



Housing Land Monitoring Report




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ASHFIELD DISTRICT

HOUSING LAND MONITORING REPORT

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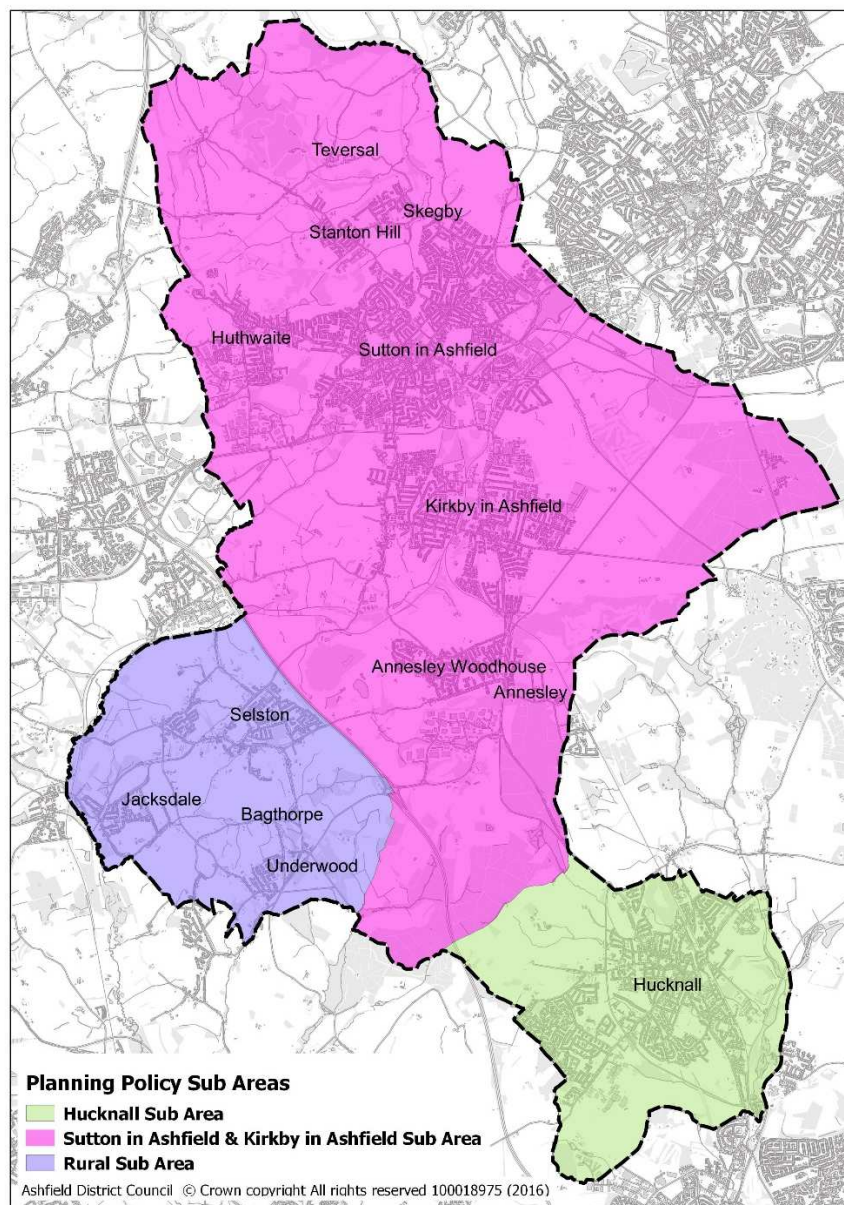
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1. Introduction

- 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 2019.
- 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 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 housing need and their vision for the future of their own District.
- 2.2 In response to the requirements of the NPPF 2012, the Council commissioned a new Strategic Housing Market Assessment (SHMA) in order to establish an Objectively Assessed Housing Need (OAN) for the District. This SHMA covers the whole 'Nottingham Outer' Housing Market Area (HMA) and was undertaken in partnership with Newark & Sherwood District Council and Mansfield District Council. The SHMA¹ was published in October 2015 and can be found on the Council's website www.ashfield.gov.uk. An OAN of 480 dwellings per annum for Ashfield District was taken from this study and subsequently used in previous iterations of this monitoring report.
- 2.3 In July 2018 the Government published a revised 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 **475** dwellings per annum (based on 2014 household projections and the latest affordability ratio published by the Government in February 2019).

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 475 dwellings per annum in order to assess the rate of development against requirements and current land availability. An end date of 2037 is used in order to reflect the emerging Local Plan period as the NPPF requires strategic policies to look ahead over a minimum of 15 years from adoption.
- 3.2 Table 1 illustrates Ashfield's housing land supply at 31st March 2019 set against the need for housing in the District for the period 2019-2037. 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, housing land allocations 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 (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 in order to take account of peaks and troughs in the housing market².

¹ Nottingham Outer 2015 Strategic Housing Market Assessment, October 2015, GL Hearn

² See Housing land Supply: Explanatory Paper, January 2017 (ADC) www.ashfield.gov.uk

Additional Sources of Housing Land Supply

A. Residential Institutions

- 3.4 National Planning Practice Guidance provides that housing for older people, including residential institutions in use class C2³, 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 SHMA 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 2019. In summary it sets out that:
- 198 bedspaces have been delivered between 2013-2019.
 - 89 bedspaces have current planning permission which equates to **49 dwellings** when applying the national ratio of 1.8⁴
 - In 1/4/2018-31/03/2019 72 new bedspaces were created which equates to **41 dwellings** when applying the national ratio of 1.8
- 3.7 Ashfield District has not delivered any student accommodation.

