

# DERBY CITY COUNCIL

## AUTHORITY MONITORING REPORT 2019

### HEADLINES

#### Introduction:

This is Derby City Council's Authority Monitoring Report (AMR) for the period April 2018 – March 2019. 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). It also reports progress on key projects and development sites.

This AMR sets out information in the following order

- Planning Policy Progress
- Housing Land Supply
- Employment Land
- Retail and Centres
- Green Infrastructure
- Areas of Change (sites and projects)

In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 requirements, this AMR also contains updates on activity during the 2018/2019 monitoring period in relation to:

- Neighbourhood Planning;
- Community Infrastructure Levy; and
- Duty to Cooperate

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

#### Key Achievements :

Housing completions in the city remained above the annual target in 2018/19 with 670 net new dwellings added to the housing stock during the monitoring year. The city centre has continued to see numbers of new homes developed, mainly through changes of use of offices and the development of new student apartments.

At the end of the monitoring year (1 April 2019) the Council identified a supply of deliverable housing sites to provide for 5.23 years and so was able to demonstrate a robust 5 year housing supply. Although the 5 Year Supply position is set at 1 April, the methodology for calculating the supply was clarified in the new NPPF which was published later in 2018 and revised again in February 2019. The NPPF sets out a mechanism for confirming which buffer percentage should be added to the supply. Previously the buffer was based on whether or not there had been significant under delivery against housing targets. However the buffer is now 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 first Housing Delivery Test (HDT) in February 2019. This covered the period from April 2015 to March 2018. The Council achieved 113% in the HDT which indicates that the housing delivery in the city is good. The HDT result for the years 2016-2019 was expected to be published by Government in November 2019 but the publication of the results has been pushed back due to the 2019 General Election.

## PLANNING POLICY PROGRESS

### HEADLINES: 2018-2019

#### 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.

[https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/LDS\\_v7\\_Dec17\\_fv.pdf](https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/LDS_v7_Dec17_fv.pdf)

The LDS was updated in December 2017 to reflect the adoption of the DCLP1, work being undertaken to prepare the Part 2 Local Plan and other planning policy documents, including the review of the Planning Obligations SPD and the Derby Urban Design Guide.

#### Progress on the Derby City Local Plan (Part 2):

The Part 2 Plan will include more detailed 'development management' policies and review the remaining saved policies of the CDLPR. It may also allocate land for other uses and in particular identify smaller regeneration priorities.

Work on the Part 2 plan began in 2016 with a call for sites, although the examination of the DCLP1 impacted on the progress made during 2016. Consultation on the issues that the Part 2 plan will address and the potential policy options available took place February-May 2018. The response to the Issues and Options consultation, alongside evidence gathering, scoping and options analysis will result in the production of a Draft Plan for consultation in summer 2020 (under Regulation 18).

#### Progress on the Minerals and Waste Plans:

The Council is working with the County Council on replacements for the joint Minerals and Waste Local Plans.

Work has been progressing over the last twelve months on the preparation of the Proposed Joint Draft Minerals Plan (MP). During this time, the Plan period for the Minerals Plan has been extended to 2036. As a result, it has been determined that further sand and gravel sites will be required to provide a steady and adequate supply for this period. Mineral companies have suggested a number of sites to provide this mineral. A consultation will be undertaken on these sites in January 2020 and comments will be used to help determine whether they should be included as allocations in the Plan. Once this consultation is complete, it is proposed to publish the Proposed Draft Minerals Plan in Spring 2020. 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.

You can find more information on the Joint Minerals and Waste Plan by following the link below:

<https://derbyshire.gov.uk/environment/planning/planning-policy/minerals-waste-development-framework/minerals-and-waste-planning-policy.aspx>

## **Progress on Other Documents and Projects:**

### **PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT REVIEW**

Following a period of consultation, the Council adopted the updated Planning Obligations Supplementary Planning Document on 7<sup>th</sup> August 2018.

### **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 self-build or custom-build a new home.

The Council has set up a register and at 1 April 2019, eighteen individuals expressing a wish to be included had been placed on the register.

The application form for inclusion on Derby's register is below :

<http://www.derby.gov.uk/environment-and-planning/planning/self-build-custom-house-register/>

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.

The first base period of the register was 1 April 2016 to 30 October 2016 and during this period 1 individual applied and was included on the Council's Register. The duty therefore requires that the Council must ensure that before 30 October 2019 1 permission is granted for a suitable serviced plot for one dwelling which could be self/custom built.

Given that 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 count any new build planning permission for a detached dwelling in Derby which was granted between 30 October 2016 and 30 October 2019

### **BROWNFIELD LAND REGISTER**

The Council updated its Brownfield Land Register in December 2018 as required by Government. The register identifies previously developed 'brownfield' land in the city which meets certain criteria that are set out in Regulations.

It 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.

The most recent register can be viewed via the link below

<https://www.derby.gov.uk/environment-and-planning/planning/brownfield-register/>

## Neighbourhood Planning:

### HELLASTON NEIGHBOURHOOD PLAN

Since the formal designation of the revised Chellaston Neighbourhood Planning Area and the establishment of a new Forum on 4 October 2017, the Chellaston Neighbourhood Planning Forum have been gathering evidence and engaging with the local community to provide the evidence base and help formulate the direction the plan will take. For more information on preparation of the Neighbourhood Plan for Chellaston please visit the Group's Facebook page - [www.facebook.com/groups/ChellastonNPF/](http://www.facebook.com/groups/ChellastonNPF/). Please note that this is an external website and the Council takes no responsibility for the content of this website.

## 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 / SoCG):

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 latest duty to cooperate compliance statement can be accessed using the link below.

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CD003%20Final%20Duty%20to%20Cooperation%20Statement%201.5.pdf>

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

# HOUSING LAND SUPPLY

## HEADLINES: 2018-2019

### DCLP1 Housing Land Supply

The DCLP1 sets out a housing delivery target 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. However, Derby's need for new homes over the period is higher than this amount. Through the Examination of the Local Plan it was established, and agreed, that Derby could not meet all of its own housing needs within the city in a sustainable and deliverable way. The objectively assessed needs for the city actually indicated that 16,388 new homes were required between 2011 and 2028. The residual 5,388 dwellings required to meet the Objectively Assessed Housing Need will be delivered in sustainable locations in the neighbouring HMA authority areas and these will mainly form urban extensions to the city to the south and west.

