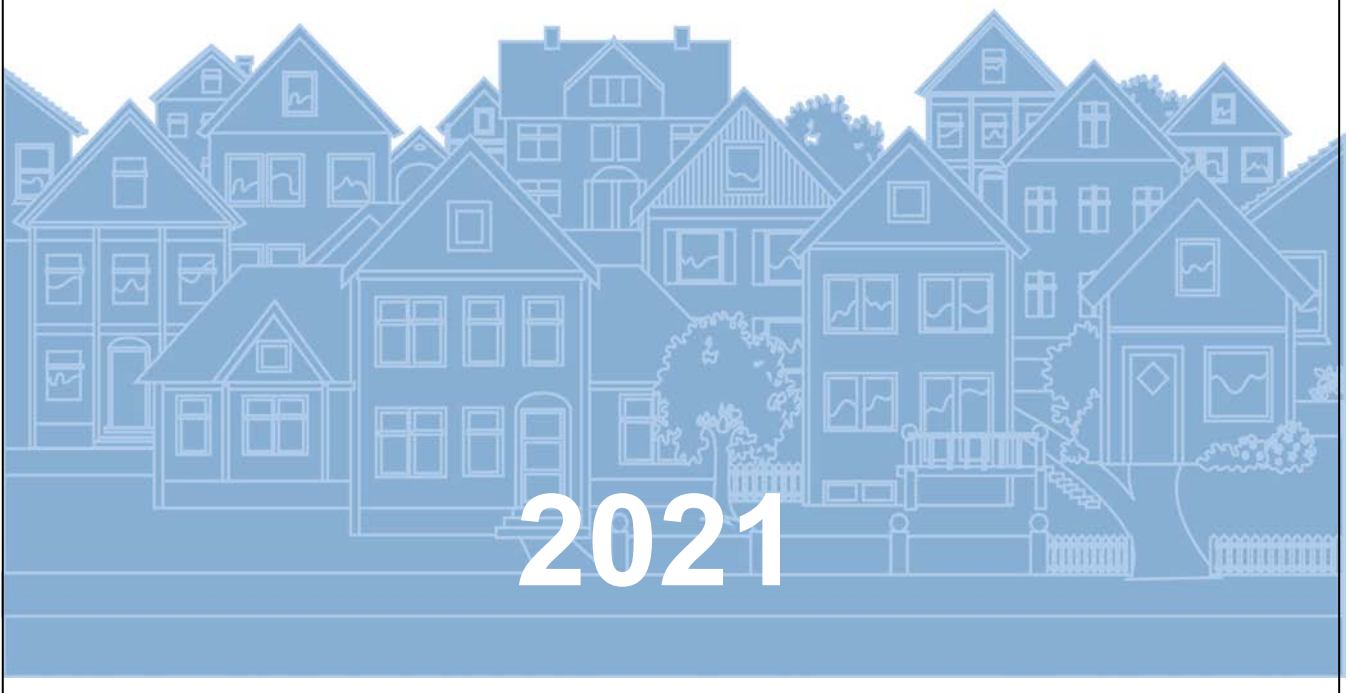




Housing Land Monitoring Report




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ASHFIELD DISTRICT

HOUSING LAND MONITORING REPORT

If you require any assistance with this document, please contact the Forward Planning Team at Ashfield District Council on

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Published July 2021

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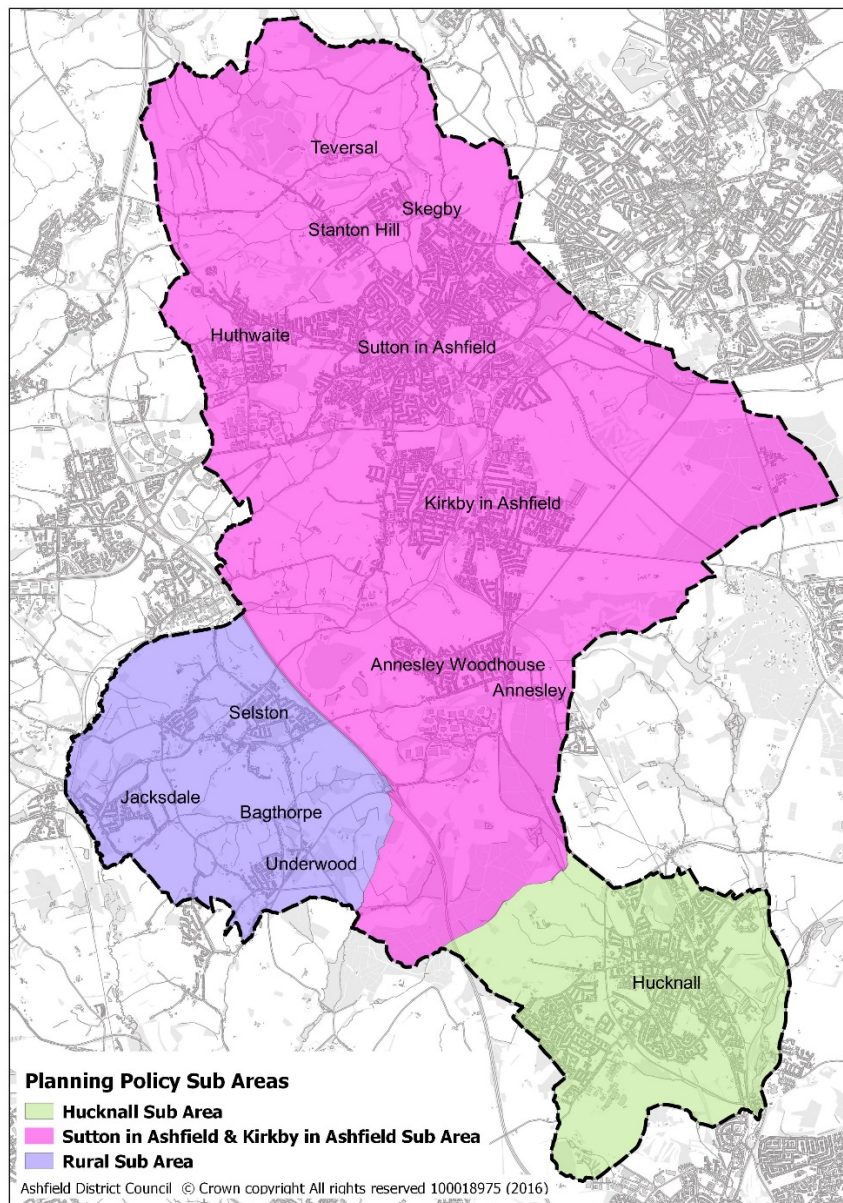
CONTENTS

