

**Housing Land**

**Monitoring Report**



**2024**

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**ASHFIELD DISTRICT**

**Housing Land Monitoring Report**

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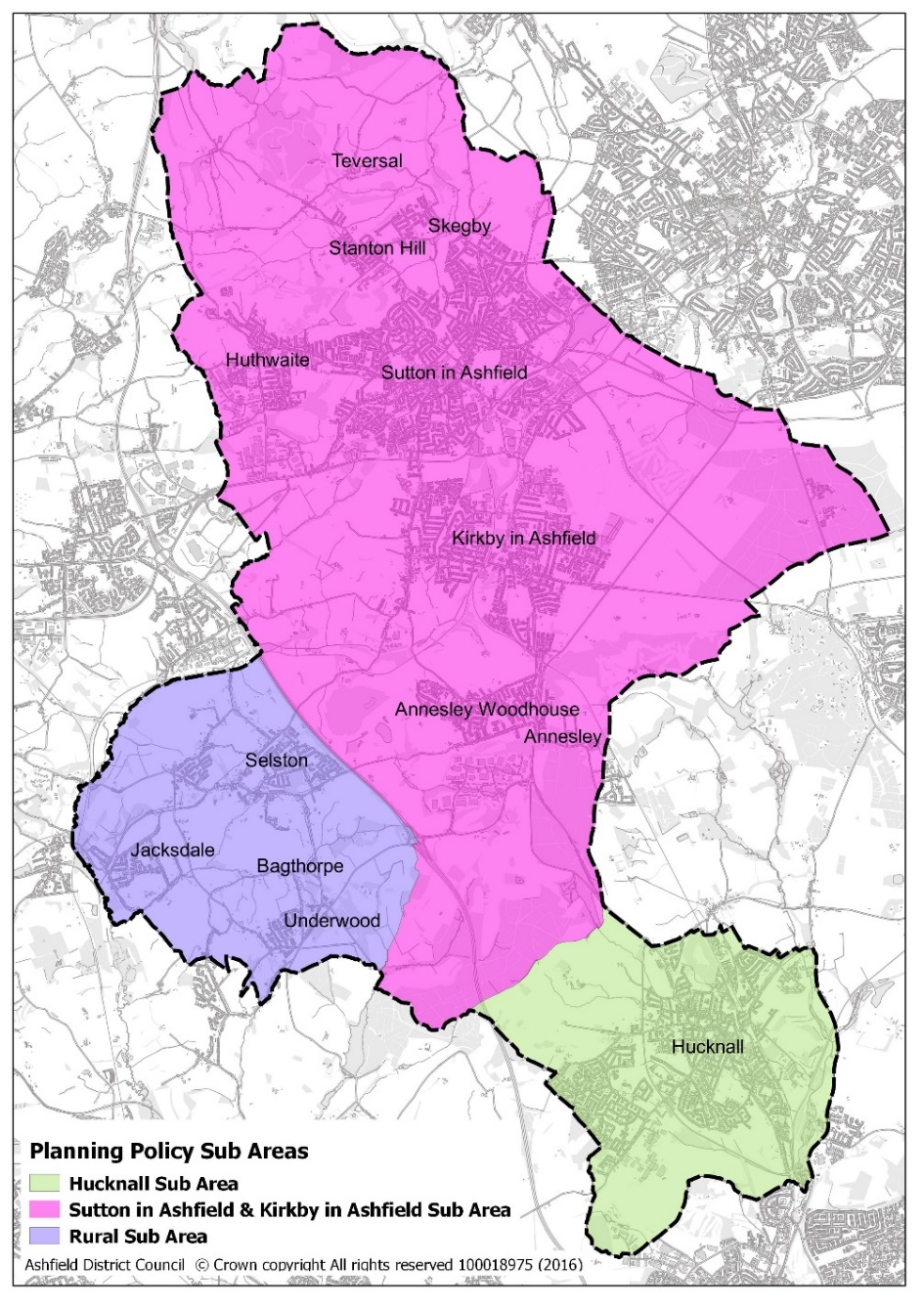
# Introduction

1.1 This report contains detailed information regarding ’large’ housing sites (i.e., sites of 0.4 Hectare or more, or 10 dwellings or more) in Ashfield District, together with an overview of smaller sites, including conversions and change of use and demolitions. The study reflects the status of sites at 31st March 2024.

1.2 For planning policy purposes Ashfield is divided into 3 sub-areas, namely Hucknall, Kirkby and Sutton Areas, and the ‘Rurals’ Area as illustrated below.

* 1. All information is provided in good faith and is as accurate as sources permit. No guarantee can be given in respect of any errors or omissions.

**Ashfield District: Planning Policy Sub-Areas**



# Policy Background

* 1. The ‘saved’ policies of the adopted Ashfield Local Plan Review 2002 (ALPR) identified housing land requirements and housing land allocations to meet this need for the period 1991-2011. As such, the housing land requirement set out in local planning policy is now out of date.
  2. National Planning Policy Framework 2023 (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 **446** dwellings per annum (dpa). See Appendix 5 for details.
  3. 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 LHN of 446 dwellings per annum in Strategic Policy S7: Meeting Future Housing Provision.

# Housing Land Supply and Requirement

* 1. For the purposes of this report, the take up of housing land is monitored alongside the current LHN 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 has remained the same as in 2023 despite a change in the inputted variables. The latest calculation is included at Appendix 5 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-008-20190220).
  2. Table1 illustrates Ashfield’s housing land supply at 31st March 2024 set against the need for housing in the District for the period 2023-2040 (to reflect the submitted Local Plan period). 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 or Planning in Principle, 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.
  3. 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 5 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. Further information on this aspect is set out in the Housing Background Paper 2023[[1]](#footnote-1).