The plan also sets out that a minimum of 2,200 new homes will be provided in the City Centre over the plan period. This includes development of the strategic allocations at Castleward and the Former Derbyshire Royal Infirmary which are allocated for a minimum of 800 and 400 new homes respectively.

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 at 1 April 2019.

### 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 is considered to be 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 has directed growth and released greenfield sites. However, in the 2018/19 year the net completions dropped slightly to 670 net dwellings. This is still above the annual average requirement of 647 dwellings a year. The shortfall, which accrued over the early years of the plan period, therefore continues to be reduced.

The permitted development rights for office to residential conversions and the new purpose built student accommodation constructed in the city centre have also played a key part in the increase in the delivery of new homes over the past 2 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 the past 2-3 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.

The level of housing delivery in recent years has started to put the city back on track to meet the 11,000 dwelling local plan target by 2028 after the poor delivery in the initial years of the plan.

A summary table of housing completions and other relevant data from 2011 to 2019 is set out below :

<b>DERBY CITY PAST HOUSING DELIVERY 2011-2019</b>								
	<b>2011/2012</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
<b>Total gross completions</b>	275	396	521	454	502	803	796	754
<b>Total comps on major sites</b>	194	289	423	354	374	684	639	602
<b>Total comps on small sites</b>	81	107	98	74	128	119	157	152
<b>Demolitions</b>	6	10	69	13	6	4	1	1
<b>Change of use</b>	7	5	1	7	4	7	3	2
<b>Conversion</b>	1	8	5	6	3	3	5	81
<b>TOTAL NET DWELINGS DELIVERED</b>	<b>261</b>	<b>373</b>	<b>447</b>	<b>428</b>	<b>489</b>	<b>789</b>	<b>787</b>	<b>670</b>
<b>Windfalls</b>	160	307	424	178	158	202	157	324
<b>Brownfield</b>	248	344	473	422	407	625	594	395
<b>Brownfield %</b>	90%	87%	91%	93%	81%	78%	75%	52.40%
<b>Greenfield</b>	27	52	48	32	95	178	202	359
<b>Greenfield %</b>	10%	13%	9%	7%	19%	22%	25%	47.60%

## **Strategic Housing Site Delivery Progress :**

The DCLP1 identifies 13 strategic housing sites and 2 broad locations for mixed use development with housing targets. Although the DCLP1 was only adopted in 2017, the preparation of the Plan led to a number of planning applications and planning permissions which saw housing delivery commencing on some of the allocated sites very quickly.

More information on the Strategic Housing Sites and the progress made on them so far can be found in the Areas of Change section below.

## **Empty Homes :**

In the 2018/19 monitoring year, 83 empty homes have been returned to use through direct intervention.

Through a programme of Compulsory Purchase, 24 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 £52,000 of debt/income associated with empty homes.

## Gypsies, Travellers and Travelling Showpeople

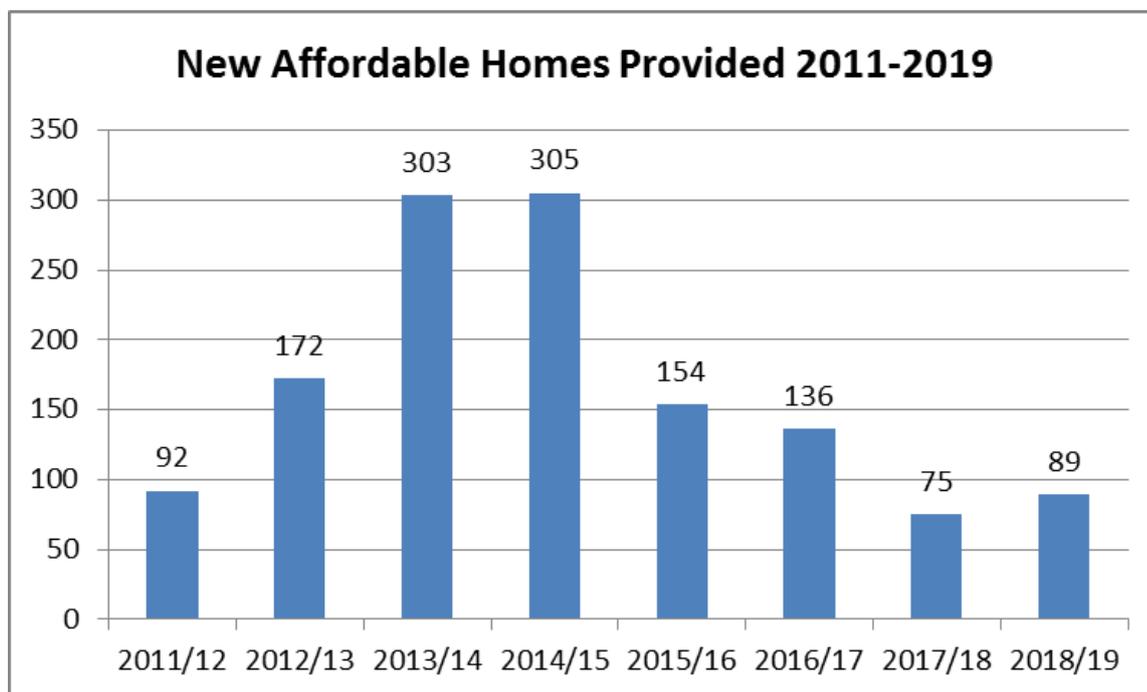
DCLP1 policy CP8 – Gypsies and Travellers sets out the Council’s approach to meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The policy is underpinned by a Gypsy and Traveller Accommodation Assessment (GTAA) covering Derby, Derbyshire, Peak District National Park and 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. Accordingly the identification of new site(s) permanent pitch provision will be undertaken as part of developing the Local Plan Part 2, the process for which is discussed above.

