

Housing Land Monitoring Report




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ASHFIELD DISTRICT

HOUSING LAND MONITORING REPORT

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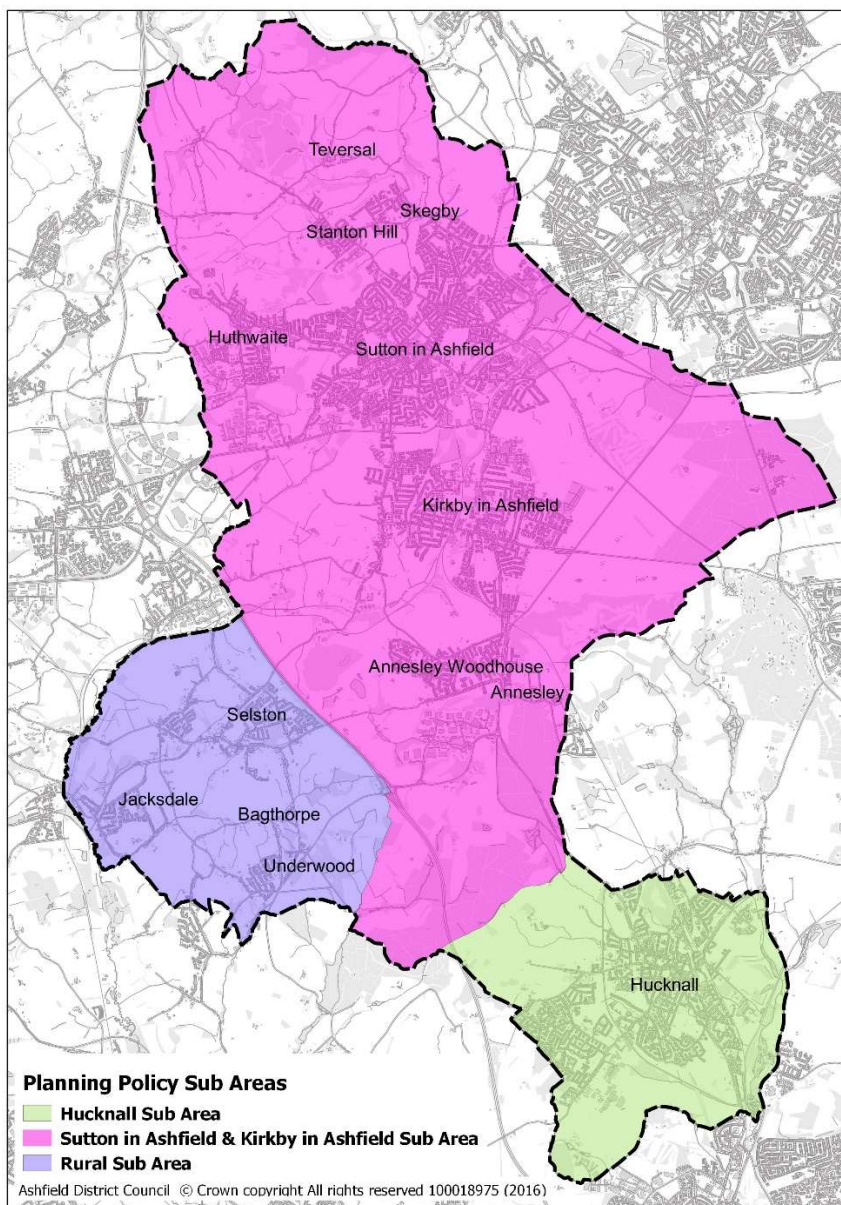
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1. Introduction

- 1.1 This report contains detailed information regarding 'large' housing sites (i.e. sites of 0.4 Hectare or more, or 10 dwellings or more) in Ashfield District, together with an overview of smaller sites, including conversions and change of use and demolitions. The study reflects the status of sites at 31st March 2020.
- 1.2 For planning policy purposes Ashfield is divided into 3 sub-areas, namely Hucknall, Kirkby and Sutton Areas, and the 'Rurals' Area as illustrated below.
- 1.3 All information is provided in good faith and is as accurate as sources permit. No guarantee can be given in respect of any errors or omissions.