## 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[[2]](#footnote-2), should be counted towards their housing requirement. The Housing Delivery Test Measurement Rule Book published in July 2018 sets out that the number of net homes delivered should be adjusted to include a figure for student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively).
  2. There is currently no adopted local policy with respect to the need and supply of C2 schemes. Although the Greater Nottingham and Ashfield Housing Needs Assessment 2020 (HNA)[[3]](#footnote-3) identifies the need for additional C2 schemes to 2032, it is considered inappropriate for this to be apportioned equally as an annual requirement over the plan period. Evidence held by Nottinghamshire County Council (NCC Adult Social Care Market Position Statement 2023-2025) and information supplied by the Integrated Care Board (ICB) indicate a current over-provision of this type of development in Ashfield. The strategic direction of both the CCG and the County Council is to support people in their own homes for as long as is possible and feasible rather than placement in a care home. It is likely therefore, that any new delivery will come forward later in the Local Plan period (anticipated beyond the first 10 years) as demographic changes and market dictates the need.
  3. Appendix 2 gives details of C2 completions and commitments for the period 2013 to 2024. In summary it sets out that:
* **90** bedspaces currently have planning permission across **5** sites. These equate to **51 dwellings** when applying the national ratio of 1.8[[4]](#footnote-4)
* **298** bedspaces, equivalent to **168 dwellings** over **13** sites, have been delivered between 2013-2024.
  1. Please note that numbers may not add de to rounding, i.e., all calculations are applied at individual site level and then summed to provide a total supply figure.

Student Housing

* 1. 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 consistently been recorded as a single dwelling due to the number of residents each one provides for. Where a new HMO has been created by converting an existing single dwelling, this has meant no net change in housing stock. However, where the HMO represents a ‘new build’, the approach outlined above has been taken in recording new housing supply.
  2. Section 10 of this report sets out details of current HMO commitments and previous completions (starting at recording year April 2023/2024) which have been included in the overall supply of housing.

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 25 prior notification applications were received and approved within the period 1st April 2014 to 31st March 2024, amounting to a potential additional 39 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.

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

|  |  |  |
| --- | --- | --- |
| **Stage** | **Housing Requirement** | **Dwellings** |
| 1 | Annual Local Housing Need based on Standard Methodology at April 2024 | 446 |
| 2 | Houses needed to meet requirement, 1/4/2023 to 31/4/2040 | 7,582 |
| 3 | Net Homes delivered\* 1/4/2023 to 31/3/2024 | 451 |
| 4 | **Net requirement 2024 - 2040** | **7,131** |

|  |  |  |
| --- | --- | --- |
| **Stage** | **Future Supply Source** | **Dwellings** |
| 5 | **Houses deliverable on small sites, 1/4/2024 to 31/3/2040** |  |
| 5a | With planning permission (including new build, net conversions and change of use) at 1st April 2024 | 353 |
| 5b | Known permitted development/prior notification schemes not yet implemented at 1st April 2024 | 3 |
| 5c | Demolitions and losses with planning permission at 1st April 2024 | -3 |
| 5d | Deduction to account for potential lapsed permissions | -95 |
| 5e | Windfall allowance beyond 5 years (60 dpa) - 1/4/2029 to 1/4/2040 | 660 |
| 6 | **Houses deliverable on large sites 1/4/2024 to 31/3/2040** |  |
| 6a | With planning permission at 1st April 2024 | 1773 |
| 6b | Demolitions and losses with planning permission at 1st April 2024 | 0 |
| 6c | Deduction to account for potential lapsed permissions | -11 |
| 6d | Potential delivery from sites without planning permission\*\* | 430 |
| 7 | Provision from C2 residential institutions (dwelling equivalent) | 51 |
| 8 | **Total housing supply 1/4/2024 to 31/3/2040** (5a+5b+5c+5d+5e+6a+6b+6c+6d+7) | **3,161** |

|  |  |  |
| --- | --- | --- |
| **Stage** | **Net Provision** | **Dwellings** |
| 9 | Provision against Local Housing Need 2023 to 2038 | -3,970 |

\*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). 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. Appendix 1 illustrates the expected rate of housing delivery in greater detail for large sites over an extended period of 20 years. The delivery, density and windfall assumptions used are set out in the Ashfield District Council Housing Background Paper 2023.[[5]](#footnote-5)
  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** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **2031/32** | **2032/33** | **2033/34** | **2034/35** | **2035/36** | **2036/37** | **2037/38** | **2038/39** | **2039/40** | **Total** |
| **Past C3 Completions (net)\*** | 451 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **451** |
| **Projected completions from large sites without planning permission** |  | 0 | 21 | 91 | 106 | 26 | 29 | 102 | 33 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **430** |
| **Projected completions from large sites with Full planning permission** |  | 322 | 433 | 316 | 248 | 168 | 80 | 51 | 35 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **1,666** |
| **Projected completions from large sites with outline planning permission** |  | 0 | 0 | 0 | 23 | 0 | 35 | 35 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **107** |
| **Projected Completions from Small Sites with Full Planning Permission** |  | 40 | 45 | 152 | 36 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **274** |
| **Projected Completions from Small Sites with Outline Planning Permission** |  | 0 | 0 | 5 | 52 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **79** |
| **Projected Completions from prior approval schemes** |  | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **3** |
| **Past/Projected Completions from C2 schemes** |  | 3 | 7 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **51** |
| **Small site windfall allowance** |  | 0 | 0 | 0 | 0 | 0 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | **660** |
| **Cumulative Completions** | **451** | **818** | **1,325** | **1,930** | **2,395** | **2,612** | **2,816** | **3,064** | **3,206** | **3,301** | **3,361** | **3,421** | **3,481** | **3,541** | **3,601** | **3,661** | **3,721** | **3,721** |
| **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** | **5** | **-74** | **-13** | **146** | **165** | **-64** | **-306** | **-504** | **-808** | **-1,159** | **-1,545** | **-1,931** | **-2,317** | **-2,703** | **-3,089** | **-3,475** | **-3,861** | **-3,861** |
| **MANAGE** - Requirement taking account of past/projected completions | 7,131 | 6,764 | 6,257 | 5,652 | 5,187 | 4,970 | 4,766 | 4,518 | 4,376 | 4,281 | 4,221 | 4,161 | 4,101 | 4,041 | 3,981 | 3,921 | 3,861 | **3,861** |
| **MANAGE** - **Annual** requirement taking account of past/projected completions | 419 | 423 | 417 | 404 | 399 | 414 | 433 | 452 | 486 | 535 | 603 | 694 | 820 | 1,010 | 1,327 | 1,961 | 3,861 | **3,861** |

\*As set out in Table 7a (C2 included separately)