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 2019 is shown in the graph 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

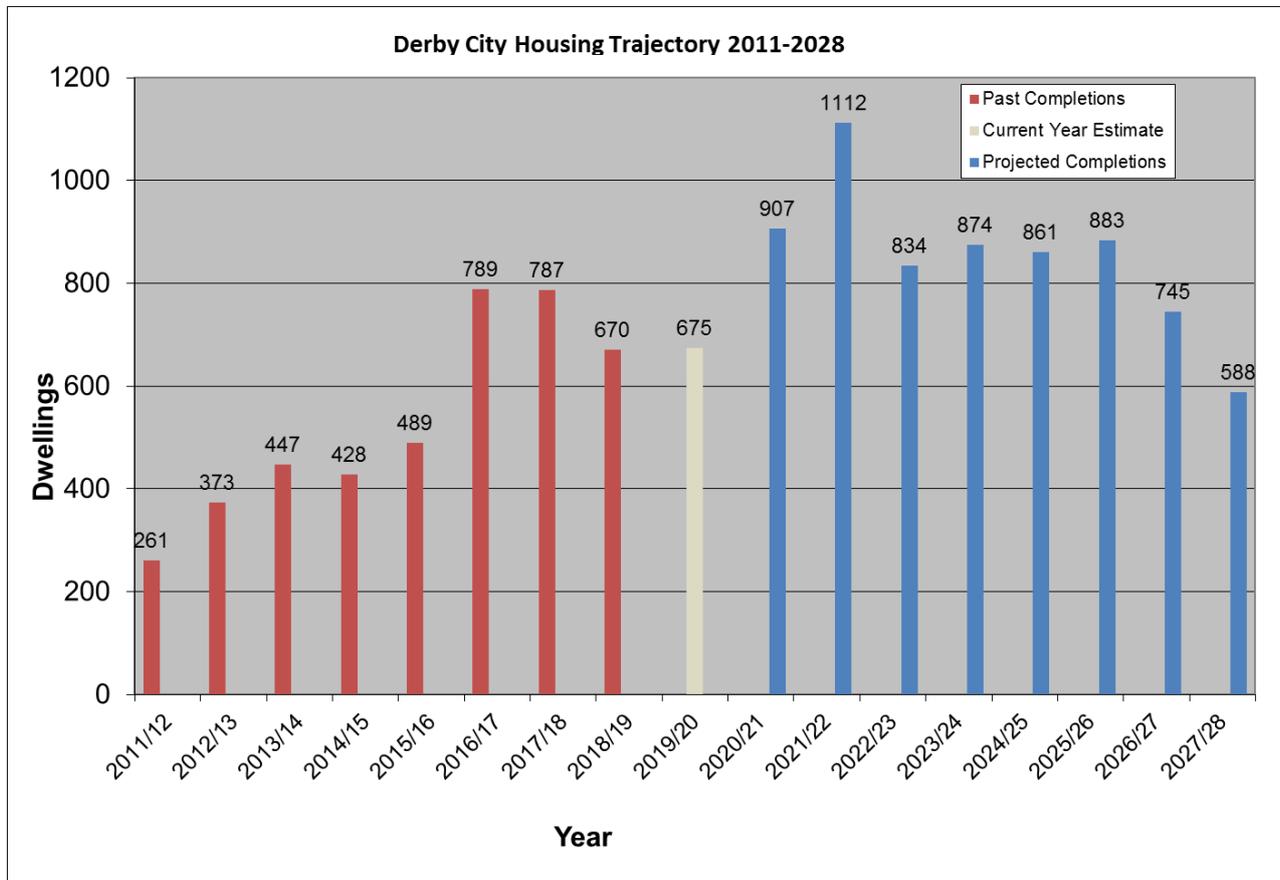
are required on major residential developments through Section 106 Agreements. New affordable homes also come forward through specific social housing schemes with the involvement of Derby Homes, the Council’s housing management company.

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.

## Housing Trajectory :

The Housing Trajectory for Derby City was updated in April 2019 after a full set of surveys was carried out on all sites with planning permission for residential use. At the same point, new sites with planning permission or identified as being ‘developable’ housing sites were added to the trajectory.

The Housing Trajectory Graph at **1 April 2019** is set out below :



## 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 2019. At the end of March 2019, 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 was updated in July 2018 and sets out that a buffer of 5% or 20% should be applied depending on the results of the local authority's housing delivery over the previous 3 years, as set out in the Housing Delivery Test (HDT). As set out above, the Council achieved an HDT result of 113% (February 2019). 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 2019 the Council had enough deliverable housing sites to last for 5.23 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. The detailed 5 year supply position can be seen via the link below :

<https://www.derby.gov.uk/environment-and-planning/planning/planning-evidence-base/#FiveYearHousingSupply>

## Housing Delivery and Trajectory Analysis :

The trend over the first 5 years of the plan period was one of gradually increasing completions but there was a noticeable increase up to 789 net dwellings provided in the 2016/17 year. Although the average annual delivery requirement was missed in the first few years of the period, the 2016/17 delivery far exceeded the 647 dwelling average and has therefore not only met that year's requirement but made up for some of the previous shortfall.

Many of the strategic sites are now permitted/under construction and appear to be delivering strongly. There is also confidence that the City Centre will continue to deliver strong numbers of new homes.

Finally, the plan includes a windfall allowance of 75 dwellings a year but this is in reality a very conservative estimate. The past completions table above shows that the number of actual windfalls delivered has never dropped below 150 in any year of the plan period thus far, and are usually much higher. It is noted that windfalls have reduced in the past two years but that is mainly due to the fact that many sites were 'known' sites due to the process of identifying land supply for the Local Plan.

### 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. This award has since further reduced to 4 years from 2018-19. Local authorities are not obliged to use the Bonus funding for housing development. Grant awarded for New Homes Bonus is set out below :

Grant	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	17/18	18/19	19/20
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

(excludes redistributed top slice)

# EMPLOYMENT LAND - UPDATE

## HEADLINES: 2018-2019

### Introduction:

For monitoring purposes, employment land is defined as that which falls into Use Classes B1 (a, b, c) business and light industry, B2 general industry and B8 storage and distribution. It does not include employment creating development associated with other uses such as retailing, leisure or *sui generis* uses, although these uses do 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 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 of floorspace or cover over 0.25ha of land due to the resource implications of monitoring more minor proposals.

Accurate monitoring of employment land is becoming increasingly difficult for a number of 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.

