

**Housing Land**

**Monitoring Report**



**2023**

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**ASHFIELD DISTRICT**

**Housing Land Monitoring Report**

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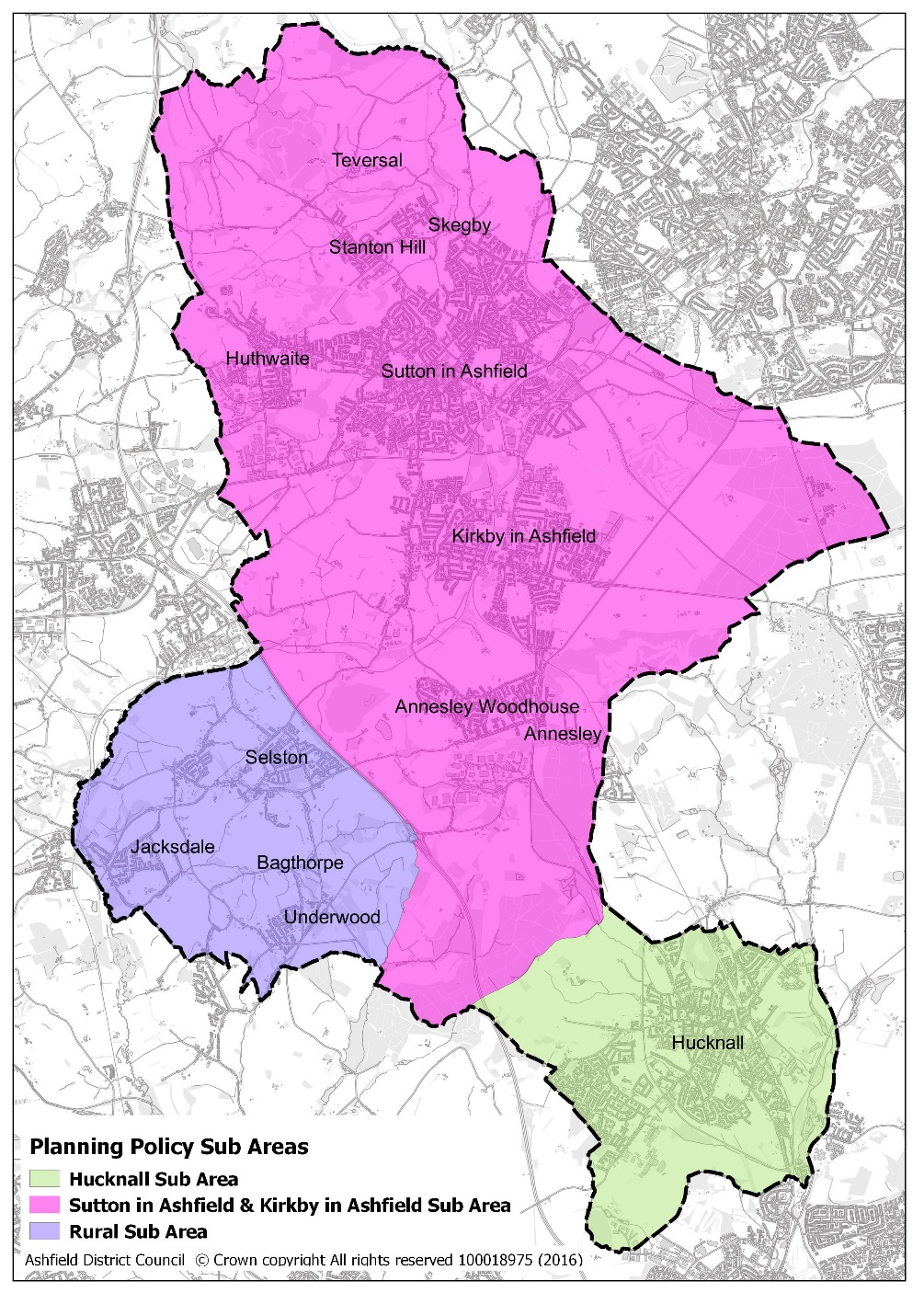
# Introduction

1.1 This report contains detailed information regarding ’large’ housing sites (i.e., sites of 0.4 Hectare or more, or 10 dwellings or more) in Ashfield District, together with an overview of smaller sites, including conversions and change of use and demolitions. The study reflects the status of sites at 31st March 2023.

1.2 For planning policy purposes Ashfield is divided into 3 sub-areas, namely Hucknall, Kirkby and Sutton Areas, and the ‘Rurals’ Area as illustrated below.

* 1. All information is provided in good faith and is as accurate as sources permit. No guarantee can be given in respect of any errors or omissions.

**Ashfield District: Planning Policy Sub-Areas**



# Policy Background

* 1. The ‘saved’ policies of the adopted Ashfield Local Plan Review 2002 (ALPR) identified housing land requirements and housing land allocations to meet this need for the period 1991-2011. As such, the housing land requirement set out in local planning policy is now out of date.
  2. In July 2018 the Government published a revised National Planning Policy Framework (NPPF) which introduced the requirement for strategic policies to be informed by local housing need assessments, conducted using the standard method set out in National Planning Practice Guidance (PPG). The Local Housing Need (LHN) for Ashfield District, based on this standard methodology, is currently calculated at **446** dwellings per annum (dpa), and represents a marginal decrease of 19 dpa below the annual figure used in the 2022 monitoring report (see Appendix 5).

# Housing Land Supply and Requirement

* 1. For the purposes of this report, the take up of housing land is monitored alongside the current LHN of 446 dwellings per annum moving forwards. The LHN has varied for the previous three years as set out in Appendix 5 and included in the Tables 1 and 2. An end date of 2038 is used to reflect the Regulation 18 Local Plan period.
  2. Table1 illustrates Ashfield’s housing land supply at 31st March 2023 set against the need for housing in the District for the period 2020-2038. The table refers to sites which can be delivered under current policy (as set out in the Ashfield Local Plan Review 2002) and includes sites with planning permission or Planning in Principle, delivery from and several sites put forward in the Strategic Housing and Economic Land Availability Assessment (SHELAA). The figures take account of deliverability with regard to availability, lead-in time and development rates.
  3. The anticipated supply applies a discount rate to planning permissions to account for potential non-delivery (see Appendix 4), alongside a windfall allowance to reflect small sites which may come forward beyond the first 5 years. These calculations are based on historic performance over a period of 10 years to take account of peaks and troughs in the housing market. Further information on this aspect is set out in the Housing Background Paper 2021[[1]](#footnote-1).

## Additional Sources of Housing Land Supply

Residential Institutions

* 1. National Planning Practice Guidance provides that housing for older people, including residential institutions in use class C2[[2]](#footnote-2), should be counted towards their housing requirement. The Housing Delivery Test Measurement Rule Book published in July 2018 sets out that the number of net homes delivered should be adjusted to include a figure for student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively).
  2. There is currently no adopted local policy with respect to the need and supply of C2 schemes. Although the Greater Nottingham and Ashfield Housing Needs Assessment 2020 (HNA)[[3]](#footnote-3) identifies the need for additional C2 schemes to 2032, it is considered inappropriate for this to be apportioned equally as an annual requirement over the plan period. Evidence held by Nottinghamshire County Council (NCC Market Position Statement 2016/2018) and information supplied by the Clinical Commissioning Groups (CCGs) indicate a current over-provision of this type of development in Ashfield. The strategic direction of both the CCG and the County Council is to support people in their own homes for as long as is possible and feasible rather than placement in a care home. It is likely therefore, that any new delivery will come forward later in the Local Plan period (anticipated beyond the first 10 years) as demographic changes and market dictates the need.
  3. Appendix 2 gives details of C2 completions and commitments for the period 2013 to 2023. In summary it sets out that:
* **9** bedspaces currently have planning permission which equates to **5 dwellings** when applying the national ratio of 1.8[[4]](#footnote-4)
* **298** bedspaces (equivalent to **166 dwellings**) have been delivered between 2013-2023, of which **10** new bedspaces (equivalent to **6 dwellings**) were created between 01/04/2022-31/03/2023.
  1. Ashfield District has not delivered any student accommodation.