## Four/Five Year Housing Land Supply

* 1. National Planning Policy Framework 2023 (NPPF) paragraph 76 sets out the criteria under which an authority is not required to annually demonstrate a housing land supply for decision making - Ashfield does not fall into any of these categories. NPPF Paragraph 77 sets out the housing land supply of specific deliverable sites that authorities should demonstrate for decision-making against their LHN as appropriate (either a minimum of 4 or 5 years).
  2. In this respect, Paragraph 226 applies to Ashfield as the emerging Local Plan has reached an advanced stage in preparation, having been submitted for examination in April 2024. For the purposes of decision-making, it sets out that, for a period of two years from the date of publication of the National Planning Policy Framework (published on 19 December 2023), an authority only needs to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of **four** years’ worth of housing (with a buffer, if applicable) against its LHN.
  3. 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. Both the 5 year housing land supply and the 4 year housing land supply should consist of deliverable housing sites demonstrated against the authority’s five year housing land supply requirement, including the appropriate buffer.
  4. In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph [11d of the National Planning Policy Framework](https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development#para011).
  5. Ashfield Council’s situation as at 1st April 2024 is summarised below and takes account of:
* The Council’s Local Housing Need (LHN) based on the standard method for calculation as set out in national planning guidance;
* A 20% buffer applied to the 4-year supply calculations to help address recent under delivery, consistent with the requirements of NPPF paragraph 76[[6]](#footnote-6);
* Dwellings on sites with planning permission deliverable in 5 years;
* Known permitted development and residential institutions (use class C2) deliverable within 5 years;
* Any large SHELAA sites deemed deliverable in the first 5 years (under ‘saved’ Ashfield Local Plan Review 2002 policy)[[7]](#footnote-7);
* A discount rate applied to the planning permissions (where they are not already under construction) to account for potential non-delivery (see para 3.3);
* No windfall allowance included in the 5-year supply.

|  |  |
| --- | --- |
| Supply of housing land under current policy in the Ashfield Local Plan Review 2002 (saved policies) | 3.85 years  (Ashfield is required to demonstrate 4 year’s supply) |

* 1. Table 3 illustrates Ashfield’s 4/5 year housing land supply under current policy (ALPR 2002). In addition, Appendix 1 gives further detail regarding anticipated delivery on individual sites, (where the yield exceeds 9 dwellings, i.e., ‘Large sites’), together with a summary of delivery on smaller sites.

## Table 3: Five Year Land Supply - April 2024

|  |  |
| --- | --- |
| **Five Year Housing Requirement** | **Dwellings** |
| Local Housing Need\* @ 446 dpa x 5 years | 2230 |
| Add 20% buffer | 446 |
| **Total 5 year requirement including buffer** | **2676** |
| **Annual requirement including buffer** | **535** |
| **Supply at April 2024** | **Dwellings** |
| Existing planning permissions deliverable within 5 years | 1863 |
| Discount applied to permissions based on historic lapse rate | -101 |
| Permitted Development deliverable within 5 years | 3 |
| Residential Institutions (C2) deliverable within 5 years# | 51 |
| Supply from large sites without planning permission | 244 |
| Supply from small windfall sites | 0 |
| **Total amount of housing available and deliverable for the next 5 year period** | **2060** |
| **Calculation of 5 year housing land supply** | **Dwellings/Years** |
| Deliverable sites for the 5 year period | 2060 |
| Divided by annual requirement for next 5 years | 535 |
| Equates in years to | **3.85** |
| Oversupply (+) or undersupply (-) of dwellings over 5 years | **-616** |

\* Based on standard methodology (see Appendix 5)

# Dwelling equivalent based on planning practice guidance ratio of 1.8

* 1. National planning policy guidance states that:

‘*Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.’*

* 1. Consequently, since the most recent data has been used to calculate the Local Housing Need (LHN – see paragraph 2.2 and Appendix 5), it is unnecessary to address any previous under-delivery within this 5-year housing land supply calculation at this time.

## Housing Delivery Test

* 1. The NPPF sets out the Housing Delivery Test (HDT) as an annual measurement of housing delivery in all plan-making authorities. This measures net additional dwellings provided in a local authority area against the homes required, using national statistics (2014 household projections) and submitted local authority data. The Department for Levelling Up, Housing and Communities (DLUHC) publishes the HDT on an annual basis, and there are consequences for those failing the test (see below).
  2. The Housing Delivery Test 2022 has been heavily delayed and was published on 19th December 2023. It looks back over the 3 financial years 2019/20, 2020/21 and 2021/22. 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 2022 results which reduces the ‘homes required’ within the 2019 to 2020 year by a month, and within the 2020 and 2021 year by 4 months in the Housing Delivery Test.
  3. The 2022 HDT results show that Ashfield District has failed the HDT in this accounting period with a measurement of 74% as follows:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of homes required | | | Total number of homes required | Number of homes delivered | | | Total number of homes delivered | Housing Delivery Test: 2022 measurement | Housing Delivery Test: 2022 consequence |
| 2019-20 | 2020-21 | 2021-22 |  | 2019-20 | 2020-21 | 2021-22 |  |  |  |
| 435 | 320 | 457 | 1,212 | 173 | 312 | 412 | 897 | 74% | Presumption |

Consequences

* 1. NPPF paragraph 79 applies policy consequences where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years. For Ashfield this means:
* **Presumption in favour of Sustainable development**. As a consequence of delivering less than 75% of the requirement, Ashfield is one of 59 councils subject to the NPPF's presumption in favour of sustainable development (paragraph 11d), which renders their local planning policies for housing out of date and leaves them vulnerable to speculative applications.
* **20% Buffer.** The test result (being below 85%) also requires an additional 20% buffer to be included in the 5 year housing land supply calculation. It should be noted that the revised NPPF (Dec 2023) para 77, now only requires local authorities in Ashfield’s position to demonstrate a 4 year supply of specific deliverable sites. This is due to the fact that Ashfield has an emerging local plan that has reached submission stage, including both a policies map and proposed allocations towards meeting housing need (NPPF para 226).
* **Action Plan**. Where delivery falls below 95% there is also the requirement to prepare an action plan that considers the root causes of under delivery and identifies the actions that the authority will undertake to help increase housing delivery in future years. The scope and nature of an action plan is not fully prescribed by national policy or guidance. Ashfield Council published a Housing Delivery Action Plan in 2021 and as such this will need to be reviewed moving forwards.
  1. The consequences of the HDT result will continue to apply until subsequent years HDT results are published, or a new housing requirement is adopted.
  2. Previous HDT results, under transitional arrangements, were as follows:
* 2018 – 116% No consequences
* 2019 – 95% No consequences
* 2020 – 65% Presumption in favour of development
* 2021 – 66% Presumption in favour of development

# Large Sites with Planning Permission

4.1 This schedule provides details of ‘Large’ sites (10 or more dwellings) which have planning permission for residential purposes as at 1st April 2024. The table shows the total number of dwellings which have been completed on each site and the outstanding balance of availability.

