****

**Ashfield Local Plan 2023-2040**

**Housing Land Supply Position Statement**

**October 2024**

# Ashfield District Council logo

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# Introduction

* 1. This paper has been prepared to provide up to date evidence in respect of housing supply in support of the submitted Ashfield Local Plan 2023-2040 [SD.01].
	2. It draws from the 2024 Housing Monitoring Report (base date of 1st April 2024) in respect of the most current full dataset for completions and permissioned sites, and in addition, includes major permissioned sites since 1st April 2024.
	3. Consequently, this Paper updates the following elements of the submitted Local Plan:
* Table 2: Dwelling Requirement and Provision 2023-2040
* Housing Trajectories and 5 Year Housing Land Supply included at Appendix 2.
* Paragraph 3.63 in respect of year’s supply
	1. This paper also:
* Introduces a new table which illustrates distribution by settlement hierarchy consistent with Policy S1.
* Partially supersedes elements of Background Paper 2: Housing [BP.02] in respect of windfall assumptions which have been reassessed based on the most up to date completion data.
	1. Please note the Ashfield Local plan 2023 to 2040: Regulation 19 Pre Submission Draft (November 2023) will be referred to as the ‘Local Plan’ throughout this document.

# Distribution of New Housing Development

* 1. Ashfield Local Plan 2023-2040 Strategic Policy S1 sets out the spatial strategy to achieve the Council’s vision for the District. Among other aspects, this includes the approach of delivering homes via ‘dispersed development’. Essentially this means not concentrating new development in any one geographical area within the District, or via a small number of very large sites, but enabling proportionate balanced growth to sustain our local communities. It also specifies a settlement hierarchy which identifies how different areas are expected to accommodate varying levels of sustainable growth to benefit from existing services and location, whilst acknowledging the scale and character of each area.
	2. Table 1 in the Local Plan addresses the distribution of planned housing development at a geographical level and also draws a comparison with the existing population. Whilst this demonstrates the ‘dispersed development’ strategy, it does not demonstrate how planned development fits with the settlement hierarchy in accordance with Policy S1. As such, a new table has been prepared to clarify this matter – see Table A below.
	3. It should be noted that this table uses the most up to date housing monitoring information in respect of committed planning consents, and as such the overall figure will not be directly comparable to that in Local Plan Table 1.
	4. Table A below includes pipeline projects which already have planning consent and in some cases are under construction, in addition to new site allocations proposed through the Local Plan. The table demonstrates that planned housing growth is consistent with the identified settlement hierarchy with the following distribution:
* Tier a): Main Urban Areas 86%
* Tier b): Strategic Employment Areas N/A
* Tier c): Named Settlements 13%
* Tier d): Blenheim Industrial Estate N/A
* Tier e): The Remainder of the District 1%

### Table A: Distribution of New Housing Development by Settlement Hierarchy 2023-2040 (Dwellings)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Hierarchy | All Housing Completions 2023-24 | H1 Housing Sites without Planning Permission  | Large Housing Sites with Planning Permission\* | Small Housing Sites with Planning Permission\*\*  | All housing Sites  | % Distribution |
| **Main Urban Areas** |  |   |   |   |   |   |
| Sutton | 213 | 1421 | 1132 | 113 | 2879 | 45.9% |
| Kirkby | 75 | 173 | 289 | 32 | 569 | 9.1% |
| Hucknall | 152 | 759 | 480 | 105 | 1496 | 23.9% |
| Adjacent to Mansfield | 0 | 433 | 0 | 0 | 433 | 6.9% |
| **Total MUA** | **440** | **2786** | **1901** | **250** | **5377** | **86%** |
| **Named Settlements** |  |   |   |   |   |   |
| Selston | 0 | 324 | 0 | 13 | 337 | 5.4% |
| Jacksdale | 0 | 71 | 81 | 3 | 155 | 2.5% |
| Underwood | 0 | 62 | 0 | 15 | 77 | 1.2% |
| Annesley/Newstead | 0 | 47 | 0 | 0 | 47 | 0.7% |
| Bestwood Village | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Brinsley | 1 | 42 | 0 | 0 | 43 | 0.7% |
| Fackley | 0 | 150 | 0 | 0 | 150 | 2.4% |
| **Total Named Settlements** | **1** | **696** | **81** | **31** | **809** | **13%** |
| **Remainder of District** |  |  |  |  |  |  |
| South-east of Sutton Area | 1 | 0 | 0 | 22 | 23 | 0.4% |
| North of Sutton Area | 4 | 0 | 0 | 34 | 38 | 0.6% |
| West of Kirkby Area | 1 | 0 | 0 | 3 | 4 | 0.1% |
| East of Kirkby Area | 1 | 0 | 0 | 2 | 3 | 0.0% |
| Noth of Selston Area | 0 | 0 | 0 | 3 | 3 | 0.0% |
| North of Jacksdale Area | 0 | 0 | 0 | 1 | 1 | 0.0% |
| East of Jacksdale Area | 0 | 0 | 0 | 5 | 5 | 0.1% |
| Bagthorpe Area | 0 | 0 | 0 | 1 | 1 | 0.0% |
| South of Underwood Area | 3 | 0 | 0 | 4 | 7 | 0.1% |
| **Total Remainder of District** | **10** | **0** | **0** | **75** | **85** | **1%** |
| **TOTAL ASHFIELD** | **451** | **3482** | **1982** | **356** | **6271** | **100%** |