	Page
1. Introduction	1
2. Policy Background	2
3. Housing Land Supply and Requirement	2
Additional Sources of Land Supply	3
Table 1: Dwelling Requirement and Provision 2020-2038	5
Housing Trajectory	6
Table 2: Housing Trajectory 2020-2038	6
Chart 1: Housing Trajectory	7
Five Year Land Supply	8
Table 3: Calculation of 5 Year Land Supply	9
Housing Delivery Test (HDT)	10
4. Large Sites with Planning Permission	11
Table 4: Schedule of Large Sites with Planning Permission at April 2021	12
5. Table 5: Completions on Previously Developed Land	17
6. Table 6: Commitments on Previously Developed Land	18
7. Table 7: Housing Completion Rates: 2011-2021	19
8. Affordable Housing Requirement and Completions	21
Table 8: Affordable Housing Completions: 2010-2021	22
9. Large Site Completions by Density	23
Table 9: Density of large site completions 2018-2021	23
Table 10: Density of large site completions 2010-2021	24
APPENDIX 1 - Housing Trajectory Detailed Tables:	
Expected rate of delivery of sites with planning permission	26
Expected rate of delivery of sites from all sources	31
APPENDIX 2 - Residential Institutions Data (Use Class C2)	32
APPENDIX 3 - Prior Notification Applications	34
APPENDIX 4 - Effect of Lapse Rate on Planning permissions: April 2021	35
APPENDIX 5 - Local Housing Need calculation	36
APPENDIX 6 - Guide to Terms and Abbreviations	37

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 2021.
- 1.2 For planning policy purposes Ashfield is divided into 3 sub-areas, namely Hucknall, Kirkby and Sutton Areas, and the 'Rurals' Area as illustrated below.
- 1.3 All information is provided in good faith and is as accurate as sources permit. No guarantee can be given in respect of any errors or omissions.

Ashfield District: Planning Policy Sub-Areas



2. Policy Background

- 2.1 The 'saved' policies of the Adopted Ashfield Local Plan Review 2002 (ALPR) identified housing land requirements and housing land allocations to meet this need for the period 1991-2011. As such, the housing land requirement set out in local planning policy is now out of date.
- 2.2 In July 2018 the Government published a revised National Planning Policy Framework 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 **457**¹ dwellings per annum (dpa), and represents a marginal decrease of 25 dpa below the annual figure used in the 2020 monitoring report.

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 457 dwellings per annum to assess the rate of development against requirements and current land availability. An end date of 2038 is used to reflect the emerging Local Plan period and the NPPF requirement for strategic policies to look ahead over a minimum of 15 years from adoption. It is currently anticipated that the new Local Plan will be adopted in 2023, hence the monitoring period is taken to be 18 years from 2020 to 2038.
- 3.2 Table 1 illustrates Ashfield's housing land supply at 31st March 2021 set against the need for housing in the District for the period 2020-2038. The table refers to sites which can be delivered under current policy (as set out in the Ashfield Local Plan Review 2002) and includes sites with planning permission, 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 The Local Housing Need is assessed using a standard approach based on published data. These include household projections and affordability ratios which vary on an annual basis. See Appendix 5 for more information.

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 Greater Nottingham and Ashfield Housing Needs Assessment 2020 (HNA)⁴ 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 2021. In summary it sets out that:
- **11** bedspaces have current planning permission which equates to **6 dwellings** when applying the national ratio of 1.8⁵
 - **288** bedspaces (equivalent to **160 dwellings**) have been delivered between 2013-2021, of which **85** new bedspaces (equivalent to **48 dwellings**) were created between 1/4/2020-31/03/2021.
- 3.7 Ashfield District has not delivered any student accommodation.

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

⁴ https://www.ashfield.gov.uk/media/8d890976f713e6c/2020-11-10-greater-nottingham-and-ashfield_housing-needs-assessment_final.pdf

⁵ Housing Delivery Test Measurement Rule Book, MHGLG – July 2018 (paragraph 10)

B. Permitted Development of Other Uses to Residential

- 3.8 Some changes from one Use Class to another are covered by 'permitted development' rights (meaning that planning permission is deemed to have been given). These include, for example, changes from shops, offices, hot food takeaways and laundrettes to residential.
- 3.9 In the case of a change of use to residential, these are subject to 'Prior Approval' (apart from the change from a small 'house in multiple occupation', C4, to a dwelling house, C3). This requires that an application is made to allow the local authority to assess the impacts and risks of the proposal. The impacts and risks to be assessed may include the design or external appearance, transport and highways impacts, or flooding risks.
- 3.10 A total of 15 prior notification applications were received and approved within the period 1st April 2014 to 31st March 2021, amounting to a potential additional 24 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

- 3.11 National planning policy guidance identifies that a potential source of housing supply may come forward from derelict land and buildings, including empty homes. However, it should be recognised that properties brought back into use via the Council's Housing Strategy section only represent a change in tenure (from private to affordable rented), rather than additional supply since they are already included within the existing housing stock. To include them as a source of supply would therefore amount to double counting.

Table 1: Dwelling Requirement and Provision 2020-2038

Number	Requirement	Dwellings
1	Annual Local Housing Need based on Standard Methodology at April 2021**	457
2	Houses needed to meet requirement, 1/4/2020 to 31/4/2038 (18 years)	8,226
3	Net Houses delivered*** 1/4/2020 to 31/3/2021	265
3a	Homes delivered through C2 residential institution development (dwelling equivalent - see para 3.6) 1/4/2020 to 31/3/2021	48
4	Net requirement 2021 - 2038	7,913
Number	Supply	Dwellings
5	Houses deliverable on small sites , 1/4/2021 to 31/3/2038	
5a	With planning permission (including new build, net conversions and change of use) at 1st April 2021	375
5b	Known permitted development/prior notification schemes not yet implemented at 1st April 2021	5
5c	Demolitions and other losses with planning permission at 1/4/21	-4
5d	Deduction to account for potential lapsed permissions	-101
5e	Windfall allowance beyond 5 years - 1/4/2026 to 1/4/2038	720
6	Houses deliverable on large sites 1/4/2021 to 31/3/2038	
6a	With planning permission at 1st April 2021	1770
6b	Demolitions and other losses with planning permission at 1/4/21	0
6c	Deduction to account for potential lapsed permissions	-58
6d	Potential delivery from sites without planning permission*	360
7	Provision from C2 residential institutions (dwelling equivalent)	6
8	Total housing supply 1/4/2020 to 31/3/2038 (5a+5b+5c+5d+5e+6a+6b-6c+6d+7)	3,073
Number	Net Provision	Dwellings
9	Under provision 2020 to 2038	-4,840

* Large sites assessed as developable in the SHELAA, and deliverable under current policy (ALPR 2002 saved policies).