Ashfield District: Planning Policy Sub-Areas



2. Policy Background

- 2.1 The 'saved' policies of the Adopted Ashfield Local Plan Review 2002 (ALPR) identified housing land requirements for the period 1991-2011. In 2012, the National Planning Policy Framework (NPPF) gave individual Local Authorities the responsibility of setting future housing targets based on objectively assessed housing need and their vision for the future of their own District.
- 2.2 In response to the requirements of the NPPF 2012, the Council commissioned a new Strategic Housing Market Assessment (SHMA) in order to establish an Objectively Assessed Housing Need (OAN) for the District. This SHMA covers the whole 'Nottingham Outer' Housing Market Area (HMA) and was undertaken in partnership with Newark & Sherwood District Council and Mansfield District Council. The SHMA¹ was published in October 2015 and can be found on the Council's website www.ashfield.gov.uk. An OAN of 480 dwellings per annum for Ashfield District was taken from this study and subsequently used in previous iterations of this monitoring.
- 2.3 In July 2018 the Government published a revised NPPF which introduced the requirement for strategic policies to be informed by local housing need assessments, conducted using the standard method set out in National Planning Practice Guidance (PPG). The Local Housing Need (LHN) for Ashfield District, based on this standard methodology, is currently calculated at **482** dwellings per annum (dpa), and represents a marginal increase of 7 dpa above the annual figure used in the 2019 monitoring report.

3. Housing Land Supply and Requirement

- 3.1 For the purposes of this report, the take up of housing land is monitored alongside the current LHN of 482 dwellings per annum in order to assess the rate of development against requirements and current land availability. An end date of 2037 is used in order to reflect the emerging Local Plan period and the NPPF requirement for strategic policies to look ahead over a minimum of 15 years from adoption. It is currently anticipated that the new Local Plan will be adopted in 2022, hence the monitoring period is taken to be 17 years from 2020 to 2037.
- 3.2 Table 1 illustrates Ashfield's housing land supply at 31st March 2020 set against the need for housing in the District for the period 2020-2037. The table refers to sites which can be delivered under current policy (as set out in the Ashfield Local Plan Review 2002) and includes sites with planning permission, housing land allocations and several sites put forward in the Strategic Housing and Economic Land Availability Assessment (SHELAA). The figures take account of deliverability with regard to availability, lead-in time and development rates.
- 3.3 The anticipated supply applies a discount rate to planning permissions to account for potential non-delivery (Appendix 4), alongside a windfall allowance to reflect small sites which may come forward beyond the first 5 years. These calculations

¹ Nottingham Outer 2015 Strategic Housing Market Assessment, October 2015, GL Hearn

are based on historic performance over a period of 10 years in order to take account of peaks and troughs in the housing market².

Additional Sources of Housing Land Supply

A. Residential Institutions

- 3.4 National Planning Practice Guidance provides that housing for older people, including residential institutions in use class C2³, should be counted towards their housing requirement. The Housing Delivery Test Measurement Rule Book published in July 2018 sets out that the number of net homes delivered should be adjusted to include a figure for student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively).
- 3.5 There is currently no adopted local policy with respect to the need and supply of C2 schemes. Although the SHMA identifies the need for additional C2 schemes to 2032, it is considered inappropriate for this to be apportioned equally as an annual requirement over the plan period. Evidence held by Nottinghamshire County Council (NCC Market Position Statement 2016/2018) and information supplied by the Clinical Commissioning Groups (CCGs) indicate a current over-provision of this type of development in Ashfield. The strategic direction of both the CCG and the County Council is to support people in their own homes for as long as is possible and feasible rather than placement in a care home. It is likely therefore, that any new delivery will come forward later in the Local Plan period (anticipated beyond the first 10 years) as demographic changes and market dictates the need.
- 3.6 Appendix 2 gives details of C2 completions and commitments for the period 2013 to 2020. In summary it sets out that:
- **203** bedspaces have been delivered between 2013-2019.
 - **90** bedspaces have current planning permission which equates to **50 dwellings** when applying the national ratio of 1.8⁴
 - **0** new bedspaces were created between 1/4/2019-31/03/2020.
- 3.7 Ashfield District has not delivered any student accommodation.