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

### How Much Land Has Been Developed?

Approximately 1.8 hectares of additional land was developed during the monitoring period, providing in excess of 5,500sqm of new floorspace. The majority (4,000sqm) of this was provided through the completion of all units at Westside Park on Belmore Way (saved CDLPR policy, EP4), part of which provides additional floorspace, whilst part is redevelopment. Other noteworthy completions providing additional floorspace included the change of use of educational premises in the Heritage Gate complex on Friar Gate back to offices, providing in excess of 1,500sqm of new city centre office space.

Over 14 hectares of redevelopment land were completed during the monitoring period, providing close to 40,000sqm (gross) of floorspace. This is the second highest recorded completion figure for redevelopment land since monitoring began and is largely associated with the completion of the last remaining units at a number of key sites such as Westside Park (Belmore Way), Eagle Park (former Draka Cables) and the Northedge development on Alfreton Road (former Hansons).

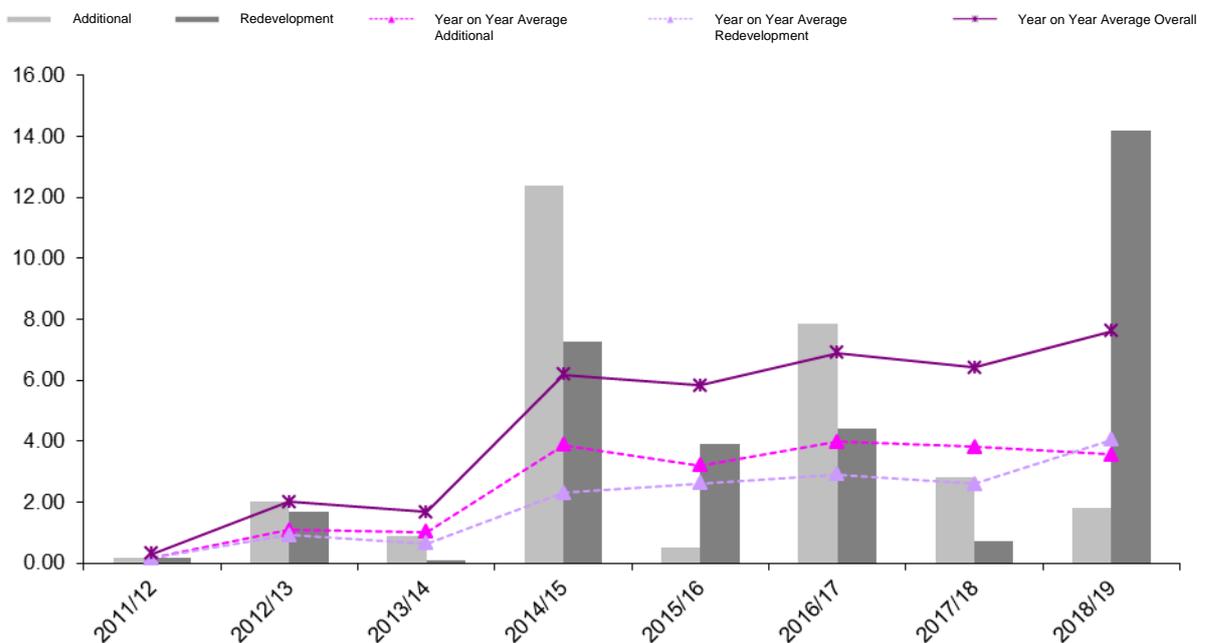
The majority of units in these locations appear occupied. In addition, significant floorspace was completed by Rolls-Royce at their Wilmore Road and Raynesway sites. It should be noted that floorspace figures for redevelopment sites are 'gross', in that they do not account for any loss of employment floorspace that occurs through redevelopment.

The high level of recorded completions on redevelopment land this year has pushed the year on year average since 2011 above the same average for completions on additional land. This is the first time this has occurred since the beginning of the Plan period and suggests that redevelopment projects have made an important contribution to meeting needs whilst strategic employment sites (providing 'additional' land and floorspace) are brought on stream. The completion of a number of key redevelopment sites during the monitoring period places greater emphasis on accelerating the delivery of new floorspace on sites such as Infinity Park Derby (AC15) and the Derwent Triangle (AC11) to ensure that economic needs can continue to be met.

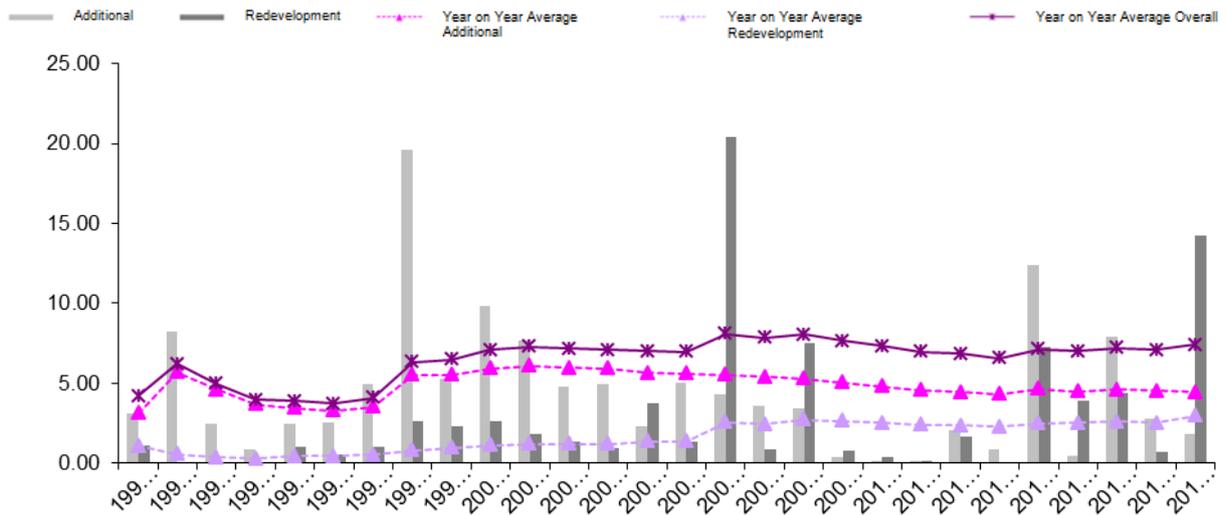
The amount of land recorded as 'completed' on redevelopment sites in this monitoring period equates to over 40% of the overall total since the beginning of the Plan period. This is because sites such as Eagle Park, Northedge and Westside Park have remained classed as under construction for a number of years until the point that the final units covered by the respective planning applications were completed. In reality, a number of units classed as complete in this monitoring period were brought to market a number of years ago and have been occupied for some time. This highlights the need to consider longer term trends as opposed to annual completion rates.

