



Housing Land Monitoring Report



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ASHFIELD DISTRICT

HOUSING LAND MONITORING REPORT

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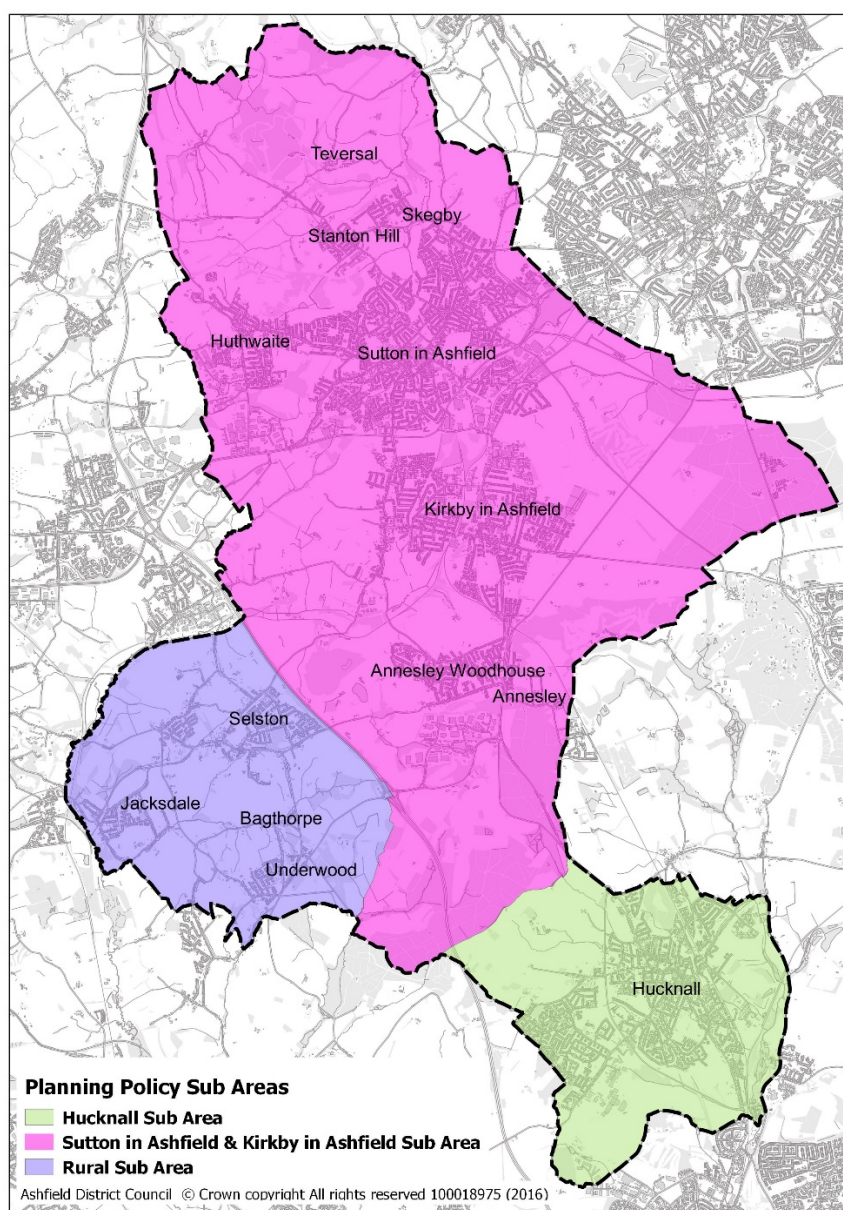
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1 Introduction

- 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.
- 1.3 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



2 Policy Background

- 2.1 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 As such, the housing land requirement set out in local planning policy is now out of date.
- 2.2 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).

3 Housing Land Supply and Requirement

- 3.1 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.
- 3.2 Table 1 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.
- 3.3 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 2021¹.

¹ [Ashfield District Council - Background Paper No. 2: Housing, October 2021](#)

Additional Sources of Housing Land Supply

Residential Institutions

- 3.4 National Planning Practice Guidance provides that housing for older people, including residential institutions in use class C2², 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).
- 3.5 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 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.
- 3.6 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 1.8⁴
 - **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.
- 3.7 Ashfield District has not delivered any student accommodation.

² Town & Country Planning (Use Classes) Order 1987, as amended.

³ https://www.ashfield.gov.uk/media/8d890976f713e6c/2020-11-10-greater-nottingham-and-ashfield_housing-needs-assessment_final.pdf

⁴ Housing Delivery Test Measurement Rule Book, MHGLG – July 2018 (paragraph 10)

Permitted Development of Other Uses to Residential

- 3.8 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.
- 3.9 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.
- 3.10 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

- 3.11 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

3.12 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

3.13 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.