** Set out in Appendix 5

*** Including losses and dwellings delivered under permitted development

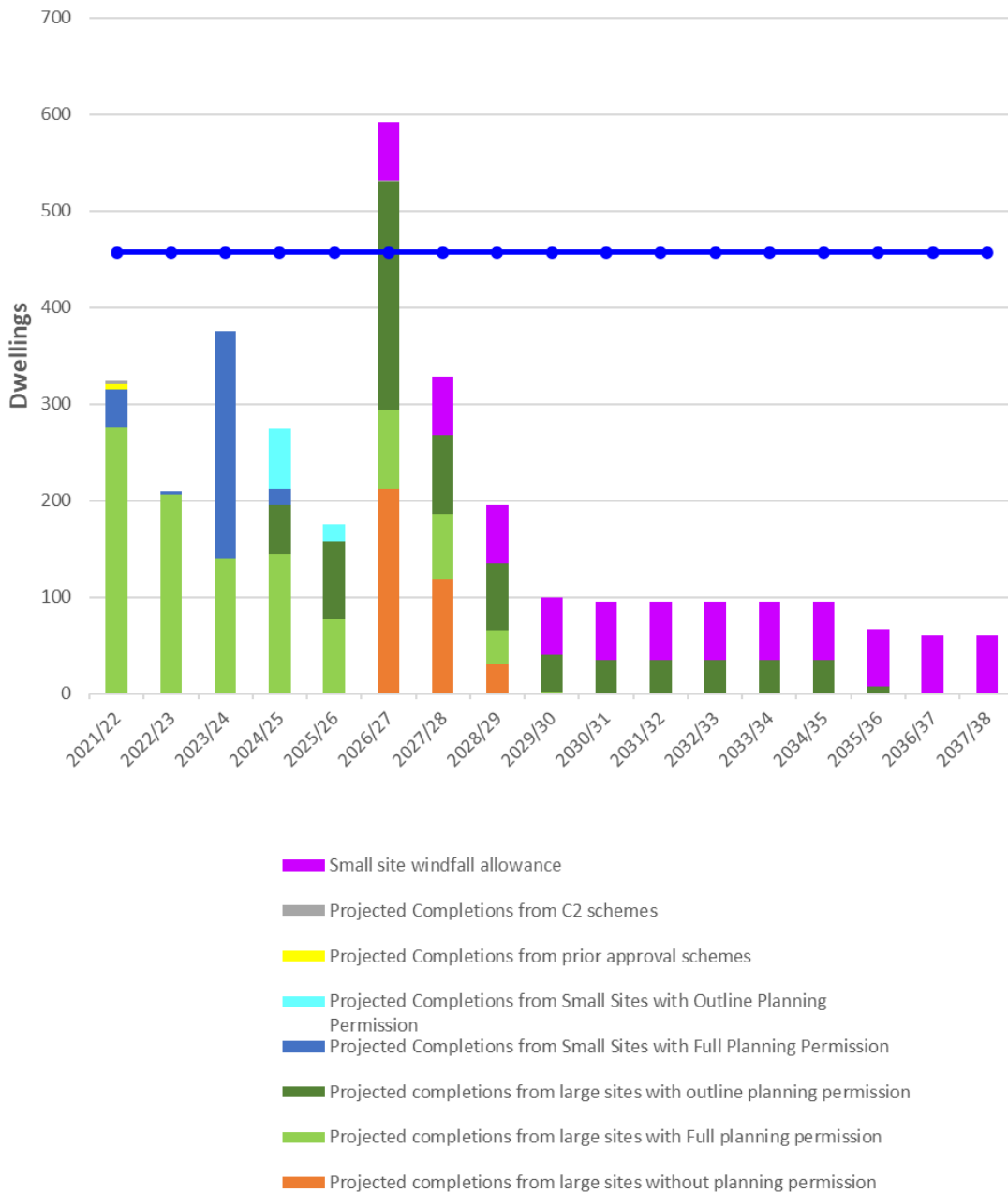
Housing Trajectory

- 3.12 Table 2, together with Chart 1, illustrate how and when housing is anticipated to be delivered over the 18 year period from 2020 to 2038, and how this compares with the assessed need. Appendix 1 illustrates the expected rate of housing delivery in greater detail for large sites over an extended period of 20 years. The delivery, density and windfall assumptions used are set out in the Ashfield District Council Housing Land Supply: Explanatory Paper 2017.⁶
- 3.13 It should be noted that this trajectory table and Appendix 1 do not include assumptions for non-implementation of planning permissions which are included as a 'deduction to account for potential lapsed permissions' in Table 1 (overall dwelling requirement and provision), Table 3 (five year housing land supply) and in paragraph 3.3.

Housing Supply and Requirement (Dwellings)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Past Completions (net)*	313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	313
Projected completions from large sites without planning permission		0	0	0	0	0	212	118	30	0	0	0	0	0	0	0	0	0	360
Projected completions from large sites with Full planning permission		276	206	140	145	78	82	67	35	2	0	0	0	0	0	0	0	0	1,031
Projected completions from large sites with outline planning permission		0	0	0	50	80	236	83	70	38	35	35	35	35	35	7	0	0	739
Projected Completions from Small Sites with Full Planning Permission		39	3	236	17	0	0	0	0	0	0	0	0	0	0	0	0	0	295
Projected Completions from Small Sites with Outline Planning Permission		0	0	0	62	17	0	0	0	0	0	0	0	0	0	0	0	0	79
Projected Completions from prior approval schemes		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Projected Completions from C2 schemes		4	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	6
Small site windfall allowance		0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	720
Cumulative Completions	313	637	846	1,222	1,496	1,671	2,263	2,591	2,786	2,886	2,981	3,076	3,171	3,266	3,361	3,428	3,488	3,548	3,548
PLAN - Annual requirement	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	8,226
PLAN - Cumulative requirement	457	914	1,371	1,828	2,285	2,742	3,199	3,656	4,113	4,570	5,027	5,484	5,941	6,398	6,855	7,312	7,769	8,226	8,226
MONITOR - No. dwellings above or below cumulative requirement	-144	-277	-525	-606	-789	-1,071	-936	-1,065	-1,327	-1,684	-2,046	-2,408	-2,770	-3,132	-3,494	-3,884	-4,281	-4,678	-4,678
MANAGE - Requirement taking account of past/projected completions	7,913	7,589	7,380	7,004	6,730	6,555	5,963	5,635	5,440	5,340	5,245	5,150	5,055	4,960	4,865	4,798	4,738	4,678	4,678
MANAGE - Annual requirement taking account of past/projected completions	440	446	461	467	481	504	497	512	544	593	656	736	843	992	1,216	1,599	2,369	4,678	4,678
*as set out in Table 7 plus C2 delivery																			

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

Ashfield District Housing Trajectory Chart: 2020-2038



Five Year Land Supply

3.14 The National Planning Policy Framework (NPPF) places a duty on Local Planning Authorities to demonstrate a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirements.