## Past Completions:

**Completed Employment Land Development (HA) 2011-2019**



## Completed Employment Land Development (HA) 1991-2019



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
<b>Totals:</b>	<b>28.44</b>	<b>32.41</b>

## How Much Land Has Been Lost From the Supply?

Following significant losses from the additional supply in previous years, the position in 2018/19 remains relatively stable, with the only notable losses from the supply being the saved CDLPR allocation (EP9d) at Nottingham Road, which has been developed for residential uses, whilst the permission at Friar Gate Goods Yard (allowing for the development of up to 2,500sqm of B1a) has lapsed.

The trend of losing office accommodation in the city centre to residential use, fuelled by changes to permitted development rights, has slowed in comparison to previous years, as the supply of sites that are readily available for conversion has started to be exhausted.

The redevelopment of existing employment land for new employment uses regularly results in the net loss of floorspace, particularly where old factories are demolished to make way for more efficient modern floorspace. This is notably the case at the former Draka Cables (Eagle Park) and Hansons (Northedge) sites on Alfreton Road. This will also be the case once Rolls-Royce implements their Aerospace Campus proposals.

There is also a general churn in the redevelopment of existing units / land to accommodate other commercial uses such as trade counters, leisure and education, as well as those sites that are redeveloped for residential use, including land disposed of by the Council (Perth Street offices). Overall, approximately 0.7ha (circa 3,000sqm) has been lost from the existing supply during the monitoring period through 'major' losses. This does not account for the cumulative loss of land / units that do not meet the monitoring threshold.

## 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 two monitoring years. The majority of this is associated with the development of a 32,000sqm warehouse unit at Derby Commercial Park (AC12), whilst the development of new units on Dunstall Park Close (former Rolls-Royce car parks) will provide in the region of a further 9,500sqm of new floorspace. The amount of 'redevelopment' land recorded as under construction has reduced significantly during the monitoring period as sites such as Eagle Park, Westside Park and Northedge have been completed.

	<b>Additional Land (ha)</b>	<b>Redevelopment Land (ha)</b>
2016/17	1.60	6.96
2017/18	1.60	12.80
2018/19	9.20	3.10

Redevelopment land recorded as under construction includes the development of a new engine test facility at Derby Aerospace Campus (Wilmore Road) and a new facility for Pektron at Alfreton Road. An application for two new office buildings on City Road is technically under construction as the flood wall elements of the application (associated with OCOR) are in the process of being implemented, although no work on the office buildings has commenced.

## Overall Supply Calculation:

The DCLP1 identifies a gross allocated additional land supply of in the region of 199ha. This amount of land is identified in order 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.

The table below provides an indication of the overall additional land supply, which includes allocations and permissions. Whilst there have been some losses to the additional land supply (e.g. Nottingham Road allocation), these have been offset by new sites entering the supply, to the point that the supply has marginally increased.

<b>Overall Gross Additional (ha)</b>			
<b>Component</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Land Completed Since 2011:	23.84	26.64	28.44
Land Under Construction:	1.6	1.6	9.2
Land with Planning Permission but Not Started:	93.00	90.40	83.40
Land Allocated but no Permission:	60.01	60.01	59.30

<b>TOTAL:</b>	<b>178.45</b>	<b>178.65</b>	<b>180.34</b>
Identified DUA Supply Located Outside of Derby City:	30	30	30
<b>TOTAL:</b>	<b>208.45</b>	<b>208.65</b>	<b>210.34</b>

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 AC12 (Derby Commercial Park). Land allocated but with no permission largely comprises land also identified by AC15 (to the south of Sinfin Moor Lane, not part of IPD) and the Derwent Triangle site (AC11).

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.

The land supply calculation assessed against the DUA requirement (150ha) continues to show that more land is identified than is required to meet assessed needs in the Plan period and that the level of oversupply has seen a small increase during the monitoring year. This is despite the loss of the allocated site at Nottingham Road, which has been offset by the inclusion of the site at Dunstall Park Close, which provides additional land (due to its previous use as an offsite car park) despite being located within an existing employment area (Ascot Drive). This degree of oversupply provides useful flexibility whilst the extent of the oversupply is anticipated 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.

<b>Redevelopment (ha)</b>			
<b>Component</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Land Completed Since 2011:	17.51	18.21	32.41
Land Under Construction:	6.96	12.80	3.1
Land with Planning Permission but Not Started:	60.69	60.43	59.27
Land Allocated but no Permission:	5.60	5.60	5.60
<b>TOTAL:</b>	<b>90.76</b>	<b>97.04</b>	<b>100.38</b>

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

As already noted, the overall amount of redevelopment land completed during the Plan period has seen a significant boost through the completion of a number of sites. There has been an associated decrease in the amount of redevelopment land under construction.

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, whilst an area associated with the development of the new engine test facility remains under construction, leaving around 53 ha covered by the

outline. However, as already noted earlier in this section, the campus proposals will result in a net decrease in employment floorspace overall.

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 the Local Plan Part 2 process.

# RETAIL & CENTRES - UPDATE

## HEADLINES: 2018-2019

### 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, District Centres and Neighbourhood 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 BID Companies.

For the purposes of monitoring, the data collected in the city centre survey excludes Intu Shopping Centre. Intu 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.

The Council has recently published a new Retail and Centres study which provides detailed information in relation to the health of the City Centre, District Centres and a number of Neighbourhood Centres. The study provides the most comprehensive suite of evidence, in relation to retailing and centres, the Council has ever had and will be used to inform a range of activities including determining planning applications, plan making and funding bids.