\* Including delivery from C2 \*\*including Planning In Principle and Permitted Development

# Dwelling Requirement and Provision 2023-2040

* 1. The Local Housing Need (LHN) identified in the Local Plan is based on the standard method set out in National Planning Practice Guidance (PPG)[[1]](#footnote-1). Based on published data at April 2023 this gave a figure of 446 dwellings per annum. The LHN generated in applying the standard method can change as the inputs are variable, however, in Ashfield’s case the outcome for 2024 has remained the same as in 2023 despite a change in the inputted variables. The latest calculation is included at Appendix 1 of this statement.
	2. Ashfield Local Plan 2023-2040 Strategic Policy S7 addresses future housing provision for the District. In the supporting text to this policy, Table 2 illustrates how the Local Housing Need will be met over the Local Plan period. It should be noted, however, that this table does have an error in the final calculation which reads -963 dwellings, whereas it should in fact be -882 dwellings (as set out in the equivalent table in Background Paper 1, BP:01, Table 22).
	3. Housing supply and delivery from planning consents (and where possible from permitted development) are monitored with a base date of 1st April each year. The most recent publish report is the Housing Land Monitoring Report April 2024 (HLMR). As such it is considered helpful to update Table 2 to reflect 2023-2024 completions, new consents and other known changes.
	4. Table B below draws from the HLMR 2024, and in addition includes new large site granted permission since 1st April 2024. The windfall rate has also been updated to take account of the most up to date information and this is set out in greater detail in Section 7 of this Paper.

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

|  |  |
| --- | --- |
| **Housing Requirement** | **Dwellings** |
| Annual Local Housing Need based on Standard Methodology at April 2024 | 446 |
| Houses needed to meet requirement, 1/4/2023 to 31/4/2040 | 7582 |
| Net Homes delivered\* 1/4/2023 to 31/3/2024 | 451 |
| Houses needed to meet requirement, 1/4/2024 to 31/4/2040 | **7131** |

|  |  |
| --- | --- |
| **Future Supply Source** | **Dwellings** |
| Houses deliverable on **small sites**, 1/4/2024 to 31/3/2040 |   |
| ·       With planning permission (including new build, net conversions and change of use) at 1st April 2024 | 353 |
| ·       Known permitted development/prior notification schemes not yet implemented at 1st April 2024 | 3 |
| ·       Demolitions and other losses with planning permission at 1/4/24 | -3 |
| ·       Deduction to account for potential lapsed permissions | -95 |
| ·       Windfall allowance beyond 5 years (60 dpa) - 1/4/2029 to 1/4/2040 | 1183 |
| Houses deliverable on **large sites** 1/4/2024 to 31/3/2040 |   |
| ·       With planning permission at 1st September 2024\*\* | 1931 |
| ·       Demolitions and other losses with planning permission at 1/4/24 | 0 |
| ·       Deduction to account for potential lapsed permissions | -11 |
| ·       Delivery from H1 allocated sites without planning permission | 3482 |
| Provision from C2 residential institutions (dwelling equivalent) | 51 |
| **Total housing supply 1/4/2024 to 31/3/2040**  | **6894** |

|  |  |
| --- | --- |
| **Net Provision** | **Dwellings** |
| Provision against Local Housing Need 2023 to 2040 | -237 |