Permitted Development of Other Uses to Residential

* 1. Some changes from one Use Class to another are covered by 'permitted development' rights (meaning that planning permission is deemed to have been given). These include, for example, changes from shops, offices, hot food takeaways and laundrettes to residential.
  2. In the case of a change of use to residential, these are subject to ‘Prior Approval’ (apart from the change from a small ‘house in multiple occupation’, C4, to a dwelling house, C3). This requires that an application is made to allow the local authority to assess the impacts and risks of the proposal. The impacts and risks to be assessed may include the design or external appearance, transport and highways impacts, or flooding risks.
  3. A total of 25 prior notification applications were received and approved within the period 1st April 2014 to 31st March 2023, amounting to a potential additional 42 residential units. Further details, including the status of these proposals can be found in Appendix 3. Supply/delivery from this source has also been added to the overall dwelling supply in Tables 1, 2, 3 and in Appendix 1.

Empty Homes

* 1. National planning policy guidance identifies that a potential source of housing supply may come forward from derelict land and buildings, including empty homes. However, it should be recognised that properties brought back into use via the Council’s Housing Strategy section only represent a change in tenure (from private to affordable rented), rather than additional supply since they are already included within the existing housing stock. To include them as a source of supply would therefore amount to double counting.

## Table 1: Dwelling Requirement and Provision 2020-2038

|  |  |  |
| --- | --- | --- |
| Stage | Housing Requirement | Dwellings |
| 1 | Annual housing need based on Standard Methodology at April 2023 | 446 |
| 2 | Houses needed to meet requirement 1/4/2020 to 31/4/2038 \*\* | 8,096 |
| 3 | Net Houses delivered\*\*\* 1/4/2020 to 31/3/2023 | 1028 |
| 3a | Homes delivered through C2 residential institution development (dwelling equivalent - see para 3.6) 1/4/2020 to 31/3/2023 | 54 |
| 4 | **Net requirement 2023 - 2038** | **7014** |

|  |  |  |
| --- | --- | --- |
| Stage | Future Supply Source | Dwellings |
| 5 | Houses deliverable on **small sites**, 1/4/2023 to 31/3/2038 |  |
| 5a | * With planning permission (including new build, net conversions and change of use) at 1st April 2023 | 330 |
| 5b | * Known permitted development/prior notification schemes not yet implemented at 1st April 2023 | 14 |
| 5c | * Demolitions and other losses with planning permission at 1/4/23 | -1 |
| 5d | * Deduction to account for potential lapsed permissions | -89 |
| 5e | * Windfall allowance beyond 5 years (60 dpa): 1/4/2028 - 1/4/2038 | 600 |
| 6 | Houses deliverable on **large sites** 1/4/2023 to 31/3/2038 |  |
| 6a | * With planning permission at 1st April 2023 | 1968 |
| 6b | * Demolitions and other losses with planning permission at 1/4/23 | 0 |
| 6c | * Deduction to account for potential lapsed permissions | -35 |
| 6d | * Potential delivery from sites without planning permission\* | 312 |
| 7 | * Provision from C2 residential institutions (dwelling equivalent) | 5 |
| 8 | **Total housing supply 1/4/2023 to 31/3/2038** (5a+5b+5c+5d+5e+6a+6b-6c+6d+7) | **3,104** |

|  |  |  |
| --- | --- | --- |
| Stage | Net Provision | Dwellings |
| 9 | Provision against Local Housing Need 2020 to 2038 | -3,910 |

\* Large sites assessed as developable in the SHELAA, and deliverable under current policy (ALPR 2002 saved policies). See Appendix 1.

\*\* This includes a slightly higher LHN for the first 3 years. See Appendix 5

\*\*\* Including losses and dwellings delivered under permitted development

## Housing Trajectory

* 1. Table 2, together with Chart 1, illustrate how and when housing is anticipated to be delivered over the 18-year period from 2020 to 2038, and how this compares with the assessed need. Appendix 1 illustrates the expected rate of housing delivery in greater detail for large sites over an extended period of 20 years. The delivery, density and windfall assumptions used are set out in the Ashfield District Council Housing Background Paper 2021.[[5]](#footnote-5)
  2. It should be noted that this trajectory table and Appendix 1 do not include assumptions for non-implementation of planning permissions which are included as a ‘deduction to account for potential lapsed permissions’ in Table 1 (overall dwelling requirement and provision), Table 3 (five-year housing land supply) and in paragraph 3.3.

## Table 2: Ashfield Housing Trajectory 2020 - 2038

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Housing Supply and Requirement (Dwellings)** | **2020/21** | **2021/22** | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **2031/32** | **2032/33** | **2033/34** | **2034/35** | **2035/36** | **2036/37** | **2037/38** | **Total** |
| Past C3 Completions (net)\* | 265 | 412 | 351 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **1,028** |
| Projected completions from large sites without planning permission |  |  |  | 0 | 0 | 0 | 0 | 0 | 234 | 77 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **312** |
| Projected completions from large sites with Full planning permission |  |  |  | 283 | 253 | 195 | 144 | 98 | 94 | 46 | 35 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | **1,218** |
| Projected completions from large sites with outline planning permission |  |  |  | 25 | 50 | 85 | 108 | 85 | 141 | 105 | 61 | 35 | 35 | 20 | 0 | 0 | 0 | 0 | **750** |
| Projected Completions from Small Sites with Full Planning Permission |  |  |  | 73 | 18 | 151 | 20 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **263** |
| Projected Completions from Small Sites with Outline Planning Permission |  |  |  | 0 | 0 | 0 | 52 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **67** |
| Projected Completions from prior approval schemes |  |  |  | 7 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **14** |
| Past/Projected Completions from C2 schemes | **48** | 0 | 6 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **59** |
| Small site windfall allowance |  |  |  | 0 | 0 | 0 | 0 | 0 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | **600** |
| Cumulative Completions | **313** | **725** | **1,082** | **1,472** | **1,801** | **2,234** | **2,558** | **2,757** | **3,286** | **3,574** | **3,731** | **3,861** | **3,991** | **4,071** | **4,131** | **4,191** | **4,251** | **4,311** | **4,311** |
| PLAN - Annual requirement | 482 | 457 | 467 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | **8,096** |
| PLAN - Cumulative requirement | 482 | 939 | 1,406 | 1,852 | 2,298 | 2,744 | 3,190 | 3,636 | 4,082 | 4,528 | 4,974 | 5,420 | 5,866 | 6,312 | 6,758 | 7,204 | 7,650 | 8,096 | **8,096** |
| MONITOR - No. dwellings above or below cumulative requirement | **-169** | **-214** | **-324** | **-380** | **-497** | **-510** | **-632** | **-879** | **-796** | **-954** | **-1,243** | **-1,559** | **-1,875** | **-2,241** | **-2,627** | **-3,013** | **-3,399** | **-3,785** | **-3,785** |
| MANAGE - Requirement taking account of past/projected completions | 7,783 | 7,371 | 7,014 | 6,624 | 6,295 | 5,862 | 5,538 | 5,339 | 4,810 | 4,522 | 4,365 | 4,235 | 4,105 | 4,025 | 3,965 | 3,905 | 3,845 | 3,785 | **3,785** |
| MANAGE - Annual requirement taking account of past/projected completions | 432 | 434 | 438 | 442 | 450 | 451 | 462 | 485 | 481 | 502 | 546 | 605 | 684 | 805 | 991 | 1,302 | 1,923 | 3,785 | **3,785** |

\*As set out in Table 7 (C2 counted separately)

## Five Year Housing Land Supply

* 1. The National Planning Policy Framework (NPPF) places a duty on Local Planning Authorities to demonstrate a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their requirements (5YHLS).
  2. The Council’s situation as at 1st April 2023 is summarised below and takes account of:
* The Council’s Local Housing Need (LHN) based on the standard method for calculation as set out in national planning guidance;
* A 20% buffer applied to the 5-year supply calculations to help address recent under delivery, consistent with the requirements of NPPF paragraph 73[[6]](#footnote-6);
* Dwellings on sites with planning permission deliverable in 5 years;
* Known permitted development and residential institutions (use class C2) deliverable within 5 years;
* Any large SHELAA sites deemed deliverable in the first 5 years (under ‘saved’ Ashfield Local Plan Review 2002 policy)[[7]](#footnote-7);
* A discount rate applied to the planning permissions (where they are not already under construction) to account for potential non-delivery (see para 3.3);
* No windfall allowance included in the 5-year supply.

|  |  |
| --- | --- |
| Source | Supply |
| Supply of housing land under current policy in the Ashfield Local Plan Review 2002 (saved policies) | **2.93 years** |

* 1. Table 3 illustrates Ashfield’s 5-year housing land supply under current policy (ALPR 2002). In addition, Appendix 1 gives further detail regarding anticipated delivery on individual sites, (where the yield exceeds 9 dwellings, i.e., ‘Large sites’), together with a summary of delivery on smaller sites.