² See Housing land Supply: Explanatory Paper, January 2017 (ADC) www.ashfield.gov.uk

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

⁴ Housing Delivery Test Measurement Rule Book, MHGLG – July 2018 (paragraph 10)

B. Permitted Development of Other Uses to Residential

- 3.8 Permitted development⁵ (PD) rights for offices (B1a) to convert to residential use were granted nationally in May 2013 for a temporary period up to 30th May 2016. This became permanent from 6 April 2016, (along with rights for laundrettes, amusement arcades and casinos to change to housing), as a result of the amendment to the General Permitted Development Order (GPDO). Agricultural and retail (A1/A2) to residential conversion rights were also introduced in April 2014. Rights to convert from Hot Food Takeaways (A5) to residential have subsequently been introduced in May 2019.
- 3.9 Temporary permitted development rights also apply in respect of the change of use of premises from a B8 storage and distribution use under 500m² to C3 residential use. For a property to benefit from C3 use, the use must begin by 10th June 2019 and be completed within 3 years of the approval date.
- 3.10 Development in these instances is subject to Prior Approval being obtained in respect of a number of matters which may include design and external appearance; air quality; noise impact; contamination risks; flooding risks; highways and transport impacts; and impact on the sustainability of adjoining uses.
- 3.11 A total of 13 prior notification applications were received and approved within the period 1st April 2014 to 31st March 2020, amounting to a potential additional 17 residential units. Further details, including the status of these proposals can be found in Appendix 3. Supply/delivery from this source has now also been added to the overall dwelling supply in Tables 1, 2, 3 and in Appendix 1.

C. Empty Homes

- 3.12 National planning policy guidance identifies that a potential source of housing supply may come forward from derelict land and buildings, including empty homes. Whilst the Council have and continue to work with the Homes and Communities Agency to deliver the Empty Homes Programme, it should be recognised that this scheme deals with existing properties. Those brought back into use as a result therefore 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.

⁵ Under Town & Country Planning (General Permitted Development)(England) Order 2015, as amended

Table 1: Dwelling Requirement and Provision 2020-2037		Dwellings	
REQUIREMENT	1	Local Housing Need per annum based on Standard Methodology at April 2020	482
	4	Houses needed to meet requirement, 1/4/2020 to 31/4/2037 (17 years - to enable a 15 year plan period post adoption of the emerging Local Plan)	8,194
SUPPLY	5	Houses deliverable on small sites , 1/4/2020 to 31/3/2037	
		a) With planning permission (including new build, net conversions and change of use) at 1st April 2020	295
		b) Known permitted development/prior notification schemes not yet implemented at 1st April 2020	6
		c) Demolitions and other losses with planning permission at 1st April 2020	-3
		d) Deduction to account for potential lapsed permissions	-79
		e) Windfall allowance beyond 5 years - 1/4/2025 to 1/4/2037 (based on past delivery)	720
	6	Houses deliverable on large sites 1/4/2020 to 31/3/2037	
		a) With planning permission at 1st April 2020	1731
		b) Demolitions and other losses with planning permission at 1st April 2020	0
		c) Deduction to account for potential lapsed permissions	-67
	d) Potential delivery from sites without planning permission*	330	
	7	Provision from C2 residential institutions (dwelling equivalent)	50
	8	Total housing supply 1/4/2020 to 31/3/2037 (5a+5b+5c+5d+5e+6a+6b-6c+6d+7)	2983
	9	Under provision 2020 to 2037	-5,211

* Existing housing allocations assessed as developable in the SHELAA

Housing Trajectory

- 3.14 Table 2, together with Chart 1, illustrate how and when housing is anticipated to be delivered over the 17 year period from 2020 to 2037, and how this compares with the assessed need. Appendix 1 illustrates the expected rate of housing delivery in greater detail for large sites over an extended period of 20 years. The delivery, density and windfall assumptions used are set out in the Ashfield District Council Housing Land Supply: Explanatory Paper 2017.⁶
- 3.15 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.

