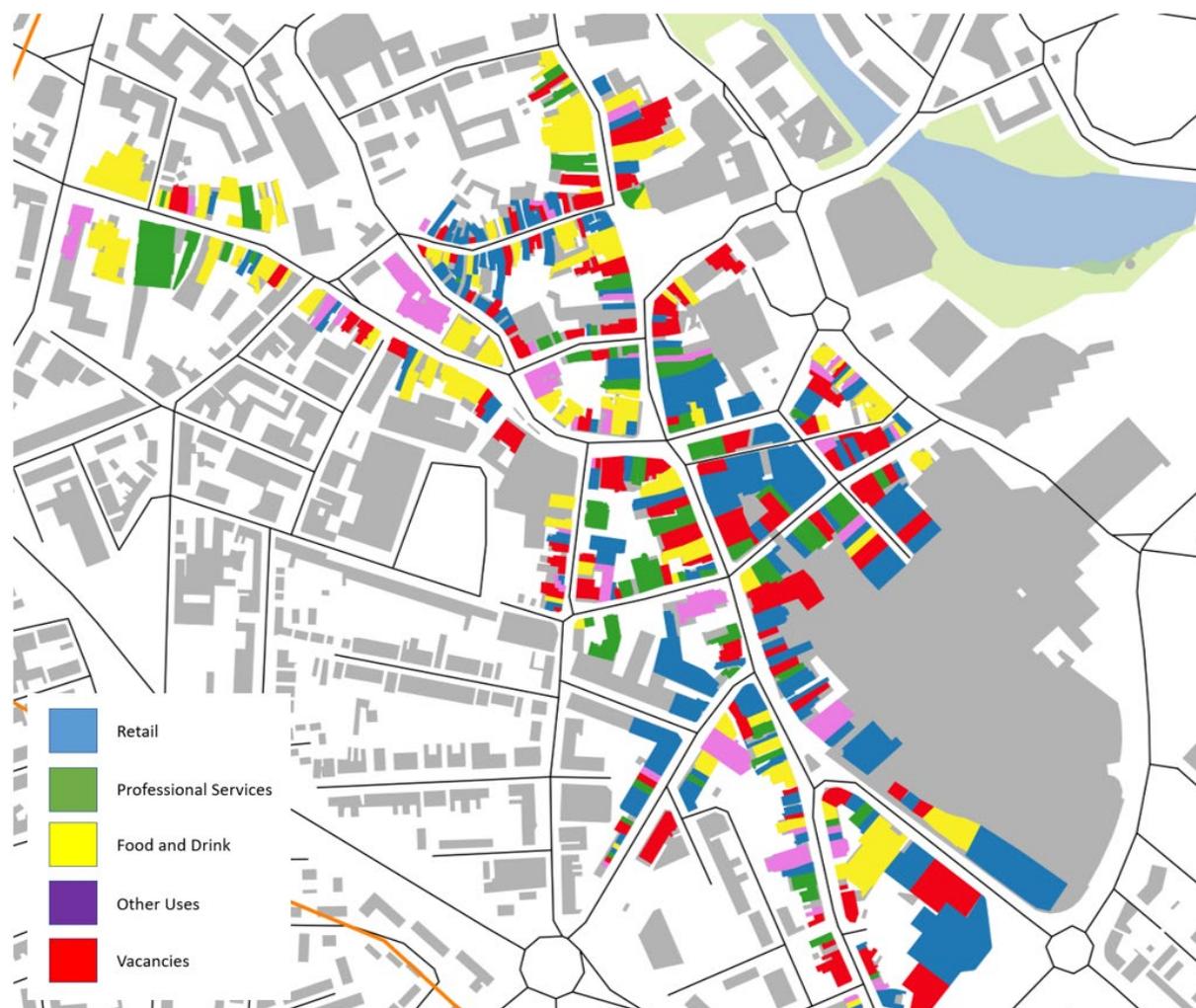
Vacancies and Mix of Uses in Primary Frontages – October 2022

The vacancy rate within Primary Frontages continues to be circa 24%, which is slightly less than the vacancy rate across the wider Core Area. The vacancy rate within Primary Frontages has historically been lower than that of the wider area, as they have tended to be the healthier, more vibrant parts of the centre. However, in this case, the differential is due to a deteriorating situation outside of the Primary Frontages as opposed to a decrease in the vacancy rate within Primary Frontages. The vacancy rates within and outside of Primary Frontages remains a significant concern.