## Table 3: Five Year Land Supply - April 2023

|  |  |
| --- | --- |
| Five Year Housing Requirement (Dwellings): |  |
| Local Housing Need\* @ 446 dpa x 5 years | 2230 |
| Add 20% buffer | 446 |
| **Total 5-year requirement including buffer** | **2676** |
| **Annual requirement including buffer** | **535** |
| **Supply at April 2023** |  |
| Existing planning permissions deliverable within 5 years | 1656 |
| Discount applied to permissions based on historic lapse rate | -105 |
| Permitted Development deliverable within 5 years | 14 |
| Residential Institutions (C2) deliverable within 5 years# | 5 |
| Supply from large sites without planning permission | 0 |
| Supply from small windfall sites | 0 |
| **Total amount of housing available and deliverable for the next 5-year period** | **1570** |
| **Calculation of 5-year housing land supply** |  |
| Deliverable sites for the 5-year period | 1520 |
| Divided by annual requirement for next 5 years | 535 |
| Equates in years to | **2.93** |
| Oversupply (+) or undersupply (-) of dwellings | **-1106** |

\* Based on standard methodology (see Appendix 5)

# Dwelling equivalent based on planning practice guidance ratio of 1.8

* 1. National planning policy guidance states that:

‘*Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.’*

Consequently, since the most recent data has been used to calculate the Local Housing Need (LHN – see paragraph 2.2 and Appendix 5), it is unnecessary to address any previous under-delivery within this 5-year housing land supply calculation at this time.

## Housing Delivery Test

* 1. The NPPF sets out the Housing Delivery Test (HDT) as an annual measurement of housing delivery in all plan-making authorities. This measures net additional dwellings provided in a local authority area against the homes required, using national statistics (2014 household projections) and submitted local authority data. This test result supersedes all previous methods for calculating past performance.
  2. The Department for Levelling Up, Housing and Communities (DLUHC) publishes the HDT on an annual basis. There are consequences for those failing the test, ranging from preparation of action plans to an additional 20% buffer in the 5-year housing land supply calculation. Where the HDT indicates that delivery was substantially below requirement, this also triggers NPPF para 11d) in respect of rendering relevant development plan policies out of date (i.e., presumption in favour of development).
  3. The 2021 HDT results were published on 14th January 2022 and show that Ashfield District has failed the HDT in this accounting period with a measurement of 66% as follows:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of homes required | | | Total number of homes required | Number of homes delivered | | | Total number of homes delivered | Housing Delivery Test: 2021 measurement | Housing Delivery Test: 2021 consequence |
| 2018-19 | 2019-20 | 2020-21 | 2018-19 | 2019-20 | 2020-21 |
| 502 | 435 | 320 | 1,275 | 344 | 173 | 312 | 829 | 66% | Presumption |

* 1. Housing Delivery Test consequences are concurrent (i.e., where the presumption applies, the 20% buffer and the requirement for an Action Plan also applies). In this respect the 5YHLS calculation will need to incorporate a 20% buffer in future, rather than the 5% used in previous calculations to date.
  2. The Council published an Action Plan in July 2021 to consider the root cause of under delivery and identify actions the authority could undertake to help increase housing delivery in future years. This document will be reviewed for 2022.
  3. Previous HDT results, under transitional arrangements, were as follows: -
* 2018 – 116% No consequences
* 2019 – 95% No consequences
* 2020 – 65% Presumption in favour of development
  1. At the time of writing, this is the most up to date HDT as nothing has been published by Government since January 2022.

# Large Sites with Planning Permission

This schedule provides details of ‘Large’ sites (10 or more dwellings) which have planning permission for residential purposes as at 31st March 2023. The table shows the total number of dwellings which have been completed on each site and the outstanding balance of availability.

All sites have been categorised as either Greenfield or Previously Developed Land (sometimes also referred to as Brownfield Land).

## Table 4: Housing Land Schedule 1st APRIL 2023: Large Sites with Current Planning Permission (10 or more dwellings)

**Hucknall: Large Sites with Planning Permission**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| ALPR Ref. | Site Ref. | Permission Ref. | Address | Net Residential Area | Density | Total Net Dwellings | Dwellings Completed | Dwellings Remaining | Application Type | Previously Developed Land | Current Status |
| n/a | H0239 | V/2016/0619 | Hucknall Town football Club, Watnall Road | 3.50 | 23 | 82 | 0 | 82 | Outline | N | GRANTED |
| EM1 Ha | H0265 | V/2013/0123 | Rolls Royce, Watnall Road (remaining phases of Outline pp only) |  |  |  |  |  | Outline | Y | superseded by phases 5b and 9 |
| n/a | H0265 | V/2015/0267 | Rolls Royce, Watnall Road | 3.79 | 26 | 99 | 97 | 2 | Full | Y | STARTED |
| n/a | H0265 | V/2016/0525 | Rolls Royce, Watnall Road | 4.11 | 27 | 113 | 113 | 0 | Reserved Matters | Y | COMPLETED |
| EM1 Ha | H0265 | V/2018/0803 | Rolls Royce, Watnall Road | 2.78 | 43 | 120 | 119 | 1 | Reserved Matters | Y | STARTED |
| n/a | H0265 | V/2019/0452 | Parcel 8, Land at Rolls Royce, Watnall Road | 1.87 | 34 | 64 | 59 | 5 | Reserved Matters | Y | STARTED |
| n/a | H0265 | V/2020/0563 | Land at, Shepherd Street (Rolls Royce site) | 1.34 | 75 | 100 | 58 | 42 | Reserved Matters | Y | STARTED |
| HG1Hb | S0547 | V/2016/0483 | (Phase 2) Land at, Broomhill Farm | 6.91 | 31 | 217 | 49 | 168 | Full | N | STARTED |
| n/a | H0265 | V/2020/0553 | Phase 5b and 9, Former Rolls Royce Site, Off Watnall Road | 7.96 | 33 | 261 | 0 | 261 | Outline | Y | GRANTED |
| **Hucknall Totals** | | | | **32.26** | **33** | **1056** | **495** | **561** |  |  |  |

**Kirkby Area: Large Sites with Planning Permission**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| ALPR Ref. | Site Ref. | Permission Ref. | Address | Net Residential Area | Density | Total Net Dwellings | Dwellings Completed | Dwellings Remaining | Application Type | Previously Developed Land | Current Status |
| n/a | K0280 | V/2018/0393 | Annesley Miners Welfare Institute, Derby Road, NG15 0AP |  |  |  |  |  | Full | Y | COMPLETED |
| n/a | K0280 | V/2018/0393 | Annesley Miners Welfare Institute, Derby Road, NG15 0AP |  |  |  |  |  | Full | N | COMPLETED |
| n/a | K0283 | V/2019/0756 | Land off Millers Way, NG17 8RF | 1.40 | 39 | 54 | 0 | 54 | Full | N | GRANTED |
| n/a | K0306 | V/2022/0326 | Land at, Warwick Close, NG17 7PE | 0.80 | 43 | 34 | 0 | 34 | Full | Y | GRANTED |
| **Kirkby Totals** | | | | **2.20** | **40** | **88** | **0** | **88** |  | | |

**Sutton Area: Large Sites with Planning Permission**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| ALPR Ref. | Site Ref. | Permission Ref. | Address | Net Residential Area | Density | Total Net Dwellings | Dwellings Completed | Dwellings Remaining | Application Type | Previously Developed Land | Current Status |
| n/a | S0498 | V/2018/0783 | Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby | 7.40 | 28 | 206 | 0 | 206 | Reserved Matters | N | STARTED |
| n/a | S0525 | V/2016/0487 | rear 249, 251 Alfreton Road, Sutton, NG17 1JP | 4.12 | 29 | 118 | 75 | 43 | Full | N | STARTED |
| n/a | S0567 | V/2018/0120 | off Brand Lane, Stanton Hill | 7.26 | 24 | 172 | 101 | 71 | Reserved Matters | N | STARTED |
| n/a | S0293 | V/2020/0411 | Junction of Outram Street/Park Street, Sutton | 0.23 | 104 | 24 | 0 | 24 | Reserved Matters | Y | GRANTED |
| n/a | S0587 | V/2021/0089 | Land at, Beck Lane, Skegby, NG17 3AH | 13.34 | 24 | 322 | 0 | 322 | Full | N | STARTED |
| n/a | S0630 | V/2019/0449 | Land Off, Davies Avenue |  |  |  |  |  | Full | Y | COMPLETED |
| n/a | S0621 | V/2020/0832 | The Quarry, 57, Stoneyford Road, NG17 4DA | 1.29 | 36 | 47 | 0 | 47 | Reserved Matters | Y | STARTED |
| n/a | S0638 | V/2018/0212 | The Pattern House, Crossley Avenue, Huthwaite | 0.68 | 34 | 23 | 0 | 23 | Outline | Y | GRANTED |
| n/a | S0658 | V/2020/0884 | Land Rear of 211, Alfreton Road, NG17 1JP | 4.09 | 27 | 110 | 0 | 110 | Full | N | STARTED |
| n/a | S0665 | V/2020/0791 | Land at, Clare Road | 2.92 | 24 | 69 | 0 | 69 | Full | N | GRANTED |
| n/a | S0454 | V/2021/0776 | Land North of Midland Road | 0.48 | 42 | 20 | 0 | 20 | Full | N | GRANTED |
| n/a | S0670 | V/2020/0184 | Land off Ashland Road West | 10.46 | 29 | 300 | 0 | 300 | Outline | N | GRANTED |
| n/a | S0675 | V/2020/0784 | Land West Off, Fisher Close, NG17 2AA | 3.63 | 23 | 84 | 0 | 84 | Outline | N | GRANTED |
| **Sutton Total** | | | | **55.90** | **27** | **1495** | **176** | **1319** |  | | |