³ Town & Country Planning (Use Classes) Order 1987, as amended

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

B. Permitted Development of Other Uses to Residential

- 3.8 Permitted development⁵ (PD) rights for offices (B1a) to convert to residential use were granted nationally in May 2013 for a temporary period up to 30th May 2016. This became permanent from 6 April 2016, (along with rights for laundrettes, amusement arcades and casinos to change to housing), as a result of the amendment to the General Permitted Development Order (GPDO). Agricultural and retail (A1/A2) to residential conversion rights were also introduced in April 2014. Rights to convert from Hot Food Takeaways (A5) to residential have subsequently been introduced in May 2019.
- 3.9 Temporary permitted development rights also apply in respect of the change of use of premises from a B8 storage and distribution use under 500m² to C3 residential use. For a property to benefit from C3 use, the use must begin by 10th June 2019 and be completed within 3 years of the approval date.
- 3.10 Development in these instances is subject to Prior Approval being obtained in respect of a number of matters which may include design and external appearance; air quality; noise impact; contamination risks; flooding risks; highways and transport impacts; and impact on the sustainability of adjoining uses.
- 3.11 A total of 10 prior notification applications were received and approved within the period 1st April 2014 to 31st March 2019, amounting to a potential additional 14 residential units. Further details, including the status of these proposals can be found in Appendix 3. Supply/delivery from this source has now also been added to the overall dwelling supply in Tables 1, 2, 3 and in Appendix 1.

C. Empty Homes

- 3.12 National planning policy guidance identifies that a potential source of housing supply may come forward from derelict land and buildings, including empty homes. Whilst the Council have and continue to work with the Homes and Communities Agency to deliver the Empty Homes Programme, it should be recognised that this scheme deals with existing properties. Those brought back into use as a result therefore 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.

⁵ Under Town & Country Planning (General Permitted Development)(England) Order 2015, as amended

Table 1: Dwelling Requirement and Provision 2019-2037 (Sites deliverable under current policy set out in the Ashfield Local plan Review 2002)			Dwellings
REQUIREMENT	1	Dwelling Requirement 2019 to 2037: 18 years x 475 dpa (Local Housing Need based on Standard Methodology at 2019)	8,550
	2	Houses Developed (including new build, Conversions & Change of Use and dwellings delivered under permitted development rights)	0
	3	Houses Demolished	0
	4	Houses needed to meet requirement, 1/4/2019 to 31/4/2037 (1 - 2 + 3)	8,550
SUPPLY	5	Houses deliverable on small sites , 1/4/2019 to 31/3/2037	
		a) With planning permission (including new build, net conversions and change of use) at 1st April 2019	254
		b) Known permitted development/prior notification schemes not yet implemented at 1st April 2019	6
		c) Demolitions and other losses with planning permission at 1st April 2019	-2
		d) Deduction to account for potential lapsed permissions	-68
		e) Windfall allowance beyond 5 years - 1/4/2024 to 1/4/2037 (based on past delivery)	780
	6	Houses deliverable on large sites 1/4/2019 to 31/3/2037	
		a) With planning permission at 1st April 2019	1494
		b) Demolitions and other losses with planning permission at 1st April 2019	0
		c) Deduction to account for potential lapsed permissions	-42
		d) estimated additional development *	440
	7	Provision from C2 residential institutions (dwelling equivalent)	49
	8	Total housing supply 1/4/2019 to 31/3/2037 (5a-5b-5c+5d+5e+6a-6b-6c+6d+7)	2911
	9	Under provision 2019 to 2037	-5,639

* SHLAA sites assessed as deliverable between 2018-2037 in accordance with current planning policy

Housing Trajectory

- 3.14 Table 2, together with Charts 1, illustrate how and when housing is anticipated to be delivered over the 18 year period from 2019 to 2037, and how this compares with the assessed need. Appendix 1 illustrates the expected rate of housing delivery in greater detail for large sites. The delivery, density and windfall assumptions used are set out in the Ashfield District Council Housing Land Supply: Explanatory Paper 2017.⁶
- 3.15 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.

