

**Housing Land**

**Monitoring Report**

**2025**

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ASHFIELD DISTRICT

**Housing Land Monitoring Report**

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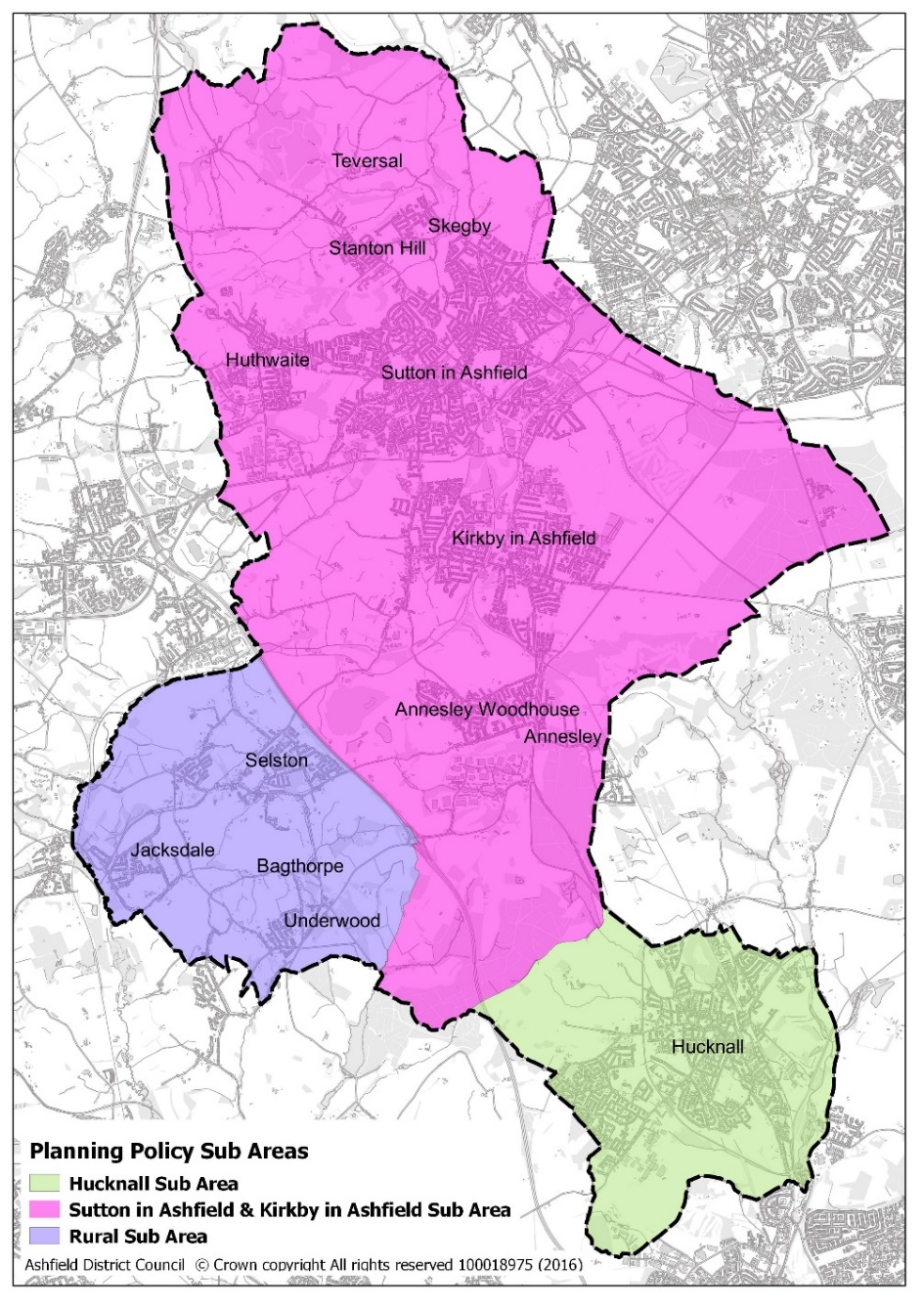
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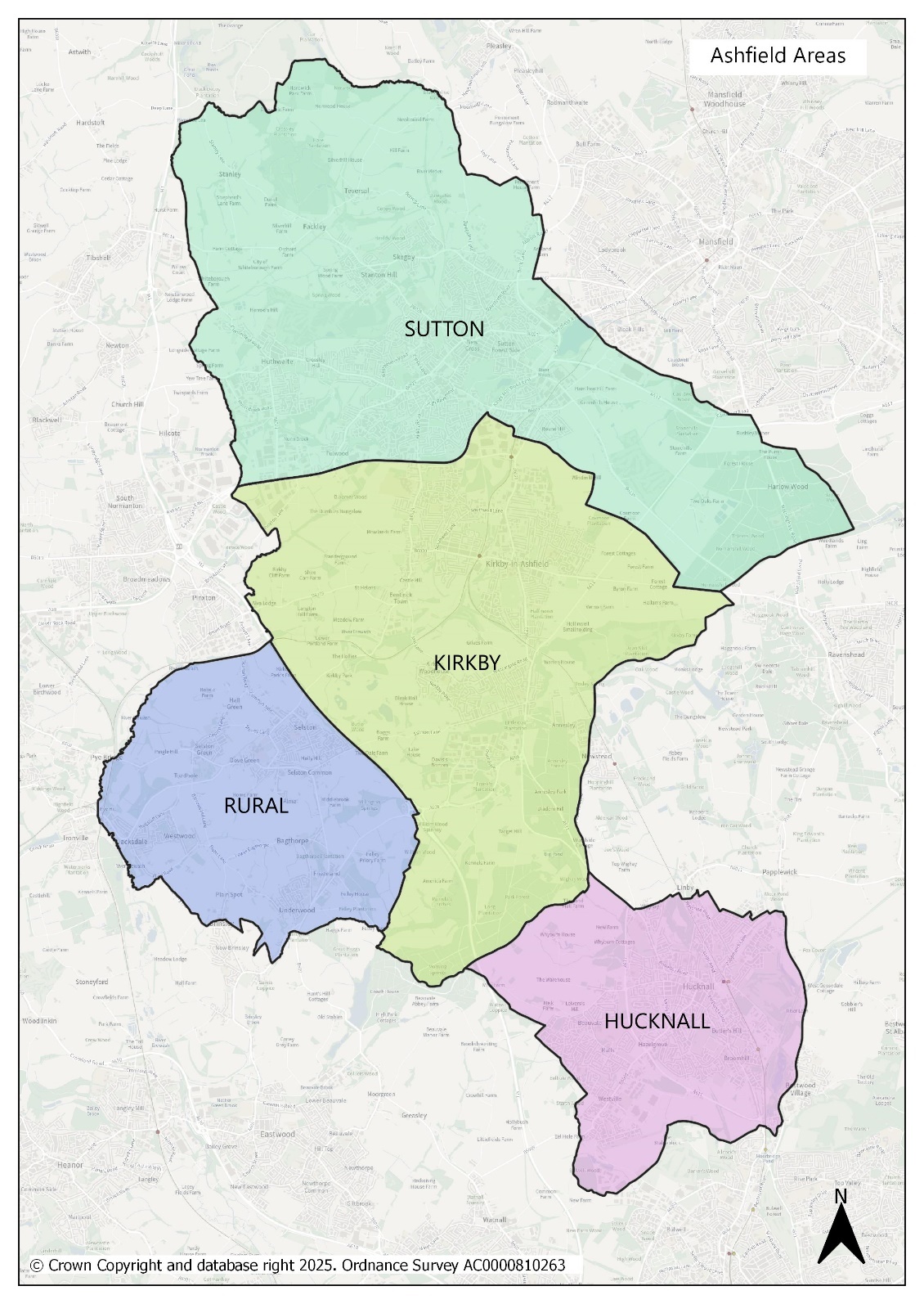
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1. Introduction
2. This report contains detailed information regarding ’large’ housing sites (i.e., sites of 0.4 Hectare or more, or 10 dwellings or more) in Ashfield District, together with a summarised overview of smaller sites, including conversions and change of use and demolitions. The report reflects the status of sites at 31st March 2025.
3. For planning policy purposes Ashfield has historically been divided into 3 sub-areas, namely Hucknall, Kirkby and Sutton Areas, and the ‘Rurals’ Area as illustrated below.

Ashfield District: Planning Policy Sub-Areas



1. This report also includes more recent data broken down into the 4 main areas of Hucknall, Rural, Kirkby and the Sutton ward area as illustrated by the following map.



1. 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
2. Policy Background
3. 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 As such, the housing land requirement set out in local planning policy is now out of date.
4. Paragraph 62 of the National Planning Policy Framework December 2024 (NPPF) sets out 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 537 dwellings per annum (dpa). See Appendix 5 for details.
5. The emerging draft Ashfield Local Plan 2023-2040 was submitted to the Secretary of State for Housing, Levelling Up and Communities for independent examination in April 2024. This Plan uses the previously calculated LHN of 446 dwellings per annum in Strategic Policy S7: Meeting Future Housing Provision. See Appendix 5 for more detail.
6. Housing Land Supply and Requirement
7. For the purposes of this report, the take up of housing land is monitored alongside the LHN of 446 dwellings per annum as used for the submitted Local Plan. The calculation is included at Appendix 5 of this report and may be relied upon for a period of 2 years from the time that the Local Plan was submitted to the Planning Inspectorate for examination (Planning Practice Guidance ID: 2a-008-20241212).
8. Table1 illustrates Ashfield’s housing land supply at 31st March 2025 set against the need for housing in the District for the period 2023-2040 (to reflect the submitted Local Plan period). It is important to note that the table only incorporates sites which can be delivered under current policy (as set out in the Ashfield Local Plan Review 2002), including those with planning permission/Planning in Principle or with a resolution to grant permission subject to the signing of a section 106 legal agreement, delivery from permitted development, and a number of 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. It does not include new housing site proposals included within the submitted Local Plan which would be contrary to existing adopted policy in the Ashfield Local Plan Review 2002 saved policies.
9. The anticipated supply applies a discount rate to planning permissions to account for potential non-delivery (see Appendix 4), alongside a windfall allowance to reflect small sites which may come forward beyond the first 3 years. These calculations are based on historic performance over a period of 10 years to take account of peaks and troughs in the housing market (see paragraphs 3.19 to 3.29 and Appendix 5).
10. Table 1 indicates a deficit of 2,191 dwellings for the period 2023-2040 when assessed under current planning policy. It should be noted that the submitted Local Plan proposes further housing land allocations under Policy H1 which are anticipated to address this deficit.

## Additional Sources of Housing Land Supply

### Residential Institutions – Care Homes

1. National Planning Practice Guidance provides that housing for older people, including residential institutions in Use Class C2, should be counted towards their housing requirement ([Paragraph: 026 Reference ID: 68-035-20190722](https://www.gov.uk/guidance/housing-supply-and-delivery)). The [Housing Delivery Test Measurement Rule Book](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book), updated in December 2024, sets out that the number of net homes delivered should be adjusted to include a net figure for student and other communal accommodation.
2. The ratio applied to ‘other’ communal accommodation is based on the national average number of adults in all households. The current ratio is 1.9 (a change from 1.8 which has been used prior to this accounting period). This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data is from the Census 2021 and is prepared by the Office for National Statistics. The ratio will be updated following each Census when the source data is publicly available.
3. There is currently no adopted Local Plan policy with respect to the need and supply of C2 schemes.
4. Appendix 2 gives details of C2 completions and commitments for the period 2014 to 2025. In summary it sets out that:

* **12** bedspaces currently have planning permission across **5** sites. These equate to **7 dwellings** when applying the national ratio of 1.9
* **304** bedspaces, equivalent to **172 dwellings** over **15** sites, have been delivered between 2014-2025.

1. Please note that numbers may not add due to rounding, i.e., all ratio calculations are applied at individual site level and then summed to provide a total supply figure.

### Student Housing

1. The ratio applied to student accommodation, has been calculated by dividing the total number of students living in student only households by the total number of student-only households in England. The current ratio is 2.4 (a change from 2.5 which has been used prior to this accounting period). Source data is from the Census 2021 and is prepared by the Office for National Statistics. The ratio will be updated following each Census when the source data is publicly available.
2. Ashfield District has not delivered any student accommodation. The 2021 census recorded 0 student households for Ashfield District.