4.2 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 2024: 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 | 3.50 | 23 | 82 | 0 | 82 | Outline | Y | STARTED |
| n/a | H0265 | V/2015/0267 | Rolls Royce, Watnall Road | 3.79 | 26 | 99 | 99 | 0 | Full | Y | COMPLETED |
| EM1 Ha | H0265 | V/2018/0803 | Rolls Royce, Watnall Road | 2.78 | 43 | 120 | 120 | 0 | Reserved Matters | Y | COMPLETED |
| n/a | H0265 | V/2019/0452 | Parcel 8, Land at Rolls Royce, Watnall Road | 1.87 | 34 | 64 | 64 | 0 | Reserved Matters | Y | COMPLETED |
| n/a | H0265 | V/2020/0563 | Land at, Shepherd Street (Rolls Royce site) | 1.34 | 75 | 100 | 100 | 0 | Reserved Matters | Y | COMPLETED |
| HG1Hb | S0547 | V/2016/0483 | (Phase 2) Land at, Broomhill Farm | 6.91 | 31 | 217 | 120 | 97 | Full | N | STARTED |
| n/a | H0265h | V/2022/0652 | Phase 5b, Former Rolls Royce Site, Off Watnall Road | 3.84 | 39 | 149 | 0 | 149 | Reserved Matters | Y | GRANTED |
| n/a | H0265i | V/2022/0644 | Phase 9, Former Rolls Royce Site, Off Watnall Road | 4.12 | 25 | 101 | 0 | 101 | Reserved Matters | Y | GRANTED |
| **Hucknall Total** | | | | **28.15** | **33** | **932** | **503** | **429** |  |  |  |

**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 | 0 | 39 | Full | N | STARTED |
| n/a | K0306 | V/2022/0326 | Land at, Warwick Close, NG17 7PE | 0.80 | 43 | 34 | 0 | 0 | Full | Y | COMPLETED |
| n/a | K0322 | V/2022/0326 | Coxmoor lodge farm, Farm View Road/Walesby drive | 7.31 | 27 | 196 |  | 196 | Full | N | GRANTED |
| **Kirkby Total** | | | | **9.51** | **30** | **284** | **0** | **235** |  | | |

**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 | 38 | 168 | Reserved Matters | N | STARTED |
| n/a | S0525 | V/2016/0487 | rear 249, 251 Alfreton Road, Sutton, NG17 1JP | 4.12 | 29 | 118 | 112 | 6 | Full | N | STARTED |
| n/a | S0567 | V/2018/0120 | off Brand Lane, Stanton Hill | 7.26 | 24 | 172 | 119 | 53 | Reserved Matters | N | STARTED |
| n/a | S0293 | V/2020/0411 | Junction of Outram Street/Park Street, Sutton | 0.00 | 0.00 | 0.00 | 0 | 0 | Reserved Matters | Y | LAPSED |
| n/a | S0587 | V/2021/0089 | Land at, Beck Lane, Skegby, NG17 3AH | 13.34 | 24 | 322 | 29 | 293 | Full | N | STARTED |
| n/a | S0621 | V/2020/0832 | The Quarry, 57, Stoneyford Road, NG17 4DA | 0.80 | 36 | 29 | 0 | 29 | Reserved Matters | N | STARTED |
| n/a | S0622 | V/2020/0833 | The Quarry, 57, Stoneyford Road, NG17 4DA | 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 | 23 | Outline | Y | GRANTED |
| n/a | S0658 | V/2020/0884 | Land Rear of 211, Alfreton Road, NG17 1JP | 4.09 | 27 | 110 | 44 | 66 | Full | N | STARTED |
| n/a | S0665 | V/2020/0791 | Land at, Clare Road | 2.92 | 24 | 69 | 0 | 69 | Full | N | GRANTED |
| n/a | S0454 | V/2021/0776 | Land North of, Midland Road | 0.48 | 42 | 20 | 20 | 0 | Full | N | COMPLETED |
| n/a | S0670 | V/2020/0184 | Land off Ashland Road West | 10.46 | 29 | 300 | 0 | 300 | Outline | 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** | | | | **55.67** | **26** | **1471** | **362** | **1109** |  | | |

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

There are no current planning approvals for housing development on large sites within the ‘Rurals’ area.

**Large site Summary 1st APRIL 2024**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Area** | **Net Residential Area (Ha)** | **Density (Dwgs/Ha)** | **Total Dwellings** | **Dwellings Completed** | **Dwellings Remaining** |
| **Hucknall Area** | | | | | | |
| Greenfield | 6.91 | 31 | 217 | 120 | 97 |
| PDL (Brownfield) | 21.24 | 34 | 715 | 383 | 332 |
| **Total Hucknall** | **28.15** | **33** | **932** | **503** | **429** |
| **Kirkby Area** | | | | | | |
| Greenfield | 8.71 | 29 | 250 | 0 | 235 |
| PDL (Brownfield) | 0.80 | 43 | 34 | 0 | 0 |
| **Total Kirkby** | **9.51** | **30** | **284** | **0** | **235** |
| **Sutton Area** | | | | | | |
| Greenfield | 54.50 | 26 | 1430 | 362 | 1068 |
| PDL (Brownfield) | 1.17 | 35 | 41 | 0 | 41 |
| **Total Sutton** | **55.67** | **26** | **1471** | **362** | **1109** |
| **Rurals Area (Selston Parish)** | | | | | | |
| Greenfield | 0.00 | 0 | 0 | 0 | 0 |
| PDL (Brownfield) | 0.00 | 0 | 0 | 0 | 0 |
| **Total Rurals** | **0.00** | **0** | **0** | **0** | **0** |
| **Ashfield (whole of District)** | | | | | | |
| Greenfield | 70.12 | 23 | 1647 | 482 | 1400 |
| PDL (Brownfield) | 23.21 | 34 | 790 | 383 | 373 |
| **Total Ashfield District** | **93.33** | **26** | **2437** | **865** | **1773** |

Please note: Numbers may not sum due to rounding.