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

\*\* Updated to include major approvals since 1st April 2024

# Updated Housing Trajectory

* 1. This section updates the overall housing trajectory table and chart included at Appendix 2 of the Local Plan. It also includes an update of anticipated annual delivery on a site by site basis which informs the trajectory.
	2. Chart A below illustrates potential delivery from varying sources and draws from Table C. The data used for year 2023/24 reflect actual delivery for that year. Whilst the chart identifies some fairly significant peaks at year 2026/27 and again at year 2030/31, in real terms this is unlikely to be the case. It is clearly difficult to predict with certainty when development might come forward and the Council relies on a number of aspects to make an informed decision. This includes (but is not limited to):
* current planning status;
* commencement on site;
* firm progress being made towards the submission of an application, e.g. correspondence with developers to set out their delivery intentions including anticipated start and build out rates;
* firm progress with site assessment work;
* information derived from the Strategic Housing and Economic Land Availability Assessment (SHELAA), e.g, in respect of site constraints.
	1. Where sites have not been commenced, and in the absence of site specific information from developers/agents, the Council takes an approach to delivery based on the NPPF definition of ‘deliverable’ alongside a standard set of delivery assumptions (included in BP02: Housing). This will naturally result in ‘peaks’ where commencement is possible and equally likely for many sites. For instance, sites may not meet the definition of ‘deliverable’ and cannot therefore be included within the first 5 years, however there may not be any reason why they cannot or won’t progress and so could be included in the trajectory from year 6 onwards. Clearly the housing market has a role, and it is not in developer interests to flood the market. However, in these circumstances, as it is not always possible to ascertain the order in which sites will start to deliver.
	2. As such, it is important to focus on the quantum of development planned for, making the assumption that peaks and troughs identified in the trajectory chart will naturally smooth as the market delivers.
	3. Please note, the deficit of 131 dwellings in Table C does not include a Lapse rate (non-implementation rate) which is included in Table B.

### Chart A: Housing Trajectory Chart – October 2024 Update

### Table C: Housing Trajectory Table: September 2024 Update



### Table D: Anticipated Annual Delivery by Site

### Hucknall Area

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **REG 19 Site Ref.** | **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 actual delivery**  | **Year 2**  | **Year 3**  | **Year 4**  | **Year 5**  | **Year 6**  | **Year 7**  | **Year 8**  | **Year 9**  | **Year 10**  | **Year 11**  | **Year 12**  | **Year 13**  | **Year 14**  | **Year 15**  | **Year 16**  | **Year 17** |
|  |  |  |  |  |  |  | **23/24**  | **24/25** | **25/26** | **26/27** | **27/28** | **28/29** | **29/30**  |  **30/31** |  **31/32** | **32/33** |  **33/34** |  **34/35** | **35/36** |  **36/37** | **37/38** | **37/39** | **37/40** |
|  | **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **H1Ha** | n/a | HK009 | Seven Stars Public House and adjoining land, West Street | 0.66 | 28 | **28** |   |   |   |   |   |   |   | 28 |   |   |   |   |   |   |   |   |   |
| **H1Hb** | V/2020/0855 | HK013 | Linby Boarding Kennels, East of Church Lane, Hucknall | 1.60 | 43 | **34** |   |   |   |   |   | 34 |   |   |   |   |   |   |   |   |   |   |   |
| **H1Hc** | n/a | HK051 (composite site HK016, HK034, HK043 & HK050) | Land north of A611 / South of Broomhilll Farm, Hucknall | 31.00 | 5 | **499** |   |   |   |   |   |   | 9 | 70 | 70 | 70 | 70 | 70 | 70 | 70 |   |   |   |
| **H1Hd** | n/a | HK022 | Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall | 8.82 | 198 | **198** |   |   |   |   |   |   |   |   |   |   | 35 | 35 | 35 | 35 | 35 | 23 |   |
|  | **Total Hucknall sites without planning permission** |  |  | **759** | **0** | **0** | **0** | **0** | **0** | **34** | **9** | **98** | **70** | **70** | **105** | **105** | **105** | **105** | **35** | **23** | **0** |
|  | **Hucknall Large Sites with Outline Planning permission** |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | **Total Hucknall Large Sites with Outline Permission** |  | **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** |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1He** | V/2022/0652 | H0265 | Phase 5b, Former Rolls Royce Site, Off Watnall Road | 3.84 | 149 | **149** | 0 | 30 | 40 | 40 | 39 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Hf** | V/2022/0664 | H0265 | Phase 9, Former Rolls Royce Site, Off Watnall Road | 4.12 | 101 | **101** | 0 | 20 | 40 | 40 | 1 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Hg** | V/2022/0816 | 80 | Hucknall Town Football Club, Watnall Road | 2.52 | 82 | **82** | 0 | 12 | 35 | 35 |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Hl** | V/2020/0563 | H0265 | Land at, Shepherd Street, Rolls Royce | 1.34 | 100 | **0** | 48 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Hn** | V/2019/0483 | H0335 | Phase 2, Broomhill Farm, Nottingham Road | 7.16 | 217 | **97** | 71 | 70 | 27 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | **Total Hucknall Large Sites with Detailed Permission** |  |  | **429** | **119** | **132** | **142** | **115** | **40** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