### City Centre Health:

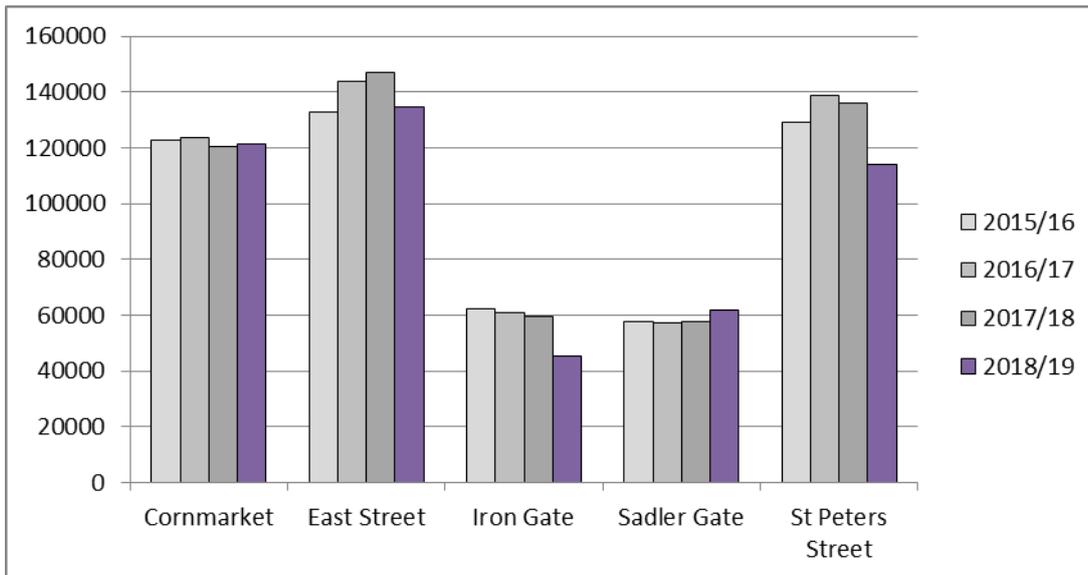
#### Footfall:

Footfall along Iron Gate, East Street and St Peters Street has notably decreased in the 18/19 monitoring period. This is part of an established trend in recent years particularly on Iron Gate and St Peters Street.

Footfall along Corn Market has remained relatively static, whilst footfall along Sadler Gate has seen a small increase and is at the highest level in the last 4 years.

These figures broadly reflect the shift in emphasis and activity to areas of the City Centre in and around the Intu Shopping Centre, although Sadler Gate is showing signs of bucking this trend as the heart of independent retailing in the City Centre.

**Average Weekly Footfall in Areas of the City Centre by Monitoring Year:**



**Vacancies:**

Based on in-house monitoring, the number of vacant ground floor units in the Core Area (excluding Intu) was estimated to be in the region of 103 (21%) at 2019, as opposed to 72 (15%) at 2018. The majority of vacancies are located outside of defined Primary Frontages (PF), with only 26 vacancies in PF areas, albeit this is an increase from around 16 the previous year. Increases have notably been on Albion Street, East Street and St Peters Street.

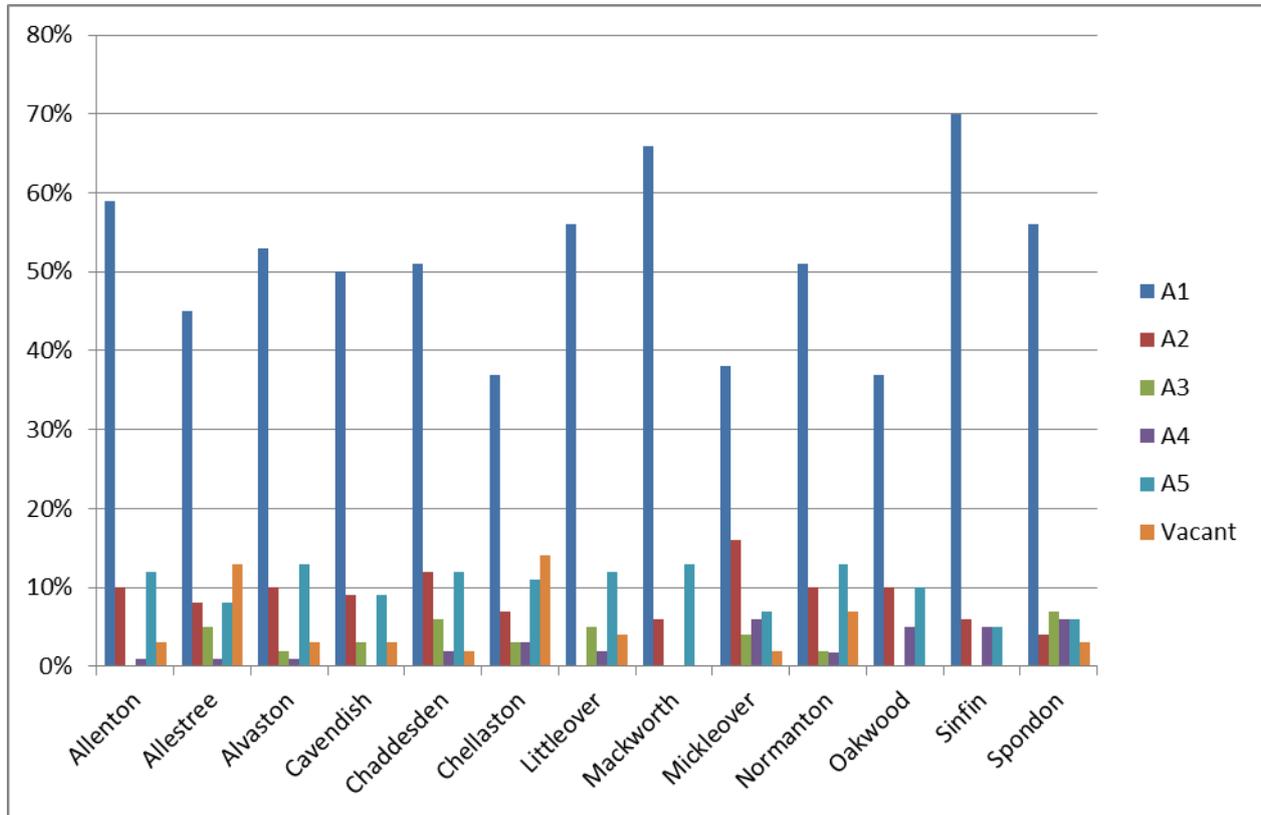
Occupancy of stalls within the Market Hall has remained relatively stable throughout the monitoring period, despite the significant disruption related to the ongoing project to repair the roof and wider regeneration of the Market Hall and surrounding areas. Occupancy levels remain higher than previous monitoring periods. Indications are that this upward trend is likely to continue into the 19/20 monitoring period.