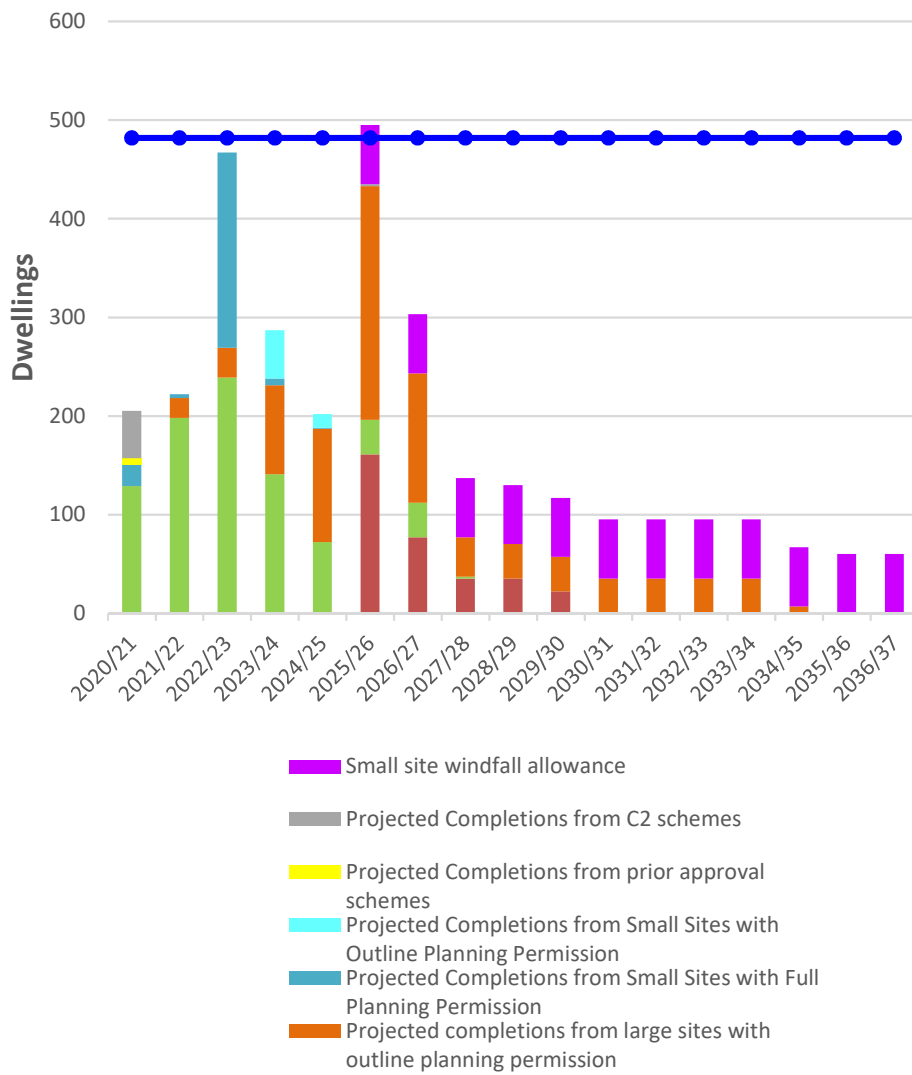
Table 2: Ashfield Housing Trajectory 2020 - 2037

