



Housing Land Monitoring Report



ASHFIELD DISTRICT

HOUSING LAND MONITORING REPORT

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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 The study reflects the status and overall position of sites at 31st March 2014 and as such some information may be out of date.
- 1.2 For planning policy purposes Ashfield is divided into 3 sub-areas, namely Hucknall, Kirkby and Sutton Areas, and the Village Area (Selston Parish).
- 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) identify housing land requirements for the period 1991-2011. In 2012, the National Planning Policy Framework (NPPF) gave individual Local Authorities the responsibility of setting future housing targets based on objectively assessed need and their vision for the future of the District.
- 2.2 In response to the requirements of the NPPF, the Council have undertaken a study in order to help establish an objectively assessed housing need. The 'Population and Household Forecasts' study, (Edge Analytics) was commissioned by Nottinghamshire and Derbyshire Local Authorities and completed in October 2011. This study provided the Council with an opportunity to investigate various scenarios to inform the implications for different levels of housing growth that might be planned to meet the Council's vision for the future and economic aspirations of the Corporate Plan. The study provided the basis for the Ashfield District Cabinet agreed targets. More detailed information regarding this topic can be found in the Housing Technical Paper, 2013 on the Council's website.
- 2.3 Ashfield District Council are currently working towards producing a new Local Plan which will supersede all existing documents and set out policy and requirements for the period up until 2024.
- 2.4 For the purposes of this report, the take up (or development) of housing land has been monitored alongside locally agreed targets for the period 2010-2024 (adopted by Ashfield District Council at Cabinet in March 2012) in order to assess the rate of development against requirements, and current land availability.

3. Housing Land Supply and Requirement

- 3.1 Table 1 below illustrates the current position of housing land supply at 31st March 2014. This is based on the objectively assessed need for housing in the District for the period 2010-2024, set against the provision of deliverable housing sites without the need for current policy change. This includes sites with planning permission, housing land allocations, and sites put forward in the Strategic Housing Land Availability Assessment (SHLAA). The figures take account of deliverability with regard to availability, lead-in time and development rates.

Housing Trajectories

- 3.2 The tables in Appendix 1 illustrate the expected rate of housing delivery for the period 2010 to 2024. The tables do not include any new 'preferred' sites which will require policy change through the new emerging Local Plan.

Table 1: Dwelling Requirement and Provision 2010-2024 (excluding proposed allocations requiring policy change)

Dwelling Requirement and Provision 2010-2024		Hucknall Area	Kirkby/Sutton Area	Rural Area (Selston Parish)	District Total	
R E Q U I R E M E N T	1	Dwelling Requirement 2010-2024	2460	4,438	742	7,640
	2	Houses Developed, 4/2010-4/2014 (including new build, Conversions & Change of Use & C2)	716	1003	33	1752
	3	Houses Demolished, 4/2010-4/2014	2	42	1	45
	4	Houses needed to meet requirement, 4/2014 - 4/2024 (1 - 2 + 3)	1746	3,477	710	5,933
S U P P L Y	5	Housing Provision on small sites , (including new build, net conversions, change of use & C2), 4/2014 - 4/2024				
		a) with planning permission at 1st April 2014	83	238	54	375
		b) demolitions and other losses with planning permission at 1st April 2014	0	2	2	4
		c) estimated additional development *	0	0	0	0
	6	Housing provision on large sites , 4/2014 - 4/2024				
		a) with planning permission at 1st April 2014	722	1420	30	2172
		b) demolitions and other losses with planning permission at 1st April 2014	0	0	0	0
	c) estimated additional development *	949	384	101	1434	
7	Total housing provision, 4/2014- 4/2024 (5a-5b+5c+6a-6b+6c)	1754	2040	183	3977	
8	Under provision 2014- 2024 (7 minus 4)	-8	1,437	527	1,956	

* sites assessed as deliverable between 2012-2024 in accordance with current planning policy (including existing allocations and SHLAA sites)

Five Year Land Supply

- 3.3 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 5 year Housing Land Supply.
- 3.4 The Council's situation as at 1st April 2014 is summarised below. This is based on current commitments (including sites with planning permission and those SHLAA sites which are deliverable without any policy change), set against the Council's adopted housing target for 2010 -2024, plus a 5% buffer for the first five years.

Methodology	Hucknall Area	Sutton/Kirkby Area	Village Area (Selston Parish)	Ashfield District
Sedgefield	5.8	4.2	1.1	4.3
Liverpool	5.7	4.6	1.4	4.6

- 3.5 Tables 2 and 3 set out Ashfield's detailed position with regard to Ashfield's 5 year housing land supply, calculated using the 'Sedgefield' and Liverpool methods of calculation respectively. The 'Liverpool approach' is to seek to meet any backlog of provision over the whole plan period (also known as the residual approach). The 'Sedgefield approach' front loads the provision of any backlog within the first five years.
- 3.6 Appendix 1 gives details of anticipated delivery on individual sites where the yield exceeds 10 dwellings, and a summary of delivery on smaller sites.

Additional Sources of Land Supply

A. Residential Institutions

- 3.7 In addition to the sources already identified above, National Planning Policy Guidance (NPPG) published in March 2014 expects Local authorities to count housing provided for older people, including residential institutions (use class C2), against their housing requirement.
- 3.8 All sites completed since 2010 and those with current planning permission will now contribute to the overall housing requirement for Ashfield.
- 3.9 Appendix 3 gives details of C2 completions and commitments for the period 2010 to 2014. In summary it sets out that:
- 55 bedspaces have been delivered in the Sutton/Kirkby area between 2010-2014.

- 191 bedspaces have planning permission in the Sutton/Kirkby area and are expected to be completed within 5 years

B. Permitted development of offices to residential

- 3.10 Permitted development (PD) rights for offices to convert to residential use were granted nationally in may 2013 for a temporary period of 3 years.
- 3.11 No applications for prior notification of such development has been received by Ashfield District Council at 31st March 2014. This source of additional housing will be monitored however for future provision up to 2016.