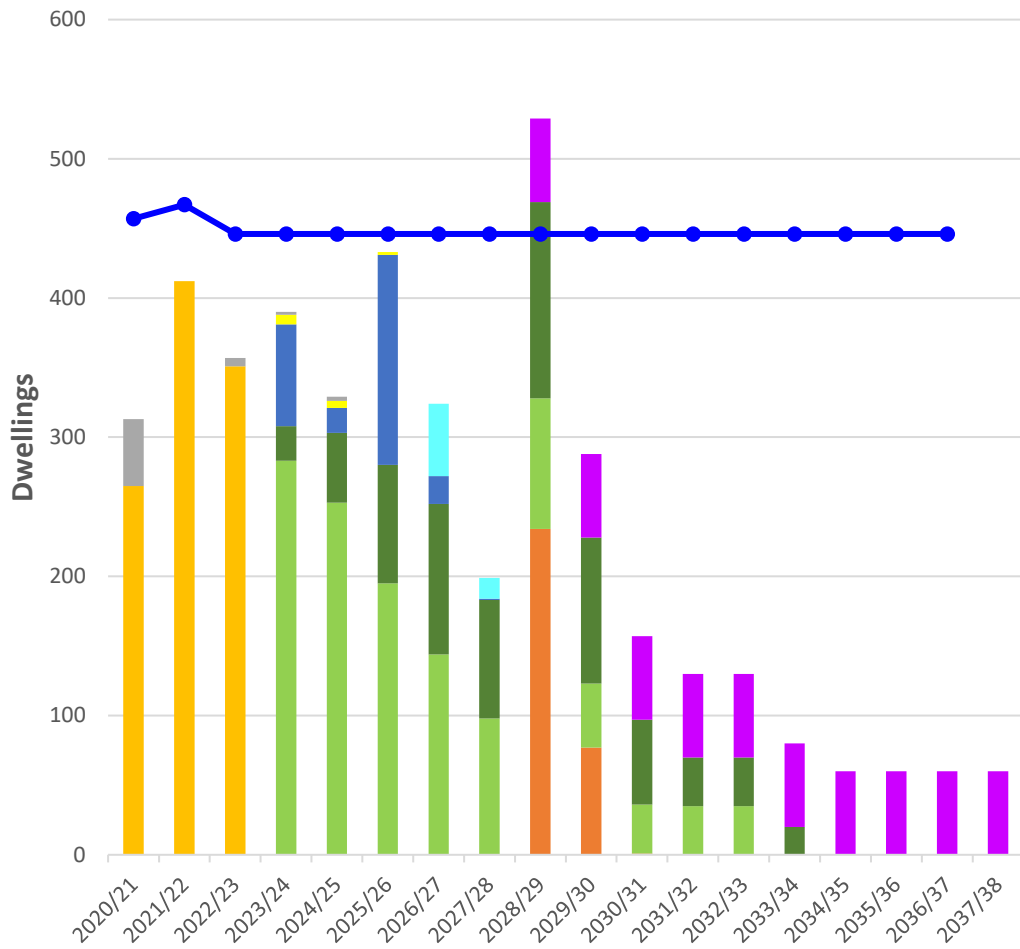
Table 2: Ashfield Housing Trajectory 2020 - 2038

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)

⁵ Ashfield District Council - Background Paper No. 2: Housing, October 2021

Ashfield District Housing Trajectory Chart: 2020-2038



- Small site windfall allowance
- Past/Projected Completions from C2 schemes
- Projected Completions from prior approval schemes
- Projected Completions from Small Sites with Outline Planning Permission
- Projected Completions from Small Sites with Full Planning Permission
- Projected completions from large sites with outline planning permission
- Projected completions from large sites with Full planning permission
- Projected completions from large sites without planning permission
- Past C3 Completions (net)*
- PLAN - Annual requirement

Five Year Housing Land Supply

- 3.14 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).
- 3.15 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 73⁶;
 - 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;
 - 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

- 3.16 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

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.

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.

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

3.17 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

- 3.18 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.
- 3.19 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).
- 3.20 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

- 3.21 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.
- 3.22 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.
- 3.23 Previous HDT results, under transitional arrangements, were as follows:
- - 2018 – 116% No consequences
 - 2019 – 95% No consequences
 - 2020 – 65% Presumption in favour of development

3.24 At the time of writing, this is the most up to date HDT as nothing has been published by Government since January 2022.

4 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.