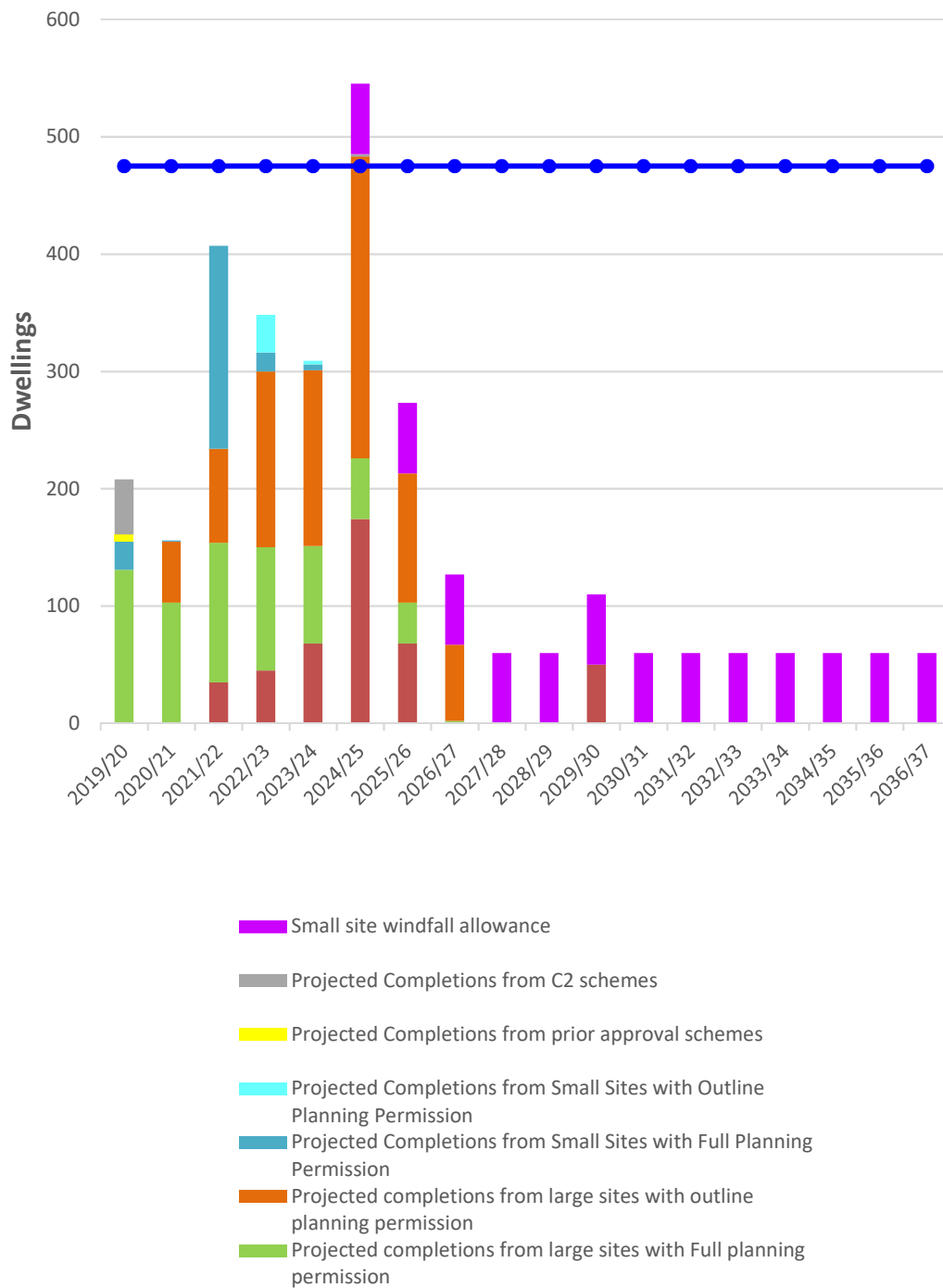
Table 2: Ashfield Housing Trajectory 2019 - 2037

Housing Supply and Requirement (Dwellings)	2019/20	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	Total
Past Completions (net)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected completions from large sites without planning permission	0	0	35	45	68	174	68	0	0	0	50	0	0	0	0	0	0	0	440
Projected completions from large sites with Full planning permission	131	103	119	105	83	52	35	2	0	0	0	0	0	0	0	0	0	0	630
Projected completions from large sites with outline planning permission	0	52	80	150	150	257	110	65	0	0	0	0	0	0	0	0	0	0	864
Projected Completions from Small Sites with Full Planning Permission	24	1	173	16	5	0	0	0	0	0	0	0	0	0	0	0	0	0	219
Projected Completions from Small Sites with Outline Planning Permission	0	0	0	32	3	0	0	0	0	0	0	0	0	0	0	0	0	0	35
Projected Completions from prior approval schemes	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Projected Completions from C2 schemes	47	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	49
Small site windfall allowance	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	780
Cumulative Completions	208	364	771	1,119	1,428	1,973	2,246	2,373	2,433	2,493	2,603	2,663	2,723	2,783	2,843	2,903	2,963	3,023	3,023
PLAN - Annual requirement	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	8,550
PLAN - Cumulative requirement	475	950	1,425	1,900	2,375	2,850	3,325	3,800	4,275	4,750	5,225	5,700	6,175	6,650	7,125	7,600	8,075	8,550	8,550
MONITOR - No. dwellings above or below cumulative requirement	-267	-586	-654	-781	-947	-877	-1,079	-1,427	-1,842	-2,257	-2,622	-3,037	-3,452	-3,867	-4,282	-4,697	-5,112	-5,527	-5,527
MANAGE - Requirement taking account of past/projected completions	8,342	8,186	7,779	7,431	7,122	6,577	6,304	6,177	6,117	6,057	5,947	5,887	5,827	5,767	5,707	5,647	5,587	5,527	5,527
MANAGE - Annual requirement taking account of past/projected completions	463	482	486	495	509	506	525	562	612	673	743	841	971	1,153	1,427	1,882	2,794	5,527	5,527

Table 1 sets out how the housing requirement will be met over the emerging Local Plan period. In addition to the above data, table 1 also applies a discount rate to account for potential non-delivery. Table 2 illustrates the five year housing land supply as at April 2019.

⁶ [Housing Land Supply Explanatory Paper 2017](#)

Ashfield District Housing Trajectory Chart: 2019-2037



Five Year Land Supply

3.16 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.

3.17 The Council's situation as at 1st April 2019 is summarised below. This is based on:

- The Council's Local Housing Need (LHN) based on the standard method for calculation as set out in national planning guidance.
- A 5% buffer applied to the 5 year supply calculations to ensure choice and competition in the market, consistent with the requirements of NPPF paragraph 73⁷
- Dwellings on sites with planning permission deliverable in 5 years.
- SHLAA sites deliverable in the first 5 years (under 'saved' Ashfield Local Plan Review 2002 policy)⁸.
- 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)	2.67 years

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

⁷ The District Council are not seeking to confirm a 5 year land supply through an annual position statement at this time. The Housing Delivery Test published in March 2019 has not fallen below 85%. Therefore the minimum buffer of 5% (moved forward from later in the Plan period) has been applied.

⁸ 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.