### Kirkby Area

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **REG 19 Site Ref.** | **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 actual delivery**  | **Year 2 24/25**  | **Year 3 25/26**  | **Year 4 26/27**  | **Year 5 27/28**  | **Year 6 28/29**  | **Year 7 29/30**  | **Year 8 30/31**  | **Year 9 31/32**  | **Year 10 32/33**  | **Year 11 33/34**  | **Year 12 34/35**  | **Year 13 35/36**  | **Year 14 36/37**  | **Year 15 37/38**  | **Year 16 38/39** | **Year 17 39/40**  |
|  | **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **H1Ka** | n/a | KA002 | Beacon Farm, Derby Road, Kirkby-In Ashfield | 1.50 | 41 | **41** |   |   |   |   |   |   |   | 6 | 35 |   |   |   |   |   |   |   |   |
| **H1Kc** | n/a | KA011 | Land at Doles Lane, Kirkby-In Ashfield | 2.39 | 54 | **54** |   |   |   |   |   |   | 35 | 19 |   |   |   |   |   |   |   |   |   |
| **H1Ke** | n/a | KA026 | former allotments land at Diamond Ave | 2.20 | 63 | **63** |   |   |   |   |   |   | 35 | 28 |   |   |   |   |   |   |   |   |   |
| **H1Kg** | n/a | KA038 | Rear 126 Skegby Road, Annesley | 0.55 | 15 | **15** |   |   |   |   |   |   | 15 |   |   |   |   |   |   |   |   |   |   |
| **H1Kh** | n/a | KA046 | Hucknall Road, Newstead | 1.55 | 47 | **47** |   |   |   |   |   |   |   | 35 | 12 |   |   |   |   |   |   |   |   |
|  | **Total Kirkby sites without planning permission**  | **8.19** |   | **220** | **0** | **0** | **0** | **0** | **0** | **0** | **85** | **88** | **47** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
|  | **Kirkby Large Sites with Detailed Planning Permission**  |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Kb** | V/2019/0756 | K0283 | Land off Millers Way | 1.40 | 54 | **39** | 15 | 35 | 4 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Kd** | V/2020/0518 | KA012 | Coxmoor Farm, Farm View Road/ Walesby Drive, Kirkby-In Ashfield | 7.33 | 196 | **196** | 0 | 5 | 35 | 35 | 35 | 35 | 35 | 16 |   |   |   |   |   |   |   |   |   |
| **H1Kf** | V/2022/0326 | K0306 | Warwick Close, Kirkby | 0.83 | 34 | **0** | 34 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Kk** | V/2020/0627 | n/a | Land off Laburnum Ave | 1.03 | 38 | **38** | 0 |   | 3 | 35 |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Kl?** | V/2024/0060 | KA032 (small part of pp) | Central Avenue | 0.47 | 16 | **16** | 0 | 6 | 10 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | **Total Kirkby Large Sites with Detailed Permission**  |   |   | **289** | **49** | **46** | **52** | **70** | **35** | **35** | **35** | **16** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

