

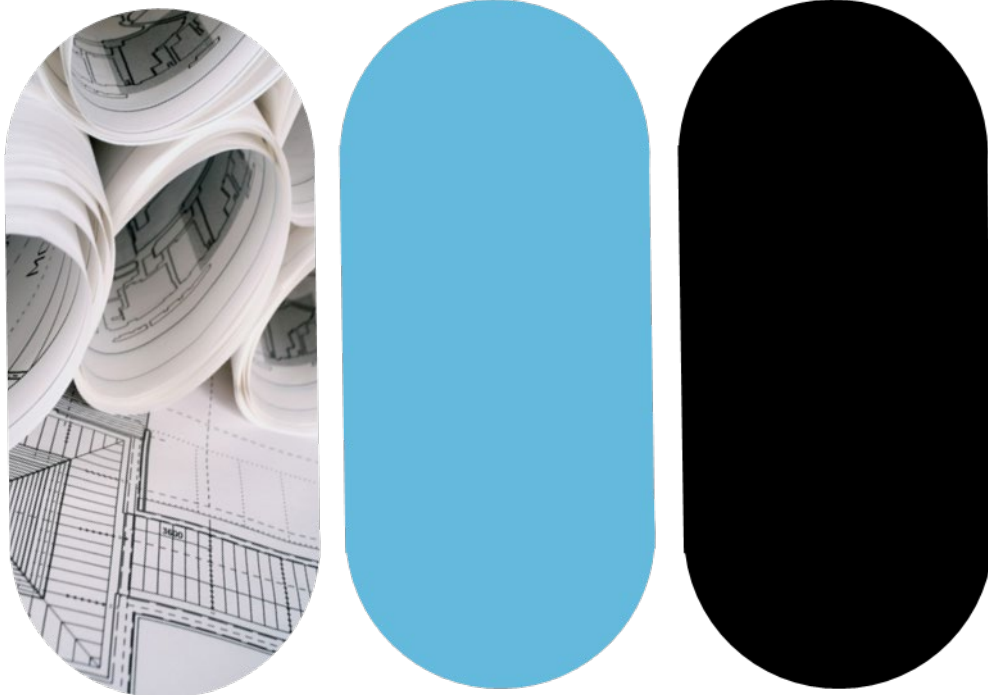


WRITTEN STATEMENT IN RESPECT OF THE ASHFIELD LOCAL PLAN 2023-2040 EXAMINATION

INSPECTOR'S ADDITIONAL QUESTIONS

MATTER 2 – MEETING ASHFIELD'S HOUSING NEEDS

On Behalf of Persimmon Homes Nottingham



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1. INTRODUCTION

- 1.1 This Additional Written Statement is made on behalf of our client, Persimmon Homes Nottingham, in response to the Inspectors Additional Questions for the examination hearings for the Ashfield District Local Plan Examination. It should be read alongside the original submitted Matter Statement (Reference HS 2.10).
- 1.2 Persimmon Homes Nottingham are promoting two sites; the Land North of Fackley Road (Phase 2), Teversal, following planning permission being granted on appeal in respect of Phase 1 (appeal reference APP/W3005/W/24/3345033) which was identified as a residential allocation within the plan (allocation reference H1SI) and Sunnyside Farm, Blackwell Road, Huthwaite which is identified as a residential allocation within the plan (allocation reference H1Sk).
- 1.3 Persimmon Homes Nottingham has engaged in all stages of the plan making process and previously made representations to the Regulation 19 Local Plan consultation (Marrons Representation dated January 2024, Respondent ID 223) and to the Consultation on Additional Housing Site Allocations (Marrons Representation dated March 2025, Respondent ID 223).

2. MATTER 2 – MEETING ASHFIELD’S HOUSING NEEDS

Issue 1 – Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to meeting housing needs.

2.7.1 Would the proposed additional sites put forward by the Council provide sufficient capacity to address the housing shortfall over the plan period?

- 2.1 The Council recognised a shortfall of 882 dwellings against their housing requirement to 2040 within HSC.01 (Consultation on Additional Housing Site Allocations). The 13 additional sites identified within the consultation

document totalled 828 dwellings, and this would represent a shortfall of 54 dwellings. However, the Council has revised housing delivery from identified housing allocations which results in an over provision of 136 dwellings (as identified in HSC.01 paragraph 4.5). This position, an overprovision of 136 dwellings, differed from that identified in the Cabinet committee meeting, dated 17th February 2025, at 146 dwellings inclusive of the 133 dwellings from Land north of Fackley Road (Phase 2), Teversal site that was subsequently removed as a proposed additional allocation. We would re-iterate that there was no detailed reasoning set out within the Cabinet Minutes to explain the removal of Land north of Fackley Road (Phase 2), Teversal (then referenced H1Sam) from the additional sites for consultation.

2.2 The Additional Sites Allocations document failed to include an updated table outlining the housing requirement and future supply source, as was contained within the Cabinet agenda, so there was no further reference to the 136 dwellings supply surplus elsewhere within the consultation document, nor in the subsequent Statement of Consultation and therefore no clarity as to how this figure has been reached. This creates significant uncertainty as to whether the 13 additional sites do provide sufficient capacity to address the housing shortfall over the plan period. On the basis of the Council's own identified allocation figures there remains a shortfall given the additional figures for the further allocated sites.

2.3 Further to this position, and on the basis that a small overprovision of 136 dwelling is correct, then across the Local Plan period a 2% buffer would be provided for, and this is significantly less than our client considers necessary to ensure the identified local housing need is met and that the plan is positively prepared as required by NPPF Paragraph 16b.