### Houses in Multiple Occupation (HMOs) and Hostels

1. A house in multiple occupation (HMO) for use as a dwelling house by 3 to 6 residents falls within use class C4 for planning purposes. Local Authority Housing Statistics (LAHS) Guidance defines a house in multiple occupation as an entire house, flat or converted building which is let to three or more persons who form two or more households, who share facilities such as a kitchen, bathroom and toilet [Sections 254-260 of the Housing Act 2004].
2. The above document also provides guidance on how hostels and House in Multiple Occupation (HMOs) should be counted using a Dwelling Equivalent figure as follows:

* **Hostels:** For hostels the dwelling equivalent is derived from the number of groups of three bed spaces in the hostel. Divide the total number of bed spaces in each hostel by three, with any balance counting as one dwelling.
* **Houses in Multiple Occupation (with clusters):** In houses in multiple occupation with shared facilities, the dwelling equivalent is derived from the number of "clusters" in the dwelling. A "cluster" is a group of rooms in a House in Multiple Occupation serving as separate accommodation for two or more persons but sharing common kitchen, bathroom and lavatory: where such a dwelling accommodates six or fewer persons, this counts as one cluster; where it accommodates more than six persons, the number of clusters is calculated by dividing the number of persons by six, with any balance counting as one cluster. The figure derived as the number of clusters is the dwellings equivalent for the Houses in Multiple Occupation. (e.g., 2 HMOs with 3 persons and 1 HMO with 10 persons would count as 4 clusters in the dwelling equivalent.)

1. HMOs in Ashfield have historically been recorded as a single dwelling due to the small number of residents each one provides for. Consequently, where a new HMO has been created by converting an existing single dwelling and accommodates 6 or fewer persons, this has meant no net change in housing stock. However, the approach outlined in paragraph 3.12 above has been applied in recording housing supply form this source since 2023/2024.
2. Section 10 of this report sets out details of current HMO commitments and previous completions (starting at recording year April 2023/2024). These are incorporated with, and not in addition to, the overall supply of housing (Use Class C3).

### Permitted Development of Other Uses to Residential

1. 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.
2. 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. A total of 27 prior notification applications were received by the council and approved within the period 1st April 2014 to 31st March 2025, amounting to a potential additional 42 residential units. Further details, including the status of these proposals can be found in Appendix 3. Supply/delivery from this source has also been added to the overall dwelling supply in Tables 1, 2, 3 and in Appendix 1.

### Empty Homes

1. 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 Strategic Housing team 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.

### Windfall Allowance

1. Paragraph 73 of the NPPF(2024) emphasises the importance of small and medium sites in meeting an areas housing requirement. It sets out that local planning authorities should support the development of windfall sites through policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.
2. NPPF paragraph 75 goes on to provide that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
3. The NPPF defines Windfall sites as sites which have not been specifically identified as available in the development plan. It is assumed therefore that the term ‘windfall’ can refer to sites of all sizes.

#### Large Site Windfalls

1. For the purposes of the Local Plan and monitoring, ‘large sites’ refer to those of 10 dwellings and above (in accordance with the NPPF definition of ‘Major’ development).
2. At present it is not considered appropriate to include any large site windfall allowance as an additional source of supply since all appropriate large sites which are not contrary to existing policy are anticipated to have been picked up through the SHELAA process and are included at Stage 6d in Table 1 (also listed in Appendix 1). This approach avoids the risk of over-estimating future supply from large sites. It is, however, reasonable to expect large windfall sites may come forward in future and these will be monitored and counted towards supply at that time.

#### Small Site Windfalls

1. For the purposes of the Local Plan and monitoring, ‘small sites’ refer to those with a yield below 10 dwellings and will generally be considered as windfalls since the Local Plan does not allocate sites below this threshold. Although the SHELAA does not have a site size threshold, few small sites have been submitted for assessment and those deemed deliverable are negligible – these have not been counted as contributing towards future supply. It is therefore considered appropriate to project forward past trends in small site delivery to help establish a windfall rate. This approach ensures that no ‘double counting’ will occur.
2. Appendix 6 of this report provides evidence of past delivery rates and concludes that a rate of 91 dwellings per annum would be an appropriate figure to project forward as a source of future supply. Indeed, the current trend appears to be an upwards one, likely driven by the relaxation of permitted development rights over recent years.
3. At 1st April 2025 the council could demonstrate a future supply from small site planning permissions plus known permitted development proposals of 342 dwellings (Table 1) – all of these are included in the 5-year housing land supply. After applying a non-implementation rate and committed small demolition permissions this falls to 247 dwellings. Based on the average annual delivery of 91 dwellings per annum, this amounts to 2.75 years supply of small sites currently in the pipeline.
4. The Council considers it appropriate to include a small site windfall allowance beyond Year 3 given the typical lifespan for planning approvals. This maintains a cautious approach through the avoidance of double counting in the first 3 years, whilst acknowledging the expectation of a steady supply moving forwards.
5. Delivery from this source will be monitored annually and reviewed at least every 5 years

## Table 1: Dwelling Requirement and Provision 2023-2040

|  |  |  |
| --- | --- | --- |
| **Stage** | **Housing Requirement** | **Dwellings** |
| **1** | Annual Local Housing Need^ | 446 |
| **2** | Houses needed to meet requirement, 1/4/2023 to 31/4/2040 | 7,582 |
| **3** | Net Homes delivered\* 1/4/2023 to 31/3/2025 | 907 |
| **4** | **Net requirement 2025 - 2040** | **6,675** |

|  |  |  |
| --- | --- | --- |
| **Stage** | **Future Supply Source** | **Dwellings** |
| **5** | **Houses deliverable on small sites, 1/4/2025 to 31/3/2040** |  |
| 5a | With planning permission (including new build, net conversions and change of use) at 1st April 2025 | 341 |
| 5b | Known permitted development/prior notification schemes not yet implemented at 1st April 2025 | 1 |
| 5c | Demolitions with planning permission at 1st April 2025 | -3 |
| 5d | Deduction to account for potential lapsed permissions | -92 |
| 5e | Windfall allowance beyond 3 years (9160 dpa) - 1/4/2028 to 1/4/2040 | 1092 |
| **6** | **Houses deliverable on large sites 1/4/2025 to 31/3/2040** |  |
| 6a | With planning permission at 1st April 2025 | 1987 |
| 6b | Demolitions planning permission at 1st April 2025 | 0 |
| 6c | Deduction to account for potential lapsed permissions | -31 |
| 6d | Potential delivery from sites without planning permission\*\* | 1182 |
| **7** | Provision from C2 residential institutions (dwelling equivalent) | 7 |
| **8** | **Total housing supply 1/4/2025 to 31/3/2040** (5a+5b+5c+5d+5e+6a+6b+6c+6d+7) | **4,484** |

|  |  |  |
| --- | --- | --- |
| **Stage** | **Net Provision** | **Dwellings** |
| **9** | Provision against Local Housing Need 2023 to 2040 | -2,191 |

^ the LHN is based on the April 2024 standard method result (see para. 3.1)

\*Including losses, dwellings delivered under permitted development and C2 development (See table 7a for breakdown)

\*\* Large sites assessed as developable in the SHELAA, and deliverable under current policy (ALPR 2002 saved policies) and/or sites where there has been a resolution to grant permission subject to the signing of a section 106 agreement - See Appendix 1.

## Housing Trajectory

1. Table 2, together with Chart 1, illustrate how and when housing is anticipated to be delivered over the 17-year period from 2023 to 2040, and how this compares with the level of assessed need used for the submitted Ashfield Local Plan. Appendix 1 illustrates the expected annual rate of housing delivery in greater detail for large sites and a summary of delivery from small sites. Unless specific information is known, the delivery and density assumptions used are set out in the Ashfield District Council - Background Paper No. 2: Housing, 2023.
2. 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 2023 – 2040

| **Housing Supply and Requirement (Dwellings)** | **2023/24 Actual Delivery** | **2024/25 Actual Delivery** | **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** | **2038/39** | **2039/40** | **Total** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Completions from large sites without planning permission** | 0 | 0 | 0 | 118 | 114 | 90 | 77 | 249 | 262 | 60 | 54 | 35 | 53 | 35 | 35 | 0 | 0 | **1,182** |
| **Completions from large sites with Full planning permission** | 353 | 398 | 543 | 418 | 329 | 202 | 90 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **2,354** |
| **Completions from large sites with outline planning permission** | 0 | 0 | 0 | 0 | 0 | 35 | 35 | 49 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 20 | 0 | **384** |
| **Completions from Small Sites with Full Planning Permission** | 86 | 49 | 73 | 94 | 93 | 21 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **419** |
| **Completions from Small Sites with Outline Planning Permission** | 0 | 0 | 0 | 0 | 0 | 46 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **57** |
| **Completions from prior approval schemes and PD** | 14 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **20** |
| **Completions from C2 schemes** | 0 | 4 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **11** |
| **Demolitions with Planning Permission** | -1 | -1 | -2 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **-5** |
| **Small site windfall allowance** | 0 | 0 | 0 | 0 | 0 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | **1,092** |
| **Cumulative Completions** | **452** | **907** | **1,528** | **2,158** | **2,694** | **3,179** | **3,486** | **3,896** | **4,284** | **4,470** | **4,650** | **4,811** | **4,990** | **5,151** | **5,312** | **5,423** | **5,514** | **5,514** |
| **PLAN** - Annual requirement | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | **7,582** |
| PLAN - Cumulative requirement | 446 | 892 | 1,338 | 1,784 | 2,230 | 2,676 | 3,122 | 3,568 | 4,014 | 4,460 | 4,906 | 5,352 | 5,798 | 6,244 | 6,690 | 7,136 | 7,582 | **7,582** |
| **MONITOR -** No. dwellings above or below cumulative requirement | 6 | 15 | 190 | 374 | 464 | 503 | 364 | 328 | 270 | 10 | -256 | -541 | -808 | -1,093 | -1,378 | -1,713 | -2,068 | **-2,068** |
| **MANAGE** - Requirement taking account of past/projected completions | 7,130 | 6,675 | 6,054 | 5,424 | 4,888 | 4,403 | 4,096 | 3,686 | 3,298 | 3,112 | 2,932 | 2,771 | 2,592 | 2,431 | 2,270 | 2,159 | 2,068 | **2,068** |
| **MANAGE** - Annual requirement taking account of past/projected completions | 419 | 417 | 404 | 387 | 376 | 367 | 372 | 369 | 366 | 389 | 419 | 462 | 518 | 608 | 757 | 1,080 | 2,068 | **2,068** |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Housing Supply and Requirement (Dwellings)** | **2023/24 Actual Delivery** | **2024/25 Actual Delivery** | **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** | **2038/39** | **2039/40** | **Total** |
| **Completions from large sites without planning permission** | 0 | 0 | 0 | 118 | 114 | 90 | 77 | 249 | 262 | 60 | 54 | 35 | 53 | 35 | 35 | 0 | 0 | **1,182** |
| **Completions from large sites with Full planning permission** | 353 | 398 | 543 | 418 | 329 | 202 | 90 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **2,354** |
| **Completions from large sites with outline planning permission** | 0 | 0 | 0 | 0 | 0 | 35 | 35 | 49 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 20 | 0 | **384** |
| **Completions from Small Sites with Full Planning Permission** | 86 | 49 | 73 | 94 | 93 | 21 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **419** |
| **Completions from Small Sites with Outline Planning Permission** | 0 | 0 | 0 | 0 | 0 | 46 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **57** |
| **Completions from prior approval schemes and PD** | 14 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **20** |
| **Completions from C2 schemes** | 0 | 4 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **11** |
| **Demolitions with Planning Permission** | -1 | -1 | -2 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **-5** |
| **Small site windfall allowance** | 0 | 0 | 0 | 0 | 0 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | **1,092** |
| **Cumulative Completions** | **452** | **907** | **1,528** | **2,158** | **2,694** | **3,179** | **3,486** | **3,896** | **4,284** | **4,470** | **4,650** | **4,811** | **4,990** | **5,151** | **5,312** | **5,423** | **5,514** | **5,514** |
| **PLAN** - Annual requirement | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | 446 | **7,582** |
| PLAN - Cumulative requirement | 446 | 892 | 1,338 | 1,784 | 2,230 | 2,676 | 3,122 | 3,568 | 4,014 | 4,460 | 4,906 | 5,352 | 5,798 | 6,244 | 6,690 | 7,136 | 7,582 | **7,582** |
| **MONITOR -** No. dwellings above or below cumulative requirement | 6 | 15 | 190 | 374 | 464 | 503 | 364 | 328 | 270 | 10 | -256 | -541 | -808 | -1,093 | -1,378 | -1,713 | -2,068 | **-2,068** |
| **MANAGE** - Requirement taking account of past/projected completions | 7,130 | 6,675 | 6,054 | 5,424 | 4,888 | 4,403 | 4,096 | 3,686 | 3,298 | 3,112 | 2,932 | 2,771 | 2,592 | 2,431 | 2,270 | 2,159 | 2,068 | **2,068** |
| **MANAGE** - Annual requirement taking account of past/projected completions | 419 | 417 | 404 | 387 | 376 | 367 | 372 | 369 | 366 | 389 | 419 | 462 | 518 | 608 | 757 | 1,080 | 2,068 | **2,068** |

## Five Year Housing Land Supply

1. Paragraph 78 of the National Planning Policy Framework Dec 2024 (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery (Housing Delivery test below 85%) to improve the prospect of achieving the planned supply.