### Sutton Area

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **REG 19 Site Ref.** | **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 actual delivery**  | **Year 2 24/25**  | **Year 3 25/26**  | **Year 4 26/27**  | **Year 5 27/28**  | **Year 6 28/29**  | **Year 7 29/30**  | **Year 8 30/31**  | **Year 9 31/32**  | **Year 10 32/33**  | **Year 11 33/34**  | **Year 12 34/35**  | **Year 13 35/36**  | **Year 14 36/37**  | **Year 15 37/38**  | **Year 16 38/39** | **Year 17 39/40**  |
|  | **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **H1Sb** | V/2021/0792 | SA009 | South of Vision West Nottinghamshire College, Cauldwell Road, Sutton-In-Ashfield | 9.24 | 208 | 208 |   |   |   |   |   | 35 | 35 | 35 | 35 | 35 | 33 |   |   |   |   |   |   |
| **H1Sd** | V/2023/0275 | SA016 & SA044 | Adj Oakham Business Park, Sutton-In-Ashfield | 9.99 | 225 | 225 |   |   |   |   |   |   | 35 | 35 | 35 | 35 | 35 | 35 | 15 |   |   |   |   |
| **H1Sf** | n/a | SA022 | Rear 23 Beck Lane, Skegby | 0.84 | 23 | 23 |   |   |   |   |   |   | 23 |   |   |   |   |   |   |   |   |   |   |
| **H1Sg** | V/2023/0540 | SA023 | Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield | 3.78 | 112 | 112 |   |   |   |   | 35 | 35 | 35 | 7 |   |   |   |   |   |   |   |   |   |
| **H1Si** | n/a | SA033 | Rear Kingsmill Hospital, Sutton-In-Ashfield | 14.64 | 264 | 264 |   |   |   |   |   |   |   |   |   | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 19 |
| **H1Sj** | n/a | SA041 | Clegg Hill Drive, Huthwaite | 4.62 | 104 | 104 |   |   |   |   |   |   |   |   | 35 | 35 | 34 |   |   |   |   |   |   |
| **H1Sk** | n/a | SA057 | Sunnyside Farm, Blackwell Road, Huthwaite | 18.89 | 283 | 283 |   |   |   |   |   |   |   |   | 3 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| **H1Sl** |  V/2022/0295 | SA058 | North of Fackley Road, Teversal | 5.09 | 124 | 124 |   |   |   |   |   | 35 | 35 | 35 | 19 |   |   |   |   |   |   |   |   |
| **H1Sn** | n/a | SA064 | Adj Molyneux Farm, Fackley Road, Teversal | 0.50 | 14 | 14 |   |   |   |   |   |   |   |   | 14 |   |   |   |   |   |   |   |   |
| **H1So** | n/a | SA065 | off Fackley Road, Teversal | 0.44 | 12 | 12 |   |   |   |   |   |   |   |   | 12 |   |   |   |   |   |   |   |   |
| **H1Sq** | V/2023/0063 | SA069 | Hardwick Lane Recreation Ground, Sutton-In-Ashfield | 1.10 | 40 | 40 |   |   |   | 35 | 5 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Ss** | V/2023/0679 | SA074 | Land to the east off A6075 Beck Lane, Skegby  | 11.80 | 212 | 212 |   |   |   |   |   |   |   |   | 35 | 35 | 35 | 35 | 35 | 35 | 2 |   |   |
| **H1St** | n/a | SA082 | Blackwell Road/ Main Street, Huthwaite | 4.42 | 99 | 99 |   |   |   | 9 | 35 | 35 | 20 |   |   |   |   |   |   |   |   |   |   |
| **H1Su** | n/a | SA084 | Rear 113 to 139 Beck Lane | 4.46 | 100 | 100 |   |   |   |   |   |   |   |   |   | 35 | 35 | 30 |   |   |   |   |   |
| **H1Se** | lapsed outline V/2009/0559 | SA017 | Land at Priestic Road/Northern View | 0.50 | 19 | **19** |   |   |   |   |   |   |   |   |   | 19 |   |   |   |   |   |   |   |
| **H1Sh** | n/a | SA025 | Pasture Farm, Alfreton Road, Sutton | 1.26 | 34 | **34** |   |   |   |   |   |   |   | 34 |   |   |   |   |   |   |   |   |   |
| **H1Sz** | V/2020/0411 | S0293 | land at Outram Street/Park Street | 0.23 | 24 | **24** |   |   |   |   |   |   | 24 |   |   |   |   |   |   |   |   |   |   |
| **H1Sag** |  V/2015/0264 | S0320BFR14 | Quantum Clothing North St Huthwaite | 2.50 | 71 | **71** |   |   |   | 10 | 35 | 26 |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sah** | V/2022/0347 | BFR40 | Land adjacent no.208 Mansfield Road, Sutton in Ashfield  | 0.96 | 36 | **36** |   |   | 10 | 26 |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | **Total Sutton sites without planning permission**   |  |   | **2004** | **0** | **0** | **10** | **80** | **110** | **166** | **207** | **146** | **188** | **264** | **242** | **170** | **120** | **105** | **72** | **70** |  |
|  | **Sutton Large Sites with Outline Planning permission**  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sad** | V/2018/0212 | S0638 | The Pattern House, Crossley Avenue, Huthwaite, | 0.68 | 23 | **16** |   |   |   |   | 16 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Hc** | V/2020/0784 | S0675 | Land West Off, Fisher Close | 3.63 | 84 | **84** |   |   |   |   |   |   | 35 | 35 | 14 |   |   |   |   |   |   |   |   |
|  | **Total Sutton Large Sites with Outline Planning permission** |  | **100** | **0** | **0** | **0** | **0** | **16** | **0** | **35** | **35** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
|  | **Sutton Large sites with Detailed Planning Permission**   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sa** | V/2020/0884 | S0658 | Land Rear of 211, Alfreton Road, NG17 1JP | 4.09 | 110 | **66** | 44 | 50 | 16 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sx** | V/2016/0487 | S0575 | rear of 249-251 Alfreton Road, sutton | 4.12 | 118 | **6** | 37 | 6 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sw** | V/2018/0783 | S0498 | land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby | 8.30 | 205 | **168** | 37 | 50 | 50 | 50 | 18 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sy** | V/2018/0120 | S0567 | off Brand Lane | 7.26 | 172 | **53** | 17 | 27 | 26 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sac** | V/2020/0832 | S0621 | The Quarry, 57, Stoneyford Road | 1.29 | 47 | **47** | 0 |   | 35 | 12 |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sr** | V/2020/0791 | S0665 | Land at, Clare Road | 2.92 | 69 | **69** | 0 |   |   | 35 | 34 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Saf** | V/2021/0776 | S0454 | North of Midland Road | 0.48 | 20 | **0** | 20 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Saa** | V/2021/0089 | S0587 | Land at Beck Lane | 13.34 | 322 | **293** | 29 | 50 | 50 | 50 | 50 | 50 | 43 |   |   |   |   |   |   |   |   |   |   |
| **H1Sae** | V/2022/0262 | S0670 | Land Off, Ashland Road West | 10.46 | 300 | **300** | 0 | 10 | 70 | 70 | 70 | 70 | 10 |   |   |   |   |   |   |   |   |   |   |
| **H1Sm** | V/2021/0793 | SA061 | adjacent 88 High Hazels Drive, Huthwaite | 0.41 | 18 | **18** | 0 |   |   |   | 18 |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Sai** | V/2023/0156 | n/a | Pendean Way |   | 12 | **12** | 0 | 2 | 10 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  | **Total Sutton Large Sites with Detailed Permission**   |   |   | **1032** | **184** | **195** | **257** | **217** | **190** | **120** | **53** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