Housing Supply and Requirement (Dwellings)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Total
Past Completions (net)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected completions from large sites without planning permission	0	0	0	0	0	161	77	35	35	22	0	0	0	0	0	0	0	330
Projected completions from large sites with Full planning permission	129	198	239	141	72	35	35	2	0	0	0	0	0	0	0	0	0	851
Projected completions from large sites with outline planning permission	0	20	30	90	115	237	131	40	35	35	35	35	35	35	7	0	0	880
Projected Completions from Small Sites with Full Planning Permission	22	4	198	7	1	0	0	0	0	0	0	0	0	0	0	0	0	232
Projected Completions from Small Sites with Outline Planning Permission*	0	0	0	49	14	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected Completions from prior approval schemes	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Projected Completions from C2 schemes	48					2												50
Small site windfall allowance	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	720
Cumulative Completions	205	427	894	1,181	1,383	1,878	2,181	2,318	2,448	2,565	2,660	2,755	2,850	2,945	3,012	3,072	3,132	3,132
PLAN - Annual requirement	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	8,194
PLAN - Cumulative requirement	482	964	1,446	1,928	2,410	2,892	3,374	3,856	4,338	4,820	5,302	5,784	6,266	6,748	7,230	7,712	8,194	8,194
MONITOR - No. dwellings above or below cumulative requirement	-277	-537	-552	-747	-1,027	-1,014	-1,193	-1,538	-1,890	-2,255	-2,642	-3,029	-3,416	-3,803	-4,218	-4,640	-5,062	-5,062
MANAGE - Requirement taking account of past/projected completions	7,989	7,767	7,300	7,013	6,811	6,316	6,013	5,876	5,746	5,629	5,534	5,439	5,344	5,249	5,182	5,122	5,062	5,062
MANAGE - Annual requirement taking account of past/projected completions	470	485	487	501	524	526	547	588	638	704	791	907	1,069	1,312	1,727	2,561	5,062	5,062

*Includes 1 small site with Permission in Principle – this type of permission will be considered under a separate category in future monitoring reports.

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

Ashfield District Housing Trajectory Chart: 2020-2037



Five Year Land Supply

- 3.16 The National Planning Policy Framework (NPPF) places a duty on Local Planning Authorities to demonstrate a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirements.
- 3.17 The Council's situation as at 1st April 2020 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 5% buffer applied to the 5 year supply calculations to ensure choice and competition in the market, consistent with the requirements of NPPF paragraph 73⁷
 - Dwellings on sites with planning permission deliverable in 5 years.
 - Any large SHLAA sites deemed deliverable in the first 5 years (under 'saved' Ashfield Local Plan Review 2002 policy)⁸.
 - A discount rate applied to the planning permissions (where they are not already under construction) to account for potential non-delivery (see para 3.3).
 - No windfall allowance included in the 5 year supply.

Source	Supply
Supply of housing land under current policy in the Ashfield Local Plan Review 2002 (saved policies)	2.53 years

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

⁷ The District Council are not seeking to confirm a 5 year land supply through an annual position statement at this time. The Housing Delivery Test published in March 2019 has not fallen below 85%. Therefore the minimum buffer of 5% (moved forward from later in the Plan period) has been applied.

⁸ These include land allocated for housing in the current Local Plan, or on the Brownfield Register where there is a realistic prospect that housing completions will begin within 5 years.

TABLE 3: Five Year Land Supply ('Sedgefield' method) - April 2020		Dwellings
REQUIREMENT	Five Year Housing Requirement:	
	Local Housing Need* @ 482 dpa x 5 years	2410
	Add 5% buffer	121
	Total 5 year requirement including buffer	2531
	Annual requirement including buffer	506
SUPPLY	Existing planning permissions deliverable within 5 years	1328
	Discount applied to permissions based on historic lapse rate	-106
	Permitted Development deliverable within 5 years	6
	Residential Institutions (C2) deliverable within 5 years [#]	50
	Total amount of housing available and deliverable for the next 5 year period	1278
5 YEAR SUPPLY POSITION	Calculation of 5 year housing land supply	
	Deliverable sites for the 5 year period	1278
	Divided by annual requirement for next 5 years	506
	Equates in years to	2.53
	Oversupply (+) or undersupply (-) of dwellings	-1253