5 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%

6 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%

7 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

8 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:

- a) provides solely for Build to Rent homes;*
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- c) is proposed to be developed by people who wish to build or commission their own homes; or*
- d) 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%

9 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

Planning Appn Ref	Database/ SHELAA/ Brownfield Register Site Ref	Address	Site Area	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Year 6 28/29	Year 7 29/30	Year 8 30/31	Year 9 31/32	Year 10 32/33	Year 11 33/34	Year 12 34/35	Year 13 35/36	Year 14 36/37	Year 15 37/38	Year 16 38/39	Year 17 39/40	Year 18 40/41	Year 19 41/42	Year 20 42/43
Available sites without Planning Permission																									
n/a	HK009	Seven Stars Public House and adjoining land, West Street	0.70	28	28						28														
Total Hucknall sites without planning permission					28	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hucknall Large Sites with Outline Planning permission																									
V/2016/0619	80	Hucknall Town Football Club, Watnall Road	2.52	82	82						35	35	12												
V/2020/0553	H0265	Phase 5b and 9, Former Rolls Royce Site, Off Watnall Road	7.96	261	261	25	50	50	50	50	36														
Total Hucknall Large Sites with Outline Permission					343	25	50	50	50	50	71	35	12	0	0	0	0	0	0	0	0	0	0	0	0
Hucknall Large Sites with Detailed Planning Permission																									
V/2015/0267	H0265	Rolls Royce, Watnall Road	3.79	99	2	2																			
V/2018/0803	H0265	Rolls Royce, Watnall Road	2.78	120	1	1																			
V/2019/0452	H0265	Parcel 8, Land at Rolls Royce, Watnall Road	1.87	64	5	5																			
V/2020/0563	H0265	Land at, Shepherd Street, Rolls Royce	1.34	100	42	42																			
V/2019/0483	H0335	Phase 2, Broomhill Farm, Nottingham Road	7.16	217	168	35	35	35	35	28															
Total Hucknall Large Sites with Detailed Permission					218	85	35	35	35	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

'RURALS' AREA

Planning Appn Ref	Database/SHELAA/Brownfield Register Site Ref	Address	Site Area	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Year 6 28/29	Year 7 29/30	Year 8 30/31	Year 9 31/32	Year 10 32/33	Year 11 33/34	Year 12 34/35	Year 13 35/36	Year 14 36/37	Year 15 37/38	Year 16 38/39	Year 17 39/40	Year 18 40/41	Year 19 41/42	Year 20 42/43
Available sites without Planning Permission																									
n/a	SJU003	Land off Westdale Road, Jacksdale	2.10	49	49						35	14													
n/a	SJU035	Land off Westdale Road/Rutland Road, Jacksdale	0.50	22	22						22														
Total 'Rurals' sites without planning permission					71	0	0	0	0	0	57	14	0	0	0	0	0	0	0	0	0	0	0	0	0

KIRKBY AREA

Planning Appn Ref	Database/SHELAA/Brownfield Register Site Ref	Address	Site Area	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Year 6 28/29	Year 7 29/30	Year 8 30/31	Year 9 31/32	Year 10 32/33	Year 11 33/34	Year 12 34/35	Year 13 35/36	Year 14 36/37	Year 15 37/38	Year 16 38/39	Year 17 39/40	Year 18 40/41	Year 19 41/42	Year 20 42/43
Available sites without Planning Permission																									
N/A	KA026	former allotments land at Diamond Ave	2.20	63	63						35	28													
N/A	KA038	Rear 126 Skegby Road, Annesley	0.55	15	15						15														
Total Kirkby/Sutton sites without planning permission					78	0	0	0	0	0	50	28	0	0	0	0	0	0	0	0	0	0	0	0	0
Kirkby Large Sites with Detailed Planning Permission																									
V/2019/0756	K0283	Land off Millers Way	1.40	54	54		35	19																	
V/2022/0326	K0306	Warwick Close, Kirkby	0.83	34	34	34																			
Total Kirkby Large Sites with Detailed Permission					88	34	35	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SUTTON AREA