### Selston, Jacksdale, Underwood Area (Selston Parish)

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **REG 19 Site Ref.** | **Planning Appn Ref** | **Database/ SHELAA/ Brownfield Register Site Ref** | **Address** | **Site Area** | **Total number of Dwellings on site** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 actual delivery**  | **Year 2 24/25**  | **Year 3 25/26**  | **Year 4 26/27**  | **Year 5 27/28**  | **Year 6 28/29**  | **Year 7 29/30**  | **Year 8 30/31**  | **Year 9 31/32**  | **Year 10 32/33**  | **Year 11 33/34**  | **Year 12 34/35**  | **Year 13 35/36**  | **Year 14 36/37**  | **Year 15 37/38**  | **Year 16 38/39** | **Year 17 39/40**  |
|  | **Available sites without Planning Permission**   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Va** | n/a | SJU001 | Land at Plainspot Farm, New Brinsley, Underwood | 1.56 | 42 | **42** |   |   |   |   |   |   |   | 35 | 7 |   |   |   |   |   |   |   |   |
| **H1Vc** | n/a | SJU014 | Land adj. Bull & Butcher PH, Selston | 6.60 | 149 | **149** |   |   |   |   |   |   | 35 | 35 | 35 | 35 | 9 |   |   |   |   |   |   |
| **H1Vd** | n/a | SJU016 | Adj 149 Stoney Lane, Selston | 0.20 | 6 | **6** |   |   |   |   |   |   | 5 | 1 |   |   |   |   |   |   |   |   |   |
| **H1Ve** | n/a | SJU020 | Land off Park Lane/ South West M1, Selston | 9.39 | 169 | **169** |   |   |   |   | 29 | 35 | 35 | 35 | 35 |   |   |   |   |   |   |   |   |
| **H1Vg** | n/a | SJU031 + SJU043 | Land North of Larch Close, Underwood | 3.02 | 52 | **52** |   |   |   |   |   |   |   |   |   | 35 | 17 |   |   |   |   |   |   |
| **H1Vh** | n/a | SJU032 | Rear of 64-82 Church Lane, Underwood | 0.62 | 10 | **10** |   |   |   |   |   |   | 5 | 5 |   |   |   |   |   |   |   |   |   |
| **H1Vb** | n/a | SJU003 | Land off Westdale Road, Jacksdale | 2.10 | 49 | **49** |   |   |   |   |   |   |   | 35 | 14 |   |   |   |   |   |   |   |   |
| **H1Vi** | n/a | SJU035 | Land off Westdale Road/ Rutland Road, Jacksdale | 0.81 | 22 | **22** |   |   |   |   |   |   |   |   |   | 22 |   |   |   |   |   |   |   |
|  | **Total 'Rurals' sites without planning permission** |  | **499** | **0** | **0** | **0** | **0** | **29** | **35** | **80** | **146** | **91** | **92** | **26** | **0** | **0** | **0** | **0** | **0** | **0** |
|  | **Rurals Large Sites with Detailed Planning Permission** |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **H1Vj** | V/2022/0066 | SJU008 (part) | Land off Main Road, Jacksdale | 4.19 | 81 | **81** |   |   | 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** |

### Prior approvals and Permitted Development

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Prior Notification Appn Ref** | **Address** | **Total number of Dwellings on site** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 23/24 Actual delivery** | **Year 2 24/25**  | **Year 3 25/26**  | **Year 4 26/27**  | **Year 5 27/28**  | **Year 6 28/29**  | **Year 7 29/30**  | **Year 8 30/31**  | **Year 9 31/32**  | **Year 10 32/33**  | **Year 11 33/34**  | **Year 12 34/35**  | **Year 13 35/36**  | **Year 14 36/37**  | **Year 15 37/38**  | **Year 16 38/39** | **Year 17 39/40**  |
| X/2022/0028 | 49 Annesley Road Hucknall  | 1 | 1 | 1 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2023/0007 | 17A High Street Hucknall | 2 | 2 | 2 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2020/0025 | The Old Methodist Church New Fall Street Huthwaite | 1 | 0 | 0 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2020/0046 | Thistlethwaite Barn, Chesterfield Road, Huthwaite | 2 | 0 | 0 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2022/0004 | 8 - 10 Outram Street Sutton | 2 | 2 | 0 | 2 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2022/0010 | Barclays Bank 3 Low Street Sutton in Ashfield | 4 | 0 | 4 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2022/0041 | 56 Outram Street Sutton in Ashfield | 1 | 0 | 1 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| X/2023/0011 | 254 Pye Bridge Alfreton Road Selston Jubilee | 1 | 1 | 0 |   | 1 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  |  | **11** | **3** | **8** | **2** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |  |  |