3.15 The Council's situation as at 1st April 2021 is summarised below and takes account of:

- The Council’s Local Housing Need (LHN) based on the standard method for calculation as set out in national planning guidance.
- A 20% buffer applied to the 5 year supply calculations to help address recent under delivery, consistent with the requirements of NPPF paragraph 73⁷
- Dwellings on sites with planning permission deliverable in 5 years.
- Any large SHELAA sites deemed 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)	2.25 years

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

⁷ The Housing Delivery Test published in March 2021 has now fallen below 75%. A buffer of 20% (moved forward from later in the Plan period) has therefore 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 - April 2021

FIVE YEAR HOUSING LAND REQUIREMENT	DWELLINGS
Local Housing Need* @ 457 dpa x 5 years	2285
Add 20% buffer	457
Total 5 year requirement including buffer	2742
Annual requirement including buffer	548

SUPPLY	DWELLINGS
Existing planning permissions deliverable within 5 years	1344
Discount applied to permissions based on historic lapse rate	-121
Permitted Development deliverable within 5 years	5
Residential Institutions (C2) deliverable within 5 years [#]	4
Total amount of housing deliverable within the next 5 year period	1232

FIVE YEAR HOUSING LAND SUPPLY POSITION	
Dwellings deliverable within the 5 year period	1232
Divided by annual 5 year dwelling requirement of	548
Equates in years to	2.25
Oversupply (+) or undersupply (-) of dwellings	-1510

* based on standard methodology

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

Housing Delivery Test

- 3.17 The NPPF now sets out the Housing Delivery Test (HDT) as an annual measurement of housing delivery in all plan-making authorities. This measures net additional dwellings provided in a local authority area against the homes required, using national statistics (2014 household projections) and submitted local authority data. This test result supersedes all previous methods for calculating past performance.
- 3.18 MHCLG publish the HDT on an annual basis. There are consequences for those failing the test, ranging from preparation of action plans, to an additional 20% buffer in the 5 year housing land supply calculation. Where the HDT indicates that delivery was substantially below requirement, this also triggers NPPF para 11d) in respect of rendering relevant development plan policies out of date (i.e., presumption in favour of development).
- 3.19 The 2020 HDT results were published on 19th January 2021 and show that Ashfield District has failed the HDT in this accounting period with a measurement of 65% as follows:

Year	Number of homes required	Number of homes delivered
2017-18	471	401
2018-19	502	344
2019-20	435	173
Total	1407	918

Housing Delivery Test 2020 measurement: 65% - Presumption

- 3.20 Housing Delivery Test consequences are concurrent (i.e. where the presumption applies, the 20% buffer and the requirement for an Action Plan also applies). In this respect the 5YHLS calculation will need to incorporate a 20% buffer in future, rather than the 5% used in previous calculations to date.
- 3.21 The Council intend to prepare an Action Plan in due course, that considers the root causes of under delivery and identifies the actions that the authority will undertake to help increase housing delivery in future years.
- 3.22 Previous HDT results, under transitional arrangements, were as follows:-
- 2018 – 116% No consequences
 - 2019 – 95% No consequences

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 2021. 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 2021: 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/2016/0619	Hucknall Town football Club, Watnall Road	3.50	31	108	0	108	Outline	Y	GRANTED
n/a	H0264	V/2014/0432	The Harrier, Christchurch Road	0.24	42	10	7	3	Full	Y	STARTED
EM1 Ha	H0265	V/2013/0123	Rolls Royce, Watnall Road (remaining phases of Outline pp only)	11.92	16	186	0	186	Outline	Y	STARTED
EM1 Ha	H0265	V/2014/0652	Rolls Royce, Watnall Road	4.49	38	171	170	1	Full	Y	STARTED
n/a	H0265	V/2015/0267	Rolls Royce, Watnall Road	3.79	26	99	96	3	Full	Y	STARTED
n/a	H0265	V/2016/0525	Rolls Royce, Watnall Road	4.11	27	113	104	9	Reserved Matters	Y	STARTED
EM1 Ha	H0265	V/2018/0803	Rolls Royce, Watnall Road	2.78	43	120	72	48	Reserved Matters	Y	STARTED
n/a	H0265	V/2019/0038	Land to the East of, Hurricane Road RR	1.26	37	47	28	19	Reserved Matters	Y	STARTED
n/a	H0265	V/2019/0452	Parcel 8, Land at Rolls Royce, Watnall Road	1.87	34	64	3	61	Reserved Matters	Y	STARTED
EM1 Ha	H0265	V/2020/0563	Land at, Shepherd Street (Rolls Royce)	1.34	75	100	0	100	Reserved Matters	Y	GRANTED
n/a	H0287	V/2015/0629	South of former international clothing centre, Annesley Road	1.49	38	56	0	56	Reserved Matters	N	STARTED
EM1Hk	H0268	V/2019/0129	Land off Watnall Road / Daniels Way	1.10	45	50	43	7	Full	Y	STARTED
HG1Hb	S0547	V/2016/0483	(Phase 2) Land at, Broomhill Farm	6.91	31	217	0	217	Full	N	GRANTED
Hucknall Totals				44.80	30	1341	523	818			

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
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	STARTED
n/a	S0525	V/2016/0487	rear 249, 251 Alfreton Road, Sutton, NG17 1JP	4.12	29	118	5	113	Full	N	STARTED
n/a	S0292	V/2017/0329	Adj Blue Bell PH, Carsic Ln, Sutton, NG17 2AX	0.17	82	14	0	0	Full	Y	COMPLETED
n/a	S0567	V/2018/0120	off Brand Lane, Stanton Hill	7.26	24	172	35	137	Reserved Matters	N	STARTED
n/a	S0293	V/2020/0411	Junction of Outram Street/Park Street, Sutton	0.23	104	24	0	24	Reserved Matters	Y	GRANTED
n/a	K0280	V/2018/0393	Annesley Miners Welfare Institute, Derby Road, NG15 0AP	0.56	27	15	0	15	Full	Y	STARTED
n/a	K0280	V/2018/0393	Annesley Miners Welfare Institute, Derby Road, NG15 0AP	1.23	24	30	0	30	Full	N	STARTED

Continued on next page.

Kirkby-Sutton Area: Large Sites with Planning Permission Cont...