TABLE 3: Five Year Land Supply ('Sedgefield' method) - April 2019 Local Housing Need using Standard Methodology		Dwellings
REQUIREMENT	Five Year Housing Requirement:	
	Local Housing Need* @ 475 dpa x 5 years	2375
	Add 5% buffer	119
	Total 5 year requirement including buffer	2494
	Annual requirement including buffer	499
SUPPLY	Existing planning permissions deliverable within 5 years	1227
	Discount applied to permissions based on historic lapse rate	-95
	Permitted Development deliverable within 5 years	6
	SHLAA sites deliverable within 5 years (not requiring policy change)	148
	Residential Institutions (C2) deliverable within 5 years [#]	47
	Total amount of housing available and deliverable for the next 5 year period	1333
5 YEAR SUPPLY POSITION	Calculation of 5 year housing land supply	
	Deliverable sites for the 5 year period	1333
	Divided by annual requirement for next 5 years	499
	Equates in years to	2.67
	Oversupply (+) or undersupply (-) of dwellings	-1161

* based on Annual average household projections for period 2019 - 2029, plus 2018 affordability ratio (published March 2019)

[#] dwelling equivalent based on planning practice guidance ratio of 1.8

Housing Delivery Test

- 3.19 The revised NPPF introduces 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.
- 3.20 The Ministry for Housing, Communities and Local Government (MHCLG) published the first set of HDT results for each local authority in England in February 2019. This test result supersedes all previous methods for calculating past performance. Transitional arrangements for implementation are set out in NPPF paragraph 215, and at paragraph 22 in the Housing Delivery Test Rule Book.
- 3.21 MHCLG propose to publish the HDT results annually each November. 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).
- 3.22 Ashfield District has passed the HDT in this accounting period with a measurement of 116% as follows:

Area Name	Number of homes required			Total homes required	Number of homes delivered			Total homes delivered	HDT: 2018 measurement	HDT: 2018 consequence
	2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
Ashfield	437	426	471	1,334	561	582	401	1,544	116%	None

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 2019. 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.

TABLE 4: HOUSING LAND SCHEDULE 1st APRIL 2019: 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
n/a	H0239	V/2009/0452	Hucknall Town football Club, Watnall Road	3.50	31	108	0	108	Outline	Y	GRANTED
n/a	H0238	V/2014/0631	Grange Farm, Moor Road, NG15 8ER	0.61	23	14	14	0	Reserved Matters	Y	COMPLETE
n/a	H0264	V/2014/0432	The Harrier, Christchurch Road	0.24	42	10	0	10	Full	Y	STARTED
EM1 Ha	H0265	V/2013/0123	Rolls Royce, Watnall Road (remainder of pp only)	15.50	33	517	0	517	Outline	Y	GRANTED
EM1 Ha	H0265	V/2014/0652	Rolls Royce, Watnall Road	4.49	38	171	169	2	Full	Y	STARTED
EM1 Ha	H0265	V/2015/0267	Rolls Royce, Watnall Road	3.79	26	99	90	9	Full	Y	STARTED
EM1 Ha	H0265	V/2016/0525	Rolls Royce, Watnall Road	4.11	27	113	50	63	Reserved Matters	Y	STARTED
n/a	H0268	V/2014/0590	Daniels Way	1.12	45	0	0	0	Outline	Y	LAPSED
n/a	H0287	V/2015/0629	South of former international clothing centre, Annesley Road	1.49	40	60	0	60	Outline	N	GRANTED
n/a	H0177	V/2016/0198	Former Bamkin Factory, King Edward Street	0.57	25	14	0	14	Full	Y	GRANTED
Hucknall Totals				35.42	33	1106	323	783			

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
EM1Rc	K0167	V/2011/0184	Annesley Colliery (north), Newstead Road, NG15 0AX	1.48	35	52	52	0	Full	Y	COMPLETE
n/a	K0227	V/2011/0560 V/2013/0656	East of Sutton Road, Kirkby (Larwood)	7.30	31	225	204	21	Full	N	STARTED
n/a	S0243	V/2016/0098	Station House, Outram Street, NG17 4AX	0.15	187	28	0	28	Outline	Y	GRANTED
n/a	S0329	V/2014/0543	Former Courtaulds Factory Unwin Road, NG17 4JW	0.95	31	29	28	1	Full	Y	STARTED
n/a	S0498	V/2016/0169	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	7.40	24	177	0	177	Reserved Matters	N	GRANTED
n/a	S0522	V/2012/0556	land between Pleasley Road/Mansfield Road	1.25	29	36	25	11	Reserved Matters	N	STARTED
n/a	S0525	V/2013/0550 V/2016/0487	rear 249, 251 Alfreton Road, Sutton, NG17 1JP	4.12	29	118	0	118	Full	N	GRANTED
n/a	S0292	V/2017/0329	Adj Blue Bell PH, Carsic Ln, Sutton, NG17 2AX	0.17	65	14	0	14	Full	Y	STARTED
n/a	S0531	V/2014/0565	Royal Foresters PH, Coronation St, NG17 5AE	0.36	39	14	14	0	Full	Y	COMPLETE

n/a	K0247	V/2014/0239	Former Larwood Nursing Home, Main Road, Nuncargate, NG17 9EU	0.29	34	10	10	0	Full	Y	COMPLETE
n/a	S0538	V/2014/0661	Charles Trent Ltd, Sidings road, Kirkby	3.45	23	0	0	0	Outline	Y	LAPSED
n/a	S0537	V/2014/0530	off Southwell Lane, Kirkby	1.47	41	0	0	0	Outline	Y	LAPSED
n/a	S0522	V/2015/0391	off Chesterfield Road, Huthwaite	1.25	30	37	0	37	Outline	N	GRANTED
n/a	S0567	V/2018/0120	off Brand Lane, Stanton Hill	7.26	24	172	0	172	Reserved Matters	N	STARTED
n/a	S0571	V/2015/0264	Quantum Clothing, North Street, Huthwaite	2.19	41	90	0	90	Outline	Y	GRANTED
n/a	S0511	V/2017/0049	off Mansfield Road, Sutton	0.47	38	18	0	18	Full	Y	STARTED
n/a	S0293	V/2018/0262	Junction of Outram Street/Park Street, Sutton	0.23	104	24	0	24	Outline	Y	GRANTED
Kirkby-Sutton Totals				39.79	30	1044	333	711			