TABLE 2: Five Year Land Supply ('Sedgefield' method) - April 2014

SEDGEFIELD METHOD OF CALCULATION (previous undersupply all included in first 5 years)		Hucknall (Dwgs)	Sutton/ Kirkby (Dwgs)	Villages (Dwgs)	Ashfield (Dwgs)
REQUIREMENT	Ashfield Local Plan Publication Draft Requirement (2010 to 2024)	2460	4438	742	7640
	Requirement per annum	176	317	53	546
	Baseline requirement for 5 years	879	1585	265	2729
	C3 Completions (2010 to 2014)	714	907	32	1653
	C2 Completions (2010 to 2014)	0	55	0	55
	Under or oversupply 2010 to 2014	-11	306	180	475
	Housing requirement for the next 5 year period adjusted for under/oversupply	867	1891	445	3203
	Annual requirement for the next 5 years	173	378	89	641
SUPPLY	C3 permissions deliverable within 5 years	697	1341	83	2121
	C2 permissions deliverable within 5 years	0	191	0	191
	SHLAA sites deliverable within 5 years (not requiring policy change)	353	155	21	529
	Total amount of housing available and deliverable for the next 5 year period	1050	1687	104	2841
BASIC 5 YEAR SUPPLY POSITION	Calculation of 5 year housing land supply				
	Deliverable sites for the 5 year period	1050	1687	104	2841
	Divided by annual requirement (2014 to 2019)	173	378	89	641
	Equates in years to	6.05	4.46	1.17	4.43
	Oversupply (+) or undersupply (-) of dwellings	183	-204	-341	-362

ADJUSTED 5 YEAR SUPPLY POSITION	Calculation of 5% buffer				
	Annual objectively assessed need requirement	176	317	53	546
	Baseline 5 year requirement	879	1585	265	2729
	Times by 0.05 gives an additional buffer of	44	79	13	136
	5 year requirement including historic under-delivery, plus 5% buffer equals	911	1970	458	3340
	Supply equates in years to	5.76	4.28	1.13	4.25
	Oversupply (+) or undersupply (-) of dwellings	139	-283	-354	-499

TABLE 3: Five Year Land Supply ('Liverpool' method) - April 2014

LIVERPOOL METHOD OF CALCULATION (previous undersupply apportioned over remaining plan period)		Hucknall (Dwgs)	Sutton/ Kirkby (Dwgs)	Villages (Dwgs)	Ashfield (Dwgs)
REQUIREMENT	Five Year Housing Requirement:				
	Ashfield Local Plan Publication Draft Requirement (2010 - 2024)	2460	4438	742	7640
	C3 completions (2010 to 2014)	714	907	32	1653
	C completions (2010 to 2014)	0	55	0	55
	Residual requirement (2014 to 2024)	1746	3476	710	5932
	Residual requirement (2014 to 2024) per annum	175	348	71	593
	Housing requirement for the next 5 year period	873	1738	355	2966
SUPPLY	Available 5 year housing supply:				
	C3 permissions deliverable within 5 years	697	1341	83	2121
	C2 permissions deliverable within 5 years	0	191	0	191
	SHLAA sites deliverable within 5 years (not requiring policy change)	353	155	21	529
	Total available and deliverable for the next 5 year period	1050	1687	104	2841
BASIC 5 YEAR SUPPLY POSITION	Calculation of 5 year housing land supply				
	Deliverable sites for the 5 year period	1050	1687	104	2841
	Equates in years to	6.01	4.85	1.46	4.79
	Oversupply (+) or undersupply (-) of dwellings	177	-51	-251	-125

ADJUSTED 5 YEAR SUPPLY POSITION	Calculation of 5% buffer				
	Annual objectively assessed need requirement	176	317	53	546
	Times by 5 years	879	1585	265	2729
	Times by 0.05 gives an additional buffer of	44	79	13	136
	5 year requirement plus 5% buffer equals	917	1817	368	3102
	Supply equates in years to	5.73	4.64	1.41	4.58
	Oversupply (+) or undersupply (-) of dwellings	133	-130	-264	-261

Approach to Historic Under/Oversupply and Justification for 5% Buffer

- 3.12 Tables 1-3 take account of any undersupply for the years 2010 to 2014, based on Ashfield's objectively assessed need, which is aimed at achieving economic growth.
- 3.13 Table 4 overleaf illustrates how historic delivery prior to this period compares against housing requirements. The time period used is taken from the adoption date of the 'saved' Ashfield Local Plan Review (2002) up to 2010 (the date which represents the start of Ashfield's agreed objectively assessed need for the emerging Local Plan). The annual requirement of 405 dwellings per annum has been taken from the Ashfield Local Plan Review (2002). This Plan had an end date of 2011, and policies relating to housing supply had been 'saved'.
- Option A in the table includes a requirement of 560 per annum, taken from the revoked East Midlands Regional Plan 2009 (EMRP) for the period 2006 (the Plan base date) to 2010. It illustrates an **under-provision** of **93** dwellings (or **2.4%**) over the 8 year period.
 - Option B in the table relies solely upon the adopted Local Plan requirement of 405 dwellings per annum and illustrates an **oversupply** of **527** dwellings (or **16.3%**) over the 8 year period.
- 3.14 Based on this information, the Council considers it reasonable not to take account of any over or undersupply for the years prior to 2010 (the base date for the emerging Local Plan).
- 3.15 An additional 5% buffer (moved from later in the plan period) has been applied to the 5 year supply calculations to ensure choice and competition in the market, consistent with the requirements of the NPPF. Where local authorities have a record of persistent under delivery, this buffer should increase to 20%. The Council has assessed past housing delivery against housing requirement and has also undertaken a comparison with annual completions at a national level (see Appendix 2). It is evident that past performance cannot be described as 'persistent under delivery' as it is only in recent years, following the credit crunch and collapse of the housing market nationally, that delivery has slipped below the District requirement.

**TABLE 4: ASHFIELD DISTRICT
Comparison of past delivery against requirement**

Year on Year Completions (1st April to 31st March)

Year	Hucknall	Rest of Ashfield	Total	Option A Annual requirement including EMRP	Variation (Option A)	Option B Annual requirement excluding EMRP	Variation (Option B)
2002-2003	182	400	582	405	177	405	177
2003-2004	70	334	404	405	-1	405	-1
2004-2005	118	243	361	405	-44	405	-44
2005-2006	150	398	548	405	143	405	143
2006-2007	270	382	652	560	92	405	247
2007-2008	202	373	575	560	15	405	170
2008-2009	139	144	283	560	-277	405	-122
2009-2010	129	233	362	560	-198	405	-43
Total 2000 - 2010	1260	2507	3767	3860	-93	3240	527
				Percentage shortfall	-2.4%	Percentage oversupply	16.3%

4. Housing Land Schedule

This schedule provides details of 'Large' sites (10 or more dwellings) which have planning permission for residential purposes as at 31st March 2014. 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.