ALPR Ref.	Site Ref.	Permission Ref.	Address	Net Residential Area	Density	Total Net Dwellings	Dwellings Completed	Dwellings Remaining	Application Type	Previously Developed Land	Current Status
n/a	K0280	V/2018/0393	Annesley Miners Welfare Institute, Derby Road, NG15 0AP	0.56	27	15	0	15	Full	Y	STARTED
n/a	K0280	V/2018/0393	Annesley Miners Welfare Institute, Derby Road, NG15 0AP	1.23	24	30	0	30	Full	N	STARTED
n/a	S0587	V/2016/0569	Land at, Beck Lane, Skegby, NG17 3AH	13.34	24	322	0	322	Outline	N	GRANTED
n/a	S0630	V/2019/0449	Land Off, Davies Avenue	0.60	37	22	0	22	Full	Y	GRANTED
n/a	S0621	V/2018/0213	The Quarry, 57, Stoneyford Road, NG17 4DA	1.29	37	48	0	48	Outline	N	GRANTED
n/a	S0638	V/2018/0212	The Pattern House, Crossley Avenue, Huthwaite	0.68	34	23	0	23	Outline	Y	GRANTED
n/a	K0286	V/2020/0061	Former Wild Orchid Public House, Southwell Lane, Kirkby	0.28	43	12	0	12	Full	Y	GRANTED
Kirkby-Sutton Totals				38.26	27	1034	68	952			

'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 2021

Hucknall Area

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
Greenfield	8.40	33	273	0	273
PDL (Brownfield)	36.40	29	1068	523	545
Total Hucknall	44.80	30	1341	523	818

Kirkby-Sutton Area

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
Greenfield	3.34	260	867	40	827
PDL (Brownfield)	34.64	4	155	28	127
Total Kirby-Sutton	37.98	27	1022	68	954

Villages Area (Selston Parish)

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
Greenfield	0.00	0	0	0	0
PDL (Brownfield)	0.00	0	0	0	0
Total Villages	0.00	0	0	0	0

Ashfield District

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
Greenfield	11.74	97	1140	40	1100
PDL (Brownfield)	71.04	17	1223	551	672
Total Ashfield District	82.78	29	2363	591	1772

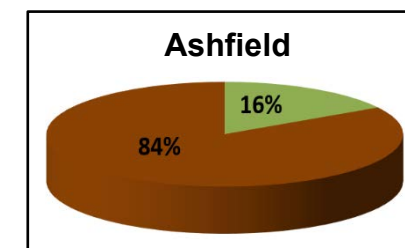
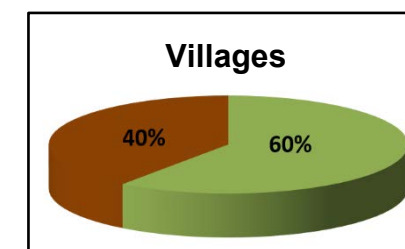
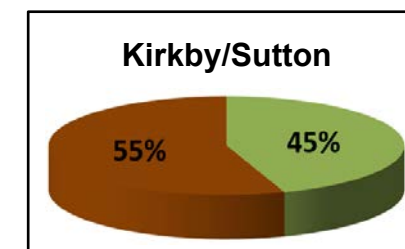
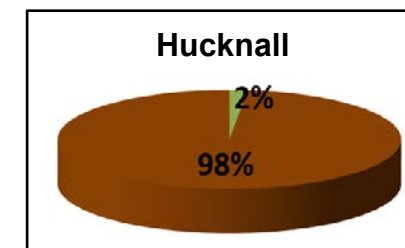
Please note: Numbers may not sum due to rounding

5. COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

TABLE 5: Net Residential Completions 1st April 2020 to 31st March 2021

(including conversions & change of use but not demolitions or C2 residential institutions)

Area	Greenfield	Brownfield	Total
	Dwellings	Dwellings	Dwellings
Hucknall Area			
Large sites	0	165	165
Small sites (including Conversions & Change of use)	3	7	10
Total Hucknall	3	172	175
% Dwelling Completions	2%	98%	100%
Kirkby-Sutton Area			
Large sites	32	14	46
Small sites (including Conversions & Change of use)	2	28	30
Total Kirkby-Sutton	34	42	76
% Dwelling Completions	45%	55%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	6	4	10
Total Villages	6	4	10
% Dwelling Completions	60%	40%	100%
Ashfield District			
Large sites	32	179	211
Small sites (including Conversions & Change of use)	11	39	50
Total Ashfield	43	218	261
% Dwelling Completions	16%	84%	100%

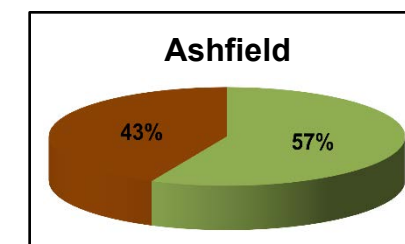
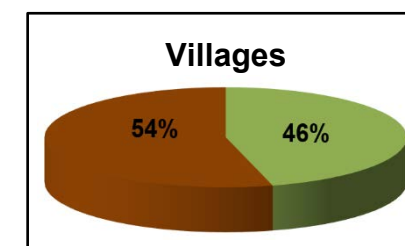
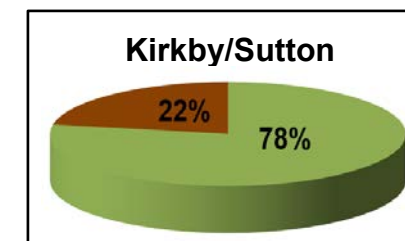
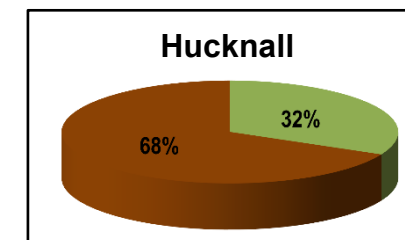


6. COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

TABLE 6: Outstanding Residential Planning Permissions at 1st April 2021

(including conversions & change of use, but not demolitions or C2 residential institutions)

Area	Greenfield	Brownfield	Total
	Dwellings	Dwellings	Dwellings
Hucknall Area			
Large sites	273	545	818
Small sites (including Conversions & Change of use)	34	93	127
Total Hucknall	307	638	945
% Commitments (dwgs)	32%	68%	100%
Kirkby-Sutton Area			
Large sites	827	125	952
Small sites (including Conversions & Change of use)	70	130	200
Total Kirkby-Sutton	897	255	1152
% Commitments (dwgs)	78%	22%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	22	26	48
Total Villages	22	26	48
% Commitments (dwgs)	46%	54%	100%
Ashfield District			
Large sites	1100	670	1770
Small sites (including Conversions & Change of use)	126	249	375
Total Ashfield	1226	919	2145
% Commitments (dwgs)	57%	43%	100%



7. Housing Completion Rates: 1st April 2011 - 31st March 2021

TABLE 7: Annual Housing Completions 1st April 2011 - 31st March 2021

HUCKNALL AREA

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				
2011 - 12	3	175	178	4	n/a	1	181
2012 - 13	9	174	183	3	n/a	1	185
2013 - 14	3	131	134	7	n/a	0	141
2014 - 15	12	189	201	7	n/a	42	166
2015 - 16	26	203	229	3	n/a	4	228
2016 - 17	21	295	316	10	n/a	0	326
2017 - 18	6	209	215	14	1	3	227
2018 - 19	8	97	105	2	0	0	107
2019 - 20	5	63	68	0	2	0	70
2020 - 21	7	165	172	3	7	1	181
2011 to 2021	100	1701	1801	53	10	52	1812