1. The glossary of the National Planning Policy Framework defines what can be counted as a deliverable site for these purposes - those that are available now, offer a suitable location for development now, and those that will be achievable with a realistic prospect that housing will be delivered on the site within five years.
2. For the purposes of decision making, NPPF Dec 2024 (para. 231) is clear that the policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. For applications involving the provision of housing, if an authority cannot demonstrate a 5 year housing land supply, including the appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the NPPF.
3. Ashfield Council’s situation as at 1st April 2025 is summarised below and takes account of:

* The Council’s Local Housing Need (LHN) based on the **latest** standard method for calculation as set out in national planning guidance as Ashfield’s adopted strategic policies are more than 5 years old (see Appendix 5);
* A 5% buffer applied to the 5-year supply calculations, consistent with NPPF paragraph 78;
* Dwellings on sites with planning permission, or with a resolution to grant permission subject to the signing of a s106 legal agreement, deemed deliverable within in 5 years;
* Known permitted development and residential institutions (use class C2) deliverable within 5 years;
* Large SHELAA or brownfield register sites deemed deliverable in the first 5 years (consistent with ‘saved’ Ashfield Local Plan Review 2002 policy);
* 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);
* A windfall allowance based on past delivery included at years 4 and 5.

|  |  |
| --- | --- |
| Supply of housing land consistent with adopted policy in the Ashfield Local Plan Review 2002 (saved policies) | 4.39 years |

1. Table 3 illustrates Ashfield’s 5 year housing land supply under current policy (ALPR 2002) to be used for the purposes of decision making at this time. In addition, Appendix 1 gives further detail regarding anticipated delivery on individual sites, (where the yield exceeds 9 dwellings, i.e., ‘Large sites’), together with a summary of delivery on smaller sites.

## Table 3: Five Year Land Supply for Decision Making - April 2025

|  |  |
| --- | --- |
| **Five Year Housing Requirement** | **Dwellings** |
| **Local Housing Need\* @537 dpa x 5 years** | **2685** |
| **Add 5% buffer** | **134** |
| Total 5 year requirement including buffer | 2819 |
| **Annual requirement including buffer** | **564** |

|  |  |
| --- | --- |
| **Supply at April 2025** | **Dwellings** |
| **Existing planning permissions deliverable within 5 years** | **1993** |
| **Discount applied to permissions based on historic lapse rate** | **-103** |
| **Permitted Development deliverable within 5 years** | **1** |
| **Demolitions with permission deliverable within 5 years** | **-3** |
| **Residential Institutions (C2) deliverable within 5 years#** | **7** |
| **Supply from large sites without planning permission^** | **399** |
| **Supply from small windfall sites** | **182** |
| **Total amount of housing available and deliverable for the next 5 year period** | **2476** |

|  |  |
| --- | --- |
| **Calculation of 5 year housing land supply** | **Dwellings/ Years** |
| **Deliverable sites for the 5 year period** | **2476** |
| **Divided by annual requirement for next 5 years** | **564** |
| **Equates in years to** | **4.39** |
| **Oversupply (+) or undersupply (-) of dwellings over 5 years** | **-343** |

\* Based on standard methodology (see Appendix 5)

# Dwelling equivalent based on planning practice guidance ratio of 1.9

1. In discussing the standard method used to calculate the LHN, National planning policy guidance (Paragraph: 011 Reference ID: 2a-011-20241212) states that:

*“The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.”*

1. Consequently, since the most recent data has been used to calculate the Local Housing Need (see paragraph 2.2 and Appendix 5), it is unnecessary to address any previous under-delivery within this 5-year housing land supply calculation.
2. For the purposes of Plan Making, Planning Practice Guidance (ID: 2a-008-20241212) sets out that local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination. As such, the emerging Local Plan 2023-2040 relies on the previously calculation LHN of 446 dpa (N.B. this calculated the same at March 2023 and March 2024) in respect of calculating the 5 year housing land supply.

## Housing Delivery Test

1. The Housing Delivery Test (HDT) is an annual measurement of housing delivery in all plan-making authorities published by MHCLG. 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. [The Housing Delivery Test Rule Book](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book) sets out how the measurement is calculated.
2. The Housing Delivery Test 2023 was published on 12th December 2024 and looks back over the 3 financial years 2020/21, 2021/22 and 2022/23. The national lockdown, announced on 23 March 2020, saw temporary disruption to local authority planning services and the construction sector. This is reflected in the 2023 results which reduces the ‘homes required’ within the 2020/2021 year by 4 months in the Housing Delivery Test.
3. The 2023 HDT results show that Ashfield District has failed the HDT in this accounting period with a measurement of 86% as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | 2020 – 2021 | 2021 – 2022 | 2022 – 2023 | Total number of homes required |
| Number of homes required | 320 | 457 | 467 | 1244 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | 2020 – 2021 | 2021 – 2022 | 2022 – 2023 | Total number of homes delivered |
| Number of homes delivered | 302 | 412 | 356 | 1071 |

|  |  |
| --- | --- |
| Housing Delivery Test: 2023 measurement | Housing Delivery Test: 2023 consequence |
| 86% | **Action Plan** |

1. Planning Practice Guidance (Paragraph: 034 Reference ID: 68-042-20241212) sets out the following:

From the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:

* the authority should publish an action plan if housing delivery falls below 95%;
* a 20% buffer on the local planning authority’s 5 year land supply if housing delivery falls below 85%; and
* application of the presumption in favour of sustainable development if housing delivery falls below 75%.

1. These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published. The relevant consequence for any under-delivery will then be applied. Should delivery meet or exceed 95%, no consequences will apply.

### HDT Consequences for Ashfield

1. Action Plan. To consider the root causes of under delivery and identify the actions that the authority will undertake to help increase housing delivery in future years. The scope and nature of an action plan is not fully prescribed by national policy or guidance. The role of an action plan as set out in Planning Practice Guidance is to:

*“identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery.”*

Ashfield District Council published a Housing Delivery Action Plan in 2021 and as such this will need to be reviewed moving forwards.

1. 20% Buffer. This does not currently apply to Ashfield’s 5YHLS as the HDT result was above 85%. The standard 5% buffer will be applied as per NPPF para 78.
2. Presumption in favour of Sustainable development. In delivering more than 75% of the requirement, this does not currently apply to Ashfield in respect of past delivery performance. However, NPPF para 11d) is triggered in any event with the inability to demonstrate a 5 year supply of deliverable housing sites against requirements (5YHLS).
3. The consequences of the HDT result will continue to apply until subsequent years HDT results are published, or a new housing requirement is adopted.
4. Previous HDT results are as follows:

* 2018 – 116% No consequences
* 2019 – 95% No consequences
* 2020 – 65% Presumption in favour of development
* 2021 – 66% Presumption in favour of development
* 2022 – 74% Presumption in favour of development

1. 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 1st April 2025. The table shows the total number of dwellings which have been completed on each site and the outstanding balance of availability.

1. All sites have been categorised as either Greenfield or Previously Developed Land (sometimes also referred to as Brownfield Land).

## Table 4: Housing Land Schedule 1st APRIL 2025: Large Sites with Current Planning Permission (10 or more dwellings)

### Hucknall: Large Sites with Planning Permission

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **ALPR Ref.** | **Site Ref.** | **Permission Ref.** | **Address** | **Net Residential Area** | **Density** | **Total Net Dwellings** | **Dwellings Completed** | **Dwellings Remaining** | **Application Type** | **Previously Developed Land** | **Current Status** |
| n/a | H0239 | V/2016/0619 | Hucknall Town football Club, Watnall Road | 2.52 | 33 | 83 | 16 | 67 | Reserved Matters | N | STARTED |
| HG1Hb | S0547 | V/2016/0483 | (Phase 2) Land at, Broomhill Farm | 6.91 | 31 | 217 | 155 | 62 | Full | N | STARTED |
| n/a | H0265h | V/2022/0652 | Phase 5b, Former Rolls Royce Site, Off Watnall Road | 3.84 | 39 | 150 | 67 | 83 | Reserved Matters | Y | STARTED |
| n/a | H0265i | V/2022/0644 | Phase 9, Former Rolls Royce Site, Off Watnall Road | 4.12 | 25 | 101 | 23 | 78 | Reserved Matters | Y | STARTED |
| n/a | H0371 | V/2021/0849 | Former Hucknall Police Station, Watnall Road | 0.57 | 128 | 73 | 0 | 73 | Full | Y | STARTED |
| **Hucknall Total** | | | | **17.96** | **256** | **624** | **261** | **363** |  |  |  |

### Kirkby Area: Large Sites with Planning Permission

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **ALPR Ref.** | **Site Ref.** | **Permission Ref.** | **Address** | **Net Residential Area** | **Density** | **Total Net Dwellings** | **Dwellings Completed** | **Dwellings Remaining** | **Application Type** | **Previously Developed Land** | **Current Status** |
| n/a | K0283 | V/2019/0756 | Land off Millers Way, NG17 8RF | 1.40 | 39 | 54 | 54 | 0 | Full | N | COMPLTETE 2024/2025 |
| n/a | K0219 | V/2020/0627 | Land off Laburnum Ave | 1.11 | 34 | 38 | 0 | 38 | Full | N | GRANTED |
| n/a | K0329 | V/2024/0060 | Land Off Central Avenue Kirkby | 0.32 | 34 | 11 | 0 | 11 | Full | Y | GRANTED |
| n/a | K0330 | V/2024/0061 | Land Off Central Avenue Kirkby | 0.15 | 33 | 5 | 0 | 5 | Full | N | GRANTED |
| n/a | K0321 | V/2022/0325 | Coxmoor lodge farm, Farm View Road/Walesby drive | 0.51 | 27 | 14 | 0 | 14 | Full | Y | STARTED |
| n/a | K0322 | V/2022/0326 | Coxmoor lodge farm, Farm View Road/Walesby drive | 6.80 | 27 | 182 | 0 | 182 | Full | N | STARTED |
| **Kirkby Total** | | | | **10.29** | **30** | **304** | **54** | **250** |  | | |

### Sutton Area: Large Sites with Planning Permission

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **ALPR Ref.** | **Site Ref.** | **Permission Ref.** | **Address** | **Net Residential Area** | **Density** | **Total Net Dwellings** | **Dwellings Completed** | **Dwellings Remaining** | **Application Type** | **Previously Developed Land** | **Current Status** |
| n/a | S0498 | V/2018/0783 | Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby | 7.40 | 28 | 206 | 92 | 114 | Reserved Matters | N | STARTED |
| n/a | S0525 | V/2016/0487 | rear 249, 251 Alfreton Road, Sutton, | 4.12 | 29 | 118 | 118 | 0 | Full | N | Complete 2024/25 |
| n/a | S0567 | V/2018/0120 | off Brand Lane, Stanton Hill | 7.26 | 24 | 172 | 137 | 35 | Reserved Matters | N | STARTED |
| n/a | S0587 | V/2021/0089 | Land at, Beck Lane, Skegby, NG17 3AH | 13.34 | 24 | 322 | 113 | 209 | Full | N | STARTED |
| n/a | S0621 | V/2020/0832 | The Quarry, 57, Stoneyford Road, | 0.80 | 36 | 29 | 0 | 29 | Reserved Matters | N | STARTED |
| n/a | S0622 | V/2020/0833 | The Quarry, 57, Stoneyford Road, | 0.49 | 37 | 18 | 0 | 18 | Reserved Matters | Y | STARTED |
| n/a | S0638 | V/2018/0212 | The Pattern House, Crossley Avenue, Huthwaite | 0.68 | 34 | 23 | 0 | 0 | Outline | Y | LAPSED |
| n/a | S0658 | V/2020/0884 | Land Rear of 211, Alfreton Road, | 4.09 | 27 | 110 | 100 | 10 | Full | N | STARTED |
| n/a | S0665 | V/2020/0791 | Land at, Clare Road | 2.92 | 24 | 69 | 0 | 0 | Full | N | LAPSED |
| n/a | S0670 | V/2020/0184 | Land off Ashland Road West | 10.46 | 29 | 300 | 0 | 300 | Reserved Matters | N | STARTED |
| n/a | S0734 | V/2021/0793 | Land Off High Hazels Drive Huthwaite | 0.39 | 46 | 18 | 0 | 18 | Full | N | GRANTED |
| n/a | S0740 | V/2024/0063 | Hardwick Lane | 1.08 | 37 | 40 | 0 | 40 | Full | N | STARTED |
| HG1Sf | S0731 | V/2023/0156 | Land at Pendean Way | 0.36 | 33 | 12 | 0 | 12 | Full | N | STARTED |
| n/a | S0744 | V/2022/0629 | Land off Newark Road | 12.00 | 25 | 300 | 0 | 300 | Full | N | GRANTED |
| n/a | S0746 | V/2022/0295 | north of Fackley Road | 5.09 | 24 | 124 | 0 | 124 | Full | N | GRANTED |
| n/a | S0675 | V/2020/0784 | Land West of Fisher Close, NG17 2AA | 3.63 | 23 | 84 | 0 | 84 | Outline | N | GRANTED |
| **Sutton Total** | | | | **74.11** | **26** | **1945** | **560** | **1293** |  | | |