* based on standard methodology

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

Housing Delivery Test

- 3.19 The revised NPPF introduces 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.
- 3.20 The Ministry for Housing, Communities and Local Government (MHCLG) published the first set of HDT results for each local authority in England in February 2019. This test result supersedes all previous methods for calculating past performance. Transitional arrangements for implementation are set out in NPPF paragraph 215, and at paragraph 22 in the Housing Delivery Test Rule Book.
- 3.21 MHCLG propose to publish the HDT results annually each November. There are consequences for those failing the test, ranging from preparation of action plans, to an additional 20% buffer in the 5 year housing land supply calculation. Where the HDT indicates that delivery was substantially below requirement, this also triggers NPPF para 11d) in respect of rendering relevant development plan policies out of date (i.e., presumption in favour of development).
- 3.22 Ashfield District has passed the HDT in this accounting period with a measurement of 95% as follows:

Area name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
	2016-17	2017-18	2018-19		2016-17	2017-18	2018-19			
Ashfield	426	471	502	1,399	582	401	344	1,327	95%	None

4. Large Sites with Planning Permission

This schedule provides details of 'Large' sites (10 or more dwellings) which have planning permission for residential purposes as at 31st March 2020. The table shows the total number of dwellings which have been completed on each site and the outstanding balance of availability.

All sites have been categorised as either Greenfield or Previously Developed Land.

TABLE 4: HOUSING LAND SCHEDULE 1st APRIL 2019: CURRENT LARGE SITES WITH PLANNING PERMISSION (10 or more dwellings)

Hucknall: Large Sites with Planning Permission

ALPR Ref.	Site Ref.	Permission Ref.	Address	Net Residential Area	Density	Total Net Dwellings	Dwellings Completed	Dwellings Remaining	Application Type	Previously Developed Land	Current Status
n/a	H0239	V/2016/0619	Hucknall Town football Club, Watnall Road	3.50	31	108	0	108	Outline	Y	GRANTED
n/a	H0264	V/2014/0432	The Harrier, Christchurch Road	0.24	42	10	4	6	Full	Y	STARTED
EM1 Ha	H0265	V/2013/0123	Rolls Royce, Watnall Road (remainder of pp only)	11.92	29	350	0	350	Outline	Y	STARTED
EM1 Ha	H0265	V/2014/0652	Rolls Royce, Watnall Road	4.49	38	171	170	1	Full	Y	STARTED
EM1 Ha	H0265	V/2015/0267	Rolls Royce, Watnall Road	3.79	26	99	96	3	Full	Y	STARTED
EM1 Ha	H0265	V/2016/0525	Rolls Royce, Watnall Road	4.11	27	113	83	30	Reserved Matters	Y	STARTED
EM1 Ha	H0265	V/2018/0803	Rolls Royce, Watnall Road	2.78	43	120	5	115	Reserved Matters	Y	STARTED
n/a	H0266	V/2019/0038	Land to the East of, Hurricane Road RR	1.26	39	49	0	49	Reserved Matters	Y	GRANTED
n/a	H0287	V/2019/0709	South of former international clothing centre, Annesley Road	1.49	40	56	0	56	Reserved Matters	N	GRANTED
n/a	H0177	V/2016/0198	Former Bamkin Factory, King Edward Street	0.57	25	14	14	0	Full	Y	COMPLETE
n/a	H0268	V/2019/0129	Land off Watnall Road / Daniels Way, Watnall Road, NG15 6EP	1.10	45	50	0	50	Full	Y	GRANTED

Kirkby-Sutton Area: Large Sites with Planning Permission

ALPR Ref.	Site Ref.	Permission Ref.	Address	Net Residential Area	Density	Total Net Dwellings	Dwellings Completed	Dwellings Remaining	Application Type	Previously Developed Land	Current Status
n/a	K0227	V/2013/0656	East of Sutton Road, Kirkby (Larwood)	7.30	31	225	225	0	Full	N	COMPLETE
n/a	S0243	V/2016/0098	Station House, Outram Street, NG17 4AX	0.15	187	28	0	28	Outline	Y	GRANTED
n/a	S0329	V/2014/0543	Former Courtaulds Factory Unwin Road, NG17 4JW	0.95	31	29	28	1	Full	Y	STARTED
n/a	S0498	V/2016/0169	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	7.40	24	177	0	177	Reserved Matters	N	GRANTED
n/a	S0522	V/2016/0462	land between Pleasley Road/Mansfield Road	1.25	29	36	36	0	Reserved Matters	N	COMPLETED
n/a	S0525	V/2016/0487	rear 249, 251 Alfreton Road, Sutton, NG17 1JP	4.12	29	118	0	118	Full	N	GRANTED
n/a	S0292	V/2017/0329	Adj Blue Bell PH, Carsic Ln, Sutton, NG17 2AX	0.17	82	14	0	14	Full	Y	STARTED
n/a	S0522	V/2015/0391	off Chesterfield Road, Huthwaite	1.25	30	0	0	0	Outline	N	LAPSED
n/a	S0567	V/2018/0120	off Brand Lane, Stanton Hill	7.26	24	172	8	164	Reserved Matters	N	STARTED