KIRKBY & SUTTON AREA

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				
2011 - 12	36	181	217	9	n/a	1	225
2012 - 13	23	212	235	7	n/a	0	242
2013 - 14	20	273	293	9	n/a	1	301
2014 - 15	18	188	206	9	n/a	0	215
2015 - 16	65	234	299	15	n/a	0	314
2016 - 17	24	158	182	23	n/a	0	205
2017 - 18	20	89	109	34	3	0	146
2018 - 19	50	108	158	20	4	1	181
2019 - 20	34	58	92	6	0	2	96
2020 - 21	10	46	56	20	1	2	75
2011 to 2021	300	1547	1847	152	8	7	2000

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

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				
2011 - 12	4	0	4	2	n/a	0	6
2012 - 13	5	0	5	3	n/a	1	7
2013 - 14	11	0	11	1	n/a	0	12
2014 - 15	11	30	41	3	n/a	0	44
2015 - 16	12	0	12	5	n/a	1	16
2016 - 17	12	0	12	1	n/a	0	13
2017 - 18	9	15	24	0	0	0	24
2018 - 19	5	0	5	6	1	0	12
2019 - 20	0	5	5	3	0	1	7
2020 - 21	10	0	10	0	0	1	9
2011 to 2021	79	50	129	24	1	4	150

ASHFIELD DISTRICT

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				
2011 - 12	43	356	399	15	n/a	2	412
2012 - 13	37	386	423	13	n/a	2	434
2013 - 14	34	404	438	17	n/a	1	454
2014 - 15	41	407	448	19	n/a	42	425
2015 - 16	103	437	540	23	n/a	5	558
2016 - 17	57	453	510	34	n/a	0	544
2017 - 18	35	313	348	48	4	3	397
2018 - 19	63	205	268	28	5	1	300
2019 - 20	39	126	165	9	2	3	173
2020 - 21	27	211	238	23	8	4	265
2011 to 2021	479	3298	3777	229	19	63	3962
Average per year	48	330	378	23	2	6	396

8. AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

- 8.1 Policy HG4 of the Ashfield Local Plan Review 2002 (ALPR) sets out the criteria for affordable housing throughout the District. It identifies a need of
- 18.5% of new dwelling completions in Hucknall, and
 - 6% for the rest of the District
- to be provided on sites of 25 dwellings or more (or 1 hectare or more).
- 8.2 NPPF 2019 changed the definition of affordable housing to include, among other products, low cost market housing 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.

- 8.3 Table 8 below show the number of affordable housing units provided annually since 2010 and includes social rented and ‘intermediate’ housing. These figures are set against total completions on ‘large’ sites. 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.
- 8.4 It should also be noted that the figures included for completions in Table 8 will not be directly comparable with those submitted to the government for their Local Authority Housing Statistics (LAHS) returns. The key reason for this variance is that for the purposes of policy monitoring in this report, only new-build affordable housing is counted. The LAHS data also includes additional units where existing market housing stock has been purchased by the Council and converted into affordable rented stock.

TABLE 8: Affordable Housing Completions: 2010 to 2021

Year	Social Rented/ Intermediate Units				Total Large Site Completions				% Affordable Housing			
	Hucknall	Kirkby-Sutton	Villages	Ashfield District	Hucknall	Kirkby-Sutton	Villages	Ashfield District	Hucknall	Kirkby-Sutton	Villages	Ashfield District
2010-2011	65	0	0	65	185	142	0	327	35%	0%	n/a	20%
2011-2012	15	22	0	37	175	181	0	356	9%	12%	n/a	10%
2012-2013	21	9	0	30	174	212	0	386	12%	4%	n/a	8%
2013-2014	18	12	0	30	141	301	12	454	13%	4%	0%	7%
2014-2015	28	38	8	74	189	146	30	365	15%	26%	27%	20%
2015-2016	40	63	0	103	203	234	0	437	20%	27%	n/a	24%
2016-2017	43	0	0	43	295	158	0	453	15%	0%	n/a	9%
2017-2018	14	14	0	28	209	89	15	313	7%	16%	n/a	9%
2018-2019	15	2	0	17	97	108	0	205	15%	2%	n/a	8%
2019-2020	0	6	0	6	63	58	0	121	0%	10%	n/a	5%
2020-2021	49	0	0	49	165	46	0	211	30%	0%	n/a	23%
TOTAL	308	166	8	482	1896	1675	57	3628	16%	10%	14%	13%
Average 2010-2021	28	15	1	44	172	152	5	330	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 2011 – 2021, 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 on large sites across the district is currently being delivered at densities between 30 to 50 dwellings per hectare. However, there are disparities between the sub areas, which indicates a tendency for lower densities in the northern towns, and higher densities in Hucknall.

TABLE 9: Density of Large Site Completions: 1st April 2020 to 31st March 2021

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Hucknall Large Site Dwelling Completions	52	113	0	165
Hucknall Area %	32%	68%	0%	100%
Kirkby-Sutton Large Site Dwelling Completions	32	0	14	46
Kirkby-Sutton Area %	70%	0%	30%	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 Total Large Site Dwelling Completions	84	113	14	211
% District Total Large Site Completions	40%	54%	7%	100%

TABLE 10: Density of Large Site Completions 1st April 2011 to 31st March 2021**Hucknall Large Site Dwelling Completions**

Year	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
2011-2012	0	175	0	175
2012-2013	0	174	0	174
2013-2014	0	131	0	131
2014-2015	15	174	0	189
2015-2016	36	132	39	207
2016-2017	78	166	51	295
2017-2018	106	103	0	209
2018-2019	60	37	0	97
2019-2020	53	10	0	63
2020-2021	52	113	0	165
Total 2011-2021	400	1215	90	1705
Hucknall Area %	23%	71%	5%	100%

Kirkby-Sutton Large Site Dwelling Completions

Year	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
2011-2012	33	134	14	181
2012-2013	32	180	14	226
2013-2014	18	255	0	273
2014-2015	25	133	30	188
2015-2016	37	187	6	230
2016-2017	56	102	0	158
2017-2018	0	77	12	89
2018-2019	23	85	0	108
2019-2020	19	39	0	58
2020-2021	32	0	14	46
Total 2011-2021	275	1192	90	1557
Kirkby/Sutton %	18%	77%	6%	100%

Villages (Selston Parish) Large Site Dwelling Completions

Year	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
2011-2012	0	0	0	0
2012-2013	0	0	0	0
2013-2014	0	0	0	0
2014-2015	0	30	0	30
2015-2016	0	0	0	0
2016-2017	0	0	0	0
2017-2018	0	0	15	15
2018-2019	0	0	0	0
2019-2020	0	0	0	0
2020-2021	0	0	0	0
Total 2011-2021	0	30	15	45
Villages Area %	0%	67%	33%	100%

District Large Site Dwelling Completions

Year	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
2011-2012	33	309	14	356
2012-2013	32	354	14	400
2013-2014	18	386	0	404
2014-2015	40	337	30	407
2015-2016	73	319	45	437
2016-2017	134	268	51	453
2017-2018	106	180	27	313
2018-2019	83	122	0	205
2019-2020	72	49	0	121
2020-2021	84	113	14	211
Total 2011-2021	591	2324	181	3096
% Total Large Site Completions	19.09%	75.06%	5.85%	100%