**‘Rurals’ Area: Large Sites with Planning Permission**

There are no current planning approvals for housing development on large sites within the ‘Rurals’ area.

**Large site Summary 1st APRIL 2023**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Area | Net Residential Area (Ha) | Density (Dwgs/Ha) | Total Dwellings | Dwellings Completed | Dwellings Remaining |
| **Hucknall Area** | | | | | |
| Greenfield | 10.41 | 29 | 299 | 49 | 250 |
| PDL (Brownfield) | 17.74 | 36 | 644 | 333 | 311 |
| **Total Hucknall** | **28.15** | **33** | **943** | **382** | **561** |
| **Kirkby Area** | | | | | |
| Greenfield | 1.40 | 39 | 54 | 0 | 54 |
| PDL (Brownfield) | 0.80 | 0 | 0 | 0 | 34 |
| **Total Kirby-Sutton** | **2.20** | **25** | **54** | **0** | **88** |
| **Sutton Area** | | | | | |
| Greenfield | 53.70 | 26 | 1401 | 176 | 1225 |
| PDL (Brownfield) | 2.20 | 43 | 94 | 0 | 94 |
| **Total Kirby-Sutton** | **55.90** | **27** | **1495** | **176** | **1319** |
| **Villages Area (Selston Parish)** | | | | | |
| Greenfield | 0.00 | 0 | 0 | 0 | 0 |
| PDL (Brownfield) | 0.00 | 0 | 0 | 0 | 0 |
| **Total Villages** | **0.00** | **0** | **0** | **0** | **0** |
| **Ashfield (whole of District)** | | | | | |
| Greenfield | 64.11 | 27 | 1700 | 225 | 1475 |
| PDL (Brownfield) | 19.94 | 37 | 738 | 333 | 405 |
| **Total Ashfield District** | **84.05** | **29** | **2438** | **558** | **1880** |

Please note: Numbers may not sum due to rounding.

# Completions on Greenfield/ Previously Developed (Brownfield) Land

Please note, the following Table includes completed dwelling units from conversions and change of use schemes, but it does not include demolitions or other losses, permitted development or C2 residential institutions.

## Table 5: Net Residential Completions 31st March 2022 - 1st April 2023 (Dwellings)

|  |  |  |  |
| --- | --- | --- | --- |
| Area | Greenfield | Brownfield | Total |
| **Hucknall Area** |  |  |  |
| Large sites | 49 | 80 | 129 |
| Small sites (including Conversions & Change of use) | 4 | 47 | 51 |
| **Total Hucknall** | **53** | **127** | **180** |
| % Dwelling Completions | 29% | 71% | 100% |
| **Sutton Area** |  |  |  |
| Large sites | 66 | 22 | 88 |
| Small sites (including Conversions & Change of use) | 10 | 22 | 32 |
| **Total Sutton** | **76** | **44** | **120** |
| % Dwelling Completions | 63% | 37% | 100% |
| **Kirkby Area** |  |  |  |
| Large sites | 0 | 14 | 14 |
| Small sites (including Conversions & Change of use) | 13 | 6 | 19 |
| **Total Kirkby** | **13** | **20** | **33** |
| % Dwelling Completions | 39% | 61% | 100% |
| **Villages Area (Selston Parish)** |  |  |  |
| Large sites | 0 | 0 | 0 |
| Small sites (including Conversions & Change of use) | 4 | 7 | 11 |
| **Total Villages** | **4** | **7** | **11** |
| % Dwelling Completions | 36% | 64% | 100% |
| **Ashfield District** |  |  |  |
| Large sites | 115 | 116 | 231 |
| Small sites (including Conversions & Change of use) | 31 | 82 | 113 |
| **Total Ashfield** | **146** | **198** | **344** |
| % Dwelling Completions | 42% | 58% | 100% |

# Commitments on Greenfield/ Previously Developed (Brownfield) Land

Please note, the following Table includes completed dwelling units from conversions and change of use schemes, but it does not include demolitions or other losses, permitted development or C2 residential institutions.

## Table 6: Residential Planning Permissions at 1st April 2023 (Dwellings)

|  |  |  |  |
| --- | --- | --- | --- |
| Area | Greenfield | Brownfield | Total |
| **Hucknall Area** |  |  |  |
| Large sites | 250 | 311 | 561 |
| Small sites (including Conversions & Change of use) | 53 | 60 | 113 |
| **Total Hucknall** | **303** | **371** | **674** |
| % Commitments (dwgs) | 45% | 55% | 100% |
| **Sutton Area** |  |  |  |
| Large sites | 1225 | 94 | 1319 |
| Small sites (including Conversions & Change of use) | 77 | 54 | 131 |
| **Total Sutton** | **1302** | **148** | **1450** |
| % Commitments (dwgs) | 90% | 10% | 100% |
| **Kirkby Area** |  |  |  |
| Large sites | 54 | 34 | 88 |
| Small sites (including Conversions & Change of use) | 20 | 28 | 48 |
| **Total Kirkby-Sutton** | **74** | **62** | **136** |
| % Commitments (dwgs) | 54% | 46% | 100% |
| **Villages Area (Selston Parish)** |  |  |  |
| Large sites | 0 | 0 | 0 |
| Small sites (including Conversions & Change of use) | 23 | 15 | 38 |
| **Total Villages** | **23** | **15** | **38** |
| % Commitments (dwgs) | 61% | 39% | 100% |
| **Ashfield District** |  |  |  |
| Large sites | 1529 | 439 | 1968 |
| Small sites (including Conversions & Change of use) | 173 | 157 | 330 |
| **Total Ashfield** | **1702** | **596** | **2298** |
| % Commitments (dwgs) | 74% | 26% | 100% |