# Completions on Greenfield/ Previously Developed (Brownfield) Land

5.1 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 2023 - 31st March 2024 (Dwellings)

|  |  |  |  |
| --- | --- | --- | --- |
| **Area** | **Greenfield** | **Brownfield** | **Total** |
| **Hucknall Area** |  |  |  |
| Large sites | 71 | 48 | 119 |
| Small sites (including Conversions & Change of use) | 13 | 12 | 25 |
| **Total Hucknall** | **84** | **60** | **144** |
| % Dwelling Completions | 58% | 42% | 100% |
| **Sutton Area** |  |  |  |
| Large sites | 184 | 0 | 184 |
| Small sites (including Conversions & Change of use) | 9 | 19 | 28 |
| **Total Sutton** | **193** | **19** | **212** |
| % Dwelling Completions | 91% | 9% | 100% |
| **Kirkby Area** |  |  |  |
| Large sites | 15 | 34 | 49 |
| Small sites (including Conversions & Change of use) | 5 | 23 | 28 |
| **Total Kirkby** | **20** | **57** | **77** |
| % Dwelling Completions | 26% | 74% | 100% |
| **Villages Area (Selston Parish)** |  |  |  |
| Large sites | 0 | 0 | 0 |
| Small sites (including Conversions & Change of use) | 1 | 4 | 5 |
| **Total Villages** | **1** | **4** | **5** |
| % Dwelling Completions | 20% | 80% | 100% |
| **Ashfield District** |  |  |  |
| Large sites | 270 | 82 | 352 |
| Small sites (including Conversions & Change of use) | 28 | 58 | 86 |
| **Total Ashfield** | **298** | **140** | **438** |
| % Dwelling Completions | 68% | 32% | 100% |

# Commitments on Greenfield/ Previously Developed (Brownfield) Land

6.1 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 2024 (Dwellings)

|  |  |  |  |
| --- | --- | --- | --- |
| **Area** | **Greenfield** | **Brownfield** | **Total** |
| **Hucknall Area** |  |  |  |
| Large sites | 97 | 332 | 429 |
| Small sites (including Conversions & Change of use) | 42 | 63 | 105 |
| **Total Hucknall** | **139** | **395** | **534** |
| % Commitments (dwgs) | 26% | 74% | 100% |
| **Sutton Area** |  |  |  |
| Large sites | 1068 | 41 | 1109 |
| Small sites (including Conversions & Change of use) | 101 | 66 | 167 |
| **Total Sutton** | **1169** | **107** | **1276** |
| % Commitments (dwgs) | 92% | 8% | 100% |
| **Kirkby Area** |  |  |  |
| Large sites | 235 | 0 | 235 |
| Small sites (including Conversions & Change of use) | 14 | 23 | 37 |
| **Total Kirkby-Sutton** | **249** | **23** | **272** |
| % Commitments (dwgs) | 92% | 8% | 100% |
| **Villages Area (Selston Parish)** |  |  |  |
| Large sites | 0 | 0 | 0 |
| Small sites (including Conversions & Change of use) | 31 | 13 | 44 |
| **Total Villages** | **31** | **13** | **44** |
| % Commitments (dwgs) | 70% | 30% | 100% |
| **Ashfield District** |  |  |  |
| Large sites | 1400 | 373 | 1773 |
| Small sites (including Conversions & Change of use) | 188 | 165 | 353 |
| **Total Ashfield** | **1588** | **538** | **2126** |
| % Commitments (dwgs) | 75% | 25% | 100% |

# Annual Housing Completion Rates: 1st April 2011 - 31st March 2024

* 1. Table 7a details housing completions for the last recording year. This year the northern towns of Sutton and Kirkby have been recorded separately, and supply from C2 use class (care homes) is also now 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 2024

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Area | 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 Care Home additions (dwelling equivalent) | Total Net Completions |
| Hucknall | 13 | 119 | 132 | 12 | 8 | 0 | 0 | 152 |
| Sutton | 14 | 184 | 198 | 14 | 7 | 0 | 0 | 219 |
| Kirkby | 20 | 49 | 69 | 8 | 0 | 0 | 0 | 77 |
| Villages Area (Selston Parish) | 5 | 0 | 5 | 0 | -1 | 1 | 0 | 3 |
| **Ashfield Total** | **52** | **352** | **404** | **34** | **14** | **1** | **0** | **451** |

* 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 & 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** |

# Affordable Housing Requirement and Completions

8.1 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).

8.2 NPPF 2019 changed the definition of affordable housing to include, among other products, low-cost market housing. NPPF 2021 paragraph 65 (now paragraph 66 in NPPF 2023) included the provision that:

“*Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:*

1. *provides solely for Build to Rent homes;*
2. *provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
3. *is proposed to be developed by people who wish to build or commission their own homes; or*
4. *is exclusively for affordable housing, an entry-level exception site or a rural exception site.”*

8.3 Since 2021, on the basis of national policy, a requirement of at least 10% affordable homes has been the starting point on all major sites other than Hucknall where at least 18.5% affordable homes has been required.

8.4 The Council will review this approach to affordable housing requirements within the District moving forwards. This reflects the provisions of NPPF paragraph 48 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).*

8.5 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 that it’s basis on more up to date evidence, and is consistency with current national policy.

8.6 Table 8 below show the number of affordable housing units provided annually since 2010 and includes social rented and ‘intermediate’ housing. These figures are set against total completions on ‘large’ sites. It should be noted that the definition of a ‘large’ site for the purposes of this report is one comprising 10 or more dwellings.

8.7 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 2024

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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%** |
| TOTAL | 445 | 301 | 10 | 756 | 2320 | 2124 | 57 | 4501 | 19% | 14% | 18% | 17% |
| Average 2010-2024 | 32 | 22 | 1 | 54 | 166 | 152 | 4 | 322 | 19% | 14% | 18% | 17% |

# Dwellings Completed on Large Sites by Density

9.1 Table 9 below gives a snapshot of site densities for completions over the past year. Table 10 illustrates densities over a longer period of 2011 – 2023, 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.

9.2 It can be seen that the majority of new development on large sites across the district is currently being delivered at densities above 30 dwellings per hectare. However, this data is likely to underestimate density, as some developments have been recorded using gross site areas, as opposed to net developable areas. Despite this fact, average densities have largely fallen between 30-50 dph over the previous decade.