HOUSING LAND SCHEDULE: 1st APRIL 2014: CURRENT LARGE SITES WITH 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
HG1Ho	H0133	V/2007/0518	Off, Papplewick Lane	5.12	37	187	11	176	Reserved Matters	N	STARTED
HG1Ho	H0133	V/2009/0154	Off, Papplewick Lane	5.18	32	165	164	1	Reserved Matters	N	STARTED
HG1Ho	H0133	V/2010/0351	Off, Papplewick Lane	3.44	21	72	71	1	Full	N	GRANTED
HG1Ho	H0133	V/2013/0070	Phase 3 Land off, Papplewick Lane	2.03	44	89	24	65	Full	N	STARTED
HG1Ho	H0133	V/2013/0071	Phase 2 Land off, Papplewick Lane	1.45	72	104	33	71	Full	N	STARTED
n/a	H0146	V/2006/0080 & V/2007/0705	Land to Rear of 355-371a, Watnall Road,	0.58	36	21	0	21	Full	Y	STARTED
HG1Hj	H0147	V/2006/0564	Land at, Garden Road, Hucknall,	5.50	39	217	155	62	Full	N	STARTED
n/a	H0152	V/2010/0590	Unit 2, Washdyke Lane Workshops, Washdyke Lane	0.29	38	11	0	11	Outline	N	GRANTED
n/a	H0177	V/2006/0715	F J Bamkin and Son Ltd, King Edward St	0.57	40	23	0	23	Outline	Y	GRANTED
n/a	H0200	V/2008/0783	135-137, Beardall Street, Hucknall	0.25	56	14	0	14	Outline	Y	GRANTED
n/a	H0239	V/2009/0452	Hucknall Town Football Club, Watnall Road, NG15 7LP	3.50	31	108	0	108	Outline	Y	GRANTED
n/a	H0238	V/2011/0188	Grange Farm, Moor Road, NG15 8ER	0.60	30	18	0	18	Outline	Y	GRANTED
n/a		V/2013/0641	364-376 Watnall Rd	0.40	25	10	0	10	Full	N	GRANTED
HG1Hb		V/2013/0409	Broomhill Farm, west of Nottingham Road	5.20	27	141	0	141	Full	N	GRANTED
Hucknall Totals				34.11	34	1180	458	722			

Kirkby-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
HG1Ki	K0091	V/2010/0552	Former Allotments, Diamond Avenue, Kirkby	1.97	34	67	0	67	Outline	N	GRANTED
HG1Ka	K0109	V/2008/0025	Land Off, Lindleys Lane, NG17 8AP	3.33	44	148	123	25	Full	Y	STARTED
HG1Ka	K0109	V/2008/0113	Phase 2, Land at Studfold Farm, Lindleys Lane, Kirkby	3.62	41	148	65	83	Reserved Matters	N	GRANTED
HG1Ka	K0109	V/2009/0382	North of Studfold Farm, Lindleys Lane, (forms part of larger site)	0.28	11	3	0	3	Outline	Y	GRANTED
EM1Rc	K0167	V/2009/0038	Annesley Colliery, Newstead Road,	3.69	30	112	87	25	Reserved Matters	Y	STARTED
EM1Rc	K0167	V/2011/0184	Annesley Colliery, Newstead Road,	1.48	35	52	47	5	Full	Y	STARTED
EM1Rc	K0220	V/2010/0433	Annesley Colliery, Newstead Road,	3.14	39	124	0	124	Outline	Y	GRANTED
	K0227	V/2011/0560	East of Sutton Road, Kirkby (Larwood)	7.30	31	225	0	225	Outline	N	GRANTED
	S0129	V/2007/0485	Land off, Mill Lane, Huthwaite	1.91	45	86	82	4	Reserved Matters	Y	STARTED
	S0243	V/2008/0663	Station House, Outram Street, NG17 4AX	0.15	187	28	0	28	Full	Y	GRANTED
	S0329	V/2009/0295	Former Courtaulds Factory and Adjacent Land, Unwin Road, Sutton, NG17 4JW	2.54	46	116	35	81	Reserved Matters	Y	STARTED
	S0360	V/2007/1001 V/2011/0052	259, Stoneyford Road, Stanton Hill,	0.11	100	11	0	11	Full	Y	GRANTED
HG1Se	S0362	V/2008/0017	Land Off, Lynton Dr.	4.80	35	169	150	19	Full	N	STARTED
	S0368	V/2008/0524	The Twitchell, Sutton,	0.62	53	33	21	12	Full	Y	STARTED

	S0390	V/2008/0655	Land at, Cross Row, Stanton Hill	0.20	85	17	0	17	Outline	N	GRANTED
	S0473	V/2011/0211	Greenwood Falls Farm, Mill Lane, NG17 2NJ	2.20	38	83	58	25	Full	N	GRANTED
	S0498	V/2011/0503	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	7.40	31	230	0	230	Outline	N	GRANTED
	S0499	V/2012/0225	off Sheepwash Lane, Sutton	1.50	39	58	0	58	Outline	Y	GRANTED
	S0502	V/2012/0598	Sutton Pools Complex, Brook Street, Sutton	0.28	89	25	0	25	Full	Y	STARTED
	S0513	V/2013/0094	Land at Unwin Road (Co-op site)	0.49	37	18	0	18	Outline	N	GRANTED
	S0522	V/2012/0556	land between Pleasley Road/Mansfield Road	1.25	30	37	0	37	Outline	N	GRANTED
HG1Ss	S0514	V/2013/0647	land at 57 Stoneyford Rd	1.29	39	50	0	50	Outline	Y	GRANTED
	S0511	V/2012/0297	land off Mansfield road/Unwin Road, Eastfieldside	1.52	33	50	0	50	Full	Y	GRANTED
	S0022	V/2013/0336	Rear of 50 Columbia Street, Huthwaite	0.24	50	12	0	12	Full	Y	GRANTED
Kirkby-Sutton Totals				51.13	37	1902	668	1234			

Villages Area: Large Sites with Planning Permission

ALPR Ref.	Site Ref.	Permission Ref.	Address	Net Residential Area	Res Density	Total Net Dwellings	Dwellings Completed	Dwellings Remaining	Application Type	Previously Developed Land	Current Status
n/a	R0221	V/2012/0580	land off Portland Road, Selston	0.79	38	30	0	30	Full	N	STARTED
Villages Totals				0.79	38	30	0	30			

LARGE SITE SUMMARY 1st APRIL 2014

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Net Dwellings	Dwellings Completed	Dwellings Remaining
Hucknall Area					
Greenfield	28.61	35	996	458	538
PDL (Brownfield)	5.50	33	184	0	184
Total Hucknall	34.11	35	1180	458	722
Kirkby-Sutton Area					
Greenfield	29.23	34	994	273	721
PDL (Brownfield)	22.08	41	908	395	513
Total Kirby-Sutton	51.31	37	1902	668	1234
Villages Area (Selston Parish)					
Greenfield	0.79	37.97	30.00	0.00	30.00
PDL (Brownfield)	0.00	N/A	0.00	0.00	0.00
Total Villages	0.79	0	30	0	30
Ashfield (whole of District)					
Greenfield	58.63	34	2020	731	1289
PDL (Brownfield)	27.58	40	1092	395	697
Total Ashfield District	86.21	36	3112	1126	1986

Please note: Numbers may not sum due to rounding

5. COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

Net Residential Completions April 2013-2014
(including conversions & change of use but not demolitions)