# Annual Housing Completion Rates: 1st April 2011 - 31st March 2023

## Table 7: Annual Housing Completions 1st April 2011 - 31st March 2023

**HUCKNALL AREA**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed  (1st April - 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | Total Net Completions |
| 2011 - 2012 | 3 | 175 | 178 | 4 | n/a | 1 | 181 |
| 2012 - 2013 | 9 | 174 | 183 | 3 | n/a | 1 | 185 |
| 2013 - 2014 | 3 | 131 | 134 | 7 | n/a | 0 | 141 |
| 2014 - 2015 | 12 | 189 | 201 | 7 | n/a | 42 | 166 |
| 2015 - 2016 | 26 | 203 | 229 | 3 | n/a | 4 | 228 |
| 2016 - 2017 | 21 | 295 | 316 | 10 | n/a | 0 | 326 |
| 2017 - 2018 | 6 | 209 | 215 | 14 | 1 | 3 | 227 |
| 2018 - 2019 | 8 | 97 | 105 | 2 | 0 | 0 | 107 |
| 2019 - 2020 | 5 | 63 | 68 | 0 | 2 | 0 | 70 |
| 2020 - 2021 | 7 | 165 | 172 | 3 | 7 | 1 | 181 |
| 2021 - 2022 | 23 | 176 | 199 | 16 | 0 | 0 | 215 |
| 2022 - 2023 | 42 | 129 | 171 | 10 | 6 | 0 | 187 |
| **2011 to 2022** | **165** | **2006** | **2171** | **79** | **16** | **52** | **2214** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| KIRKBY & SUTTON AREA | | | | | | | |
| **Year completed**  **(1st April - 31st March)** | **New Build Small Sites** | **New Build Large Sites** | **Total Dwellings delivered on New Build Sites** | **Net Additions through Conversion/ Change of Use** | **Net additions through permitted development** | **Demolitions** | **Total Net Completions** |
| 2011 - 2012 | 36 | 181 | 217 | 9 | n/a | 1 | 225 |
| 2012 - 2013 | 23 | 212 | 235 | 7 | n/a | 0 | 242 |
| 2013 - 2014 | 20 | 273 | 293 | 9 | n/a | 1 | 301 |
| 2014 - 2015 | 18 | 188 | 206 | 9 | n/a | 0 | 215 |
| 2015 - 2016 | 65 | 234 | 299 | 15 | n/a | 0 | 314 |
| 2016 - 2017 | 24 | 158 | 182 | 23 | n/a | 0 | 205 |
| 2017 - 2018 | 20 | 89 | 109 | 34 | 3 | 0 | 146 |
| 2018 - 2019 | 50 | 108 | 158 | 20 | 4 | 1 | 181 |
| 2019 - 2020 | 34 | 58 | 92 | 6 | 0 | 2 | 96 |
| 2020 - 2021 | 10 | 46 | 56 | 20 | 1 | 2 | 75 |
| 2021 - 2022 | 35 | 114 | 149 | 35 | 1 | 0 | 185 |
| 2022 - 2023 | 32 | 102 | 134 | 18 | 2 | 1 | 153 |
| **2011 to 2022** | **367** | **1763** | **1996** | **205** | **11** | **8** | **2185** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| RURALS (SELSTON, JACKSDALE, UNDERWOOD, BAGTHORPE, BRINSLEY) | | | | | | | |
| **Year completed**  **(1st April - 31st March)** | **New Build Small Sites** | **New Build Large Sites** | **Total Dwellings delivered on New Build Sites** | **Net Additions through Conversion/ Change of Use** | **Net additions through permitted development** | **Demolitions** | **Total Net Completions** |
| 2011 - 2012 | 4 | 0 | 4 | 2 | n/a | 0 | 6 |
| 2012 - 2013 | 5 | 0 | 5 | 3 | n/a | 1 | 7 |
| 2013 - 2014 | 11 | 0 | 11 | 1 | n/a | 0 | 12 |
| 2014 - 2015 | 11 | 30 | 41 | 3 | n/a | 0 | 44 |
| 2015 - 2016 | 12 | 0 | 12 | 5 | n/a | 1 | 16 |
| 2016 - 2017 | 12 | 0 | 12 | 1 | n/a | 0 | 13 |
| 2017 - 2018 | 9 | 15 | 24 | 0 | 0 | 0 | 24 |
| 2018 - 2019 | 5 | 0 | 5 | 6 | 1 | 0 | 12 |
| 2019 - 2020 | 0 | 5 | 5 | 3 | 0 | 1 | 7 |
| 2020 - 2021 | 10 | 0 | 10 | 0 | 0 | 1 | 9 |
| 2021 - 2022 | 8 | 0 | 8 | 4 | 0 | 0 | 12 |
| 2022 - 2023 | 11 | 0 | 11 | 0 | 0 | 0 | 11 |
| **2011 to 2023** | **98** | **50** | **148** | **28** | **1** | **4** | **173** |

**TOTAL ASHFIELD**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April - 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | Total Net Completions |
| 2011 - 2012 | 43 | 356 | 399 | 15 | n/a | 2 | 412 |
| 2012 - 2013 | 37 | 386 | 423 | 13 | n/a | 2 | 434 |
| 2013 - 2014 | 34 | 404 | 438 | 17 | n/a | 1 | 454 |
| 2014 - 2015 | 41 | 407 | 448 | 19 | n/a | 42 | 425 |
| 2015 - 2016 | 103 | 437 | 540 | 23 | n/a | 5 | 558 |
| 2016 - 2017 | 57 | 453 | 510 | 34 | n/a | 0 | 544 |
| 2017 - 2018 | 35 | 313 | 348 | 48 | 4 | 3 | 397 |
| 2018 - 2019 | 63 | 205 | 268 | 28 | 5 | 1 | 300 |
| 2019 - 2020 | 39 | 126 | 165 | 9 | 2 | 3 | 173 |
| 2020 - 2021 | 27 | 211 | 238 | 23 | 8 | 4 | 265 |
| 2021 - 2022 | 66 | 290 | 356 | 55 | 1 | 0 | 412 |
| 2022 - 2023 | 85 | 231 | 316 | 28 | 8 | 1 | 351 |
| **2011 to 2023** | **545** | **3588** | **4133** | **284** | **20** | **63** | **4374** |
| **Average per year** | **50** | **326** | **376** | **26** | **2** | **6** | **398** |

# Affordable Housing Requirement and Completions

8.1 Policy HG4 of the Ashfield Local Plan Review 2002 (ALPR) sets out the criteria for affordable housing throughout the District. It identifies a need of

* 18.5% of new dwelling completions in Hucknall, and
* 6% for the rest of the District

to be provided on sites of 25 dwellings or more (or 1 hectare or more).

8.2 NPPF 2019 changed the definition of affordable housing to include, among other products, low-cost market housing. NPPF 2021 paragraph 65 includes the provision that:

“*Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:*

1. *provides solely for Build to Rent homes;*
2. *provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
3. *is proposed to be developed by people who wish to build or commission their own homes; or*
4. *is exclusively for affordable housing, an entry-level exception site or a rural exception site.”*

The Council’s approach to affordable housing will therefore be kept under review, but on the basis of national policy a requirement of at least 10% affordable homes will be starting point on all major sites other than Hucknall where at least 18.5% affordable homes will be required.

8.3 Table 8 below show the number of affordable housing units provided annually since 2010 and includes social rented and ‘intermediate’ housing. These figures are set against total completions on ‘large’ sites. It should be noted that the definition of a ‘large’ site for the purposes of this report is one comprising 10 or more dwellings.

8.4 It should also be noted that the figures included for completions in Table 8 will not be directly comparable with those submitted to the government for their Local Authority Housing Statistics (LAHS) returns. The key reason for this variance is that for the purposes of policy monitoring in this report, only new-build affordable housing is counted. The LAHS data also includes additional units where existing market housing stock has been purchased by the Council and converted into affordable rented stock.

## Table 8: New Build Affordable Housing Completions: 2010 to 2023

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | Social Rented/ Intermediate Units | | | | Total Large Site Completions | | | | % Affordable Housing | | | |
|  | Hucknall | Kirkby-Sutton | Villages | Ashfield District | Hucknall | Kirkby-Sutton | Villages | Ashfield District | Hucknall | Kirkby-Sutton | Villages | Ashfield District |
| 2010-2011 | 65 | 0 | 0 | 65 | 185 | 142 | 0 | 327 | 35% | 0% | n/a | 20% |
| 2011-2012 | 15 | 22 | 0 | 37 | 175 | 181 | 0 | 356 | 9% | 12% | n/a | 10% |
| 2012-2013 | 21 | 9 | 0 | 30 | 174 | 212 | 0 | 386 | 12% | 4% | n/a | 8% |
| 2013-2014 | 18 | 12 | 0 | 30 | 141 | 301 | 12 | 454 | 13% | 4% | 0% | 7% |
| 2014-2015 | 28 | 38 | 8 | 74 | 189 | 146 | 30 | 365 | 15% | 26% | 27% | 20% |
| 2015-2016 | 40 | 63 | 0 | 103 | 203 | 234 | 0 | 437 | 20% | 27% | n/a | 24% |
| 2016-2017 | 43 | 0 | 0 | 43 | 295 | 158 | 0 | 453 | 15% | 0% | n/a | 9% |
| 2017-2018 | 14 | 14 | 0 | 28 | 209 | 89 | 15 | 313 | 7% | 16% | n/a | 9% |
| 2018-2019 | 15 | 2 | 0 | 17 | 97 | 108 | 0 | 205 | 15% | 2% | n/a | 8% |
| 2019-2020 | 0 | 6 | 0 | 6 | 63 | 58 | 0 | 121 | 0% | 10% | n/a | 5% |
| 2020-2021 | 49 | 0 | 0 | 49 | 165 | 46 | 0 | 211 | 30% | 0% | n/a | 23% |
| 2021-2022 | 96 | 26 | 2 | 124 | 176 | 114 | 0 | 290 | 55% | 23% | n/a | 43% |
| 2021-2023 | 14 | 32 | 0 | 46 | 129 | 102 | 0 | 231 | 11% | 31% | n/a | 20% |
| **TOTAL** | **418** | **224** | **10** | **652** | **2201** | **1891** | **57** | **4149** | **19%** | **12%** | **18%** | **16%** |
| Average 2010-2023 | 35 | 19 | 1 | 54 | 183 | 158 | 5 | 346 | 19% | 12% | 18% | 16% |

# Dwellings Completed on Large Sites by Density

9.1 Table 9 below gives a snapshot of site densities for completions over the past year. Table 10 illustrates densities over a longer period of 2011 – 2022, averaging out variations in delivery. The figures relate to ‘Large’ sites only since development on smaller sites are not considered to be truly representative due to their nature, e.g., site constraints such as layout, topography, access or location (such as ‘back-land’ development) can skew the overall result.