### ‘Rurals’ Area: Large Sites with Planning Permission

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **ALPR Ref.** | **Site Ref.** | **Permission Ref.** | **Address** | **Net Area** | **Res Density** | **Total Net Dwellings** | **Dwellings Completed** | **Dwellings Remaining** | **Application Type** | **PDL** | **Current Status** |
| n/a | R0287 | V/2022/0066 | Land off Main Road Jacksdale | 4.21 | 19 | 81 | 0 | 81 | Full | N | GRANTED |
| **Villages Totals** | | | | **4.21** | **19.24** | **81.00** | **0.00** | **81.00** |  |  |  |

## Large site Summary 1st APRIL 2025

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Area | Net Residential Area (Ha) | Density (Dwgs/Ha) | Total Dwellings | Dwellings Completed | Dwellings Remaining |
| Hucknall Greenfield | 9.43 | 32 | 300 | 171 | 129 |
| Hucknall PDL (Brownfield) | 8.53 | 38 | 324 | 90 | 234 |
| **Total Hucknall** | **17.96** | **35** | **624** | **261** | **363** |
| Kirkby Greenfield | 9.46 | 29 | 279 | 54 | 225 |
| Kirkby PDL (Brownfield) | 0.83 | 30 | 25 | 0 | 25 |
| **Total Kirkby** | **10.29** | **30** | **304** | **54** | **250** |
| Sutton Greenfield | 72.94 | 26 | 1904 | 560 | 1275 |
| Sutton PDL (Brownfield) | 1.17 | 35 | 41 | 0 | 18 |
| **Total Sutton** | **74.11** | **26** | **1945** | **560** | **1293** |
| Rurals Area Greenfield | 4.21 | 19 | 81 | 0 | 81 |
| Rurals Area PDL (Brownfield) | 0.00 | 0 | 0 | 0 | 0 |
| **Total Rurals** | **4.21** | **0** | **81** | **0** | **81** |
| Ashfield District Greenfield | 96.04 | 24 | 2285 | 731 | 1710 |
| Ashfield District PDL (Brownfield) | 10.53 | 37 | 390 | 90 | 277 |
| **Total Ashfield District** | **106.57** | **25** | **2675** | **821** | **1987** |

Please note: Numbers may not sum due to rounding.

1. Completions on Greenfield/ Previously Developed (Brownfield) Land
2. Please note, the following Table includes completed dwelling units from conversions and change of use schemes, but it does not include demolitions or other losses, permitted development or C2 residential institutions.

## Table 5: Net Residential Completions 1st April 2024 - 31st March 2025 (Dwellings)

|  |  |  |  |
| --- | --- | --- | --- |
| **Area** | **Greenfield** | **Brownfield** | **Total** |
| **Hucknall Area** |  |  |  |
| Large sites | 51 | 90 | 141 |
| Small sites | 6 | 5 | 11 |
| **Total Hucknall** | **57** | **95** | **152** |
| % Dwelling Completions | 38% | 63% | 100% |
| **Sutton Area** |  |  |  |
| Large sites | 218 | 0 | 218 |
| Small sites | 8 | 9 | 17 |
| **Total Sutton** | **226** | **9** | **235** |
| % Dwelling Completions | 96% | 4% | 100% |
| **Kirkby Area** |  |  |  |
| Large sites | 39 | 0 | 39 |
| Small sites | 4 | 10 | 14 |
| **Total Kirkby** | **43** | **10** | **53** |
| % Dwelling Completions | 81% | 19% | 100% |
| **Rurals Area (Selston Parish)** |  |  |  |
| Large sites | 0 | 0 | 0 |
| Small sites | 4 | 3 | 7 |
| **Total Rurals** | **4** | **3** | **7** |
| % Dwelling Completions | 57% | 43% | 100% |
| **Ashfield District** |  |  |  |
| Large sites | 308 | 90 | 398 |
| Small sites | 22 | 27 | 49 |
| **Total Ashfield** | **330** | **117** | **447** |
| % Dwelling Completions | 74% | 26% | 100% |

1. Commitments on Greenfield/ Previously Developed (Brownfield) Land
2. Please note, the following Table includes completed dwelling units from conversions and change of use schemes, but it does not include demolitions or other losses, permitted development or C2 residential institutions.

## Table 6: Residential Planning Permissions at 1st April 2025 (Dwellings)

|  |  |  |  |
| --- | --- | --- | --- |
| **Area** | **Greenfield** | **Brownfield** | **Total** |
| **Hucknall Area** |  |  |  |
| Large sites | 129 | 234 | 363 |
| Small sites | 40 | 55 | 95 |
| **Total Hucknall** | **169** | **289** | **458** |
| % Commitments (dwgs) | 37% | 63% | 100% |
| **Sutton Area** |  |  |  |
| Large sites | 1275 | 18 | 1293 |
| Small sites | 94 | 60 | 154 |
| **Total Sutton** | **1369** | **78** | **1447** |
| % Commitments (dwgs) | 95% | 5% | 100% |
| **Kirkby Area** |  |  |  |
| Large sites | 225 | 25 | 250 |
| Small sites | 10 | 34 | 44 |
| **Total Kirkby-Sutton** | **235** | **59** | **294** |
| % Commitments (dwgs) | 80% | 20% | 100% |
| **Rurals Area (Selston Parish)** |  |  |  |
| Large sites | 81 | 0 | 81 |
| Small sites | 38 | 10 | 48 |
| **Total Rurals** | **119** | **10** | **129** |
| % Commitments (dwgs) | 92% | 8% | 100% |
| **Ashfield District** |  |  |  |
| Large sites | 1710 | 277 | 1987 |
| Small sites | 182 | 159 | 341 |
| **Total Ashfield** | **1892** | **436** | **2328** |
| % Commitments (dwgs) | 81% | 19% | 100% |

1. Annual Housing Completions: 1st April 2011 - 31st March 2025
2. Table 7a details housing completions for the last two years. Please note, since year April 2023/24, the northern towns of Sutton and Kirkby have been recorded separately, and furthermore supply from C2 use class (care homes) has been included within the same table. Please note that the net additions through permitted development is not directly comparable to the data in Appendix 3 - The figure in Table 7a also includes the creation of new dwellings where prior notification applications have not been received by the council but have been picked up through other sources of information such as council tax or building control records.

## Table 7a: Annual Housing Completions 1st April 2023 - 31st March 2025

### Hucknall Area

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April to 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | C2 additions (dwelling equivalent) | Total Net Completions |
| 2023 - 2024 | 13 | 119 | 132 | 12 | 8 | 0 | 0 | 152 |
| 2024 - 2025 | 9 | 141 | 150 | 2 | 0 | 0 | 2 | 154 |
| **2023 - 2025** | **22** | **260** | **282** | **14** | **8** | **0** | **2** | **306** |

### Sutton Area

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April to 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | C2 additions (dwelling equivalent) | Total Net Completions |
| 2023 - 2024 | 14 | 185 | 198 | 14 | 7 | 0 | 0 | 220 |
| 2024 - 2025 | 8 | 218 | 226 | 9 | 4 | 0 | 2 | 241 |
| **2023 - 2025** | **22** | **403** | **424** | **23** | **11** | **0** | **2** | **461** |

### Kirkby Area

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April to 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | C2 additions (dwelling equivalent) | Total Net Completions |
| 2023 - 2024 | 20 | 49 | 69 | 8 | 0 | 0 | 0 | 77 |
| 2024 - 2025 | 10 | 39 | 49 | 4 | 0 | 1 | 0 | 52 |
| **2023 - 2025** | **30** | **88** | **118** | **12** | **0** | **1** | **0** | **129** |

### Rurals Area (Selston Parish)

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April to 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | C2 additions (dwelling equivalent) | Total Net Completions |
| 2023 - 2024 | 5 | 0 | 5 | 0 | -1 | 1 | 0 | 3 |
| 2024 - 2025 | 5 | 0 | 5 | 2 | 1 | 0 | 0 | 8 |
| **2023 - 2025** | **10** | **0** | **10** | **2** | **0** | **1** | **0** | **11** |

### Ashfield Total

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April to 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | C2 additions (dwelling equivalent) | Total Net Completions |
| 2023 - 2024 | 52 | 353 | 404 | 34 | 14 | 1 | 0 | 452 |
| 2024 - 2025 | 32 | 398 | 430 | 17 | 5 | 1 | 4 | 455 |
| **2023 - 2025** | **84** | **751** | **834** | **51** | **19** | **2** | **4** | **907** |

1. Table 7b illustrates historic annual completions between 2011 and 2023. Please note these do not include any additional supply from C2 care homes use class.

## Table 7b: Historic Annual Housing Completions 1st April 2011 – 31st March 2023

### HUCKNALL AREA

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed  (1st April - 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | Total Net Completions |
| 2011 - 2012 | 3 | 175 | 178 | 4 | n/a | 1 | 181 |
| 2012 - 2013 | 9 | 174 | 183 | 3 | n/a | 1 | 185 |
| 2013 - 2014 | 3 | 131 | 134 | 7 | n/a | 0 | 141 |
| 2014 - 2015 | 12 | 189 | 201 | 7 | n/a | 42 | 166 |
| 2015 - 2016 | 26 | 203 | 229 | 3 | n/a | 4 | 228 |
| 2016 - 2017 | 21 | 295 | 316 | 10 | n/a | 0 | 326 |
| 2017 - 2018 | 6 | 209 | 215 | 14 | 1 | 3 | 227 |
| 2018 - 2019 | 8 | 97 | 105 | 2 | 0 | 0 | 107 |
| 2019 - 2020 | 5 | 63 | 68 | 0 | 2 | 0 | 70 |
| 2020 - 2021 | 7 | 165 | 172 | 3 | 7 | 1 | 181 |
| 2021 - 2022 | 23 | 176 | 199 | 16 | 0 | 0 | 215 |
| 2022 - 2023 | 42 | 129 | 171 | 10 | 6 | 0 | 187 |
| 2011 to 2023 | **165** | **2006** | **2171** | **79** | **16** | **52** | **2214** |

### KIRKBY AND SUTTON AREA

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed  (1st April - 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | Total Net Completions |
| 2011 - 2012 | 36 | 181 | 217 | 9 | n/a | 1 | 225 |
| 2012 - 2013 | 23 | 212 | 235 | 7 | n/a | 0 | 242 |
| 2013 - 2014 | 20 | 273 | 293 | 9 | n/a | 1 | 301 |
| 2014 - 2015 | 18 | 188 | 206 | 9 | n/a | 0 | 215 |
| 2015 - 2016 | 65 | 234 | 299 | 15 | n/a | 0 | 314 |
| 2016 - 2017 | 24 | 158 | 182 | 23 | n/a | 0 | 205 |
| 2017 - 2018 | 20 | 89 | 109 | 34 | 3 | 0 | 146 |
| 2018 - 2019 | 50 | 108 | 158 | 20 | 4 | 1 | 181 |
| 2019 - 2020 | 34 | 58 | 92 | 6 | 0 | 2 | 96 |
| 2020 - 2021 | 10 | 46 | 56 | 20 | 1 | 2 | 75 |
| 2021 - 2022 | 35 | 114 | 149 | 35 | 1 | 0 | 185 |
| 2022 - 2023 | 32 | 102 | 134 | 18 | 2 | 1 | 153 |
| 2011 to 2023 | **367** | **1763** | **2130** | **205** | **11** | **8** | **2338** |