EXPECTED DELIVERY OF SITES – HUCKNALL AREA

Available sites without Planning Permission

Planning Appn Ref	CDP Smart or SHELAA Site Ref	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
n/a	HK009	Seven Stars Public House and adjoining land, West Street	24	24						24														
n/a	HK024	Phases 10, 11,12 Rolls Royce, Watnall Road	100	100						35	35	30												
Total Hucknall sites without planning permission				124	0	0	0	0	0	59	35	30	0	0	0	0	0	0	0	0	0	0	0	0

Hucknall Large sites with Outline Planning permission

Planning Appn Ref	CDP Smart or SHELAA Site Ref	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
V/2016/0619	80	Hucknall Town Football Club, Watnall Road	108	108						35	35	35	3											
V/2013/0123	H0265/ 5	Rolls Royce, Watnall Road	186	186				50	80	56														
Total Hucknall Large Sites with Outline Permission				294	0	0	0	50	80	91	35	35	3	0	0	0	0	0	0	0	0	0	0	0

Hucknall Large sites with Detailed Planning Permission

Planning Appn Ref	CDP Smart or SHELAA Site Ref	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
V/2014/0432	H0264	The Harrier, Christchurch Road	10	3	3																			
V/2014/0652	H0265	Rolls Royce, Watnall Road	171	1	1																			
V/2015/0267	H0265	Rolls Royce, Watnall Road	99	3	3																			
V/2016/0525	H0265	Rolls Royce, Watnall Road	113	9	9																			
V/2019/0709	H0287	South of former International Clothing centre (adj. Arrows Centre) A611/Annesley Road	56	56	35	21																		
V/2019/0129		Land off Daniels Way, Watnall Road	50	7	7																			
V/2018/0803		Rolls Royce, Watnall Road	120	48	35	13																		
V/2019/0038		East of Hurricane Road, Rolls Royce, Watnall Road	47	19	19																			
V/2019/0452		Parcel 8, Land at Rolls Royce, Watnall Road	64	61	26	35																		
V/2020/0563		Land at, Shepherd Street, Rolls Royce	100	100		22	35	35	8															
V/2019/0483	H0335	Phase 2, Broomhill Farm, Nottingham Road	217	217	10	35	35	35	35	35	32													
Total Hucknall Large Sites with Detailed Permission				524	148	126	70	70	43	35	32	0	0	0	0	0	0	0	0	0	0	0	0	0

EXPECTED DELIVERY OF SITES – SUTTON /KIRKBY AREA

Available sites without Planning Permission

Planning Ref	CDP Smart Site Ref.	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
		Land at Priestic Road/Northern View	19	19							19													
	KA026	former allotments land at Diamond Ave	63	63						35	28													
	KA029	Warwick Close, Kirkby	23	23						23														
	KA038	Rear 126 Skegby Road, Annesley	15	15						15														
	SA025	Pasture Farm, Alfreton Road, Sutton	34	34						34														
	SA061	adjacent 88 High Hazels Drive, Huthwaite	11	11						11														
Total Kirkby/Sutton sites without planning permission				165	0	0	0	0	0	118	47	0	0	0	0	0	0	0	0	0	0	0	0	0

Kirkby Large sites with Outline Planning permission

Planning Ref	CDP Smart Site Ref.	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
n/a																								
Total Kirkby sites with Outline Permission				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sutton Large sites with Outline Planning permission

Planning Ref	CDP Smart Site Ref.	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
V/2016/0098	S0243	Station House, Outram Street	28	28						28														
V/2020/0411	S0293	land at Outram Street/Park Street	24	24						24														
V/2016/0569		Land at Beck Lane	322	322						35	35	35	35	35	35	35	35	35	7					
V/2018/0213		The Quarry, 57, Stoneyford Road,	48	48						35	13													
V/2018/0212	S0638	The Pattern House, Crossley Avenue, Huthwaite,	23	23						23														
Total Sutton Sites with Outline Permission				445	0	0	0	0	0	145	48	35	35	35	35	35	35	35	7	0	0	0	0	0

Kirkby sites with Detailed Planning Permission

Planning Ref	CDP Smart Site Ref.	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
V/2018/0393		Annesley Miners Welfare Institute, Derby Road	45	45	35	10																		
V/2019/0449		Land Off, Davies Avenue	22	22	22																			
V/2020/0061	K0286	Former Wild Orchid Public House, Southwell Lane, Kirkby	12	12						12														
Total Kirkby sites with Detailed Permission				79	57	10	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sutton sites with Detailed Planning Permission

Planning Ref	CDP Smart Site Ref.	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
V/2014/0543	S0329	Former Courtaulds Factory, Unwin Road	29	1	1																			
V/2016/0487	S0575	rear of 249-251 Alfreton Road, Sutton	118	113	35	35	35	8																
V/2011/0503 V/2016/0169	S0498	land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby	177	177				35	35	35	35	35	2											
V/2018/0120	S0567	off Brand Lane	172	137	35	35	35	32																
Total Sutton sites with Detailed Permission				428	71	70	70	75	35	35	35	35	2	0	0	0	0	0	0	0	0	0	0	0

EXPECTED DELIVERY OF SITES – ‘RURALS’ AREA

Available sites without Planning Permission

Planning Appn Ref	CDP Smart or SHELAA Site Ref	Address	Total number of Dwellings on site	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
n/a	SJU003	Land off Westdale Road, Jacksdale	49	49						35	14													
n/a	SJU035	Land off Westdale Road/ Rutland Road, Jacksdale	22	22							22													
Total 'Rurals' sites without planning permission				71	0	0	0	0	0	35	36	0	0	0	0	0	0	0	0	0	0	0	0	0

EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION – ASHFIELD DISTRICT

Source	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
Total Large Sites with Outline Planning Permission	739	0	0	0	50	80	236	83	70	38	35	35	35	35	35	7	0	0	0	0	0
Total Large Sites with Full Planning Permission	1031	276	206	140	145	78	82	67	35	2	0	0	0	0	0	0	0	0	0	0	0
Small Sites with Outline Permission	79	0	0	0	62	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Sites with Full Permission	290	39	3	236	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Permissions	2139	315	209	376	269	175	318	150	105	40	35	35	35	35	35	7	0	0	0	0	0
Within 5 Years						1344															

