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5 Year Housing Land Supply Statement of Common Ground.

Between Ashfield District Council and Pegasus Group on
behalf of Hallam Land.

Land at Newark Road, Sutton-in-Ashfield

Date: 7 January 2025 | Pegasus Ref: EMS.2254

Author: Gary Lees

Signed: 	Signed: 
Name: Mick Morley	Name: GARY LEES
On behalf of: Ashfield District Council	On behalf of: Pegasus Group (acting on behalf of the appellant)
Date: 8 January 2025	Date: 7 JANUARY 2025



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision



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1. Statement of Common Ground

- 1.1. Having regard to the revised NPPF of December 2024, Ashfield District Council (ADC) has updated its 5 year housing land supply position as per **Appendix A** (attached). With a supply of 2060 dwellings, this claims 3.66 years supply, an undersupply of 749 dwellings.
- 1.2. For the reasons sent out in Mr Lees' evidence, the appellant is of the view that the Council's total amount of housing available and deliverable for the next 5-year period should be reduced to 1,877 dwellings. As such, the appellant's position is that the Council can at best only demonstrate 3.34 years supply, an undersupply of 932 dwellings.
- 1.3. Accordingly, ADC's 5 year housing land supply is agreed to be between 3.34 and 3.66 years supply.



Appendix A:

ADC 5 Year Housing Land Supply Position Statement December 2024

For purposes of Decision Making only (not local plan prep)

Five Year Housing Land Supply (5YHLS) using Local Housing Need derived from new December 2024 standard method

The table below is based on data taken from the Housing Land Monitoring Report April 2024, with an adjustment to update the Local Housing Need (LHN) to reflect the new standard method at December 2024.

As a result, the estimated 5YHLS has reduced to 3.66 years worth of readily deliverable housing sites.

Five Year Housing Requirement	Dwellings
Local Housing Need* @535 dpa x 5 years	2675
Add 5% buffer	134
Total 5 year requirement including buffer	2809
Annual requirement including buffer	562
Supply at April 2024	Dwellings
Existing planning permissions deliverable within 5 years	1863
Discount applied to permissions based on historic lapse rate	-101
Permitted Development deliverable within 5 years	3
Residential Institutions (C2) deliverable within 5 years [#]	51
Supply from large sites without planning permission	244
Supply from small windfall sites	0



Total amount of housing available and deliverable for the next 5 year period	2060
Calculation of 5 year housing land supply	Dwellings/ Years
Deliverable sites for the 5 year period	2060
Divided by annual requirement for next 5 years	562
Equates in years to	3.66
Oversupply (+) or undersupply (-) of dwellings over 5 years	-749

* based on standard methodology

dwelling equivalent based on planning practice guidance ratio of 1.8

Although a full assessment of all commitments/completions has not been undertaken since April 2024, it should be noted that several 'major' sites have been permissioned since this time. In addition, there has been recent activity which would move anticipated delivery on some sites to earlier in the housing trajectory. However, these aspects would not result in the uplift required to demonstrate 5YHLS at this time.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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