## Table 9: Density of Large Site Completions: 1st April 2023 - 31st March 2024

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Area** | **< 30 Dwellings per Hectare** | **30-50 Dwellings per Hectare** | **>50 Dwellings per Hectare** | **Total Large Site Completions** |
| **Hucknall Large Site Dwelling Completions** | **7** | **72** | **40** | **119** |
| Hucknall Area % | 6% | 61% | 34% | 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** | **49** | **0** | **49** |
| Kirkby Area % | 0% | 100% | 0% | 100% |
| **Sutton Large Site Dwelling Completions** | **164** | **20** | **0** | **184** |
| Sutton Area % | 89% | 11% | 0% | 100% |
| **District Large Site Dwelling Completions** | **171** | **141** | **40** | **352** |
| **% Total Large Site Completions** | **49%** | **40%** | **11%** | **100%** |

## Table 10: Density of Large Site Completions: 1st April 2011 - 31st March 2023

**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 |
| **Total 2011-2023** | **485** | **1377** | **148** | **2010** |
| **Hucknall Area %** | **24%** | **69%** | **7%** | **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 |
| **Total 2011-2023** | **456** | **1227** | **90** | **1773** |
| **Kirkby-Sutton Area %** | **26%** | **69%** | **5%** | **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 |
| **Total 2011-2023** | **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 |
| **Total 2011-2022** | **941** | **2634** | **253** | **3828** |
| **% All Large Site Completions** | **24.58%** | **61.81%** | **6.61%** | **100%** |

# Housing in Multiple Occupation (HMO)

10.1 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, and those still committed at April 2024 respectively.

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Site Ref** | **Planning Application Reference** | **Site** | **Commitment (dwelling equivalent)** | **Loss (dwelling)** | **Details** |
| 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 |

## Table 12: Housing in Multiple Occupation Commitments at 1st April 2024

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Site Ref** | **Planning Application Reference** | **Site** | **Commitment (dwelling equivalent)** | **Loss (dwelling)** | **Details** |
| H0359 | V/2022/0848 | 46 Florence Street | 1 | 1 | HMO - 6 beds one unit = no net change |
| 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 resi units when applying the LAHS guide) |
| K0314 | V/2023/0295 | 13 URBAN ROAD | 1 | 0 | Change of use of first floor offices to 4 bed HMO |
| S0668 | V/2021/0072 | THE OLD BLUEBELL | 3 | 0 | Conversion of pub to 15 bed HMO (equivalent to 3 resi units when applying the LAHS guide) |