9.2 It can be seen that the majority of new development on large sites across the district is currently being delivered at densities below 30 dwellings per hectare. However, there are disparities between the sub areas, which indicates a tendency for lower densities in the northern towns, and higher densities in Hucknall which has a closer economic relationship with Nottingham City. Over the previous decade however, average densities have been between 30-50 dph.

## Table 9: Density of Large Site Completions: 1st April 2022 - 31st March 2023

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area | < 30 Dwellings per Hectare | 30-50 Dwellings per Hectare | >50 Dwellings per Hectare | Total Large Site Completions |
| **Hucknall Large Site Dwelling Completions** | 21 | 50 | 58 | 129 |
| Hucknall Area % | 16% | 39% | 45% | 100% |
| **Rurals (Selston Parish) Large Site Dwelling Completions** | 0 | 0 | 0 | 0 |
| Rurals' Area (Selston Parish) % | n/a | n/a | n/a | n/a |
| **Kirkby Large Site Dwelling Completions** | 14 | 0 | 0 | 14 |
| Kirkby Area % | 100% | 0% | 0% | 100% |
| **Sutton Large Site Dwelling Completions** | 66 | 22 | 0 | 88 |
| Sutton Area % | 75% | 25% | 0% | 100% |
| **District Large Site Dwelling Completions** | **101** | **72** | **58** | **231** |
| **% Total Large Site Completions** | **44%** | **31%** | **25%** | **100%** |

## Table 10: Density of Large Site Completions: 1st April 2011 - 31st March 2023

**Hucknall Large Site Dwelling Completions**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area | < 30 Dwellings per Hectare | 30-50 Dwellings per Hectare | >50 Dwellings per Hectare | Total Large Site Completions |
| 2011-2012 | 0 | 175 | 0 | 175 |
| 2012-2013 | 0 | 174 | 0 | 174 |
| 2013-2014 | 0 | 131 | 0 | 131 |
| 2014-2015 | 15 | 174 | 0 | 189 |
| 2015-2016 | 36 | 132 | 39 | 207 |
| 2016-2017 | 78 | 166 | 51 | 295 |
| 2017-2018 | 106 | 103 | 0 | 209 |
| 2018-2019 | 60 | 37 | 0 | 97 |
| 2019-2020 | 53 | 10 | 0 | 63 |
| 2020-2021 | 52 | 113 | 0 | 165 |
| 2021-2022 | 64 | 112 | 0 | 176 |
| Total 2011-2022 | 464 | 1327 | 90 | 1881 |
| Hucknall Area % | 25% | 71% | 5% | 100% |

**Kirkby-Sutton Large Site Dwelling Completions**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area | < 30 Dwellings per Hectare | 30-50 Dwellings per Hectare | >50 Dwellings per Hectare | Total Large Site Completions |
| 2011-2012 | 33 | 134 | 14 | 181 | |
| 2012-2013 | 32 | 180 | 14 | 226 | |
| 2013-2014 | 18 | 255 | 0 | 273 | |
| 2014-2015 | 25 | 133 | 30 | 188 | |
| 2015-2016 | 37 | 187 | 6 | 230 | |
| 2016-2017 | 56 | 102 | 0 | 158 | |
| 2017-2018 | 0 | 77 | 12 | 89 | |
| 2018-2019 | 23 | 85 | 0 | 108 | |
| 2019-2020 | 19 | 39 | 0 | 58 | |
| 2020-2021 | 32 | 0 | 14 | 46 | |
| 2021-2022 | 101 | 13 | 0 | 114 | |
| Total 2011-2022 | 376 | 1205 | 90 | 1671 | |
| Kirkby-Sutton Area % | 23% | 72% | 5% | 100% | |

**Rurals (Selston Parish) Large Site Dwelling Completions**

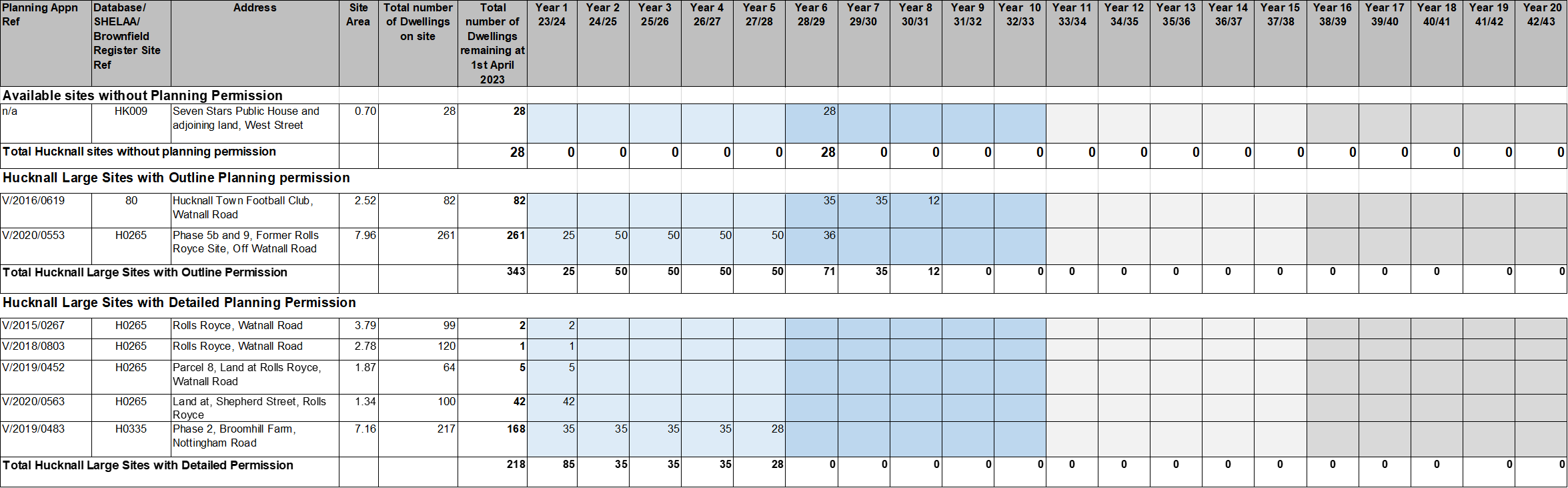
|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area | < 30 Dwellings per Hectare | 30-50 Dwellings per Hectare | >50 Dwellings per Hectare | Total Large Site Completions |
| 2011-2012 | 0 | 0 | 0 | 0 |
| 2012-2013 | 0 | 0 | 0 | 0 |
| 2013-2014 | 0 | 0 | 0 | 0 |
| 2014-2015 | 0 | 30 | 0 | 30 |
| 2015-2016 | 0 | 0 | 0 | 0 |
| 2016-2017 | 0 | 0 | 0 | 0 |
| 2017-2018 | 0 | 0 | 15 | 15 |
| 2018-2019 | 0 | 0 | 0 | 0 |
| 2019-2020 | 0 | 0 | 0 | 0 |
| 2020-2021 | 0 | 0 | 0 | 0 |
| 2021-2022 | 0 | 0 | 0 | 0 |
| Total 2011-2022 | 0 | 30 | 15 | 45 |
| Villages Area % | 0% | 67% | 33% | 100% |