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

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed  (1st April - 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | Total Net Completions |
| 2011 - 2012 | 4 | 0 | 4 | 2 | n/a | 0 | 6 |
| 2012 - 2013 | 5 | 0 | 5 | 3 | n/a | 1 | 7 |
| 2013 - 2014 | 11 | 0 | 11 | 1 | n/a | 0 | 12 |
| 2014 - 2015 | 11 | 30 | 41 | 3 | n/a | 0 | 44 |
| 2015 - 2016 | 12 | 0 | 12 | 5 | n/a | 1 | 16 |
| 2016 - 2017 | 12 | 0 | 12 | 1 | n/a | 0 | 13 |
| 2017 - 2018 | 9 | 15 | 24 | 0 | 0 | 0 | 24 |
| 2018 - 2019 | 5 | 0 | 5 | 6 | 1 | 0 | 12 |
| 2019 - 2020 | 0 | 5 | 5 | 3 | 0 | 1 | 7 |
| 2020 - 2021 | 10 | 0 | 10 | 0 | 0 | 1 | 9 |
| 2021 - 2022 | 8 | 0 | 8 | 4 | 0 | 0 | 12 |
| 2022 - 2023 | 11 | 0 | 11 | 0 | 0 | 0 | 11 |
| 2011 to 2023 | **98** | **50** | **148** | **28** | **1** | **4** | **173** |

### TOTAL ASHFIELD

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Year completed (1st April - 31st March) | New Build Small Sites | New Build Large Sites | Total Dwellings delivered on New Build Sites | Net Additions through Conversion/ Change of Use | Net additions through permitted development | Demolitions | Total Net Completions |
| 2011 - 2012 | 43 | 356 | 399 | 15 | n/a | 2 | 412 |
| 2012 - 2013 | 37 | 386 | 423 | 13 | n/a | 2 | 434 |
| 2013 - 2014 | 34 | 404 | 438 | 17 | n/a | 1 | 454 |
| 2014 - 2015 | 41 | 407 | 448 | 19 | n/a | 42 | 425 |
| 2015 - 2016 | 103 | 437 | 540 | 23 | n/a | 5 | 558 |
| 2016 - 2017 | 57 | 453 | 510 | 34 | n/a | 0 | 544 |
| 2017 - 2018 | 35 | 313 | 348 | 48 | 4 | 3 | 397 |
| 2018 - 2019 | 63 | 205 | 268 | 28 | 5 | 1 | 300 |
| 2019 - 2020 | 39 | 126 | 165 | 9 | 2 | 3 | 173 |
| 2020 - 2021 | 27 | 211 | 238 | 23 | 8 | 4 | 265 |
| 2021 - 2022 | 66 | 290 | 356 | 55 | 1 | 0 | 412 |
| 2022 - 2023 | 85 | 231 | 316 | 28 | 8 | 1 | 351 |
| 2011 to 2023 | **630** | **3819** | **4449** | **312** | **28** | **64** | **4725** |
| Average per year | **53** | **318** | **371** | **26** | **5** | **5** | **394** |

1. Affordable Housing Requirement and Completions
2. Saved 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).

1. The Council will review this approach to affordable housing requirements within the District moving forwards. This reflects the provisions of NPPF (Dec 2024) paragraph 49 which sets out that:

*Local planning authorities may give weight to relevant policies in emerging plans according to:*

*a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*

*b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*

*c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

1. Taking account of NPPF para 48, Ashfield has reached an advanced stage in the local plan process with emerging policy H3 Affordable Housing having no significant unresolved objections. As such it is considered appropriate to apply the more up to date policy in decision making, given its basis on more up to date evidence and consistency with current national policy.
2. Table 8 below show the number of affordable housing units provided annually since 2010. These figures are set against total completions on ‘large’ sites. It should be noted that the definition of a ‘large’ site for the purposes of this report is one comprising 10 or more dwellings.
3. It should also be noted that the figures included for completions in Table 8 will not be directly comparable with those submitted to the government for their Local Authority Housing Statistics (LAHS) returns. The key reason for this variance is that for the purposes of policy monitoring in this report, only new-build affordable housing is counted. The LAHS data also includes additional units where existing market housing stock has been purchased by the Council and converted into affordable rented stock.

## Table 8: New Build Affordable Housing Completions: 2010 to 2025

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Year** | **Affordable Units** | | | | **Total Large Site Completions** | | | | **% Affordable Housing** | | | |
|  | Hucknall | Kirkby-Sutton | Villages | Ashfield District | Hucknall | Kirkby-Sutton | Villages | Ashfield District | Hucknall | Kirkby-Sutton | Villages | Ashfield District |
| 2010-2011 | 65 | 0 | 0 | 65 | 185 | 142 | 0 | 327 | 35% | 0% | n/a | 20% |
| 2011-2012 | 15 | 22 | 0 | 37 | 175 | 181 | 0 | 356 | 9% | 12% | n/a | 10% |
| 2012-2013 | 21 | 9 | 0 | 30 | 174 | 212 | 0 | 386 | 12% | 4% | n/a | 8% |
| 2013-2014 | 18 | 12 | 0 | 30 | 141 | 301 | 12 | 454 | 13% | 4% | 0% | 7% |
| 2014-2015 | 28 | 38 | 8 | 74 | 189 | 146 | 30 | 365 | 15% | 26% | 27% | 20% |
| 2015-2016 | 40 | 63 | 0 | 103 | 203 | 234 | 0 | 437 | 20% | 27% | n/a | 24% |
| 2016-2017 | 43 | 0 | 0 | 43 | 295 | 158 | 0 | 453 | 15% | 0% | n/a | 9% |
| 2017-2018 | 14 | 14 | 0 | 28 | 209 | 89 | 15 | 313 | 7% | 16% | n/a | 9% |
| 2018-2019 | 15 | 2 | 0 | 17 | 97 | 108 | 0 | 205 | 15% | 2% | n/a | 8% |
| 2019-2020 | 0 | 6 | 0 | 6 | 63 | 58 | 0 | 121 | 0% | 10% | n/a | 5% |
| 2020-2021 | 49 | 0 | 0 | 49 | 165 | 46 | 0 | 211 | 30% | 0% | n/a | 23% |
| 2021-2022 | 96 | 26 | 2 | 124 | 176 | 114 | 0 | 290 | 55% | 23% | n/a | 43% |
| 2022-2023 | 14 | 32 | 0 | 46 | 129 | 102 | 0 | 231 | 11% | 31% | n/a | 20% |
| 2023-2024 | 27 | 77 | 0 | 104 | 119 | 233 | 0 | 352 | 23% | 33% | n/a | 30% |
| 2024-2025 | 17 | 66 | 0 | 83 | 141 | 257 | 0 | 398 | 12% | 26% | n/a | 21% |
| **TOTAL** | **462** | **367** | **10** | **839** | **2461** | **2381** | **57** | **4899** | **19%** | **15%** | **18%** | **17%** |
| **Average 2010-2025** | **31** | **24** | **1** | **56** | **164** | **159** | **4** | **327** | **19%** | **15%** | **18%** | **17%** |

1. Density of Large Site Completions
2. 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 – 2024, averaging out variations in delivery. The figures relate to ‘Large’ sites only since development on smaller sites are not considered to be truly representative due to their nature, e.g., site constraints such as layout, topography, access or location (such as ‘back-land’ development) can skew the overall result.
3. It can be seen that the majority of new development on large sites across the district is currently being delivered at densities between 30 and 50 dwellings per hectare. This is consistent with current policy and existing residential densities and respects the character of the district where new major development is located.

## Table 9: Density of Large Site Completions: 1st April 2024 - 31st March 2025

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Area** | **< 30 Dwellings per Hectare** | **30-50 Dwellings per Hectare** | **>50 Dwellings per Hectare** | **Total Large Site Completions** |
| **Hucknall Large Site Dwelling Completions** | 23 | 118 | 0 | 141 |
| Hucknall Area % | 16% | 84% | 0% | 100% |
| **Rurals (Selston Parish) Large Site Dwelling Completions** | 0 | 0 | 0 | 0 |
| Rurals' Area (Selston Parish) % | n/a | n/a | n/a | n/a |
| **Kirkby Large Site Dwelling Completions** | 0 | 39 | 0 | 39 |
| Kirkby Area % | 0% | 100% | 0% | 100% |
| **Sutton Large Site Dwelling Completions** | 0 | 218 | 0 | 218 |
| Sutton Area % | 0% | 100% | 0% | 100% |
| **District Large Site Dwelling Completions** | **23** | **375** | **0** | **398** |
| **% Total Large Site Completions** | **6%** | **94%** | **0%** | **100%** |

## 

## Table 10: Density of Large Site Completions: 1st April 2011 - 31st March 2024

### 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 |
| 2021-2022 | 64 | 112 | 0 | 176 |
| 2022-2023 | 21 | 50 | 58 | 129 |
| 2023-2024 | 7 | 72 | 40 | 119 |
| **Total 2011-2024** | **492** | **1449** | **188** | **2129** |
| **Hucknall Area %** | **23%** | **68%** | **9%** | **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 |
| 2021-2022 | 101 | 13 | 0 | 114 |
| 2022-2023 | 80 | 22 | 0 | 102 |
| 2023-2024 | 164 | 69 | 0 | 233 |
| **Total 2011-2024** | **620** | **1296** | **90** | **2006** |
| **Kirkby-Sutton Area %** | **31%** | **65%** | **4%** | **100%** |

### Rurals (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 |
| 2021-2022 | 0 | 0 | 0 | 0 |
| 2022-2023 | 0 | 0 | 0 | 0 |
| 2023-2024 | 0 | 0 | 0 | 0 |
| **Total 2011-2024** | **0** | **30** | **15** | **45** |
| **Rurals' 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 |
| 2021-2022 | 165 | 125 | 0 | 290 |
| 2022-2023 | 101 | 72 | 58 | 231 |
| 2023-2024 | 171 | 141 | 40 | 352 |
| **Total 2011-2024** | **941** | **2634** | **253** | **3828** |
| **District %** | **24.58%** | **68.81%** | **6.61%** | **100%** |

1. Housing in Multiple Occupation (HMO)
2. Paragraphs 3.8 to 3.11 of this report set out the approach taken to recording the development of Housing in Multiple Occupation (HMOs). Tables 11 and 12 below illustrate completions in this sector since March 2023 and those still committed at April 2025 respectively.

## Table 11: Housing in Multiple Occupation Completions since 31st March 2023

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Site Ref | Planning Application Reference | Site | Completions (Dwelling equivalent) | Loss (Dwellings) | Details | Completion Year |
| S0604 | n/a | Former Sutton Police Station | 9 | 9 | Change of use from 9 apartments to 9 HMOs (varying from 3 to 6 beds each) - no net change | 2023/2024 |
| S0668 | V/2021/0072 | THE OLD BLUEBELL | 3 | 0 | Conversion of pub to 15 bed HMO (equivalent to 3 residential units when applying the LAHS guide) | 2024/2025 |
| H0378 | V/2021/0639 | 2 ALBERT STREET | 2 | 2 | Change of use from 2 x C3 dwellings into 1 x 10 bedroom HMO (equivalent to 2 residential units when applying the LAHS guide) | 2024/2025 |
| K0331 | V/2024/0378 | 29-31 Station Street, Kirkby | 1 | 1 | 6 bed HMO at FF level. Last recorded use as a dwelling - no net change | 2024/2025 |
| S0735 | V/2024/0141 | 2 Portland Street, Sutton | 2 | 1 | 7 bed HMO from 1 dwelling. Gain of 1 | 2024/2025 |
| H0387 | ER/175341 | 2-6 High Street, Hucknall | 2 | 2 | 7 bed HMO from 2 flats - no net gain | 2024/2025 |
| H0390 | V/2024/0218 | 20 BETTS AVENUE HUCKNALL | 1 | 1 | 4 bed HMO from residential - no net gain | 2024/2025 |

**Total completions/losses**

Completions (Dwelling equivalent): **16**

Loss (Dwellings): **20**

## Table 12: Housing in Multiple Occupation Commitments at 1st April 2025

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Site Ref | Planning Application Reference | Site | Commitment (Dwelling equivalent) | Loss (Dwellings) | Details | Status |
| H0359 | V/2022/0848 | 46 Florence Street, Hucknall | 1 | 1 | HMO - 6 beds one unit = no net change | Granted |
| K0314 | V/2023/0295 | 13 URBAN ROAD, Kirkby | 1 | 0 | Change of use of first floor offices to 4 bed HMO | Granted |

1. Gypsy, Traveller and Travelling Showpeople’s Accommodation

## Policy Background

1. The paper [Planning Policy for Traveller Sites](https://www.gov.uk/government/publications/planning-policy-for-traveller-sites/planning-policy-for-traveller-sites) December 2024 (PPTS) sets out the government’s planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework.
2. Paragraph 10 of the PPTS sets out that Local planning authorities should, in producing their Local Plan:

a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets;

b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

1. The ‘saved’ policies contained within the Ashfield Local Plan Review 2002 (ALPR) represent the adopted policy for Ashfield District. Policy HG9: Gypsy Caravan Sites and Sites for Travelling Showpeople is a criteria-based policy which is used in decision making alongside more recent national policy. The ALPR does not identify any level of need, nor does it allocate any sites for Travellers.
2. The emerging Ashfield Local Plan 2023-2040 is currently at examination stage and includes up-to-date policies in respect of Traveller accommodation. The following proposed policies and supporting text are directly relevant:

* Strategic Policy S7: Meeting Future Housing Provision
* Policy H2: Provision for Gypsies, Travellers and Travelling Showpeople
* Policy H2a: Gypsy, Traveller and Travelling Showpeople Site Allocations

1. In addition to the supply set out below, it should be noted that emerging Policy H2 is a criteria-based policy which does not preclude additional pitches, plots or sites coming forward through the planning application process based on the level of assessed need.