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

**HUCKNALL AREA**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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 24/25** | | **Year 2 25/26** | | **Year 3 26/27** | | **Year 4 27/28** | | **Year 5 28/29** | | **Year 6 29/30** | | **Year 7 30/31** | | **Year 8 31/32** | | **Year 9 32/33** | | **Year 10 33/34** | | **Year 11 34/35** | | **Year 12 35/36** | | **Year 13 36/37** | | **Year 14 37/38** | | **Year 15 38/39** | | **Year 16 39/40** | |
| **Available sites without Planning Permission** | | |  |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| 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** | | **0** | |
| **Hucknall Large Sites with Detailed Planning Permission** | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| V/2019/0483 | H0335 | Phase 2, Broomhill Farm, Nottingham Road | 7.16 | 217 | | **97** | | 50 | | 47 | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| V/2022/0652 | H0265h | Phase 5b, Former Rolls Royce Site, Off Watnall Road | 3.84 | 149 | | **149** | | 30 | | 40 | | 40 | | 39 | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| V/2022/0644 | H0265i | Phase 9, Former Rolls Royce Site, Off Watnall Road | 4.12 | 101 | | **101** | | 30 | | 40 | | 31 | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| V/2022/0816 | 80 | Hucknall Town Football Club, Watnall Road | 2.52 | 82 | | **82** | | 12 | | 35 | | 35 | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |
| **Total Hucknall Large Sites with Detailed Permission** |  |  |  |  | | **429** | | **122** | | **162** | | **106** | | **39** | | **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** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 24/25** | **Year 2 25/26** | **Year 3 26/27** | **Year 4 27/28** | **Year 5 28/29** | **Year 6 29/30** | **Year 7 30/31** | **Year 8 31/32** | **Year 9 32/33** | **Year 10 33/34** | **Year 11 34/35** | **Year 12 35/36** | **Year 13 36/37** | **Year 14 37/38** | **Year 15 38/39** | **Year 16 39/40** |
| **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| n/a | SJU003 | Land off Westdale Road, Jacksdale | 2.10 | 49 | **49** |  |  |  |  |  |  | 35 | 14 |  |  |  |  |  |  |  |  |
| n/a | SJU032 | Rear of 64-82 Church Lane, Underwood | 0.62 | 10 | **10** |  |  |  |  |  | 5 | 5 |  |  |  |  |  |  |  |  |  |
| n/a | SJU035 | Land off Westdale Road/ Rutland Road, Jacksdale | 0.50 | 22 | **22** |  |  |  |  |  |  |  |  | 22 |  |  |  |  |  |  |  |
| V/2022/0066 | SJU008 (part) | Land off Main Road, Jacksdale | 4.19 | 81 | **81** |  | 11 | 35 | 35 |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total 'Rurals' sites without planning permission** |  |  |  |  | **162** | **0** | **11** | **35** | **35** | **0** | **5** | **40** | **14** | **22** | **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** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 24/25** | **Year 2 25/26** | **Year 3 26/27** | **Year 4 27/28** | **Year 5 28/29** | **Year 6 29/30** | **Year 7 30/31** | **Year 8 31/32** | **Year 9 32/33** | **Year 10 33/34** | **Year 11 34/35** | **Year 12 35/36** | **Year 13 36/37** | **Year 14 37/38** | **Year 15 38/39** | **Year 16 39/40** |
| **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| n/a | 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/2020/0626 |  | Land off Laburnum Ave | 1.03 | 38 | 38 |  |  | 20 | 18 |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total Kirkby sites without planning permission** |  |  |  |  | **116** | **0** | **0** | **20** | **18** | **0** | **50** | **28** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Kirkby Large Sites with Detailed Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2019/0756 | K0283 | Land off Millers Way, NG17 8RF | 1.40 | 54 | **39** | 35 | 4 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0518 | K0322 | Coxmoor lodge farm, Farm View Road/Walesby drive | 7.31 | 196 | **196** | 5 | 35 | 35 | 35 | 35 | 35 | 16 |  |  |  |  |  |  |  |  |  |
| **Total Kirkby Large Sites with Detailed Permission** |  |  |  |  | **235** | **40** | **39** | **35** | **35** | **35** | **35** | **16** | **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** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 24/25** | **Year 2 25/26** | **Year 3 26/27** | **Year 4 27/28** | **Year 5 28/29** | **Year 6 29/30** | **Year 7 30/31** | **Year 8 31/32** | **Year 9 32/33** | **Year 10 33/34** | **Year 11 34/35** | **Year 12 35/36** | **Year 13 36/37** | **Year 14 37/38** | **Year 15 38/39** | **Year 16 39/40** |
| **Available sites without Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| lapsed outline V/2009/0559 | SA017 | Land at Priestic Road/Northern View | 0.50 | 19 | **19** |  |  |  |  |  |  |  | 19 |  |  |  |  |  |  |  |  |
|  | SA025 | Pasture Farm, Alfreton Road, Sutton | 1.26 | 34 | **34** |  |  |  |  |  |  | 34 |  |  |  |  |  |  |  |  |  |
| V/2021/0793 | SA061 | adjacent 88 High Hazels Drive, Huthwaite | 0.41 | 18 | **18** |  |  |  | 18 |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0411 | S0293 | land at Outram Street/Park Street | 0.23 | 24 | **24** |  |  |  |  |  | 24 |  |  |  |  |  |  |  |  |  |  |
| Lapsed V/2015/0264 | S0320 BFR14 | Quantum Clothing North St Huthwaite | 2.50 | 71 | **71** |  |  | 10 | 35 | 26 |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0347 | BFR40 | Land adjacent no.208 Mansfield Road, Sutton | 0.96 | 36 | **36** |  | 10 | 26 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total Sutton sites without planning permission** |  |  |  |  | **202** | **0** | **10** | **36** | **53** | **26** | **24** | **34** | **19** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Sutton Large Sites with Outline Planning permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2018/0212 | S0638 | The Pattern House, Crossley Ave, Huthwaite | 0.68 | 23 | **23** |  |  |  | 23 |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0784 | S0675 | Land West Off, Fisher Cl. | 3.63 | 84 | **84** |  |  |  |  |  | 35 | 35 | 14 |  |  |  |  |  |  |  |  |
| **Total Sutton Large Sites with Outline Planning permission** |  |  |  |  | **107** | **0** | **0** | **0** | **23** | **0** | **35** | **35** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Sutton Large sites with Detailed Planning Permission** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2018/0783 | S0498 | land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby | 8.30 | 206 | **168** | 35 | 35 | 35 | 35 | 28 |  |  |  |  |  |  |  |  |  |  |  |
| V/2018/0120 | S0567 | off Brand Lane | 7.26 | 172 | **53** | 27 | 26 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2016/0487 | S0575 | rear of 249-251 Alfreton Road, Sutton | 4.12 | 118 | **6** | 6 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2021/0089 | S0587 | Land at Beck Lane | 13.34 | 322 | **293** | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 13 |  |  |  |  |  |  |  |
| 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 | **66** | 35 | 31 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2020/0791 | S0665 | Land at, Clare Road | 2.92 | 69 | **69** |  |  | 35 | 34 |  |  |  |  |  |  |  |  |  |  |  |  |
| V/2022/0262 | S0670 | Land off Ashland Road West | 10.46 | 300 | **300** | 10 | 70 | 70 | 70 | 70 | 10 |  |  |  |  |  |  |  |  |  |  |
| **Total Sutton Large Sites with Detailed Permission** |  |  |  |  | **1002** | **160** | **232** | **175** | **174** | **133** | **45** | **35** | **35** | **13** | **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 2024** | **Year 1 24/25** | **Year 2 25/26** | **Year 3 26/27** | **Year 4 27/28** | **Year 5 28/29** | **Year 6 29/30** | **Year 7 30/31** | **Year 8 31/32** | **Year 9 32/33** | **Year 10 33/34** | **Year 11 34/35** | **Year 12 35/36** | **Year 13 36/37** | **Year 14 37/38** | **Year 15 38/39** | **Year 16 39/40** |
| Total Large Sites with Outline Planning Permission | 107 | 0 | 0 | 0 | 23 | 0 | 35 | 35 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Large Sites with Full Planning Permission | 1666 | 322 | 433 | 316 | 248 | 168 | 80 | 51 | 35 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Small Sites with Outline Permission | 79 | 0 | 0 | 5 | 52 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Small Sites with Full Permission | 274 | 40 | 45 | 152 | 36 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **All Permissions** | **2126** | **362** | **478** | **473** | **359** | **191** | **115** | **86** | **49** | **13** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

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

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Source** | **Total number of Dwellings remaining at 1st April 2024** | **Year 1 24/25** | **Year 2 25/26** | **Year 3 26/27** | **Year 4 27/28** | **Year 5 28/29** | **Year 6 29/30** | **Year 7 30/31** | **Year 8 31/32** | **Year 9 32/33** | **Year 10 33/34** | **Year 11 34/35** | **Year 12 35/36** | **Year 13 36/37** | **Year 14 37/38** | **Year 15 38/39** | **Year 16 39/40** |
| **All sites with Planning Permission** | 2126 | 362 | 478 | 473 | 359 | 191 | 115 | 86 | 49 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  | 1863 |  |  |  |  |  |  |  |  |  |  |  |
| **Known PD/Prior Approvals** | 3 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  | 3 |  |  |  |  |  |  |  |  |  |  |  |
| **C2 schemes** (Dwelling equivalent) | 51 | 3 | 7 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  | 51 |  |  |  |  |  |  |  |  |  |  |  |
| **Large Sites without Planning Permission** | 430 | 0 | 21 | 91 | 106 | 26 | 29 | 102 | 33 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Within 5 years |  |  |  |  |  | 244 |  |  |  |  |  |  |  |  |  |  |  |
| **Small windfall sites beyond 5 years\*** | 660 | 0 | 0 | 0 | 0 | 0 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 |
| Within 5 years |  |  |  |  |  | 0 |  |  |  |  |  |  |  |  |  |  |  |
| **ALL DISTRICT SITES** | **3270** | **367** | **507** | **605** | **465** | **217** | **204** | **248** | **142** | **95** | **60** | **60** | **60** | **60** | **60** | **60** | **60** |
| Within 5 years |  |  |  |  |  | 2161 |  |  |  |  |  |  |  |  |  |  |  |

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

The dwelling equivalent used in the following tables is calculated using the standard ratio of 1.8 bedrooms 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). Please note that numbers may not add due to rounding, i.e., all calculations are applied at individual site level and then summed to provide a total supply figure.