### C2 trajectory

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Planning Appn Ref** | **Address** | **Total number of beds** | **Dwelling equivalent** | **Dwelling equivalent remaining at 1st April 2024** | **Year 1 23/24 Actual delivery** | **Year 2 24/25**  | **Year 3 25/26**  | **Year 4 26/27**  | **Year 5 27/28**  | **Year 6 28/29**  | **Year 7 29/30**  | **Year 8 30/31**  | **Year 9 31/32**  | **Year 10 32/33**  | **Year 11 33/34**  | **Year 12 34/35**  | **Year 13 35/36**  | **Year 14 36/37**  | **Year 15 37/38**  | **Year 16 38/39** | **Year 17 39/40**  |
| V/2020/0802 | 40 Kirkby Road, Sutton | 6 | 3 | 3 | 0 |   | 3 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| V/2022/0841 | Titchfield Park Lodge Park Drive Hucknall | 3 | 2 | 2 | 0 | 2 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| V/2021/0849 | Former Police station, Watnall Road, Hucknall | 73 | 41 | 41 | 0 |   |   | 41 |   |   |   |   |   |   |   |   |   |   |   |   |   |
| V/2022/0914 | 14 & 16 Alfreton Road Sutton | 7 | 4 | 4 | 0 |   | 4 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| V/2023/0673 | 29 Malborough Road Kirkby | 1 | 1 | 1 | 0 | 1 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|  |  | 90 | 51 | 51 | 0 | 3 | 7 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

### Annual housing delivery from all sources

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Source** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 23/24** | **Year 2 24/25**  | **Year 3 25/26**  | **Year 4 26/27**  | **Year 5 27/28**  | **Year 6 28/29**  | **Year 7 29/30**  | **Year 8 30/31**  | **Year 9 31/32**  | **Year 10 32/33**  | **Year 11 33/34**  | **Year 12 34/35**  | **Year 13 35/36**  | **Year 14 36/37**  | **Year 15 37/38**  | **Year 16 38/39** | **Year 17 39/40**  |
| **All sites with Planning Permission** | 2284 | 438 | 413 | 507 | 594 | 404 | 178 | 123 | 51 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |   |   |   |   |   | 2356 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   | 1806 |   |   |   |   |   |   |   |   |   |   |
| **Known PD/Prior Approvals** | 3 | 14 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |   |   |   |   |   | 17 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   | 1 |   |   |   |   |   |   |   |   |   |   |
| **C2 schemes** (Dwelling equivalent)\*\* | 51 | 0 | 3 | 7 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |   |   |   |   |   | 51 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   | 48 |   |   |   |   |   |   |   |   |   |   |
| **Demolitions with planning permission** | -4 | -1 | 0 | -2 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |   |   |   |   |   | -4 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| **Large Sites without Planning Permission (Policy H1)** | 3482 | 0 | 0 | 10 | 80 | 139 | 235 | 381 | 478 | 396 | 426 | 373 | 275 | 225 | 210 | 107 | 93 | 54 |
| Within 5 years |   |   |   |   |   | 229 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   | 845 |   |   |   |   |   |   |   |   |   |   |
| **Small windfall sites beyond 3 years** | 1183 | 0 | 0 | 0 | 0 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | 91 |
| Within 5 years |   |   |   |   |   | 91 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   | 273 |   |   |   |   |   |   |   |   |   |   |
| **ALL DISTRICT SITES** | **7003** | **451** | **418** | **523** | **714** | **634** | **504** | **595** | **620** | **501** | **517** | **464** | **366** | **316** | **301** | **198** | **184** | **145** |
| Within 5 years |   |   |   |   |   | 2740 |   |   |   |   |   |   |   |   |   |   |   |   |
| 5 years post adoption |   |   |   |   |   |   |   | 2970 |   |   |   |   |   |   |   |   |   |   |
|  |  |  |  | adoption of local plan |  |  |  |  |  |  |  |  |  |  |  |  |

# Five Year housing Land Supply

* 1. The following calculation updates and replaces the Five Year Housing Land Supply table contained in Appendix 2 of the submitted Ashfield Local Plan. This refers to a five year period post adoption to ensure that the Local Plan will meet the requirements of the NPPF.
	2. The 2022 HDT results (published 19th December 2023) show that Ashfield District has failed the HDT in this accounting period with a measurement of 74%. As a consequence of this, an additional 20% buffer is included in the 5 year housing land supply calculation, consistent with NPPF para. 79 b) which states “where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites”
	3. This buffer is taken into account in the updated 5YHLS calculation for the position post Local Plan adoption, which also includes an assumption for under delivery in year 2024/2025.