EXPECTED DELIVERY OF SITES FROM ALL SUPPLY SOURCES – ASHFIELD DISTRICT

Source	Total number of Dwellings remaining at 1st April 2021	Year 1 21/22	Year 2 22/23	Year 3 23/24	Year 4 24/25	Year 5 25/26	Year 6 26/27	Year 7 27/28	Year 8 28/29	Year 9 29/30	Year 10 30/31	Year 11 31/32	Year 12 32/33	Year 13 33/34	Year 14 34/35	Year 15 35/36	Year 16 36/37	Year 17 37/38	Year 18 38/39	Year 19 39/40	Year 20 40/41
All sites with Planning Permission	2139	315	209	376	269	175	318	150	105	40	35	35	35	35	35	7	0	0	0	0	0
Known PD/Prior Approvals	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 schemes (Dwelling equivalent)	6	4	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Sites without Planning Permission	360	0	0	0	0	0	212	118	30	0	0	0	0	0	0	0	0	0	0	0	0
Small windfall sites beyond 5 years*	900	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
ALL DISTRICT SITES	3410	324	209	376	269	175	592	328	195	100	95	95	95	95	95	67	60	60	60	60	60
Within 5 years						1353															

Ashfield District: Residential institutions (Use Class C2)

C2 Completions 2013-2021

Planning Permission	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 not yet started
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
V/2019/0191	Full	24/02/2020	112 Hartley Road, Kirkby	1	Completed	2020/2021	Change of use from C3 to C2 residential care home
V/2017/0139	Reserved Matters	03/07/2017	Rolls Royce, Hucknall	84	Completed	2020/2021	New Care Home - Named Harrier House, Hurricane Road.

Total Completed 2013 to 2021

288

C2 Commitments April 2021

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/2020/0802	Full	14/01/2021	40 Kirkby Road, Sutton	6	Granted		Change of use from C3 to C2 residential care home for 6 young adults

Total Committed at 1st April 2021

11

APPENDIX 3

Prior Notification Applications

Application Reference	Location	Proposal	Proposed Dwellings	Decision Date	Status 31/03/2021
X/2015/0054	144 Annesley Road Hucknall NG15 7DD	Prior Approval for A Proposed Change of Use from Office (B1) to Residential (C3)	1	20/10/2015	Completed prior to 1/4/2018
X/2015/0055	59 Sherwood Road Sutton In Ashfield NG17 1GU	Prior Approval for a Proposed Change of Use from Retail (A1) to Residential (C3)	1	02/11/2015	Completed prior to 1/4/2018
X/2016/0046	58 Station Road Sutton in Ashfield NG17 5GA	Prior Approval for A Proposed Change of Use from Office to Dwelling House	1	02/09/2016	Completed prior to 1/4/2018
X/2017/0043	115 Redcliffe Street Sutton In Ashfield NG17 4ES	Prior Approval for a Proposed Change of Use from Shop to Dwelling	1	29/11/2017	Completed prior to 1/4/2018
X/2017/0048	25 Outram Street Sutton in Ashfield	Change of Use from first floor office to 4 Flats	4	30/01/2018	Completed 1/4/2018 - 31/03/2019
X/2015/0067	57 Annesley Road Hucknall NG15 7AD	Prior Approval Application for Change of Use from Retail to Dwelling - Ground Floor	1	06/01/2016	Completed 1/4/2019-31/3/2020
X/2017/0035	Underwood Hill Farm Main Road Underwood NG16	Prior Approval for A Proposed Change of Use of Agricultural Building to Dwelling	1	25/09/2017	Completed 1/4/2018 - 31/03/2019
X/2018/0002	17b High Street, Hucknall, NG15 7HJ	Prior Approval for Change of Use from Office to Dwelling House. First and second floor.	1	20/02/2018	Completed 1/4/2019-31/3/2020
X/2018/0016	58 High Street Hucknall NG15 7AX	Prior Approval for a Proposed Change of Use for 1st and 2nd Floor from Office to 5 flats	5	24/05/2018	Completed 1/4/2020-31/3/2021
X/2019/0007	18 Yorke Street Hucknall NG15 7BT	Prior Approval for a Change of Use from Hairdressing Salon to Dwelling	1	11/04/2019	Completed 1/4/2020-31/3/2021
X/2019/0008	178 Outram Street Sutton in Ashfield NG17 4FW	Prior Approval for a Proposed Change of Use from Shop (A1) and Dwelling	1	21/05/2019	Completed 1/4/2020-31/3/2021
X/2019/0042	57a Nabbs Lane Hucknall NG15 6NT	Prior Approval for A Proposed Change of use From Office (B1) to Dwelling	1	14/11/2019	Completed 1/4/2020-31/3/2021
X/2020/0025	The Old Methodist Church New Fall Street Huthwaite	Prior approval for change of use from first floor storage at first floor to flat	1	03/09/2020	Commitment
X/2020/0046	Thistlethwaite Barn, Chesterfield Road, Huthwaite	Prior approval for change of use of barn to 3 dwellings	2	04/02/2021	Commitment
X/2021/0004	15 High Street Stanton Hill	Prior approval for change of use to 2 flats from A1	2	26/03/2021	Commitment

Total additional dwellings	24
Completions 2014 - 2018	4
Completions 2018 - 2019	5
Completions 2019 - 2020	2
Completions 2020 - 2021	8
Total Completions 2014-2021	19
Commitments at 31st March 2021	5

Effect of Lapse Rate on Planning Permissions: April 2021

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
Hucknall Large	425	6.4%	398	27
Hucknall Small	127	26.9%	93	34
Sutton/Kirkby Large	479	6.4%	448	31
Sutton/Kirkby Small	200	26.9%	146	54
Villages Large	0	6.4%	0	0
Villages Small	48	26.9%	35	13
Total Large	904	6.4%	846	58
Total Small	375	26.9%	274	101
TOTAL ALL SITES	1279	n/a	1120	159

Outstanding permissions deliverable in first 5 years*	Discounted permissions in first 5 years	Dwellings deducted over first 5 years
250	234	16
127	93	34
70	66	4
200	146	54
0	0	0
48	35	13
320	300	20
375	274	101
695	574	121

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

Local Housing Need based on the NPPF/PPG Standard Methodology –

April 2021

Planning practice guidance sets out the standard methodology for assessing the minimum number of homes expected to be planned for in a local planning authority area⁹. Essentially the process is as follows:-

1. Calculate the average annual household growth over a 10 year period, based on 2014 HH growth data.

Ashfield household growth 2021 to 2031 = 4224 (422 dpa)

2. Adjust the annual figure used on the affordability of the area. This uses a '*median workplace based affordability ratio*' as published by the ONS (Table 5c). The ratio for Ashfield is **5.30** (2020 ratio published March 2021).

$$\begin{aligned}
 \text{Adjustment factor} &= \left(\frac{5.30-4}{4} \right) \times 0.25 \\
 &= \frac{1.30}{4} \times 0.25 \\
 &= 0.325 \times 0.25 \\
 &= \mathbf{0.08125}
 \end{aligned}$$

3. Total **minimum** annual need at March 2021 is calculated as follows:

1 + adjustment factor x projected household growth =

$$1.08125 \times 422.4 = 456.72$$

457 dwellings per annum (dpa)

⁹ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

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

HNA: Housing Needs Assessment

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

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.