**Mix of Uses:**

Primary Frontages continue to be dominated by A1 uses (44%), with a strong A2 presence (19%) and more limited food and drink (A3, A4 and A5) offering (10%). Whilst A1 uses dominate (in line with Primary Frontage policy), the fact that the overall proportion of A1 is below 50%, suggests that the overriding retail character of some frontages may be being threatened, or in some cases has been lost.

## District Centre Health:

### Proportion of Uses and Vacancy Rate in District Centres:



(In-house survey, Spring 2019)

The proportion of A1-A5 uses has remained largely stable throughout the monitoring period with no significant changes in mix. In terms of vacancies there have been small increases in the vacancy rate in Allenton, Allestree, Chellaston, Littleover and Normanton Road, whilst there have been small reductions in Alvaston, Mickleover and Sinfin. None of the vacancy rates raise significant concerns and can be largely attributed to general churn in the market.

# GREEN INFRASTRUCTURE - UPDATE

## Headlines: 2017-2018

### Introduction:

The aim of the Green Infrastructure policies in the Derby City Local Plan Part 1 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).

### Monitoring Indicators 2017-2018

#### 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 over the monitoring year.

#### Public Green Space

Three applications were approved during 2018/19 which, in total, resulted in the loss of 0.02 hectares of Public Green Space.

In addition, the following improvements were made to a number of spaces:

- The creation of a link Bridleway from Oaklands Avenue into Millennium Wood
- A new Outdoor Gym at Derby Arboretum
- A new car park at Heatherton Pond
- The construction of steps and footpath improvement at Chellaston Brickworks Local Nature Reserve
- A new footpath at Allestree Park
- Play area improvements at Rowditch Recreation Ground
- A new footpath at Borrowood Recreation Ground
- A new Minigolf facility at Markeaton Park
- Wensleydale Walk and Stonesdale Court Play area improvements

#### Biodiversity

The following site were added to the Wildlife Sites Register:

- DE101 – Dale Road Park Pond. 0.08 hectares of standing open water.

The following sites within Derby benefitted from work to improve and enhance their nature conservation value:

- Sinfin Moor Park LNR: the second year of cattle management within the balancing pond area and sheep in the Pylon Fields
- Millennium Wood: the continuation of work to develop the new pond area with habitat planting and the creation of a dead hedge around the pond
- Darley & Nutwood: continuation of the cattle managed area, this is the fourth year of a continuous improvement programme
- Allestree Park – continuation of the cattle managed area, this is the third year of a continuous improvement programme
- Whip planting programme undertaken on the open space; 410 trees were planted at Bishops Drive and 500 trees were planted at Osmaston Park
- Hedgerows were laid to improve biodiversity and woodland management; this includes 70m of hedge laid at Millennium Wood including 1300 hedgerow whips planted. In addition, 120m of hedge was laid at Chaddesden Wood with associated whip planting

# AREAS OF CHANGE

## Progress on key sites and projects 2018-2019

### Derby City Local Plan Part 1 Allocations

#### AC1-5 City Centre

In terms of housing delivery, the city centre has seen a considerable number of residential completions which contribute both to the wider housing target for the city in the local plan and to the target to deliver 2,200 new homes in the CBD (800 at Castleward, 400 at DRI and 1,000 elsewhere with the City Centre). There were some 114 new homes completed in the city centre in 2018/19. This is a considerable number of new homes given the local plan target. In the city centre out of a target (excluding Castleward and DRI) of 1,000 new homes there have been a total of 996 new homes delivered between April 2011 and April 2019, with 9 years of the plan period still remaining to see further new homes provided.

This is a very positive result in terms of dwelling numbers and the delivery of new homes in a highly sustainable location. However, many of the new homes have been provided outside planning control through Permitted Development rights. This means there is no control of qualitative matters and there are no planning obligations to secure mitigation or supporting infrastructure. This is of some concern given the overall objectives to create a high quality city centre environment.

The main completions in the monitoring year came by way of change of use of offices at Heritage Gate which were permitted development

Strategic Site	Policy	Dwellings Allocated	Completions (2018/19)	Total Progress at April 2019
City Centre (Outside Castleward & DRI)	AC1	1000	114	996 dwellings completed to date

#### CDLPR Saved City Centre Allocations

**CC4 – Becketwell:** No live planning permissions exist on this site, although the Council is continuing to work to bring forward regeneration. St James Securities Ltd (SJS) have been appointed as preferred developer for the former Debenhams portion of the site. A planning application has now been submitted, albeit outside the monitoring year. Further information will appear in the next AMR

**CC6 - Riverlights / Bus Station:** Extant planning permission for two blocks remain live, relating back to the original 'Riverlights' planning permission. The approved blocks are unlikely to be built out in line with the approved plans. Discussions are ongoing in relation to the use of the residual land.

**CC12 - Full Street:** Extant planning permission for an office building with active ground floor uses remains on the undeveloped part of the site, overlooking Cathedral Green. The office building is unlikely to be developed as approved, however the Council is continuing to work with the developer to ensure that development of the site commences in the near future.

**R2 – Former Friar Gate Goods Yard:** Planning permission for the large floorplate retail scheme

lapsed during the monitoring period. The western extent of the site has been sold to facilitate the development of the Cathedral Secondary School. A planning application for this remains undetermined. A planning application for a Lidl supermarket has also been submitted at the eastern extent and remains undetermined. The Council is continuing to discuss the future use of the Bonded Warehouse and Engine Shed with the landowners.

## AC6 – Castleward and Former DRI

The Local Plan Part 1 identifies two specific strategic sites in the City Centre which should contribute to delivering a minimum of 2,200 new homes. Castleward (800 homes) and the Former Derbyshire Royal Infirmary (400 homes) saw no actual residential completions in 2017/18. Although Castleward is well underway with 165 new homes already completed in previous years and significant areas of public realm delivered, more recent work has concentrated on identifying and securing the development of later phases. The former DRI site has been cleared and is ready for development. Permission was granted to redevelop the site to provide 500 new homes and complementary uses and to secure the retention and use of certain heritage assets on site. However, no development has taken place on this site. A further permission for 796 dwellings has been granted since the monitoring period ended and will be covered in the next AMR.