## Identified level of need for Gypsy, Traveller and Travelling Showpeople Accommodation

1. The [Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment 2021](https://www.ashfield.gov.uk/media/qp2g5bpw/sev21-greater-nottingham-and-ashfield-district-council-gypsy-and-traveller-accommodation-assessment.docx) (GTAA) [SEV.21] identifies the level of future need for the District for the period 2020 to 2038. The GTAA used a methodology which provided accommodation need figures based on 3 different Gypsy/Traveller definitions as follows:

* Ethnic identity (including those who no longer travel);
* Based on the PPTS (August 2015) and
* Related to the work interpretation (where accommodation need only takes account of those who travel in a caravan for work purposes).

1. Ashfield Council took a decision to plan for the higher level of need represented by the ‘Ethnic’ definition for the submitted Local Plan. This is consistent with the updated definition contained in the PPTS December 2024 and identifies the level of needs set out in Table 13 below:

## Table 13: Gypsy, Traveller and Travelling Showpeople Accommodation Needs

|  |  |  |
| --- | --- | --- |
| Period | Gypsy/Traveller Pitches | Showpeople’s Plots |
| 2020 to 2025 | 1 | 9 |
| 2025 to 2030 | 1 | 2 |
| 2030 to 2035 | 1 | 2 |
| 2035 to 2038 | 1 | 1 |
| **Total 2020 to 2038** | **4** | **14** |

## Supply of Gypsy/Traveller Pitches to meet identified need

1. Tables 14 and 15 illustrate the actual and anticipated supply of Gypsy/Traveller pitches to meet identified needs over the period 2020 to 2038. The tables illustrate that this need has already been met for the period 2020 to 2025, and that the submitted Local Plan proposes the allocation of an additional 4 pitches which are anticipated to address any outstanding need to 2040 (the submitted Local Plan end date). It should be noted that although this site has some planning history, it was not taken into account as supply in the GTAA due to ownership and its unavailability at that time.

## Table 14: Gypsy & Traveller Accommodation Supply 2020 - 2025

|  |  |  |  |
| --- | --- | --- | --- |
| Site | Number of Pitches | Planning Approval | Status |
| East of A611, Off Roberts Lane, Hucknall | 1 | 11/12/2024 | Fully occupied |
| **Total** | **1** |  |  |

## Table 15: Proposed Gypsy/traveller Pitch allocation - Submitted Ashfield Local Plan 2023-2040

|  |  |  |  |
| --- | --- | --- | --- |
| Site | Number of Pitches | Draft Local Plan Ref. | Notes |
| Land East of Park Lane, Kirkby. | 4 | H2a(c) | This site forms part of a wider site which has permission for 38 dwellings which includes this site as an indicative area for Gypsy/ Traveller use. |

## Supply of Showpeople’s Plots to meet identified need

1. Tables 16 and 17 illustrate the actual and anticipated supply of travelling showpeople’s plots to meet identified needs over the period 2020 to 2038. The tables illustrate that this need has already partially been met, and that the submitted Local Plan proposes the allocation of an additional 7 plots which are anticipated to address any outstanding need to 2038.

## Table 16: Travelling Showpeople's Accommodation Supply 2020 - 2025

|  |  |  |  |
| --- | --- | --- | --- |
| Site | Number of Plots | Planning Approval | Status |
| Land off Park Lane (Phase 2), Kirkby. | 7 | 17/02/2021 | Developed - Fully occupied |
| **Total** | **7** |  |  |

## Table 17: Proposed Travelling Showpeople's allocation - Submitted Ashfield Local Plan 2023-2040

|  |  |  |  |
| --- | --- | --- | --- |
| Site | Number of Plots | Draft Local Plan Ref. | Notes |
| Land off Park Lane (Phase 3), Kirkby. | 7 | H2a(b) | This site has been assessed in the SHELAA as available, potentially suitable and achievable, with an anticipated capacity for 7 showpeople’s plots. It forms an extension to an existing Showpeople’s site. |
| **Total** | **7** |  |  |

# APPENDIX 1: Expected Delivery of Sites - Trajectory 2023 to 2040

## HUCKNALL AREA

### Available sites without Planning Permission

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| n/a | HK009 | Seven Stars Public House and adjoining land, West Street | 0.70 | 28 | **28** |  |  |  |  |  |  |  |  | 28 |  |  |  |  |  |  |  |  |
| **Total Hucknall sites without planning permission** |  |  |  |  | **28** |  |  | **0** | **0** | **0** | **0** | **0** | **0** | **28** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

### Hucknall Large Sites with Outline Planning permission

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| **Total Hucknall Large Sites with Outline Permission** | **n/a** | **n/a** | **0** | **0** | **0** |  |  | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

### Hucknall Large Sites with Detailed Planning Permission

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| V/2019/0483 | H0335 | Phase 2, Broomhill Farm, Nottingham Road | 7.16 | 217 | **62** | 71 | 35 | 35 | 27 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0563 | H0265 | Land at, Shepherd Street, Rolls Royce | 1.34 | 100 | **0** | 48 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0652 | H0265h | Phase 5b, Former Rolls Royce Site, Off Watnall Road | 3.84 | 150 | **83** | 0 | 67 | 43 | 40 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0644 | H0265i | Phase 9, Former Rolls Royce Site, Off Watnall Road | 4.12 | 101 | **78** | 0 | 23 | 40 | 38 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0816 | H0239 | Hucknall Town Football Club, Watnall Road | 2.52 | 83 | **67** | 0 | 16 | 35 | 32 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2021/0849 | H0371 | Former Hucknall Police Station, Watnall Road | 0.57 | 73 | **73** | 0 | 0 | 73 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

### Total

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| **Total Hucknall Large Sites with Detailed Permission** |  |  |  |  | **363** | **119** | **141** | **226** | **137** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

## ‘RURALS’ AREA

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2023/0416 - Pending | SJU003 | Land off Westdale Road, Jacksdale | 2.10 | 64 | **64** | 0 | 0 |  |  |  |  |  | 29 | 35 |  |  |  |  |  |  |  |  |
| n/a | SJU032 | Rear of 64-82 Church Lane, Underwood | 0.62 | 10 | **10** | 0 | 0 |  |  |  |  |  | 5 | 5 |  |  |  |  |  |  |  |  |
| n/a | SJU035 | Land off Westdale Road/ Rutland Road, Jacksdale | 0.50 | 22 | **22** | 0 | 0 |  |  |  |  |  |  |  | 22 |  |  |  |  |  |  |  |
| **Total 'Rurals' sites without planning permission** |  |  |  |  | **96** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **34** | **40** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Rurals' Large Sites with Detailed Planning permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0066 | SJU008 (part) | Land off Main Road, Jacksdale | 4.19 | 81 | **81** | 0 | 0 | 11 | 35 | 35 |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total 'Rurals' Large Sites with Detailed Permission** |  |  |  |  | **81** | **0** | **0** | **11** | **35** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

## KIRKBY AREA

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2010/0552 - lapsed | KA026 | former allotments land at Diamond Ave | 2.20 | 63 | **63** |  |  |  |  |  |  |  | 35 | 28 |  |  |  |  |  |  |  |  |
| n/a | KA038 | Rear 126 Skegby Road, Annesley | 0.55 | 15 | **15** |  |  |  |  |  |  |  | 15 |  |  |  |  |  |  |  |  |  |
| V/2023/0312 - resolution to grant O/L pp subject to signing a s106 agreement | KA024 | Abbey Road, Kirkby | 1.57 | 38 | **38** |  |  |  |  |  |  |  |  | 35 | 3 |  |  |  |  |  |  |  |
| V/2018/0333 - lapsed | KA057 BRF12 | Southwell Lane, Kirkby | 1.90 | 60 | **60** |  |  |  |  |  |  |  | 30 | 30 |  |  |  |  |  |  |  |  |
| n/a – ADC housing programme | KA058 | former Kirklands care home, Fairhaven, Kirkby | 0.54 | 20 | **20** |  |  |  | 20 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| n/a – Towns fund project | KA059 | Pond Hole, Kirkby | 0.40 | 54 | **54** |  |  |  | 19 | 35 |  |  |  |  |  |  |  |  |  |  |  |  |
| n/a – Towns fund project | KA060 | Former Wyvern Club site, Lane End, Kirkby | 0.40 | 12 | **12** |  |  |  | 12 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| n/a – Towns fund project | KA061 | Ellis Street, Kirkby | 0.05 | 24 | **24** |  |  |  | 24 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total Kirkby sites without planning permission** |  |  |  |  | **286** | **0** | **0** | **0** | **75** | **35** | **0** | **0** | **80** | **93** | **3** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Kirkby Large Sites with Detailed Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0326 | K0306 | Warwick Close, Kirkby | 0.83 | 34 | **0** | **34** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2019/0756 | K0283 | Land off Millers Way | 1.40 | 54 | **0** | **15** | **39** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0518 | K0322 | Coxmoor lodge farm, Farm View Road/Walesby drive | 7.31 | 196 | **196** |  |  | 35 | 35 | 35 | 35 | 35 | 21 |  |  |  |  |  |  |  |  |  |
| V/2024/0060 | K0329 | Land Off Central Avenue Kirkby | 0.47 | 16 | **16** |  |  | 16 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0627 | K0219 | Land off Laburnum Ave | 1.11 | 38 | **38** |  |  |  |  | 20 | 18 |  |  |  |  |  |  |  |  |  |  |  |
| **Total Kirkby Large Sites with Detailed Permission** |  |  |  |  | **250** | **49** | **39** | **51** | **35** | **55** | **53** | **35** | **21** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