The make-up of Primary Frontages has remained consistent with the 2021 survey, characterised by retail uses (39%), with professional services retaining a strong presence (19%) and a more limited food and drink offering at 11%.

Whilst retail uses dominate (in line with Primary Frontage policy), the fact that the overall proportion of retail continues to be well below 50% and with vacancies running at such a high rate suggests that the overriding retail character of some frontages may be being threatened, or in some cases has been lost. This trend reflects the contraction in bricks and mortar comparison retailing seen at a national level and is also likely to be as a result of the introduction of use class 'E' which allows greater flexibility to change between different commercial uses without the need for planning permission.

Figure 5 - Distribution of uses within the Core Area (October 2022)



Proportion of Uses and Vacancy rate in the District Centres (June 2022)

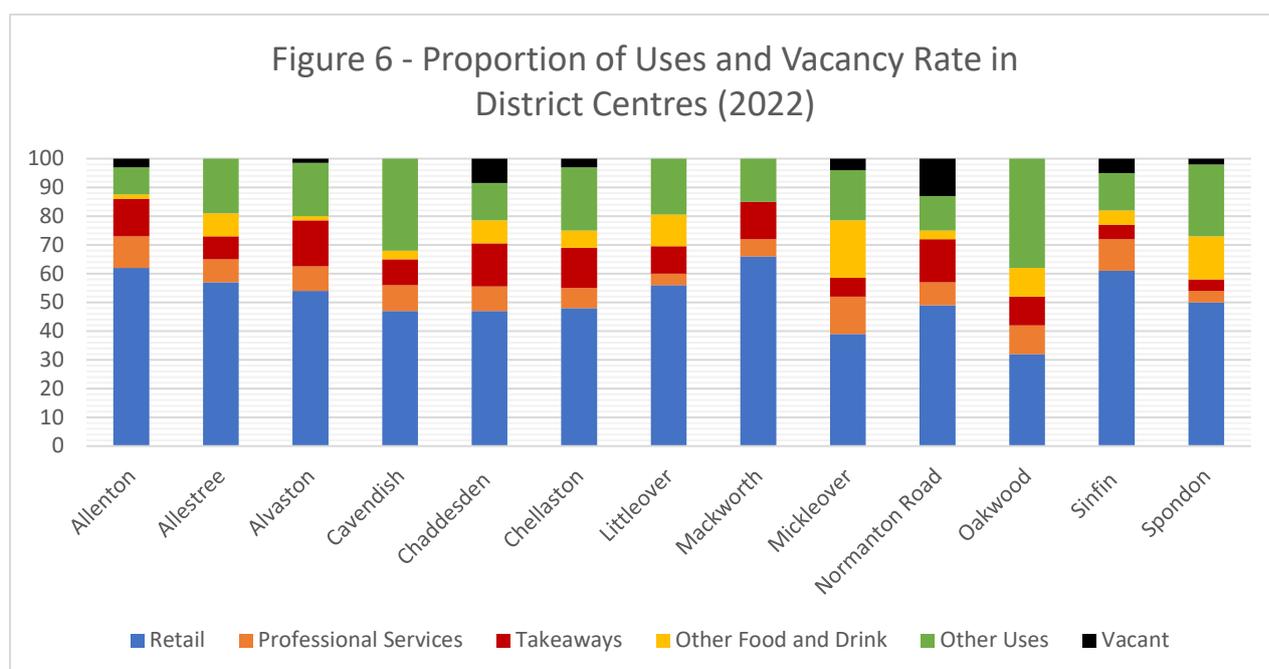
District Centres have not been surveyed since before the Covid-19 pandemic. Therefore, it's not possible to assess year on year changes in terms of their constituent uses and vacancy rates.

The surveys are based on the number of units as opposed to the amount of floorspace, so do not take account of the primacy of large units. For example, the role and function of Sinfin District Centre is dominated by Asda, but this is counted as a single retail unit. Nonetheless, the survey data provides a broad indication of the diversity of uses and importantly identifies where the number of vacant units and takeaway uses are higher than elsewhere.