**District Large Site Dwelling Completions**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area | < 30 Dwellings per Hectare | 30-50 Dwellings per Hectare | >50 Dwellings per Hectare | Total Large Site Completions |
| 2011-2012 | 33 | 309 | 14 | 356 |
| 2012-2013 | 32 | 354 | 14 | 400 |
| 2013-2014 | 18 | 386 | 0 | 404 |
| 2014-2015 | 40 | 337 | 30 | 407 |
| 2015-2016 | 73 | 319 | 45 | 437 |
| 2016-2017 | 134 | 268 | 51 | 453 |
| 2017-2018 | 106 | 180 | 27 | 313 |
| 2018-2019 | 83 | 122 | 0 | 205 |
| 2019-2020 | 72 | 49 | 0 | 121 |
| 2020-2021 | 84 | 113 | 14 | 211 |
| 2021-2022 | 165 | 125 | 0 | 290 |
| Total 2011-2022 | 840 | 2562 | 195 | 3597 |
| **% Total Large Site Completions** | **23.35%** | **71.23%** | **5.42%** | **100%** |

# APPENDIX 1: Expected Delivery of Sites - Trajectory 2023 to 2043

**HUCKNALL AREA**

****

**‘RURALS’ AREA**

Table showing the annual expected delivery of individual large sites for the 'Rurals' Area - 2023 to 2043

**KIRKBY AREA**

Table showing the annual expected delivery of individual large sites for the Kirkby Area - 2023 to 2043

**SUTTON AREA**

Table showing the annual expected delivery of individual large sites for the Sutton Area - 2023 to 2043

**EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION – ASHFIELD DISTRICT**

Summary table showing the annual expected delivery of all sites with planning permission for the years 2023 to 2043

**EXPECTED DELIVERY OF SITES from all supply sources – ashfield district**

Summary table showing the annual expected delivery from all housing supply sources for the years 2023 to 2043

# APPENDIX 2: Residential Institutions Data (Use Class C2)

**C2 Completions 2013-2023**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Planning Permission Reference | Address | Beds | Status | Completed date | Dwelling Equivalent |
| V/2012/0070 | Jubilee Court, Jubilee Road, Sutton | 2 | Completed | 2014/2015 | 1 |
| V/2012/0451 | De Morgan Close, Underwood | 3 | Completed | 2017/2018 | 2 |
| V/2012/0497 | Health centre, High Pavement, Sutton | 40 | Completed | 2014/2015 | 22 |
| V/2014/0293 | Nottingham Road Selston | 3 | Completed | 2014/2015 | 2 |
| V/2015/0124 | Alfreton Road, Sutton | 3 | Completed | 2015/2016 | 2 |
| V/2015/0621 | Coxmoor Road/Kingsmill Road East, Sutton (Kingfisher Way) | 66 | Completed | 2016/2017 | 37 |
| V/2015/0735 | 29 Coxmoor Road, Sutton | 2 | Completed | 2016/2017 | 1 |
| V/2016/0242 | 41 west Hill, Skegby | 5 | Completed | 2017/2018 | 3 |
| V/2016/0246 | 186-190 Beardall Street, Hucknall | 79 | Completed | 2018/2019 | 44 |
| V/2019/0191 | 112 Hartley Road, Kirkby | 1 | Completed | 2020/2021 | 1 |
| V/2017/0139 | Rolls Royce, Hucknall | 84 | Completed | 2020/2021 | 47 |
| V/2012/0070 | Jubilee Court, Jubilee Road, Sutton | 1 | Completed | 2022/2023 | 1 |
| V/2022/0333 | Beeches Business Centre Portland College Nottingham Road Harlow Wood Mansfield NG18 4TJ | 9 | Completed | 2022/2023 | 5 |
| **Total Completed 2013 to 2023** | | **298** |  |  | 166 |

**C2 Commitments April 2023**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Planning Permission Reference | Address | Beds | Status | Completed date | Dwelling Equivalent |
| V/2020/0802 | 40 Kirkby Road, Sutton | 6 | Granted | n/a | 3 |
| V/2022/0841 | Titchfield Park Lodge Park Drive Hucknall | 3 | Granted | n/a | 2 |
| **Total Committed at 1st April 2023** | | **9** |  |  | 5 |

# APPENDIX 3: Prior Notification Applications

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| App No | Location | Proposal | Proposed Dwellings | Decision Date | Status 31/03/2022 |
| X/2015/0054 | 144 Annesley Road Hucknall NG15 7DD | Prior Approval For A Proposed Change of Use From Office (B1) to Residential (C3) | 1 | 20/10/2015 | Completed prior to 1/4/2018 |
| X/2015/0055 | 59 Sherwood Road Sutton In Ashfield NG17 1GU | Prior Approval for a Proposed Change of Use from Retail (A1) to Residential (C3) | 1 | 02/11/2015 | Completed prior to 1/4/2018 |
| X/2016/0046 | 58 Station Road Sutton in Ashfield NG17 5GA | Prior Approval For A Proposed Change of Use From Office to Dwelling House | 1 | 02/09/2016 | Completed prior to 1/4/2018 |
| X/2017/0043 | 115 Redcliffe Street Sutton In Ashfield NG17 4ES | Prior Approval For a Proposed Change of Use From Shop to Dwelling | 1 | 29/11/2017 | Completed prior to 1/4/2018 |
| X/2017/0048 | 25 Outram Street Sutton in Ashfield NG17 4BA | Change of Use from first floor office to 4 Flats | 4 | 30/01/2018 | Completed 1/4/2018 - 31/03/2019 |
| X/2015/0067 | 57 Annesley Road Hucknall NG15 7AD | Prior Approval Application For Change of Use From Retail to Dwelling - Ground Floor | 1 | 06/01/2016 | Completed 1/4/2019-31/3/2020 |
| X/2017/0035 | Underwood Hill Farm Main Road Underwood NG16 | Prior Approval For A Proposed Change of Use of Agricultural Building to Dwelling | 1 | 25/09/2017 | Completed 1/4/2018 - 31/03/2019 |
| X/2018/0002 | 17b High Street, Hucknall, NG15 7HJ | Prior Approval For A Proposed Change of Use From Office to Dwelling House. First and second floor. | 1 | 20/02/2018 | Completed 1/4/2019-31/3/2020 |
| X/2018/0016 | 58 High Street Hucknall NG15 7AX | Prior Approval for a Proposed Change of Use for 1st and 2nd Floor from Office to 5 flats | 5 | 24/05/2018 | Completed 1/4/2020-31/3/2021 |
| X/2018/0046 | The Little Cowshed, Dawgates Farm, Dawgates Lane, Sutton-In-Ashfield | Prior approval for conversion of agricultural building to dwelling | 1 | 16/11/2018 | Completed 2022/23 |
| X/2019/0007 | 18 Yorke Street Hucknall NG15 7BT | Prior Approval for a Change of Use from Hairdressing Salon to Dwelling | 1 | 11/04/2019 | Completed 1/4/2020-31/3/2021 |
| X/2019/0008 | 178 Outram Street Sutton in Ashfield NG17 4FW | Prior Approval for a Proposed Change of Use from Shop (A1) and Dwelling | 1 | 21/05/2019 | Completed 1/4/2020-31/3/2021 |
| X/2019/0042 | 57a Nabbs Lane Hucknall NG15 6NT | Prior Approval for A Proposed Change of use From Office (B1) to Dwelling | 1 | 14/11/2019 | Completed 1/4/2020-31/3/2021 |
| X/2020/0025 | The Old Methodist Church New Fall Street Huthwaite | Prior approval for change of use from storage at first floor to flat | 1 | 03/09/2020 | Commitment |
| X/2020/0046 | Thistlethwaite Barn, Chesterfield Road, Huthwaite | Prior approval for change of use of barn to 2 dwellings | 2 | 04/02/2021 | Commitment |
| X/2021/0004 | 15 High Street Stanton Hill | Prior approval for change of use to 2 flats from A1 | n/a | 26/03/2021 | Superseded by 2021/0024 |
| X/2021/0024 | 15 High Street Stanton Hill | Prior approval for change of use from shop to 1 dwelling | 1 | 19/05/2021 | Completed 1/4/21 - 31/3/2022 |
| X/2022/0003 | 33A & 35A Watnall Road, Hucknall | Prior approval for change of use from office to 6 1 bed flats | 6 | 16/03/2022 | Completed 1/4/22 - 31/3/2023 |
| X/2022/0004 | 8 - 10 Outram Street Sutton | Prior approval for change of use from shop to 2 flats | 2 | 21/03/2022 | Commitment |
| X/2022/0010 | Barclays Bank 3 Low Street Sutton in Ashfield | Prior approval for change of use of first and second floors from bank to 4 self-contained flats | 4 | 25/04/2022 | Commitment |
| X/2022/0028 | 49 Annesley Road Hucknall | Conversion of GF retail to 1no 2 bed flat | 1 | 22/08/2022 | Commitment |
| X/2022/0042 | Image Works 3 Station Street Kirkby in Ashfield | Change of use from business to mixed use - convert first & second floor into 1 flat | 1 | 15/12/2022 | Completed 1/4/22 - 31/3/2023 |
| X/2022/0041 | 56 Outram Street Sutton in Ashfield | Change of use of ground floor office to 1 flat, retaining existing flat at first/second floor | 1 | 01/12/2022 | Commitment |
| X/2023/0007 | 17A High Street Hucknall | Change of use from commercial to mixed use including up to 2 flats | 2 | 27/02/2023 | Commitment |
| X/2023/0011 | 254 Pye Bridge Alfreton Road Selston Jubilee | Change of Use From Commercial, Business (Class E) to Dwellinghouse | 1 | 20/03/2023 | Commitment |

|  |  |
| --- | --- |
| **Potential Total additional dwellings** | **42** |
| Completions 2014 - 2018 | 4 |
| Completions 2018 - 2019 | 5 |
| Completions 2019 - 2020 | 2 |
| Completions 2020 - 2021 | 8 |
| Completions 2021 - 2022 | 1 |
| Completions 2022 - 2023 | 8 |
| **Total Completions 2014-2023** | **28** |
| **Commitments at 31st March 2023** | **14** |