Planning Appn Ref	Database/SHELAA/Brownfield Register Site Ref	Address	Site Area	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Year 6 28/29	Year 7 29/30	Year 8 30/31	Year 9 31/32	Year 10 32/33	Year 11 33/34	Year 12 34/35	Year 13 35/36	Year 14 36/37	Year 15 37/38	Year 16 38/39	Year 17 39/40	Year 18 40/41	Year 19 41/42	Year 20 42/43
Available sites without Planning Permission																									
lapsed outline V/2009/0559	SA017	Land at priestic Road/Northern View	0.50	19	19						19														
n/a	SA025	Pasture Farm, Alfreton Road, Sutton	1.26	34	34						34														
n/a	SA061	adjacent 88 High Hazels Drive, Huthwaite	0.41	11	11						11														
Lapsed V/2015/0264	S0320 BFR14	Quantum Clothing North St Huthwaite	2.50	71	71						35	35	1												
Total Sutton sites without planning permission					135	0	0	0	0	0	99	35	1	0	0	0	0	0	0	0	0	0	0	0	0
Sutton Large Sites with Outline Planning permission																									
V/2018/0212	S0638	The Pattern House, Crossley Avenue, Huthwaite,	0.68	23	23				23																
V/2020/0784	S0675	Land West Off, Fisher Close	3.63	84	84						35	35	14												
V/2020/0184	S0670	Land Off, Ashland Road West	10.46	300	300			35	35	35	35	35	35	35	35	20									
Total Sutton Large Sites with Outline Planning permission					407	0	0	35	58	35	70	70	49	35	35	20	0	0	0	0	0	0	0	0	0
Sutton Large sites with Detailed Planning Permission																									
V/2016/0487	S0575	rear of 249-251 Alfreton Road, sutton	4.12	118	43	35	8																		
V/2018/0783	S0498	land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby	8.30	206	206	20	35	35	35	35	35	11													
V/2018/0120	S0567	off Brand Lane	7.26	172	71	35	35	1																	
V/2020/0832	S0621	The Quarry, 57, Stoneyford Road	1.29	47	47	12	35																		
V/2020/0884	S0658	Land Rear of 211, Alfreton Road, NG17 1JP	4.09	110	110	35	35	35	5																
V/2020/0791	S0665	Land at, Clare Road	2.92	69	69			35	34																
V/2021/0776	S0454	North of Midland Road	0.48	20	20	20																			
V/2021/0089	S0587	Land at Beck Lane	13.34	322	322	7	35	35	35	35	35	35	35	35	35										
V/2020/0411	S0293	land at Outram Street/Park Street	0.23	24	24						24														
Total Sutton Large Sites with Detailed Permission					912	164	183	141	109	70	94	46	35	35	35	0	0	0	0	0	0	0	0	0	0

EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION – ASHFIELD DISTRICT

Source	Total number of Dwellings remaining at 1st April 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Year 6 28/29	Year 7 29/30	Year 8 30/31	Year 9 31/32	Year 10 32/33	Year 11 33/34	Year 12 34/35	Year 13 35/36	Year 14 36/37	Year 15 37/38	Year 16 38/39	Year 17 39/40	Year 18 40/41	Year 19 41/42	Year 20 42/43
Total Large Sites with Outline Planning Permission	750	25	50	85	108	85	141	105	61	35	35	20	0	0	0	0	0	0	0	0	0
Total Large Sites with Full Planning Permission	1218	283	253	195	144	98	94	46	35	35	35	0	0	0	0	0	0	0	0	0	0
Small Sites with Outline Permission	67	0	0	0	52	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Sites with Full Permission	263	73	18	151	20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Permissions	2298	381	321	431	324	199	235	151	96	70	70	20	0	0	0	0	0	0	0	0	0

EXPECTED DELIVERY OF SITES FROM ALL SUPPLY SOURCES – ASHFIELD DISTRICT

Source	Total number of Dwellings remaining at 1st April 2023	Year 1 23/24	Year 2 24/25	Year 3 25/26	Year 4 26/27	Year 5 27/28	Year 6 28/29	Year 7 29/30	Year 8 30/31	Year 9 31/32	Year 10 32/33	Year 11 33/34	Year 12 34/35	Year 13 35/36	Year 14 36/37	Year 15 37/38	Year 16 38/39	Year 17 39/40	Year 18 40/41	Year 19 41/42	Year 20 42/43
All sites with Planning Permission	2298	381	321	431	324	199	235	151	96	70	70	20	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						1656															
Known PD/Prior Approvals	14	7	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						14															
C2 schemes (Dwelling equivalent)	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						5															
Large Sites without Planning Permission	312	0	0	0	0	0	234	77	1	0	0	0	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						0															
Small windfall sites beyond 5 years*	900	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
<i>Within 5 years</i>						0															
ALL DISTRICT SITES	3529	390	329	433	324	199	529	288	157	130	130	80	60	60	60	60	60	60	60	60	60
<i>Within 5 years</i>						1675															

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 1 no 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. 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

⁸ [Ashfield District Council - Background Paper No. 2: Housing, October 2021](#)

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).

2. 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).

$$\begin{aligned}\text{Adjustment factor} &= \frac{(5.73 - 4)}{4} \times 0.25 \\ &= \frac{1.73}{4} \times 0.25 \\ &= 0.4325 \times 0.25 \\ &= 0.108125\end{aligned}$$

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

1 + adjustment factor x projected household growth =

$$1.108125 \times 402.3 = 445.8 \text{ dwellings}$$

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.



Ashfield

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