‘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 2019

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Net Dwellings	Dwellings Completed	Dwellings Remaining
Hucknall Area					
Greenfield	1.49	40	60	0	60
PDL (Brownfield)	33.93	31	1046	323	723
Total Hucknall	35.42	31	1106	323	783
Kirkby-Sutton Area					
Greenfield	11.21	68	765	229	536
PDL (Brownfield)	28.58	10	279	104	175
Total Kirby-Sutton	39.79	26	1044	333	711
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	12.70	65	825	229	596
PDL (Brownfield)	62.51	21	1325	427	898
Total Ashfield District	75.21	29	2150	656	1494

Please note: Numbers may not sum due to rounding

5. COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

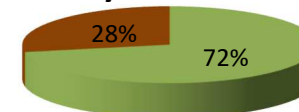
TABLE 5: Net Residential Completions 31st March 2018 to 1st April 2019
(incl. conversions & change of use but not demolitions or C2 residential institutions)

Area	Greenfield	Brownfield	Total
	Dwgs	Dwgs	Dwgs
Hucknall Area			
Large sites	0	97	97
Small sites (including Conversions & Change of use)	0	10	10
Total Hucknall	0	107	107
% Completions (dwgs)	0%	100%	100%
Kirkby-Sutton Area			
Large sites	90	18	108
Small sites (including Conversions & Change of use)	38	32	70
Total Kirkby-Sutton	128	50	178
% Completions (dwgs)	72%	28%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	4	8	12
Total Villages	4	8	12
% Completions (dwgs)	33%	67%	100%
Ashfield District			
Large sites	90	115	205
Small sites (including Conversions & Change of use)	42	50	92
Total Ashfield	132	165	297
% Completions (dwgs)	44%	56%	100%

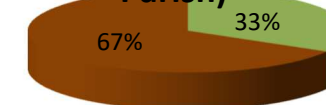
Hucknall Area



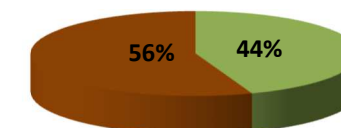
Kirkby - Sutton Area



Villages Area (Selston Parish)



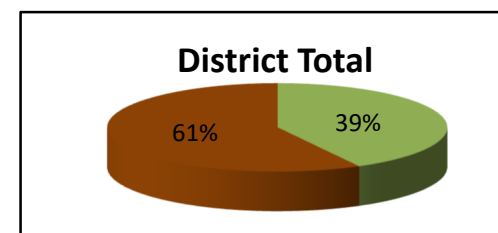
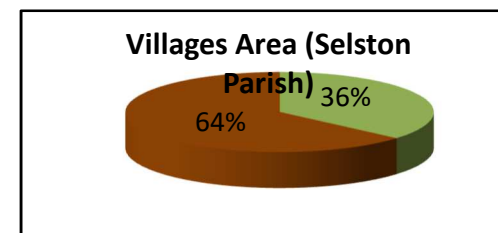
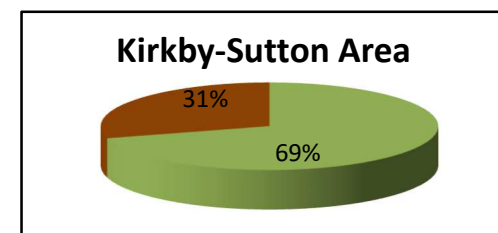
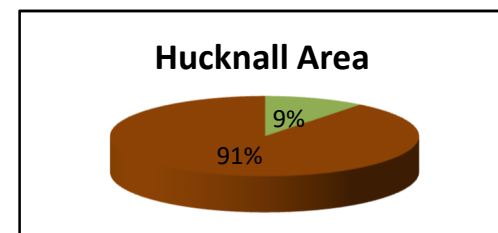
District Total



6. COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

TABLE 6: Outstanding Residential Planning Permissions at 1st April 2019
(incl. conversions & change of use but not demolitions or C2 residential institutions)

Area	Greenfield	Brownfield	Total
	Dwgs	Dwgs	Dwgs
Hucknall Area			
Large sites	60	723	783
Small sites (including Conversions & Change of use)	19	51	70
Total Hucknall	79	774	853
% Commitments (dwgs)	9%	91%	100%
Kirkby-Sutton Area			
Large sites	536	175	711
Small sites (including Conversions & Change of use)	52	88	140
Total Kirkby-Sutton	588	263	851
% Commitments (dwgs)	69%	31%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	16	28	44
Total Villages	16	28	44
% Commitments (dwgs)	36%	64%	100%
Ashfield District			
Large sites	596	898	1494
Small sites (including Conversions & Change of use)	87	167	254
Total Ashfield	683	1065	1748
% Commitments (dwgs)	39%	61%	100%



7. HOUSING COMPLETION RATES: 1ST APRIL 2011 - 31ST MARCH 2019

TABLE 7: Annual Housing Completions 1st April 2011 - 31st March 2019

Period completed (1st April - 31st March)	New Build			Net Additions through Conversion/ Change of Use	Net additions through permitted development	Demolitions	Total Net Completions
	Small	Large	Total				

HUCKNALL AREA

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
2011 to 2019	88	1473	1561	50	1	51	1561

KIRKBY & SUTTON AREA

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
2011 to 2019	256	1443	1699	126	7	3	1829

RURALS (SELSTON, JACKSDALE, UNDERWOOD, BAGTHORPE, BRINSLEY)

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
2011 to 2019	69	45	114	21	1	2	134

Period completed (1st April - 31st March)	New Build			Net Additions through Conversion/ Change of Use	Net additions through permitted development	Demolitions	Total Net Completions
	Small	Large	Total				

TOTAL ASHFIELD

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
2011 to 2019	413	2961	3374	198	8	56	3524
Average per year	52	370	422	25	5	7	441

8. AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

- 8.1 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 at that time. The SPD Policy 1 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

- 8.2 National planning practice guidance was updated in November 2014 to exempt small sites from affordable housing obligations, meaning that Local planning authorities could only apply a threshold below 11 dwellings in designated rural areas, as described under section 157 of the Housing Act 1985, (and includes National Parks and Areas of Outstanding Natural Beauty). The guidance in the 2014 Written Ministerial Statement was dropped following a successful High Court challenge, however this decision was overturned by the Court of Appeal in May 2016.