### Table E: Five Year Land Supply Post Local Plan Adoption: October 2024 update

|  |  |
| --- | --- |
| **Five Year Housing Requirement** | **Dwellings** |
| Local Housing Need\* @ 446 dpa x 5 years | 2230 |
| Add 20% buffer | 446 |
| Under delivery year 2023 to 2025 (actual plus assumed) | -37 |
| **Total 5 year requirement including buffer** | **2639** |
| **Annual requirement including buffer** | **528** |
| **Supply at April 2025** | **Dwellings** |
| Supply from large sites without planning permission | 845 |
| Planning permissions deliverable within 5 years (2025-2030) | 1806 |
| Discount applied to permissions based on historic lapse rate | -105 |
| Permitted Development deliverable within 5 years | 1 |
| Residential Institutions (C2) deliverable within 5 years# | 48 |
| Small site windfall allowance (2027 to 2030) | 273 |
| **Total amount of housing available and deliverable for the 5 year period post adoption** | **2868** |
| **Calculation of 5 year housing land supply** | **Dwellings/ Years** |
| Deliverable sites for the 5 year period | 2868 |
| Divided by annual requirement for next 5 years | 528 |
| Equates in years to | **5.43** |
| Oversupply (+) or undersupply (-) of deliverable dwellings | **+229** |

# Windfall Assumptions

* 1. Background Paper 2: Housing (BP.02) sets out the Council’s approach to future supply from windfall sites. This includes historic evidence to support the modest assumption for future supply from small windfall sites only.
	2. The Council are now in a position to update this evidence in light of more up to date monitoring data. Table F updates Background Paper 2 Table 1 (BP.02) to reflect the most recent 10 year period for small site completions across Ashfield District.

### Table F: Small Site Windfalls – Historic Delivery 214 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** |

* 1. 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.
	2. 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.
	3. The previous assessment for small windfall sites included a slight reduction to account for the impact of national policy resisting development in residential gardens, which included re-categorising them from Brownfield (PDL) to Greenfield in 2010. This was a cautious approach intended to reflect that some early/pipeline projects may not have been approved under the new national policy direction, and hence may result in a reduction of future supply from this source. However, given the timeframe of 2014-2024, and the typical lifespan for planning approvals, this is no longer considered to be necessary. Indeed, the current trend appears to be an upwards one, likely driven by the relaxation of permitted development rights over recent years.
	4. At 1st April 2024 the council could demonstrate a future supply from small site planning permissions of 353 dwellings (Updated data in Table B) - These are included in the 5 year housing land supply. After applying a non-implementation rate this falls to 258. Based on the average annual delivery of 90 dwellings per annum, this amounts to 2.87 years supply of small sites currently in the pipeline.
	5. Given the up to date evidence of delivery, the Council considers it appropriate to revise the approach to small site windfalls as a source of future delivery. This will increase the annual figure by 31 dwellings per annum (to 91 dpa), and also include an allowance for years 4 and 5. It is considered that this modest increase is fully justified, reflecting an average of actual delivery over the past decade and taking account of the current trend. It maintains a cautious approach through the avoidance of double counting in the first 3 years, whilst acknowledging a steady supply moving forwards.
	6. Projecting forward 91 dpa will give an additional supply of 1183 towards meeting the overall housing requirement for the period 2027 to 2040. Delivery from this source will be monitored annually and reviewed at least every 5 years in conjunction with Local Plan policy (as required by NPPF para.33).

# APPENDIX 1: Local Housing Need (LHN) – April 2024

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

|  |
| --- |
| Calculate the average annual household growth over a 10 year period, based on 2014 household growth data. This should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period. |
| Ashfield household growth 2024 to 2034 = 3929 (393 dpa) |

|  |
| --- |
| 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 |

|  |
| --- |
| Total minimum annual LHN at March 2024 is calculated as follows: |
| 1 + adjustment factor x projected household growth =1.134375 x 393 = 445.8**= 446 dwellings per annum (dpa)** |

The housing need figure generated using the standard method may change as the inputs are variable, being based on a rolling 10-year household growth projection alongside affordability ratios which are updated on an annual basis.

However, Planning Practice Guidance (ID: 2a-008-20190220) 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.

1. <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> [↑](#footnote-ref-1)