## SUTTON AREA

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0133 - Pending | SA017 | Land at Priestic Road/Northern View | 0.50 | 19 | **19** |  |  |  |  |  |  |  |  |  |  | 19 |  |  |  |  |  |  |
| n/a | SA025 | Pasture Farm, Alfreton Road, Sutton | 1.26 | 34 | **34** |  |  |  |  |  |  |  |  | 34 |  |  |  |  |  |  |  |  |
| V/2020/0411 - Lapsed | S0293 BFR22 | land at Outram Street/Park Street | 0.23 | 24 | **24** |  |  |  |  |  |  |  | 24 |  |  |  |  |  |  |  |  |  |
| V/2022/0347 - Pending | BFR40 | Land adjacent 208 Mansfield Road, Sutton | 0.96 | 36 | **36** |  |  |  |  |  | 10 | 26 |  |  |  |  |  |  |  |  |  |  |
| V/2022/0878 - Pending | S0638 BFR36 | The Pattern House, Crossley Avenue, Huthwaite | 0.68 | 23 | **23** |  |  |  |  |  |  |  | 23 |  |  |  |  |  |  |  |  |  |
| V/2020/0791 – Lapsed V/2023/0417 - Pending | S0665 SA071 | Land at, Clare Road | 2.92 | 69 | **69** |  |  |  | 35 | 34 |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0109 - Resolution to grant Full pp subject to signing a s106 agreement | S0320  BFR14 | Quantum Clothing North St Huthwaite | 2.50 | 61 | **61** |  |  |  |  | 10 | 35 | 16 |  |  |  |  |  |  |  |  |  |  |
| V/2023/0613 - Resolution to grant O/L pp subject to signing a s106 agreement | subject to s106 | Land Between Redcliffe Street & Leyton Avenue, Sutton | 0.68 | 18 | **18** |  |  |  |  |  |  |  | 18 |  |  |  |  |  |  |  |  |  |
| V/2024/0489 - Resolution to grant O/L pp subject to signing a s106 agreement | S0745 | Radford's farm, Dawgates Lane, Skegby | 4.50 | 90 | **90** |  |  |  |  |  |  |  |  |  |  |  |  | 20 | 35 | 35 |  |  |
| V/2021/0792 - Resolution to grant O/L pp subject to signing a s106 agreement | SA009 | South of Vision West Nottinghamshire College, Cauldwell Road, Sutton | 9.24 | 235 | **235** |  |  |  |  |  |  |  | 35 | 35 | 35 | 35 | 35 | 33 |  |  |  |  |
| V/2023/0540 - Resolution to grant Full pp subject to signing a s106 agreement | SA023 | Former Miner's Welfare Sports Ground, Stanton Hill | 3.75 | 112 | **112** |  |  |  |  |  | 10 | 35 | 35 | 32 |  |  |  |  |  |  |  |  |
| V/2022/0612 - Resolution to grant Full pp subject to signing a s106 agreement | SA026 (part) | Rookery Lane, Sutton | 2.74 | 78 | **78** |  |  |  | 8 | 35 | 35 |  |  |  |  |  |  |  |  |  |  |  |
| **Total Sutton sites without planning permission** |  |  |  |  | **799** | **0** | **0** | **0** | **43** | **79** | **90** | **77** | **135** | **101** | **35** | **54** | **35** | **53** | **35** | **35** | **0** | **0** |
| **Sutton Large Sites with Outline Planning permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0784 | S0675 | Land West Off, Fisher Close | 3.63 | 84 | **84** | 0 | 0 |  |  |  | 35 | 35 | 14 |  |  |  |  |  |  |  |  |  |
| V/2022/0629 | S0744 | Land off Newark Road | 12.70 | 300 | **300** | 0 | 0 |  |  |  |  |  | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 20 |  |
| **Total Sutton Large Sites with Outline Planning permission** |  |  |  |  | **384** | **0** | **0** | **0** | **0** | **0** | **35** | **35** | **49** | **35** | **35** | **35** | **35** | **35** | **35** | **35** | **20** | **0** |
| **Sutton Large sites with Detailed Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2021/0776 | S0454 | North of Midland Road | 0.48 | 20 | **0** | 20 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2018/0783 | S0498 | land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby | 8.30 | 206 | **114** | 38 | 54 | 35 | 35 | 35 | 9 |  |  |  |  |  |  |  |  |  |  |  |
| V/2018/0120 | S0567 | off Brand Lane | 7.26 | 172 | **35** | 17 | 18 | 18 | 17 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2016/0487 | S0575 | rear of 249-251 Alfreton Road, Sutton | 4.12 | 118 | **0** | 37 | 6 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2021/0089 | S0587 | Land at Beck Lane | 13.34 | 322 | **209** | 29 | 84 | 70 | 70 | 69 |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0832 | S0638 | The Quarry, 57, Stoneyford Road, | 1.29 | 47 | **47** |  |  |  |  | 12 | 35 |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0884 | S0658 | Land Rear of 211, Alfreton Road, NG17 1JP | 4.09 | 110 | **10** | 44 | 56 | 10 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0262 | S0670 | Land Off, Ashland Road West | 10.46 | 300 | **300** | 0 | 0 | 70 | 70 | 70 | 70 | 20 |  |  |  |  |  |  |  |  |  |  |
| V/2021/0793 | SA061 | adjacent 88 High Hazels Drive, Huthwaite | 0.41 | 18 | **18** | 0 | 0 |  |  | 18 |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2024/0063 | S0740 | Hardwick Lane Rec. | 1.08 | 40 | **40** | 0 | 0 | 40 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0295 | S0746 | North of Fackley Road, Teversal | 5.09 | 124 | **124** | 0 | 0 |  | 19 | 35 | 35 | 35 |  |  |  |  |  |  |  |  |  |  |
| V/2023/0156 | S0731 | Land at Pendean Way | 0.36 | 12 | **12** | 0 | 0 | 12 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total Sutton Large Sites with Detailed Permission** |  |  |  |  | **909** | **185** | **218** | **255** | **211** | **239** | **149** | **55** | **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 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| Total Large Sites with Outline Planning Permission | 384 | 0 | 0 | 0 | 0 | 0 | 35 | 35 | 49 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 20 | 0 |
| Total Large Sites with Full Planning Permission | 1603 | 353 | 398 | 543 | 418 | 329 | 202 | 90 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Small Sites with Outline Permission | 57 | 0 | 0 | 0 | 0 | 0 | 46 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Small Sites with Full Permission | 284 | 86 | 49 | 73 | 94 | 93 | 21 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **All Permissions** | **2328** | **439** | **447** | **616** | **512** | **422** | **304** | **139** | **70** | **35** | **35** | **35** | **35** | **35** | **35** | **35** | **20** | **0** |

## EXPECTED DELIVERY OF SITES from all supply sources – ashfield district

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Source** | **Total number of Dwellings remaining at 1st April 2025** | **23/24 Actual Delivery** | **24/25 Actual Delivery** | **Year 1 25/26** | **Year 2 26/27** | **Year 3 27/28** | **Year 4 28/29** | **Year 5 29/30** | **Year 6 30/31** | **Year 7 31/32** | **Year 8 32/33** | **Year 9 33/34** | **Year 10 34/35** | **Year 11 35/36** | **Year 12 36/37** | **Year 13 37/38** | **Year 14 38/39** | **Year 15 39/40** |
| **All sites with Planning Permission** | 2328 | 439 | 447 | 616 | 512 | 422 | 304 | 139 | 70 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 20 | 0 |
| Within 5 years |  |  |  |  |  |  |  | **1993** |  |  |  |  |  |  |  |  |  |  |
| **Known PD/Prior Approvals** | 7 | 14 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  |  |  | **1** |  |  |  |  |  |  |  |  |  |  |
| **C2 schemes** (Dwelling equivalent)\*\* | 7 | 0 | 4 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  |  |  | **7** |  |  |  |  |  |  |  |  |  |  |
| **Demolitions with planning permission** | -4 | -1 | -1 | -2 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  |  |  | **-3** |  |  |  |  |  |  |  |  |  |  |
| **Large Sites without Planning Permission (Policy H1)** | 1209 | 0 | 0 | 0 | 118 | 114 | 90 | 77 | 249 | 262 | 60 | 54 | 35 | 53 | 35 | 35 | 0 | 0 |
| Within 5 years |  |  |  |  |  |  |  | **399** |  |  |  |  |  |  |  |  |  |  |
| **Small windfall sites beyond 3 years** | 1092 | 0 | 0 | 0 | 0 | 0 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 |
| Within 5 years |  |  |  |  |  |  |  | **182** |  |  |  |  |  |  |  |  |  |  |
| **ALL DISTRICT SITES** | **4643** | **452** | **455** | **621** | **630** | **536** | **485** | **307** | **410** | **388** | **186** | **180** | **161** | **179** | **161** | **161** | **111** | **91** |
| Within 5 years |  |  |  |  |  |  |  | **2579** |  |  |  |  |  |  |  |  |  |  |

# APPENDIX 2: Residential Institutions Data (Use Class C2)

The dwelling equivalent used in the following tables is calculated using the standard ratio as set out in paragraph 11 of the [Housing Delivery Test Measurement Rule Book](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book). This ratio was updated from 1.8 to 1.9 in December 2024 to reflect newly released census data. The new ratio will be applied for completions from 2024/25 onwards, but not retrospectively.

## C2 Completions 2014-2025

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Planning Permission Reference | Address | Beds | Status | Completed date | Dwelling Equivalent |
| V/2012/0070 | Jubilee Court, Jubilee Road, Sutton | 2 | Completed | 2014/2015 | 1 |
| V/2012/0451 | De Morgan Close, Underwood | 3 | Completed | 2017/2018 | 2 |
| V/2012/0497 | Health centre, High Pavement, Sutton | 40 | Completed | 2014/2015 | 22 |
| V/2014/0293 | Nottingham Road Selston | 3 | Completed | 2014/2015 | 2 |
| V/2015/0124 | Alfreton Road, Sutton | 3 | Completed | 2015/2016 | 2 |
| V/2015/0621 | Coxmoor Road/ Kingsmill Road East, Sutton (Kingfisher Way) | 66 | Completed | 2016/2017 | 37 |
| V/2015/0735 | 29 Coxmoor Road, Sutton | 2 | Completed | 2016/2017 | 1 |
| V/2016/0242 | 41 West Hill, Skegby | 5 | Completed | 2017/2018 | 3 |
| V/2016/0246 | 186-190 Beardall Street, Hucknall | 79 | Completed | 2018/2019 | 44 |
| V/2019/0191 | 112 Hartley Road, Kirkby | 1 | Completed | 2020/2021 | 1 |
| V/2017/0139 | Rolls Royce, Hucknall | 84 | Completed | 2020/2021 | 47 |
| V/2012/0070 | Jubilee Court, Jubilee Road, Sutton | 1 | Completed | 2022/2023 | 1 |
| V/2022/0333 | Beeches Business Centre Portland College Nottingham Road Harlow Wood Mansfield | 9 | Completed | 2022/2023 | 5 |
| V/2022/0841 | Titchfield Park Lodge Park Drive Hucknall | 3 | Completed | 2024/2025 | 2 |
| V/2022/0914 | 14 & 16 Alfreton Road Sutton | 3 | Granted | 2024/2025 (part) | 2 |

**Total Completed 2014 to 2025**

**Beds: 304**

**Dwelling equivalent: 170**

## Annual C2 completions 2014-2025

|  |  |
| --- | --- |
| Year | Rounded dwelling equivalent |
| 2014/15 | 25 |
| 2015/16 | 2 |
| 2016/17 | 38 |
| 2017/18 | 5 |
| 2018/19 | 44 |
| 2019/20 | 0 |
| 2020/21 | 48 |
| 2021/22 | 0 |
| 2022/23 | 6 |
| 2023/24 | 0 |
| 2024/25 | 4 |
| **Total** | **172** |

## C2 Commitments April 2025

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Planning Permission Reference** | **Address** | **Beds** | **Status** | **Completed date** | **Dwelling Equivalent** |
| V/2020/0802 | 40 Kirkby Road, Sutton | 0 | Lapsed | n/a | 0 |
| V/2022/0914 | 14 & 16 Alfreton Road Sutton | 4 | Granted | n/a | 2 |
| V/2023/0673 | 29 Marlborough Road Kirkby | 1 | Granted | n/a | 1 |
| V/2024/0192 | 100A Welbeck Street Kirkby | 2 | Granted | n/a | 1 |
| V/2024/0074 | 29 Cedar Avenue Kirkby | 3 | Granted | n/a | 2 |
| V/2024/0584 | 31 Covert Close, Hucknall | 2 | Granted | n/a | 1 |

**Total Committed at 1st April 2025**

**Beds: 12 bedrooms**

**Dwelling equivalent: 7 dwellings equivalent**

N.B. Numbers may not add due to rounding, i.e., all ratio calculations are applied at individual site level and then summed to provide a total supply figure.