- 8.3 This position has now been superseded by the new NPPF 2019 in paragraph 63 which specifically sets out that:

*“Provision of affordable housing should not be sought for residential developments that are not **major** developments, other than in designated rural areas”*

The NPPF goes on to define major developments as **10** or more homes, or a site area of 0.5 hectares or more.

- 8.4 Ashfield does not have any designated rural areas and therefore the update does have implications for local policy in respect of the Selston, Jacksdale and Underwood Wards. Affordable housing contributions will therefore not be sought on developments of less than 10 dwellings in future.

- 8.5 NPPF 2019 has also changed the definition of affordable housing to include, among other products, low cost market housing and paragraph 64 introduces a new provision that:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the 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.

- 8.6 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. 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.

TABLE 8: Affordable Housing Completions: 2010 to 2019

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%
TOTAL	259	160	8	427	1668	1571	57	3296	16%	10%	14%	13%
Average 2010-2019	29	18	1	47	185	175	6	366	16%	10%	14%	13%

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 2010 – 2019, 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 result in substantially lower densities which then skew the overall result.
- 9.2 It can be seen that the majority of new development is currently being delivered at densities between 30 to 50 dwellings per hectare.

TABLE 9: Density of Large Site Completions: 1st April 2018 - 31st March 2019				
Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Hucknall Large Site Dwelling Completions	60	37	0	97
Hucknall Area %	62%	38%	0%	100%
Kirkby-Sutton Large Site Dwelling Completions	23	85	0	108
Kirkby-Sutton Area %	21%	79%	0%	100%
Villages (Selston Parish) Large Site Dwelling Completions	0	0	0	0
Rurals' Area (Selston Parish) %	n/a	n/a	n/a	n/a
District Large Site Dwelling Completions	83	122	0	205
% Total Large Site Completions	40%	60%	0%	100%

TABLE 10: Density of Large Site Completions: 1st April 2010 - 31st March 2019

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Hucknall Large Site Dwelling Completions				
2010-2011	18	78	89	185
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
Total 2010-2019	313	1170	179	1662
Hucknall Area %	19%	70%	11%	100%
Kirkby-Sutton Large Site Dwelling Completions				
2010-2011	4	100	38	142
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
Total 2010-2019	228	1253	114	1595
Kirkby-Sutton Area %	14%	79%	7%	100%

Cont.....

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Villages (Selston Parish) Large Site Dwelling Completions				
2010-2011	0	0	0	0
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
Total 2010-2019	0	30	15	45
Villages Area %	0%	67%	33%	100%
District Large Site Dwelling Completions				
2010-2011	22	178	127	327
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
Total 2010-2019	541	2453	308	3302
% Total Large Site Completions	16%	74%	9%	100%

EXPECTED DELIVERY OF SITES UNDER CURRENT POLICY – HUCKNALL AREA

Planning Appn Ref	Site Ref	Address	Total number of Dwellings on site	Number of Dwellings Remaining at 1st April 2018	Year 1 19/20	Year 2 20/21	Year 3 21/22	Year 4 22/23	Year 5 23/24	Year 6 24/25	Year 7 25/26	Year 8 26/27	Year 9 27/28	Year 10 28/29	Year 11 29/30	Year 12 30/31	Year 13 31/32	Year 14 32/33	Year 15 33/34
SHELAA sites deliverable under saved ALPR 2002 policies																			
n/a	HK042	Land South of Papplewick Lane	26	26											26				
n/a	HK040	Ruffs farm, Watnall Road	10	10						10									
n/a	HK015	Broomhill Farm, Nottingham Road	151	151			35	35	35	35	11								
n/a	HK011	Land at Bolsover Street	16	16						16									
n/a	HK009	Seven Stars Public House and adjoining land, West Street	28	28						28									
Total sites without Planning Permission (Deliverable under current ALPR policy)				231	0	0	35	35	35	89	11	0	0	0	26	0	0	0	0
Large Sites with Outline Planning Permission																			
V/2009/0452	80	Hucknall Town Football Club, Watnall Road	108	108				35	35	35	3								
V/2013/0123	H0265/ 5	Rolls Royce, Watnall Road	517	517		52	80	80	80	80	80	65							
V/2015/0629	H0287	South of former International Clothing centre (adj. Arrows Centre) A611/Annesley Road	0	60						35	25								
Total large Sites with outline permission				685	0	52	80	115	115	150	108	65	0	0	0	0	0	0	0
Large Sites with Full Planning Permission																			
V/2014/0432	H0264	The Harrier, Christchurch Road	10	10	5	5													
V/2014/0652	H0265	Rolls Royce, Watnall Road	171	2	2														
V/2015/0267	H0265	Rolls Royce, Watnall Road	99	9	9														
V/2016/0525	H0265	Rolls Royce, Watnall Road	113	63	35	28													
V/2016/0198	H0177	Former Bamkin factory site	14	14			14												
Total Large Sites with Full Permission				98	51	33	14	0	0	0	0	0	0	0	0	0	0	0	0
All Large Sites (Deliverable under current ALPR policy)				1014	51	85	129	150	150	239	119	65	0	0	26	0	0	0	0
Within 5 years			565																
All small sites with Full Permission				63	1	0	61	1	0	0	0	0	0	0	0	0	0	0	0
Within 5 years			63																
All Small sites with Outline Permission				7	0	0	0	5	2	0	0	0	0	0	0	0	0	0	0
Within 5 years			7																
All sites with Permission				853	52	85	155	121	117	150	108	65	0	0	0	0	0	0	0
Within 5 years			530																
ALL HUCKNALL SITES				1084	52	85	190	156	152	239	119	65	0	0	26	0	0	0	0
Within 5 years			635																