Area	Greenfield Dwgs	Brownfield Dwgs	Total Dwgs
Hucknall Area			
Large sites	131	0	131
Small sites (including Conversions & Change of use)	0	10	10
Total Hucknall	131	10	141
% Completions (dwgs)	93%	7%	100%
Kirkby-Sutton Area			
Large sites	124	149	273
Small sites (including Conversions & Change of use)	9	20	29
Total Kirkby-Sutton	133	169	302
% Completions (dwgs)	44%	56%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	7	5	12
Total Villages	7	5	12
% Completions (dwgs)	58%	42%	100%
Ashfield District			
Large sites	255	149	404
Small sites (including Conversions & Change of use)	16	35	51
Total Ashfield	271	184	455
% Completions (dwgs)	60%	40%	100%

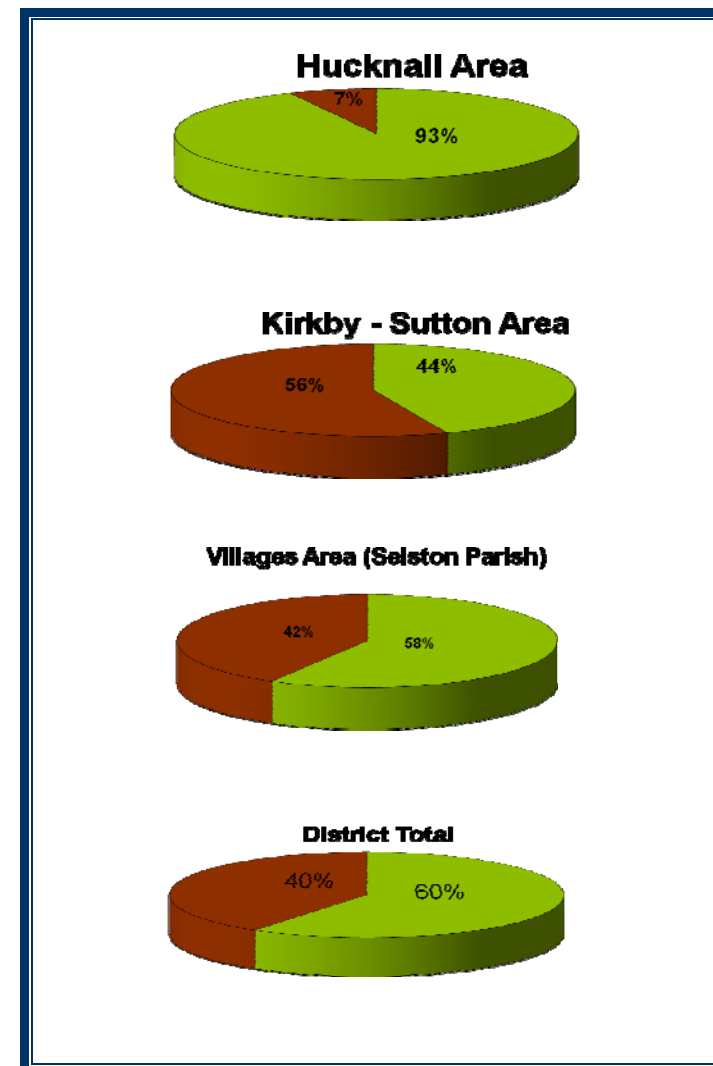


Table 5

6. COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

Residential Commitments at 1st April 2014

Permissions including new build, conversions, change of use and demolitions

Area	Greenfield (Dwgs)	Brownfield (Dwgs)	Total (Dwgs)
Hucknall Area			
Large sites	538	184	722
Small sites (including Conversions & Change of use)	21	62	83
Total Hucknall	559	246	805
% Commitments (dwgs)	69%	31%	100%
Kirkby-Sutton Area			
Large sites	721	513	1234
Small sites (including Conversions & Change of use)	35	198	233
Total Kirkby-Sutton	756	711	1467
% Commitments (dwgs)	52%	48%	100%
Villages Area (Selston Parish)			
Large sites	30	0	30
Small sites (including Conversions & Change of use)	19	35	54
Total Villages	49	35	84
% Commitments (dwgs)	58%	42%	100%
Ashfield District			
Large sites	1289	697	1986
Small sites (including Conversions & Change of use)	75	295	370
Total Ashfield	1364	992	2356
% Commitments (dwgs)	58%	42%	100%