n/a	S0571	V/2015/0264	Quantum Clothing, North Street, Huthwaite	2.19	41	0	0	0	Outline	Y	LAPSED
n/a	S0511	V/2017/0049	off Mansfield Road, Sutton	0.47	38	18	18	0	Full	Y	COMPLETE
n/a	S0293	V/2018/0262	Junction of Outram Street/Park Street, Sutton	0.23	104	24	0	24	Outline	Y	GRANTED
n/a	K0280	V/2018/0393	Annesley Miners Welfare Institute, Derby Road, NG15 0AP	0,56	25	14	0	14	Full	Y	GRANTED
n/a	K0280	V/2018/0393	Annesley Miners Welfare Institute, Derby Road, NG15 0AP	1.23	25	31	0	31	Full	N	GRANTED
n/a	S0587	V/2016/0569	Land at, Beck Lane, Skegby, NG17 3AH	13.34	24	322	0	322	Outline	N	GRANTED
n/a	S0630	V/2019/0449	Land Off, Davies Avenue	0.60	37	22	0	22	Full	Y	GRANTED
HG1Ss	S0621	V/2018/0213	The Quarry, 57, Stoneyford Road, NG17 4DA	1.29	37	48	0	48	Outline	N	GRANTED
Kirkby-Sutton Totals				32.74	39	1278	315	963			

‘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 2020

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
Hucknall Area					
Greenfield	1.49	38	56	0	56
PDL (Brownfield)	33.76	32	1084	372	712
Total Hucknall	35.25	32	1140	372	768
Kirkby-Sutton Area					
Greenfield	5.32	212	1129	269	860
PDL (Brownfield)	44.44	3	149	46	103
Total Kirby-Sutton	49.76	26	1278	315	963
Villages Area (Selston Parish)					
Greenfield	0.00	0	0	0	0
PDL (Brownfield)	0.00	0	0	0	0
Total Villages	0.00	0	0	0	0
Ashfield (whole of District)					
Greenfield	6.81	174	1185	269	916
PDL (Brownfield)	78.20	16	1233	418	815
Total Ashfield District	85.01	28	2418	687	1731

Please note: Numbers may not sum due to rounding

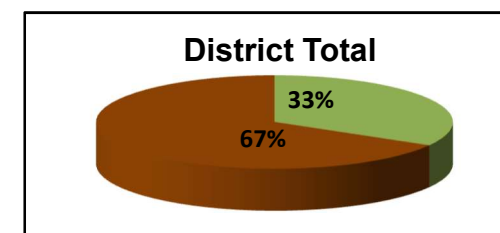
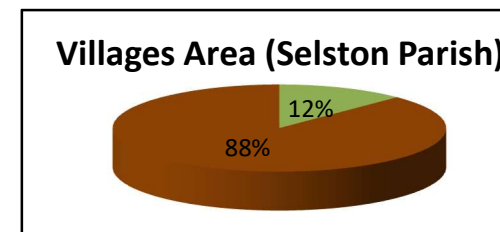
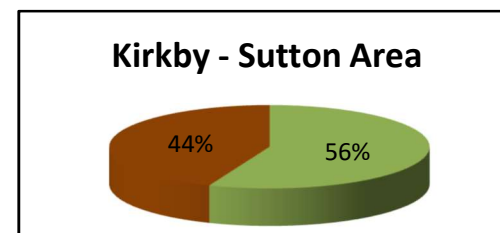
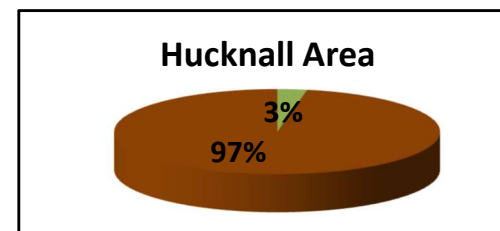
5. COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