EXPECTED DELIVERY OF SITES UNDER CURRENT POLICY– SUTTON /KIRKBY AREA

Planning Appn Ref	2019 SHELAA site ref	Address	Total Dwellings on site	Dwellings remaining at 1st April 2019	Year 1 19/20	Year 2 20/21	Year 3 21/22	Year 4 22/23	Year 5 23/24	Year 6 24/25	Year 7 25/26	Year 8 26/27	Year 9 27/28	Year 10 28/29	Year 11 29/30	Year 12 30/31	Year 13 31/32	Year 14 32/33	Year 15 33/34
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SHELAA sites deliverable under saved ALPR 2002 policies

lapsed outline V/2009/0559	S0422 S66	Land at Priestsic Road/Northern View	24	24											24				
	K404	former allotments land at Diamond Ave	67	67						35	32								
	S407	Former Social Club, Davies Avenue	19	19				19											
	K406	Warwick Close, Kirkby	24	24				24											
Total sites without Planning Permission (Deliverable under current policy)			134	134	0	0	0	43	0	35	32	0	0	0	24	0	0	0	0

Large Sites with Outline Planning Permission

V/2015/0391	S051, S061	off chesterfield Road, Huthwaite	37	37						35	2								
V/2015/0264	S320	Quantum Clothing North St Huthwaite	90	90				35	35	20									
V/2012/0043	S0243	Station House, Outram Street	28	28						28									
V/2018/0262		land at Outram Street/ Park Street	24	24						24									
Total Large Sites with Outline Permission			179	179	0	0	0	35	35	107	2	0	0	0	0	0	0	0	0

Large Sites with Full Planning Permission

V/2013/0656	K0227	Land east of Sutton Road and South of Kings Mill Road (Larwood)	225	21	21														
V/2014/0543	S0329	Former Courtaulds Factory, Unwin Road	29	1	1														
V/2016/0462	S0522	between Pleasley Road/ Mansfield road	36	11	11														
V/2016/0487	S0575	rear of 249-251 Alfreton Road, Sutton	118	118		35	35	35	13										
V/2011/0503 V/2016/0169	S0498	Land off Gilcroft Street/St Andrews Street & Vere Avenue, Skegby	177	177			35	35	35	35	35	2							
V/2017/0329		Adj bluebell PH, Carsic Lane	14	14	14														
V/2018/0120	S0567	off Brand Lane	172	172	15	35	35	35	35	17									
V/2017/0049	S0511	off Mansfield road	18	18	18														
Total Large Sites with Full Permission			789	532	80	70	105	105	83	52	35	2	0	0	0	0	0	0	0

All Large Sites (Deliverable under current ALPR policy)	845	80	70	105	183	118	194	69	2	0	0	24	0	0	0	0	0	0	0
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Within 5 years556

All small sites with Full Permission	122	18	0	84	15	5	0	0	0	0	0	0	0	0	0	0	0	0	0
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Within 5 years122

All Small sites with Outline Permission	18	0	0	0	17	1	0	0	0	0	0	0	0	0	0	0	0	0	0
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Within 5 years18

All sites with Permission	851	98	70	189	172	124	159	37	2	0	0	0	0	0	0	0	0	0	0
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Within 5 years653

ALL SUTTON/KIRKBY SITES	985	98	70	189	215	124	194	69	2	0	0	24	0	0	0	0	0	0	0
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Within 5 years696

EXPECTED DELIVERY OF SITES UNDER CURRENT POLICY– ‘RURALS’ AREA

Planning Appn Ref	Site Ref	Site Name	Total number of Dwellings on site	Number of Dwellings Remaining at 1st April 2018	Year 1 19/20	Year 2 20/21	Year 3 21/22	Year 4 22/23	Year 5 23/24	Year 6 24/25	Year 7 25/26	Year 8 26/27	Year 9 27/328	Year 10 28/29	Year 11 29/30	Year 12 30/31	Year 13 31/32	Year 14 32/33	Year 15 33/34
SHELAA sites deliverable under saved ALPR 2002 policies																			
n/a	SJU003	Land off Westdale Road, Jacksdale	60	60						35	25								
n/a	SJU035	Land off Westdale Road/ Rutland Road, Jacksdale	15	15						15									
Total sites without Planning Permission (Deliverable under current ALPR policy)			75	75	0	0	0	0	0	50	25	0	0	0	0	0	0	0	0
All Large Sites (Deliverable under current ALPR policy)				75	0	0	0	0	0	50	25	0	0	0	0	0	0	0	0
Within 5 years					0														
All small sites with Full Permission				34	5	1	28	0	0	0	0	0	0	0	0	0	0	0	0
Within 5 years					34														
All Small sites with Outline Permission				10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
Within 5 years					10														
All sites with Permission				44	5	1	28	10	0	0	0	0	0	0	0	0	0	0	0
Within 5 years					44														
ALL HUCKNALL SITES				119	5	1	28	10	0	50	25	0	0	0	0	0	0	0	0
Within 5 years					44														

EXPECTED DELIVERY OF SITES UNDER CURRENT POLICY– ASHFIELD DISTRICT

Source	Dwellings Remaining at 1st April 2019	Year 1 19/20	Year 2 20/21	Year 3 21/22	Year 4 22/23	Year 5 23/24	Year 6 24/25	Year 7 25/26	Year 8 26/27	Year 9 27/28	Year 10 28/29	Year 11 29/30	Year 12 30/31	Year 13 31/32	Year 14 32/33	Year 15 33/34
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District