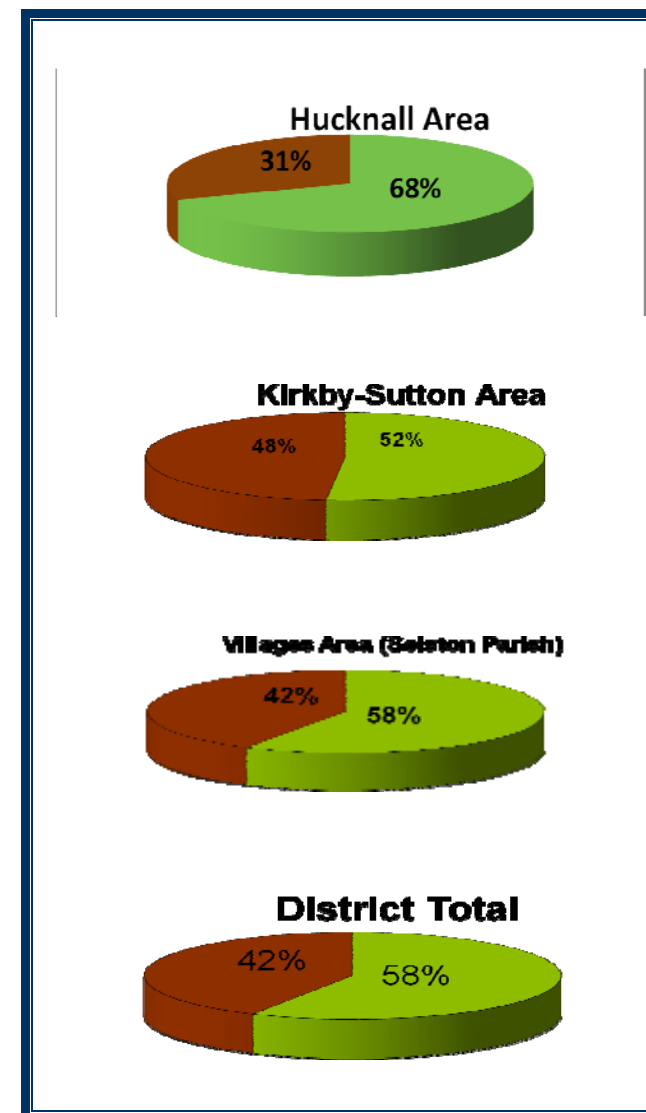


Table 6

7. HOUSING COMPLETION RATES: 1ST APRIL 2010 - 31ST MARCH 2014

TABLE 7: Annual Housing Completions since 1 st April 2010						
Period completed (1st April - 31st March)	New Build			Net Additions through Conversion & Change of Use	Demolitions	Total Net Completions
	S	L	Total New Build			
HUCKNALL AREA						
2010 - 2011	19	185	204	3	0	207
2011 - 2012	3	175	178	4	1	181
2012 - 2013	9	174	183	3	1	185
2013 - 2014	3	131	134	7	0	141
Completions 2010 - 2014	34	665	699	17	2	714
KIRKBY & SUTTON AREA						
2010 - 2011	23	142	165	13	40	138
2011 - 2012	36	181	217	9	1	225
2012 - 2013	23	212	235	7	0	242
2013 - 2014	20	273	293	9	1	301
Completions 2010 - 2014	102	808	910	38	42	906
VILLAGES AREA (SELSTON, JACKSDALE, UNDERWOOD, BAGTHORPE, BRINSLEY)						
2010 - 2011	5	0	5	2	0	7
2011 - 2012	4	0	4	2	0	6
2012 - 2013	5	0	5	3	1	7
2013 - 2014	11	0	11	1	0	12
Completions 2010 - 2014	25	0	25	8	1	32
TOTAL ASHFIELD						
2010 - 2011	47	327	374	18	40	352
2011 - 2012	43	356	399	15	2	412
2012 - 2013	37	386	423	13	2	434
2013 - 2014	34	404	438	17	1	454
Completions 2010 - 2014	161	1473	1634	63	45	1652
Average per year 2010 - 2014	40	368	409	16	11	413

8. HISTORIC COMPLETION RATES

Hucknall part of Ashfield District

TABLE 8: Annual Housing Completions 1st April 1991 - 2011						
Period completed	New Build			Net Additions through Conversion & Change of Use	Demolitions	Total Net Completions
	S	L	Total New Build			
1/4/1991 - 31/3/1992	9	150	159	-	-	-
1/4/1992 - 31/3/1993	3	95	98	-	-	-
1/4/1993 - 31/3/1994	10	105	115	-	-	-
1/4/1994 - 31/3/1995	7	145	152	-	-	-
1/4/1995 - 31/3/1996	4	0	4	-	-	-
1/4/1996 - 31/3/1997	0	60	60	-	-	-
1/4/1997 - 31/3/1998	13	87	100	-	-	-
1/4/1998 - 31/3/1999	12	40	52	-	-	-
1/4/1999 - 31/3/2000	10	124	134	-	-	-
1/4/2000 - 31/3/2001	2	69	71	-	-	-
1/4/2001 - 31/3/2002	14	57	71	6	2	75
1/4/2002 - 31/3/2003	18	158	176	6	0	182
1/4/2003 - 31/3/2004	14	50	64	6	0	70
1/4/2004 - 31/3/2005	8	129	137	9	28	118
1/4/2005 - 31/3/2006	33	113	146	4	0	150
1/4/2006 - 31/3/2007	16	242	258	12	0	270
1/4/2007 - 31/3/2008	39	204	243	11	52	202
1/4/2008 - 31/3/2009	0	138	138	1	0	139
1/4/2009 - 31/3/2010	11	115	126	4	1	129
1/4/2010 - 31/3/2011	19	185	204	3	0	207
Dwellings completed 1/4/1991 to 31/3/2011	242	2266	2508	-	-	-
Average completions per year 1991 – 2011	12	113	125	-	-	-
Dwellings completed 1/4/2001 to 31/3/2011	172	1391	1563	62	83	1542
Average completions per year 2001 - 2011	17	139	156	6	8	154
Dwellings completed 1/4/2006 to 31/3/2011	85	884	969	31	53	947
Average completions per year 2006 - 2011	17	177	194	6	11	189

C = Completions / L = Large Sites (> 9 dwgs) / S = Small sites (< 10 dwgs)

Table 10

Remainder of Ashfield District (Excluding Hucknall)

Annual Housing Completions since 1 st April 1991 - 2011						
Period completed	New Build			Net Additions through Conversion & Change of Use	Demolitions	Total Net Completions
	S	L	Total New Build			
1/4/1991 - 31/3/1992	49	281	330	-	-	-
1/4/1992 - 31/3/1993	40	203	243	-	-	-
1/4/1993 - 31/3/1994	19	293	312	-	-	-
1/4/1994 - 31/3/1995	11	166	177	-	-	-
1/4/1995 - 31/3/1996	23	262	285	-	-	-
1/4/1996 - 31/3/1997	29	221	250	-	-	-
1/4/1997 - 31/3/1998	35	282	317	-	-	-
1/4/1998 - 31/3/1999	31	518	549	-	-	-
1/4/1999 - 31/3/2000	41	380	421	-	-	-
1/4/2000 - 31/3/2001	21	296	317	-	-	-
1/4/2001 - 31/3/2002	31	300	331	15	100	246
1/4/2002 - 31/3/2003	61	387	448	16	64	400
1/4/2003 - 31/3/2004	29	336	365	15	46	334
1/4/2004 - 31/3/2005	65	200	265	16	38	243
1/4/2005 - 31/3/2006	82	284	366	35	3	398
1/4/2006 - 31/3/2007	42	305	347	35	0	382
1/4/2007 - 31/3/2008	61	298	359	14	0	373
1/4/2008 - 31/3/2009	50	89	139	9	4	144
1/4/2009 - 31/3/2010	33	181	214	22	3	233
1/4/2010 - 31/3/2011	28	142	170	15	40	145
Dwellings completed 1/4/1991 to 31/3/2011	781	5424	6205	-	-	-
Average completions per year 1991 – 2011	39	271	310	-	-	-
Dwellings completed 1/4/2001 to 31/3/2010	482	2522	3004	192	298	2898
Average completions per year 2001 - 2011	48	252	300	19	30	290
Dwellings completed 1/4/2006 to 31/3/2011	214	1015	1229	95	47	1277
Average completions per year 2006 - 2011	43	203	246	19	9	255

C = Completions / L = Large Sites (> 9 dwgs) / S = Small sites (< 10 dwgs)

Table 11

9. AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

9.1 Policy HG4 of the Ashfield Local Plan Review 2002 (ALPR) set out the criteria for affordable housing throughout the District. It identified 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). However, this requirement was superseded by the Affordable Housing Supplementary Planning Document (SPD), adopted by Ashfield District Council in July 2009 in response to national guidance and Council objectives. The current targets are as follows:-

Hucknall Wards:	25% on sites of 15 or more
Selston, Jacksdale, Underwood Wards:	25% on sites of 4 or more
Remainder of Ashfield:	10% on sites of 15 or more

9.2 Tables 10 and 11 below show the number of affordable housing units provided annually since 2001 and only includes social rented or 'intermediate' housing. These figures are set against total completions on 'large' sites. However, it should be noted that the definition of a 'large' site for the purposes of this report is one comprising 10 or more dwellings and is therefore not directly comparable to Policy HG4 or Supplementary Policy 1, resulting in a lower percentage rate than that actually achieved.