# APPENDIX 3: Prior Notification Applications decided between 1st April 2014 – 31st March 2025

Paragraphs 3.15 to 3.17 of this report discuss housing delivery from this source. Note – this data was not routinely recorded prior to 1st April 2018.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Application Reference** | **Location** | **Proposal** | **Proposed Dwellings** | **Decision Date** | **Decision** | **Status** |
| X/2015/0054 | 144 Annesley Road Hucknall | Prior Approval For A Proposed Change of Use From Office (B1) to Residential (C3) | 1 | 20/10/2015 | PERMITDEV | Completed prior to 1/4/2018 |
| X/2015/0055 | 59 Sherwood Road Sutton In Ashfield | Prior Approval for a Proposed Change of Use - Retail (A1) to Residential (C3) | 1 | 02/11/2015 | PERMITTEDDEV | Completed prior to 1/4/2018 |
| X/2016/0046 | 58 Station Road Sutton in Ashfield | Prior Approval For A Proposed Change of Use From Office to Dwelling House | 1 | 02/09/2016 | PANOTREQ | Completed prior to 1/4/2018 |
| X/2017/0043 | 115 Redcliffe Street Sutton In Ashfield | Prior Approval For a Change of Use From Shop to Dwelling | 1 | 29/11/2017 | PANOTREQ | 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 | PANOTREQ | Completed 1/4/2018 - 31/03/2019 |
| X/2015/0067 | 57 Annesley Road Hucknall | Prior Approval Application For Change of Use From Retail to Dwelling - Ground Floor | 1 | 06/01/2016 | PANOTREQ | Completed 1/4/2019-31/3/2020 |
| X/2017/0035 | Underwood Hill Farm Main Road Underwood | Prior Approval For A Proposed Change of Use of Agricultural Building to Dwelling | 1 | 25/09/2017 | PRIORCC | Completed 1/4/2018 - 31/03/2019 |
| X/2018/0002 | 17b High Street, Hucknall, | Prior Approval For A Proposed Change of Use From Office to Dwelling House. | 1 | 20/02/2018 | PANOTREQ | Completed 1/4/2019-31/3/2020 |
| X/2018/0016 | 58 High Street Hucknall | Prior Approval for a Proposed Change of Use for 1st and 2nd Floor from Office to 5 flats | 5 | 24/05/2018 | PANOTREQ | Completed 1/4/2020-31/3/2021 |
| X/2018/0046 | The Little Cowshed, Dawgates Farm, Dawgates Lane, Sutton-In-Ashfield | Prior approval for conversion of agricultural building to dwelling | 1 | 16/11/2018 | PANOTREQ | Completed 2022/23 |
| X/2019/0007 | 18 Yorke Street Hucknall | Prior Approval for a Change of Use from Hairdressing Salon to Dwelling | 1 | 11/04/2019 | PERMITDEV | Completed 1/4/2020-31/3/2021 |
| X/2019/0008 | 178 Outram Street Sutton in Ashfield | Prior Approval for a Proposed Change of Use from Shop (A1) and Dwelling | 1 | 21/05/2019 | PRIORCC | Completed 1/4/2020-31/3/2021 |
| X/2019/0042 | 57a Nabbs Lane Hucknall | Prior Approval for A Proposed Change of use From Office (B1) to Dwelling | 1 | 14/11/2019 | PRIORCC | Completed 1/4/2020-31/3/2021 |
| X/2020/0025 | The Old Methodist Church New Fall Street Huthwaite | Prior approval for change of use from storage at first floor to flat | n/a | 03/09/2020 | PRIORCC | Lapsed |
| X/2020/0046 | Thistlethwaite Barn, Chesterfield Road, Huthwaite | Prior approval for change of use of barn to 2 dwellings | n/a | 04/02/2021 | PRIORCC | Lapsed |
| X/2021/0004 | 15 High Street Stanton Hill | Prior approval for change of use to 2 flats from A1 | n/a | 26/03/2021 | PRIORCC | Superseded by 2021/0024 |
| X/2021/0024 | 15 High Street Stanton Hill | Prior approval for change of use from shop to 1 dwelling | 1 | 19/05/2021 | PRIORCC | Completed 1/4/21 - 31/3/2022 |
| X/2022/0003 | 33A & 35A Watnall Road, Hucknall | Prior approval for change of use from office to 6 1 bed flats | 6 | 16/03/2022 | PRIORCC | Completed 1/4/22 - 31/3/2023 |
| X/2022/0004 | 8 - 10 Outram Street Sutton | Prior approval for change of use from shop to 2 flats | 2 | 21/03/2022 | PANOTREQ | Completed 1/4/24 - 31/3/2025 |
| X/2022/0010 | Barclays Bank 3 Low Street Sutton in Ashfield | Prior approval for change of use of first and second floors from bank to 4 self-contained flats | 4 | 25/04/2022 | PANOTREQ | Completed 1/4/23 - 31/3/2024 |
| X/2022/0028 | 49 Annesley Road Hucknall | Conversion of GF retail to 1no 2 bed flat | 1 | 22/08/2022 | PANOTREQ | Completed 1/4/23 - 31/3/2024 |
| X/2022/0042 | Image Works 3 Station Street Kirkby in Ashfield | Change of use from business to mixed use - convert first & second floor into 1 flat | 1 | 15/12/2022 | PANOTREQ | Completed 1/4/22 - 31/3/2023 |
| X/2022/0041 | 56 Outram Street Sutton in Ashfield | Change of use of ground floor office to 1 flat, retaining existing flat at first/second floor | 1 | 01/12/2022 | PANOTREQ | Completed 1/4/23 - 31/3/2024 |
| X/2023/0007 | 17A High Street Hucknall | Change of use from commercial to mixed use including up to 2 flats | 2 | 27/02/2023 | PANOTREQ | Completed 1/4/23 - 31/3/2024 |
| X/2023/0011 | 254 Pye Bridge Alfreton Road Selston Jubilee | Change of Use From Commercial, Business (Class E) to Dwellinghouse | 1 | 20/03/2023 | PANOTREQ | Completed 1/4/24 - 31/3/2025 |
| X/2024/0020 | 38A Annesley Road Hucknall | Change of Use from Commercial to Dwelling | 1 | 21/08/2024 | PANOTREQ | Granted |
| X/2024/0043 | 29 Forest Street Sutton-in-Ashfield | Change of Use from Commercial, Business and Service (Use Class E) to Mixed Use Including Up To Two Flats (Use Class C3) | 2 | 19/12/2024 | PANOTREQ | Completed 1/4/24 - 31/3/2025 |

|  |  |
| --- | --- |
| **Potential total additional dwellings** | **42** |
| Completions 2014 - 2018 | **4** |
| Completions 2018 - 2019 | **5** |
| Completions 2019 - 2020 | **2** |
| Completions 2020 - 2021 | **8** |
| Completions 2021 - 2022 | **1** |
| Completions 2022 - 2023 | **8** |
| Completions 2023 - 2024 | **8** |
| Completions 2024 - 2025 | **5** |
| **Total Completions 2014-2025** | **41** |
| **Commitments at 31st March 2025** | **0** |

# APPENDIX 4: Effect of Lapse Rate on Planning Permissions: April 2025

The table below uses percentages derived from evidence of historic lapsed rates over the period 2006-2016 as set out in the [Ashfield District Council - Background Paper No. 2: Housing, 202](https://www.ashfield.gov.uk/media/e3ci2uhh/bp02-background-paper-2-housing.docx)3. This calculation is used to inform both the overall housing supply and the 5-year housing supply in Chapter 3 of this report.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Area/Site size | Outstanding permissions\* | Lapse rate applicable | Discounted permissions | Dwellings deducted over plan period | Outstanding permissions deliverable in first 5 years\* | Discounted permissions in first 5 years | Dwellings deducted over first 5 years |
| Hucknall Large | 0 | 6.4% | 0 | 0 | 0 | 0 | 0 |
| Hucknall Small | 95 | 26.9% | 69 | 26 | 95 | 69 | 26 |
| Rurals Large | 0 | 6.4% | 0 | 0 | 0 | 0 | 0 |
| Rurals Small | 48 | 26.9% | 35 | 13 | 48 | 35 | 13 |
| Kirkby Large | 38 | 6.4% | 36 | 2 | 38 | 36 | 2 |
| Kirkby Small | 44 | 26.9% | 32 | 12 | 44 | 32 | 12 |
| Sutton Large | 449 | 6.4% | 420 | 29 | 135 | 126 | 9 |
| Sutton Small | 154 | 26.9% | 113 | 41 | 154 | 113 | 41 |
| **Total Large** | 487 | 6.4% | **456** | **31** | 173 | 162 | 11 |
| **Total Small** | 341 | 26.9% | **249** | **92** | **341** | **249** | **92** |
| **TOTAL ALL SITES** | **828** | **n/a** | **705** | **123** | **514** | **411** | **103** |

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

# APPENDIX 5: Local Housing Need (LHN)

## April 2025 LHN calculation – Used for the 5 year Housing Land Supply

Planning practice guidance [Housing and Economic Needs Assessment](https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments) (Paragraph: 004 Reference ID: 2a-004-20241212) was updated in December 2024. It sets out a new standard method for assessing the minimum number of homes expected to be planned for in a local planning authority area. Essentially the process is as follows:-

## ****Step 1: Setting the baseline – 0.8% of existing housing stock for the area****

Dwelling Stock [Table 125](https://assets.publishing.service.gov.uk/media/664da823f34f9b5a56adcbf2/LT_125.ods): Dwelling stock estimates by local authority district: 2001-2023

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Nottinghamshire District | 2019 | 2020 | 2021 | 2022 | 2023 | 0.80% |
| Ashfield | 56,262 | 56,428 | 56,685 | 57,097 | 57,448 | **459.584** |

## ****Step 2: An adjustment to take account of affordability****

Using the [median workplace based affordability ratio](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian)as published by the ONS (Table 5c). The mean average affordability over the five most recent years for which data is available should be used. The ratio for Ashfield is **5.88** (2024 ratio published 24th March 2025).

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Nottinghamshire District | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 5-year average |
| Ashfield | 5.76 | 5.29 | 6.32 | 5.90 | 6.42 | 5.48 | 5.88 |

**Adjustment factor** = (five-year affordability ratio - 5) x 0.95 + 1

5

= 0.88 x 0.95 +1

5

= 0.176 x 0.95 + 1

= **1.1672**

**Minimum annual local housing need figure at March 2025**

= housing stock baseline x adjustment factor

= 460 x 1.1672 = **537 dwellings per annum (dpa)** (rounded housing stock fig)

The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities. New estimates of housing stock are published annually (usually in May), and updated affordability ratios are published annually (usually in March).

However, Planning Practice Guidance (ID: 2a-008-20241212) sets out that local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.

In this respect the emerging Local Plan 2023-2040 relies on the previously calculation LHN of **446 dpa** (N.B. this calculated the same at March 2023 and March 2024).

### April 2024 LHN calculation – Used for the submitted Ashfield Local Plan 2023-2040

Prior to December 2024, the standard method for assessing the LHN was as follows:

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

**Ashfield household growth 2024 to 2034** = 3929 (**393** dpa).

1. 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 **6.15** (2023 ratio published 25th March 2024).

**Adjustment factor** = ( 6.15 - 4) x 0.25

4

= 2.15 x 0.25

4

= 0.5375 x 0.25

= **0.134375**

1. Total **minimum** annual need at March 2024 is calculated as follows:

**1 + adjustment factor x projected household growth** =

1. 134375 x 393 = **446 dwellings per annum (dpa)**

# APPENDIX 6: Historic Small Site Windfall Rates

## Estimating a Future Windfall Allowance for Small Sites

For the purposes of projecting forward past trends in housing delivery it is appropriate to look back over a reasonably long period in order to take account of the peaks and troughs of the housing market cycle. Table 18 below indicates that between the years 2014 to 2024 a total of 911 dwellings were delivered on small sites, including new build, conversions, change of use and other permitted development schemes. This equates to an average rate of 91 dwellings per annum (dpa).

## Table 18: Small Site Windfalls – Historic Delivery 2014 to 2024

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Year completed (1st April - 31st March)** | **New Build Small Sites** | **Net Additions: Conversion/ Change of Use** | **Net additions: Permitted development** | **Total small site delivery** |
| 2014 - 2015 | 41 | 19 | n/a | 60 |
| 2015 - 2016 | 103 | 23 | n/a | 126 |
| 2016 - 2017 | 57 | 34 | n/a | 91 |
| 2017 - 2018 | 35 | 48 | 4 | 87 |
| 2018 - 2019 | 63 | 28 | 5 | 96 |
| 2019 - 2020 | 39 | 9 | 2 | 50 |
| 2020 - 2021 | 27 | 23 | 8 | 58 |
| 2021 - 2022 | 66 | 55 | 1 | 122 |
| 2022 - 2023 | 85 | 28 | 8 | 121 |
| 2023 - 2024 | 52 | 34 | 14 | 100 |
| **2011 to 2024** | **568** | **301** | **42** | **911** |
| **Average per year** | **57** | **30** | **4** | **91** |

It is important to acknowledge that this period includes 3 years where supply from permitted development sources was not recorded, and also a period of slow delivery as a consequence of the Covid pandemic. The latter has been acknowledged by Government in its approach to the Housing Delivery Test which applies a reduction of 9.5% for year 2019/20 (11 out of 12 months) and 33% in year 2020/21 (8 out of 12 months), to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level.

Nevertheless, despite the above circumstances, the average delivery from small site windfalls over the past decade amounts to 91 dwellings per annum and represents an increase from earlier assessments. The 10-year period has been used to help smooth out the peaks and troughs associated with housing delivery.

# APPENDIX 7: Guide to Terms and Abbreviations

* **5YHLS:** Five Year Housing Land Supply.
* **Affordable Housing:** The definition of affordable housing for planning purposes can be found in National Planning Policy.
* **ALPR:** Ashfield Local Plan Review (2002)
* **CCG:** Clinical Commissioning Group
* **Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

* **Developable:** sites in a suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged.
* **Dwg:** Dwelling
* **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
* **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.