SHELAA Sites (Deliverable under current ALPR policy)	440	0	0	35	78	35	174	68	0	0	0	50	0	0	0	0
Within 5 years						148										
Large sites with Full Permission	630	131	103	119	105	83	52	35	2	0	0	0	0	0	0	0
Within 5 years						541										
Large sites with Outline Permission	864	0	52	80	150	150	257	110	65	0	0	0	0	0	0	0
Within 5 years						432										
Small sites with Full Permission	219	24	1	173	16	5	0	0	0	0	0	0	0	0	0	0
Within 5 years						219										
Small sites with Outline Permission	35	0	0	0	32	3	0	0	0	0	0	0	0	0	0	0
Within 5 years						35										
All sites with Planning Permission	1748	155	156	372	303	241	309	145	67	0	0	0	0	0	0	0
Within 5 years						1227										
Known PD/Prior Approvals	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Within 5 years						6										
C2 schemes (Dwelling equivalent)	49	0	47	0	0	0	2	0	0	0	0	0	0	0	0	0
Within 5 years						47										
Small windfall sites beyond 5 years*	600	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60
Within 5 years						0										
ALL DISTRICT SITES	2843	161	203	407	381	276	545	273	127	60	60	110	60	60	60	60
Within 5 years						1428										

* See Housing land Supply: Explanatory Paper, ADC, 2017

APPENDIX 2

Ashfield District: Residential institutions (Use Class C2)

Completions 2013-2019

Planning Permission Reference	Planning Permission Type	Decision Date	Address	Beds	Status	Completed date	Notes
V/2012/0070	Full	02/04/2012	Jubilee Court, Jubilee Road, Sutton	2	Phase 1 completed	2014/2015	Extension to existing Care Home - Phase 1 complete. Phase 2 for an additional 5 beds not yet started (see below).
V/2012/0451	Full	13/12/2012	De Morgan Close, Underwood	3	Completed	2017/2018	Change of use from C3 to C2 residential care facility.
V/2012/0497	Full	20/12/2012	Health centre, High Pavement, Sutton	40	Completed	2014/2015	Demolition of health centre and construction of care home.
V/2014/0293	Full	06/08/2014	Nottingham Road Selston	3	Completed	2014/2015	Change of use from C3 to C2 residential care facility.
V/2015/0124	Full	09/04/2015	Alfreton Road, Sutton	3	Completed	2015/2016	Part conversion of admin block to provide C2 residential care.
V/2015/0621	Full	13/01/2016	Coxmoor Road/Kingsmill Road East, Sutton (Kingfisher Way)	66	Completed	2016/2017	Nursing Home.
V/2015/0735	Full	19/01/2016	29 Coxmoor Road, Sutton	2	Completed	2016/2017	Change of use from C2 to C3. Used in conjunction with adjacent care home
V/2016/0242	Full	07/07/2016	41 west Hill, Skegby	5	Completed	2017/2018	Conversion of dwelling to care home (C2).
V/2016/0246	Full	01/02/2017	186-190 Beardall Street, Hucknall	79	Completed	2018/2019	Demolition of existing buildings and erection of care home

Total Completed 2013 to 2019

203

Commitments April 2019

Planning Permission Reference	Planning Permission Type		Address	Beds	Status		Notes
V/2012/0070	Full	02/04/2012	Jubilee Court, Jubilee Road, Sutton	5	Started		Extension to existing Care Home - Phase 1 complete. Permission therefore extant
V/2013/0123	Outline	14/11/2014	Rolls Royce, Hucknall	0	Superseded		Part of hybrid outline application. Superseded by reserved matters planning application V/2017/0139
V/2017/0139	Reserved Matters	03/07/2017	Rolls Royce, Hucknall	84	Started		New Care Home

Total Committed at 1st April 2019

89

Total all C2 development

292

Prior Notification Applications

Application Reference	Location	Proposal	Proposed Dwellings	Decision Date	Status 31/03/2019
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	First Floor 25 Outram Street Sutton in Ashfield NG17 4BA	Change of Use from 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	Commitment
X/2016/0029	42 Lowmoor Road Kirkby in Ashfield NG17 7BP	Prior Approval for a Proposed Change of Use From Office to Residential - 2 first floor flats	2	28/07/2016	Commitment
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	Commitment
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 dwelling	1	24/05/2018	Commitment
Total additional dwellings			14		
Completions 2014 - 2018			4		
Completions 2018 - 2019			5		
Commitments at 31st March 2019			4		

Effect of Lapse Rate on Planning Permissions: April 2019

The table below uses percentages derived from evidence of historic lapsed rates over the period 2006-2016 as set out in the Housing Land Supply: Explanatory Paper Jan 2017. 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 (2019-2032)	Outstanding permissions deliverable in first 5 years*	Discounted permissions in first 5 years	Dwellings deducted over first 5 years
Hucknall Large	182	6.4%	170	12	130	122	8
Hucknall Small	70	26.9%	51	19	70	51	19
Sutton/Kirkby Large	474	6.4%	444	30	293	274	19
Sutton/Kirkby Small	140	26.9%	102	38	140	102	38
Villages Large	0	6.4%	0	0	0	0	0
Villages Small	44	26.9%	32	12	44	32	12
Total Large	656	6.4%	614	42	423	396	27
Total Small	254	26.9%	186	68	254	186	68
TOTAL ALL SITES	910	n/a	800	110	677	582	95

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

GUIDE TO TERMS AND ABBREVIATIONS

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

LHN: Local Housing Need

MHCLG: Ministry of Housing Communities and Local Government

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

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.