Historic Affordable Housing Completions: 2001-2011

Year	Social Rented/ Intermediate Units		Total Completions (Large Sites)		% Affordable Housing	
	Rest of Ashfield	Hucknall	Rest of Ashfield	Hucknall	Rest of Ashfield	Hucknall
2001/2002	28	10	300	57	9%	18%
2002/2003	39	51	387	158	10%	32%
2003/2004	51	8	336	50	15%	16%
2004/2005	29	0	200	129	15%	0%
2005/2006	43	0	284	113	15%	0%
2006/2007	14	27	305	242	5%	11%
2007/2008	64	18	204	298	31%	6%
2008/2009	16	79	89	138	18%	57%
2009/2010	90	39	181	115	50%	34%
2010/2011	0	65	142	185	0%	35%
TOTAL	374	297	2428	1485	15%	20%

Table 10

Affordable Housing Completions: 2010 to 2014

Year	Social Rented/ Intermediate Units			Total Completions (Large Sites)			% Affordable Housing		
	Hucknall	Kirkby-Sutton	Villages	Hucknall	Kirkby-Sutton	Villages	Hucknall	Kirkby-Sutton	Villages
2010-2011	65	0	0	185	142	0	35%	0%	n/a
2011-2012	15	22	0	175	181	0	9%	12%	n/a
2012-2013	21	9	0	174	212	0	12%	4%	n/a
2012-2014	18	12	0	141	301	12	13%	4%	n/a
TOTAL	119	43	0	675	836	12	18%	5%	n/a

Table 11

10. DWELLINGS COMPLETED ON LARGE SITES BY DENSITY: 2011 – 2014

Density of Large Site Completions: 1st April 2012 to 31st March 2014

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Completions
Hucknall Large Site Dwelling Completions: April 2012 – 2014	0	131	0	131
Hucknall Area %	0%	100%	0%	100%
Kirkby-Sutton Large Site Dwelling Completions: April 2012 – 2014	18	255		273
Kirkby-Sutton Area %	7%	93%	0%	100%
Villages (Selston Parish) Large Site Dwelling Completions: April 2012 – 2014	0	0	0	0
Villages Area (Selston Parish) %	n/a	n/a	n/a	n/a
District Large Site Dwelling Completions: April 2012 – 2014	18	386	0	404
Percentage of Total Large Site Completions	4%	96%	0%	100%

Table 12

Expected Delivery of Sites with Planning Permission and SHLAA sites which do not require policy change - Sutton/Kirkby

Site Type (SHLAA/ Planning Permission)	Planning Permission Reference	SHLAA A Ref	Site Name	Current Year 14/15	Year 2 15/16	Year 3 16/17	Year 4 17/18	Year 5 18/19	Year 6 19/20	Year 7 20/21	Year 8 21/22	Year 9 22/23	Year 10 23/24	Total 2014-2024
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SHLAA SITES deliverable without policy change

SHLAA	lapsed outline V/2007/0500	S0334	Off High Hazels Drive					13						13
SHLAA	lapsed outline V/2009/0559	S0422 S66	Land at Priestic Road/Northern View					24						24
SHLAA		S379	Land off Common Road				35	15						50
SHLAA		K37	Land between 118 and 128 Skegby Road, Annesley						15					15
SHLAA		S52	former Raymark Factory, Duke Street, Huthwaite					5						5
SHLAA		S56	Station Motors, Station Road, Sutton					5						5
SHLAA		S142	Land to the rear of 358 Alfreton Road, Sutton					35	5					40
SHLAA		K28	Lowmoor Rd, Kirkby											0
SHLAA		K318	Land to the rear of 130 Skegby Road, Kirkby in Ashfield							8				8
SHLAA		K345	Summit Close, Kirkby							35	35	35	11	116
SHLAA		S49	Factory at Crossley Avenue, Huthwaite					8						8
SHLAA		S320	North St Huthwaite						35	35	30			100
Total Sutton/Kirkby SHLAA sites				0	0	0	35	105	55	78	65	35	11	384

Sites with Planning Permission

Large sites with planning permission														
Outline PP	V/2007/0885 V/2010/0552	K0091	former allotments land at Diamond Ave					35	32					67
Outline PP	V/2009/0382	K0196	Studfold Farm Land to the North of Lindleys Lane Kirkby In Ashfield					3						3
Outline PP	V/2010/0433	K0220	Annesley Colliery Newstead Road			35		35	35	19				124
Outline PP	V/2011/0560	K0227	land east of Sutton Road and South of Kings Mill Road (Larwood)					70	70	70	15			225
Outline PP	V/2008/0655	S0390 1/92	Land at Cross Row / Brand Lane, Stanton Hill					17						17
Outline PP	V/2011/0503	S0498	land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby			70		70	70	20				230
Outline PP	V/2012/0225		Land off Sheepwash lane, Sutton					35	23					58
Outline PP	V/2013/0094		land at Unwin Road (co-op site)					18						18
Outline PP	V/2012/0566		between pleasley road/mansfield road					35	2					37
Outline PP	V/2013/0647		land at 57 stoneyford road					35	15					50
Full PP	V/2008/0025	K0109	Land off Lindley's Lane, Kirkby-in-Ashfield	25										25
Full PP	V/2008/0113	K0109	Phase 2, Land at Studfold Farm Lindley's Lane, Kirkby-in-Ashfield	35	35	13								83
Full PP	V/2009/0038 V/2011/0184	K0167	Annesley Colliery Newstead Road	30										30
Full PP	V/2007/0485	S0129	off Mill Lane, Huthwaite	4										4
Full PP	V/2008/0663	S0243	Station House, Outram Street			28								28

Full PP	V/2009/0295	S0329	Former Courtaulds Factory, Unwin Road	35	35	11								81
Full PP	V/2008/0017	S0362	Off Lynton Drive (Hillsborough Ave)	19										19
Full PP	V/2008/0524	S0368	B Cadman Factory, The Twitchell	12										12
Full PP	V/2011/0211	S0473	Greenwood Falls farm, Mill Lane, Huthwaite	25										25
Full PP	V/2007/1001 V/2011/0052	S0360	259 Stoneyford road			11								11
Full PP	V/2012/0598		Sutton Pools Complex, Brook Street	25										25
Full PP	V/2012/0297		off Mansfield Road/Unwin Road (north of Coutaulds site)			35	15							50
Full PP	v/2013/0336		rear 50 Columbia street			12								12
Sub-total large sites with planning permission				210	70	215	368	247	109	15	0	0	0	1234
Small sites with Outline Planning Permission - summary				0	0	0	22	5	0	0	0	0	0	27
Small sites with Full Planning Permission - Summary				32	3	155	12	2	0	0	0	0	0	204
Total Sutton/Kirkby sites with planning permission				242	73	370	402	254	109	15	0	0	0	1465
TOTAL DWELLINGS - SUTTON/KIRKBY AREA				242	73	370	437	359	164	93	65	35	11	1849

Expected Delivery of Sites with Planning Permission and SHLAA sites which do not require policy change - Villages (Selston Parish)