**C2 Completions 2013-2024**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 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 NG18 4TJ | 9 | Completed | 2022/2023 | 5 |

**Total Completed 2013 to 2023 298 bedrooms 168 dwelling equivalent**

**C2 Commitments April 2024**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Planning Permission Reference | Address | Beds | Status | Completed date | Dwelling Equivalent |
| V/2020/0802 | 40 Kirkby Road, Sutton | 6 | Granted | n/a | 3 |
| V/2022/0841 | Titchfield Park Lodge Park Drive Hucknall | 3 | Granted | n/a | 2 |
| V/2021/0849 | Former Police station, Watnall Road, Hucknall | 73 | Granted | n/a | 41 |
| V/2022/0914 | 14 & 16 Alfreton Road Sutton | 7 | Granted | n/a | 4 |
| V/2023/0673 | 29 Marlborough Road Kirkby | 1 | Granted | n/a | 1 |

**Total Committed at 1st April 2024 90 bedrooms 51 dwelling equivalent**

# APPENDIX 3: Prior Notification Applications

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| App No | Location | Proposal | Proposed Dwellings | Decision Date | Decision | Status 31/03/2024 |
| X/2015/0054 | 144 Annesley Road Hucknall NG15 7DD | Prior Approval For A Proposed Change of Use From Office (B1) to Residential (C3) | 1 | 20/10/2015 | PERMITDEV | Completed prior to 1/4/2018 |
| X/2015/0055 | 59 Sherwood Road Sutton In Ashfield NG17 1GU | Prior Approval for a Proposed Change of Use from Retail (A1) to Residential (C3) | 1 | 02/11/2015 | PERMITTEDDEV | Completed prior to 1/4/2018 |
| X/2016/0046 | 58 Station Road Sutton in Ashfield NG17 5GA | Prior Approval For A Proposed Change of Use From Office to Dwelling House | 1 | 02/09/2016 | PANOTREQ | Completed prior to 1/4/2018 |
| X/2017/0043 | 115 Redcliffe Street Sutton In Ashfield NG17 4ES | Prior Approval For a Proposed Change of Use From Shop to Dwelling | 1 | 29/11/2017 | PANOTREQ | Completed prior to 1/4/2018 |
| X/2017/0048 | 25 Outram Street Sutton in Ashfield NG17 4BA | 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 NG15 7AD | 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 NG16 | 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, NG15 7HJ | Prior Approval For A Proposed Change of Use From Office to Dwelling House. First and second floor. | 1 | 20/02/2018 | PANOTREQ | Completed 1/4/2019-31/3/2020 |
| X/2018/0016 | 58 High Street Hucknall NG15 7AX | Prior Approval for a Proposed Change of Use for 1st and 2nd Floor from Office to 5 flats | 5 | 24/05/2018 | 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 NG15 7BT | 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 NG17 4FW | 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 NG15 6NT | 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 | Commitment |
| 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 | Commitment |

|  |  |
| --- | --- |
| 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 |
| **Total Completions 2014-2024** | **36** |
| **Commitments at 31st March 2024** | **3** |

# APPENDIX 4: Effect of Lapse Rate on Planning Permissions: April 2024

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 | 105 | 26.9% | 77 | 28 |  | 105 | 77 | 28 |
| Rurals Large | 0 | 6.4% | 0 | 0 |  | 0 | 0 | 0 |
| Rurals Small | 44 | 26.9% | 32 | 12 |  | 44 | 32 | 12 |
| Kirkby Large | 0 | 6.4% | 0 | 0 |  | 0 | 0 | 0 |
| Kirkby Small | 37 | 26.9% | 27 | 10 |  | 37 | 27 | 10 |
| Sutton Large | 176 | 6.4% | 165 | 11 |  | 92 | 86 | 6 |
| Sutton Small | 167 | 26.9% | 122 | 45 |  | 167 | 122 | 45 |
| **Total Large** | 176 | 6.4% | 165 | 11 |  | 92 | 86 | 6 |
| **Total Small** | 353 | 26.9% | 258 | 95 |  | 353 | 258 | 95 |
| **TOTAL ALL SITES** | 529 | **n/a** | 423 | 106 |  | 445 | 344 | 101 |

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

# APPENDIX 5: 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: -

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 2023 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.

# APPENDIX 6: 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

**EMRA**: East Midlands Regional Assembly

**EMRP:** East Midlands Regional Plan

**GPDO:** General Permitted Development Order

**Ha:** Hectares

**HDT:** Housing Delivery Test

**HNA**: Housing Needs Assessment

**LHN:** Local Housing Need

**DLUHC:** Department for Levelling Up, Housing and Communities

**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.

1. [Ashfield District Council - Background Paper No. 2: Housing, 202](https://www.ashfield.gov.uk/media/e3ci2uhh/bp02-background-paper-2-housing.docx)3 [↑](#footnote-ref-1)
2. Town & Country Planning (Use Classes) Order 1987, as amended. [↑](#footnote-ref-2)
3. https://www.ashfield.gov.uk/media/8d890976f713e6c/2020-11-10-greater-nottingham-and-ashfield\_housing-needs-assessment\_final.pdf [↑](#footnote-ref-3)
4. [Housing Delivery Test Measurement Rule Book](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book), MHGLG – July 2018 (paragraph 10) [↑](#footnote-ref-4)
5. [Ashfield District Council - Background Paper No. 2: Housing, 202](https://www.ashfield.gov.uk/media/e3ci2uhh/bp02-background-paper-2-housing.docx)3 [↑](#footnote-ref-5)
6. The Housing Delivery Test result published in January 2022 has fallen below 75%. A buffer of 20% (moved forward from later in the Plan period) has therefore been applied. [↑](#footnote-ref-6)
7. These include land allocated for housing in the current Local Plan, or on the Brownfield Register where there is a realistic prospect that housing completions will begin within 5 years. [↑](#footnote-ref-7)