# APPENDIX 4: Effect of Lapse Rate on Planning Permissions: April 2023

The table below uses percentages derived from evidence of historic lapsed rates over the period 2006-2016 as set out in the Background Paper No 2: Housing (2021)[[8]](#footnote-8). This calculation is used to inform both the overall housing supply and the 5-year housing supply in section 3 of this report.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Area/Site size | Outstanding permissions\* | Lapse rate applicable | Discounted permissions | Dwellings deducted over plan period |  | Outstanding permissions deliverable in first 5 years\* | Discounted permissions in first 5 years | Dwellings deducted over first 5 years |
| Hucknall Large | 0 | 6.4% | 0 | 0 |  | 0 | 0 | 0 |
| Hucknall Small | 113 | 26.9% | 83 | 30 |  | 113 | 83 | 30 |
| Rurals Large | 0 | 6.4% | 0 | 0 |  | 0 | 0 | 0 |
| Rurals Small | 38 | 26.9% | 28 | 10 |  | 38 | 28 | 10 |
| Kirkby Large | 54 | 6.4% | 51 | 3 |  | 54 | 51 | 3 |
| Kirkby Small | 48 | 26.9% | 35 | 13 |  | 48 | 35 | 13 |
| Sutton Large | 500 | 6.4% | 468 | 32 |  | 197 | 184 | 13 |
| Sutton Small | 131 | 26.9% | 96 | 35 |  | 131 | 96 | 35 |
| **Total Large** | 554 | 6.4% | **519** | **35** |  | 251 | 235 | 16 |
| **Total Small** | 330 | 26.9% | **241** | **89** |  | **330** | **241** | **89** |
| **TOTAL ALL SITES** | **884** | **n/a** | **760** | **124** |  | **581** | **476** | **105** |

\*Small sites = all dwellings. Large sites = dwellings on sites not under construction

# APPENDIX 5: Local Housing Need (LHN) – April 2023

Planning practice guidance sets out the standard methodology for assessing the minimum number of homes expected to be planned for in a local planning authority area. Essentially the process is as follows: -

1. Calculate the average annual household growth over a 10-year period, based on 2014 Household growth data.

**Ashfield household growth 2023 to 2033** = 4,023 (**402** dpa).

1. Adjust the annual figure used on the affordability of the area. This uses a ‘*median workplace based affordability ratio’* as published by the ONS (Table 5c). The ratio for Ashfield is **5.73** (2022 ratio published 22nd March 2023).

**Adjustment factor** = (5.73 - 4) x 0.25

4

= 1.73 x 0.25

4

= 0.4325 x 0.25

= 0.108125

1. Total **minimum** annual need at March 2022 is calculated as follows:

**1 + adjustment factor x projected household growth** =

1.108125 x 402.3 = 445.8 dwellings

**LHN for April 2023 = 446 dwellings per annum (dpa)**

The LHN generated using the standard method may change as the inputs are variable, being based on a rolling 10-year household growth projection alongside affordability ratios which are updated on an annual basis. Previous LHN figures for Ashfield District are used for the Housing Trajectory and table 1 in Chapter 3 of this report. These are: 2020/21 – 482 dpa; 2021/22 – 457 dpa; 2022/23 – 467 dpa.

However, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.

# APPENDIX 6: Guide to Terms and Abbreviations

**5YHLS:** Five Year Housing Land Supply.

**Affordable Housing:** The definition of affordable housing for planning purposes can be found in National Planning Policy.

**ALPR:** Ashfield Local Plan Review (2002)

**CCG:** Clinical Commissioning Group

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

**Developable:** sites in a suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged.

**Dwg:** Dwelling

**EMRA**: East Midlands Regional Assembly

**EMRP:** East Midlands Regional Plan

**GPDO:** General Permitted Development Order

**Ha:** Hectares

**HDT:** Housing Delivery Test

**HNA**: Housing Needs Assessment

**LHN:** Local Housing Need

**DLUHC:** Department for Levelling Up, Housing and Communities

**NCC:** Nottinghamshire County Council

**NPPF:** National Planning Policy Framework

**OAN:** Objectively Assessed Need

**PDL**: Previously Developed Land

**Permitted Development (PD) rights** are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

**PPG**: Planning Practice Guidance

**RSL**: Registered Social Landlord

**RSS**: Regional Spatial Strategy

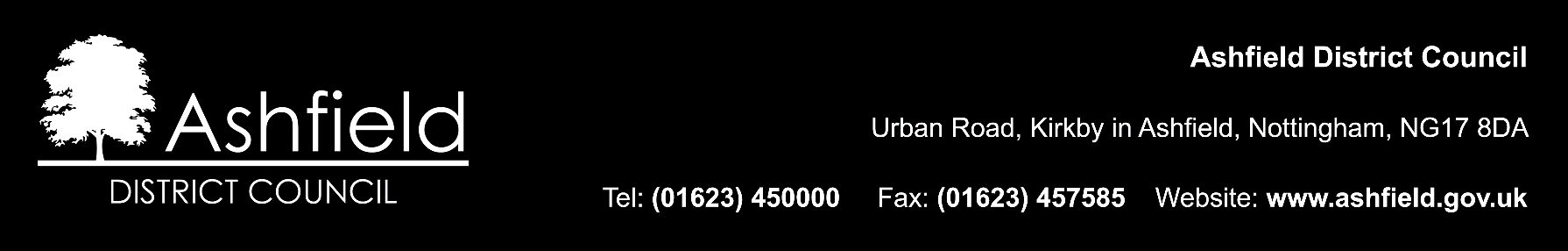
**Section 106 agreement (s106):** or planning obligations are an established mechanism for securing necessary infrastructure arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as outlined through the relevant local, regional and national planning policies.

**SHELAA:** Strategic Housing & Economic Land Availability Assessment

**SHMA:** Strategic Housing Market Area Assessment

**Social rented** housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

**Supplementary Planning Document (SPD):** Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.



1. [Ashfield District Council - Background Paper No. 2: Housing, October 2021](https://www.ashfield.gov.uk/media/lstflu1l/background-paper-no-2-housing.pdf) [↑](#footnote-ref-1)
2. Town & Country Planning (Use Classes) Order 1987, as amended. [↑](#footnote-ref-2)
3. https://www.ashfield.gov.uk/media/8d890976f713e6c/2020-11-10-greater-nottingham-and-ashfield\_housing-needs-assessment\_final.pdf [↑](#footnote-ref-3)
4. Housing Delivery Test Measurement Rule Book, MHGLG – July 2018 (paragraph 10) [↑](#footnote-ref-4)
5. [Ashfield District Council - Background Paper No. 2: Housing, October 2021](https://www.ashfield.gov.uk/media/lstflu1l/background-paper-no-2-housing.pdf) [↑](#footnote-ref-5)
6. The Housing Delivery Test result published in January 2022 has fallen below 75%. A buffer of 20% (moved forward from later in the Plan period) has therefore been applied. [↑](#footnote-ref-6)
7. These include land allocated for housing in the current Local Plan, or on the Brownfield Register where there is a realistic prospect that housing completions will begin within 5 years. [↑](#footnote-ref-7)
8. [Ashfield District Council - Background Paper No. 2: Housing, October 2021](https://www.ashfield.gov.uk/media/lstflu1l/background-paper-no-2-housing.pdf) [↑](#footnote-ref-8)