Site Type (SHLAA/ Planning Permission)	Planning Permission Reference	SHLAA Ref	Site Name	Current Year 14/15	Year 2 15/16	Year 3 16/17	Year 4 17/18	Year 5 18/19	Year 6 19/20	Year 7 20/21	Year 8 21/22	Year 9 22/23	Year 10 23/24	Total 2014-2024
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SHLAA SITES deliverable without policy change

SHLAA site	n/a	V15, V16 & V17	Land to the rear of 64-84 Church Lane, Underwood			21								21
SHLAA site	n/a	V141	Land off Westdale Road, Jacksdale						15					15
SHLAA site	n/a	V140	Land off Westdale Road, Jacksdale						35	25				60
SHLAA site	n/a	V104	Land off Main Road, Jacksdale						5					5
Total 'Villages' SHLAA sites				0	0	21	0	0	55	25	0	0	0	101

Sites with Planning Permission

Large sites with planning permission														
Full PP	V/2012/0580	V81	Land off Portland Road, Selston	24	6									30
Small sites with Outline Planning Permission - summary				0	0	0	9	0	0	0	0	0	0	9
Small sites with Full Planning Permission - Summary				13	3	27	1	0	0	0	0	0	0	44
Total 'Villages' sites with planning permission				37	9	27	10	0	0	0	0	0	0	83

TOTAL DWELLINGS - VILLAGES (Selston Parish)				37	9	48	10	0	55	25	0	0	0	184
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Expected Delivery of Sites with Planning Permission and SHLAA sites which do not require policy change – Hucknall

Site Type (SHLAA/ Planning Permission)	Planning Permission Reference	SHLAA A Ref	Site Name	Current Year 14/15	Year 2 15/16	Year 3 16/17	Year 4 17/18	Year 5 18/19	Year 6 19/20	Year 7 20/21	Year 8 21/22	Year 9 22/23	Year 10 23/24	Total 2014-2024
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SHLAA SITES deliverable without policy change

SHLAA	n/a	49	Broomhill Farm, Nottingham Road					35	35	35	35	35	35	210
SHLAA	n/a	25	100 nottingham road					22						22
SHLAA	n/a	5	Rolls Royce, Watnall Road		70	70	70	70	70	70	70	70	70	630
SHLAA	n/a	88	Land at Bolsover Street				10	6						16
SHLAA	n/a	48	Ruffs farm, Watnall Road						35	4				39
SHLAA	n/a	20	Land South of Papplewick Lane						32					32
Total Hucknall SHLAA sites					70	70	80	133	172	109	105	105	105	949

Sites with Planning Permission

Large sites with planning permission														
Outline PP	V/2008/0783	H0200	135-137 Beardall Street Hucknall				10	4						14
Outline PP	V/2011/0188	H0238	Grange farm, moor road				18							18
Outline PP	V/2009/0452	80	Hucknall Town Football Club, Watnall Road						35	35	35	3		108
Outline PP	V/2006/0715/ V/2010/0483	H0177	Former Bamkin's Factory, King Edward Street				23							23
Full PP	V/2007/0518, V/2007/0519, V/2008/0166, V/2008/0272, V/2008/0557, V/2010/0351, V/2013/0070	H0133	Land off Papplewick Lane	70	70	70	70	34						314

Full PP	V/2006/0080, V/2007/0705, V/2008/0137	H0146	Rear 355 - 371a Watnall Road	10	10	1									21
Full PP	V/2006/0564	H0147	Off Garden Road	35	27										62
Outline PP	V/2010/0590 V/2013/0493	H0152	Unit 2 Washdyke Lane Workshops, Washdyke Lane			11									11
Full PP	V/2009/0369, V/2013/0641	H0204	Land to Rear of 364 to 376 Watnall Road			10									10
Full PP	V/2013/0409		Broomhill farm, west of Nottingham Road	35	35	35	35	1							141
Sub-total large sites with planning permission				150	142	127	156	39	35	35	35	3	0	722	
Small sites with Outline Planning Permission - summary							6							6	
Small sites with Full Planning Permission - Summary				7	4	53	5	8						77	
Total Hucknall sites with planning permission				157	146	180	167	47	35	35	35	3	0	805	

TOTAL DWELLINGS - HUCKNALL AREA	157	216	250	247	180	207	144	140	108	105	1754
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Expected Delivery of Sites with Planning Permission and SHLAA sites which do not require policy change – Ashfield District

	Current Year 14/15	Year 2 15/16	Year 3 16/17	Year 4 17/18	Year 5 18/19	Year 6 19/20	Year 7 20/21	Year 8 21/22	Year 9 22/23	Year 10 23/24	Total 2014-2024
SHLAA SITES deliverable without policy change	0	70	91	115	238	282	212	170	140	116	1434
Sites with Planning Permission	436	228	577	579	301	144	50	35	3	0	2353
TOTAL DWELLINGS - ASHFIELD	436	298	668	694	539	426	262	205	143	116	3787

Comparison of Ashfield District Housing Delivery against National Completions

Residential completions in England and Ashfield District		
Period	England dwellings completed (all tenures)	Ashfield dwellings completed (all tenures)
2003-04	143,960	404
2004-05	155,890	361
2005-06	163,400	548
2006-07	167,680	652
2007-08	170,610	575
2008-09	140,990	283
2009-10	119,910	362
2010-11	107,870	352
2011-12	117,600	412
2012-13	107,820	434
2013-14	112,630	454

Data obtained from Government statistics – Table 209 Permanent dwellings completed, by tenure and country