Strategic Site	Policy	Dwellings Allocated	Completions (2018/19)	Total Progress at April 2019
Castleward	AC6	800	0	165 dwellings completed to date
Former Derbyshire Royal Infirmary	AC6	400	0	Planning Permission granted for 500 dwellings

## AC10 Darley Abbey Mills

### DARLEY ABBEY MILLS (AC10)

Darley Abbey Mills is one of the most complete and significant complexes of historic mill buildings in the Derwent Valley World Heritage Site. Over the last three years there has been investment in the buildings and surrounding public realm, including the setting up of offices within a number of floors in Long Mill and a wedding venue within West Mill. Repairs have been carried out to a number of buildings including the Mill Managers House and repair works to the roof of the grade I Long Mill are now also complete. These mills now host a vibrant mix of businesses, generating income to unlock further refurbishment in the future.

## AC11—AC17 Commercial / Regeneration Allocations

### DERWENT TRIANGLE (AC11)

Planning Control Committee resolved to grant planning permission for the development of the Derwent Triangle, allocated as a strategic employment site (AC11). A revised planning application with a different development mix was submitted in 2019 and is anticipated to be determined in early 2020. The revised application makes provision solely for B2 and B8 development, with no complementary uses.

### **DERBY COMMERCIAL PARK (AC12)**

Following the implementation of significant infrastructure works, including a new grade separated junction at Raynesway and flood alleviation works, three large warehouse units have now been constructed, providing in the region of 100,000sqm of new B8 floorspace ancillary office space. The first unit has been occupied by Kuehne and Nagel (Heineken Distribution Centre), whilst the second unit has been occupied by Ted Baker. A fourth unit was under construction at the point of survey. Once complete, the unit will provide in excess of a further 30,000sqm.

### **FORMER CELANESE ACETATE SITE, SPONDON (AC13)**

The former Celanese Acetate site in Spondon is one of the largest regeneration sites in the city. However, the site is constrained and is likely to need considerable remediation before redevelopment can occur. The DCLP1 sets out a criteria based policy for assessing development proposals on this site and the Council is continuing to work with representatives of Celanese to determine the most appropriate approach to securing comprehensive redevelopment of the site.

### **OSMASTON REGENERATION AREA (AC14)**

The DCLP1 allocates a large area in Osmaston as Regeneration Priority Area and sets out that a minimum of 600 new homes should be provided in the area in the local plan period.

The policy specifically identifies the former Rolls Royce Main Works site on Nightingale Road as a development site which should deliver new homes. It also sets out other key regeneration sites including the former Light Alloy Foundry site on Russell Street. A number of the sites in Osmaston are in the control of Rolls Royce who have expressed a desire to work with the Council and developers and to see their land positively regenerated for productive uses.

The Council has been working with the local community, Rolls Royce and with a preferred developer, Keepmoat, for several years now to secure the regeneration and delivery of new homes in Osmaston. A Joint Venture agreement is in place to facilitate the delivery of the regeneration and new homes.

In 2017 a planning application was submitted for the erection of 406 new dwellings and refurbishment of 5 dwellings on the Former Rolls Royce Main Works site and a car park site on the corner of Nightingale Road and Osmaston Road, which is also owned by Rolls Royce.

The application has been amended to reflect discussions with Council officers. It has not been determined yet but is a positive step forward towards a significant objective to regenerate the area.

<b>Strategic Site</b>	<b>Policy</b>	<b>Dwellings Allocated</b>	<b>Completions (2018/19)</b>	<b>Total Progress at April 2019</b>
Osmaston Regeneration Area	AC14	600	0	111 dwellings completed to date

### **INFINITY PARK DERBY (AC15) AND LAND SOUTH OF WILMORE ROAD (AC15) & DERBY AEROSPACE CAMPUS (AC16)**

Work continues to progress on delivering 'Infinity Park Derby' (IPD) on land south of Wilmore Road, Sinfin. This site forms part of the wider strategic employment area, allocated as AC15. IPD will be a unique, manufacturing-focused, innovation and technology park, showcasing and supporting innovation related to the automotive, rail, aerospace and energy sectors.

Construction of the 'T12' link road has been completed and is operational providing access to IPD, whilst the first building on the site, the 'I-Hub' Innovation Centre has also been completed

and is operational. Plans for further phases are currently being developed and further applications are anticipated in the near future.

To the north of the IPD, Rolls-Royce has outline planning permission for the wholesale redevelopment of their facilities in the Victory Road / Moor Lane area, enabling the creation of a new 'campus'. Works to divert Victory Road to facilitate the development of the campus have been completed whilst work on a new engine test facility on Wilmore Road are ongoing.

## AC18-26 Strategic Housing Allocations

The DCLP1 identifies 13 strategic housing sites and 2 broad locations for mixed use development with housing targets. Although the DCLP1 was only adopted in 2017, the preparation of the Plan led to a number of planning applications and planning permissions which saw housing delivery commencing on some of the allocated sites very quickly.

Information on the Strategic Housing Sites and the progress made on them so far is set out below:

Strategic Site	Policy	Dwellings Allocated	Completions (2018/19)	Total Progress at April 2019
Wragley Way, Sinfyn	AC18	180	43	Planning Permission granted for 180 dwellings and 43 complete to date
Former Manor/Kingsway Hospitals	AC19	700	2	212 dwellings completed to date
Rykneild Road, Littleover	AC20	900	0	Allocated in DCLP1 for 900 homes. No completions to date
Hackwood Farm, Mickleover	AC21	410	44	Planning Permission granted for 410 dwellings. 44 completed to date.
Onslow Road, Mickleover	AC22	200	0	Allocated in DCLP1 for 200 homes. No completions to date
Former Mackworth College (Phase 2)	AC22	220	96	212 dwellings completed to date. 11 remaining.
Boulton Moor (East)	AC23	800	0	Planning application for 800 dwellings submitted
Fellow Lands Way	AC23	200	83	190 dwellings completed to date. Site complete.
South Chellaston	AC24	100	17	67 dwellings completed to date over two separate sites.
Brook Farm, Chaddesden	AC25	275	0	Planning Permission granted for 275 dwellings
South of Mansfield Road	AC26	200	68	Planning Permission granted for 250 dwellings. 68 completed to date.