Normanton Road has the highest proportion of vacant units (15%) which is significantly higher than the second highest which is Chaddesden (8.5%). The other District Centres have vacancy rates of between 0-5%, which are not a concern.

In terms of takeaways, Alvaston has the highest proportion (16%) closely followed by Normanton Road (15%) and Chaddesden (15%).

Whilst the Local Plan does not set a proportional threshold related to the proliferation of takeaway uses, it is necessary to closely monitor those centres with higher proportions to ensure that the environmental quality of the centre is not undermined by further additions.



Green Infrastructure

Introduction

The aim of the Green Infrastructure policies in the DCLP1 is to maintain, enhance and manage all the elements which form Derby's Green Infrastructure network.

Policy CP16 sets out the Council's overarching aspirations for the provision, protection and enhancement of Green Infrastructure while subsequent policies deal, in more detail, with Public Green Space (CP17), Green Wedges (CP18) and Biodiversity (CP19).

The Environment Act gained Royal Assent in November 2021 and introduced the requirement for development to deliver Biodiversity Net Gain. This requirement becomes mandatory in November 2023 however, in the intervening two years, it can be delivered voluntarily by developers.

Headlines 2021 – 2022

Green Belt

Over the monitoring year there was no loss of Green Belt within the City. In addition, no applications were approved which were contrary to Green Belt policy.

Green Wedges

Policy CP18 sets out the Council's strategy for the protection of its Green Wedges. The policy sets out the types of development which the Council considers to be acceptable within the wedges. Over the monitoring period the Council did not approve any applications which were considered to be contrary to policy and no applications were approved which resulted in an overall loss of Green Wedge land in the City.

Biodiversity Net Gain

One application was approved in the monitoring year which voluntarily delivered Biodiversity Net Gain. Consent for a new mental health facility at Kingsway Hospital was given in February 2022 which will deliver an uplift of +21.12% (compared to the Government's minimum requirement of +10%) on both the development site and on land adjacent to it in their ownership.

Public Green Space

One application was approved during the monitoring period which resulted in the loss of 0.02 hectares of Public Green Space.

In addition, a change of use application to turn a decommissioned play area into an allotment was approved in August 2021.

Over the monitoring period, the following sites within Derby benefitted from work to improve and enhance their nature conservation and biodiversity value:

- **Allestree Park:** 85 hectares of golf course set aside for large scale rewilding project.
- **Allestree Park:** rhododendron and cherry Laura removal in the Big Wood as part of the continued woodland restoration project and 55 square metres of invasive species removed.
- **Allestree Park:** lakeside restoration using 50 metres of coir rolls to stabilise the bank around 'the island'.
- **Borrow Wood Park:** planted 50 wildflower plug plants to improve biodiversity of the longer grass area.

- **Cheviot Street Rec:** 0.13 hectares of new wildflower grassland was created.
- **Darley and Nutwood Local Nature Reserve:** continued restoration of 'the swamp' with 40 square metres reclaimed.
- **Darley Park:** approximately 75 metres of riverbank reprofiling and marginal habitat creation
- **Darley Playing Fields:** installation of fishing platforms
- **Derby Parks Queens Canopy Project:** 12,023 trees planted throughout Derby. Including 85 large standard trees, 12 orchard trees and extensive small tree plantations within previously close-cut grass areas.
- **Mickleover Meadows:** two new ponds at 100 square metres each, created as part of the Great Crested Newt licencing scheme, managed by Natural England.
- **Mackworth Fields:** 4.7 hectares of meadow restoration by clearing, collecting the arisings and seeding with yellow rattle. Diseased ash is now also being managed.
- **Sinfin Moor Park:** 150 metres of hedgerow restored.
- **Sunnydale Park:** completion of the flood alleviation project, including: 9 hectares of new wildflower meadow, 3 hectares of wetland creation, a small area of wet woodland and 1 hectare of wet meadow created.
- **The Sanctuary Bird and Wildlife Reserve:** Local Nature Reserve brought back into positive nature conservation management. Including a 25 square metres gravel bed restoration and reedbed management around the lake.
- **Watermeadows Ditch:** the continuation of a five-year programme to treat Himalayan Balsam and Japanese Knotweed.

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Punjabi

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Urdu

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