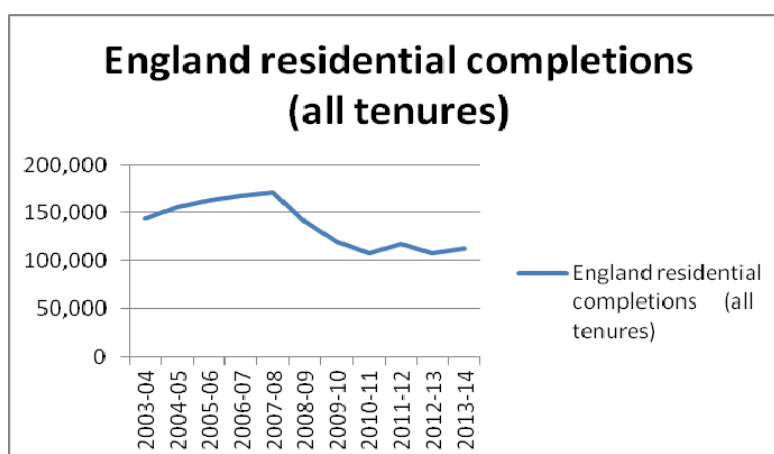


Figure 1: England housing completions trend from 2003 – 2014

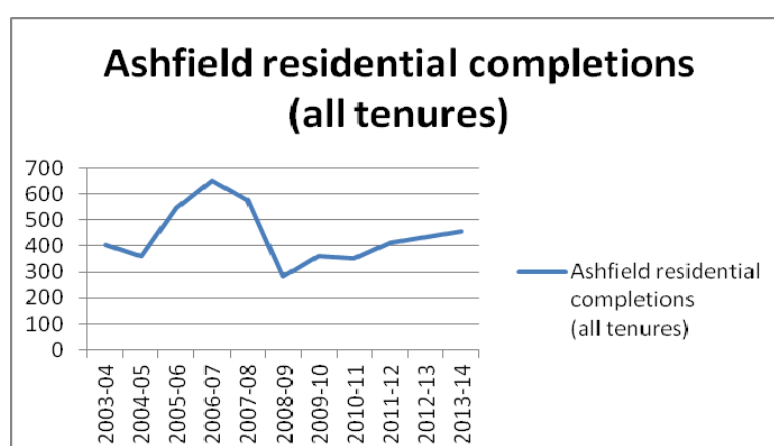


Figure 2: Ashfield District housing completions trend from 2003 – 2014

As can be seen from the graphs, development rates in Ashfield have continued to increase steadily from 2008 onwards. In England housing delivery rates have been less consistent. Since 2010 delivery rates in England have been unstable and remain low in comparison with delivery rates from 2003 to 2009. This demonstrates that Ashfield is experiencing a period of steady recovery in comparison to England as a whole.

Ashfield District: Residential institutions (Use Class C2) - April 2014

Completions 2010-2014							
Planning Permission Reference	Planning Permission Type	Address	Decision Date	Completed Date	Beds	Status	Notes
V/2010/0116	Full	Ashcroft, langton Road, Sutton	08/06/2010		47	Complete	Elderly Persons Home
V/2011/0370	Full	Mason Street, Sutton	26/09/2011		8	Complete	Change of use from C3 to care home
Total Completed 2010 to 2014					55		

Commitments April 2014							
V/2011/0148	Full	Coxmoor road/ Kingsmill Road East, Sutton	06/06/2011	n/a	42	Granted	Nursing Home
V/2012/0497	Full	Health centre, High Pavement, Sutton	20/12/2012	n/a	40	Started	Demolition of health centre
V/2012/0070	Full	Jubilee Court, Jubilee Road, Sutton	02/04/2012	n/a	5	Started	Extension to existing Care Home
V/2013/0662	Full	Lowmoor Road, Kirkby	18/03/2014	n/a	30	Granted	Care home
V/2014/0053	Outline	John Davies Workshops, Main Street, Sutton	01/05/2014	n/a	74	Granted	Demolition of existing buildings and erection of 2 nursing homes and 3 bungalows.
Total Committed					191		

Total C3	246
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GUIDE TO TERMS AND ABBREVIATIONS

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet this definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

ALPR: Ashfield Local Plan Review (2002)

Dwg: Dwelling

EMRA: East Midlands Regional Assembly

EMRP: East Midlands Regional Plan

Ha: Hectares

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

LDF: Local Development Framework

NPPF: National Planning Policy Framework

PDL: Previously Developed Land

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.

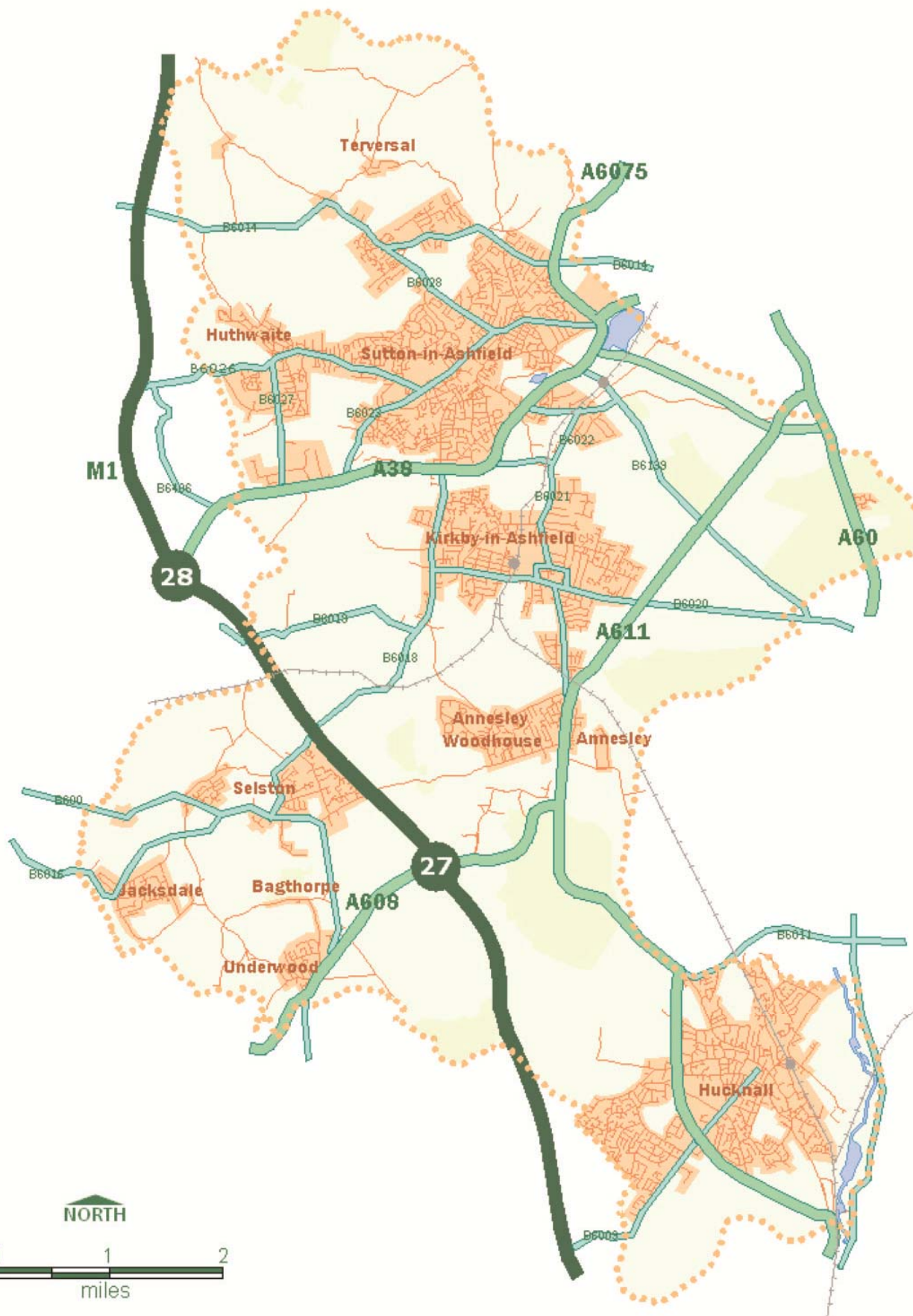
SHLAA: Strategic Housing Land Availability Assessment

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.

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