TABLE 5: Net Residential Completions 31st March 2019 to 1st April 2020

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

Area	Greenfield	Brownfield	Total
	Dwgs	Dwgs	Dwgs
Hucknall Area			
Large sites	0	63	63
Small sites (including Conversions & Change of use)	2	3	5
Total Hucknall	2	66	68
% Completions (dwgs)	3%	97%	100%
Kirkby-Sutton Area			
Large sites	40	18	58
Small sites (including Conversions & Change of use)	15	25	40
Total Kirkby-Sutton	55	43	98
% Completions (dwgs)	56%	44%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	1	7	8
Total Villages	1	7	8
% Completions (dwgs)	13%	88%	100%
Ashfield District			
Large sites	40	81	121
Small sites (including Conversions & Change of use)	18	35	53
Total Ashfield	58	116	174
% Completions (dwgs)	33%	67%	100%

NB numbers may not sum due to rounding

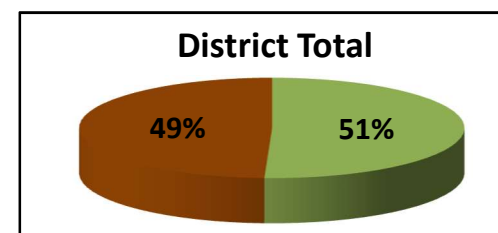
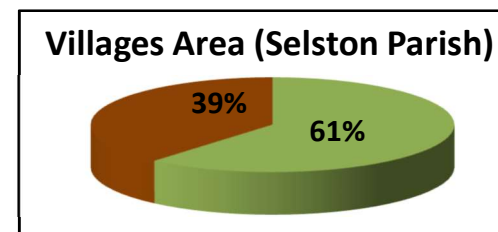
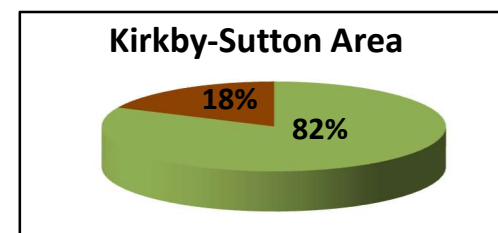
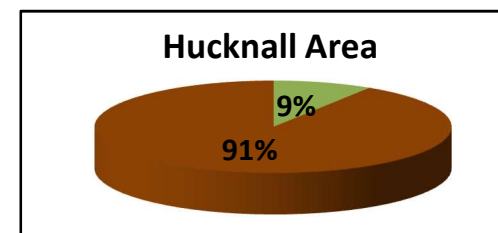


6. COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

TABLE 6: Outstanding Residential Planning Permissions at 1st April 2020
(incl. conversions & change of use but not demolitions or C2 residential institutions)

Area	Greenfield	Brownfield	Total
	Dwgs	Dwgs	Dwgs
Hucknall Area			
Large sites	56	712	768
Small sites (including Conversions & Change of use)	21	66	87
Total Hucknall	77	778	855
% Commitments (dwgs)	9%	91%	100%
Kirkby-Sutton Area			
Large sites	860	103	963
Small sites (including Conversions & Change of use)	59	100	159
Total Kirkby-Sutton	919	203	1122
% Commitments (dwgs)	82%	18%	100%
Villages Area (Selston Parish)			
Large sites	0	0	0
Small sites (including Conversions & Change of use)	30	19	49
Total Villages	30	19	49
% Commitments (dwgs)	61%	39%	100%
Ashfield District			
Large sites	916	815	1731
Small sites (including Conversions & Change of use)	110	185	295
Total Ashfield	1026	1000	2026
% Commitments (dwgs)	51%	49%	100%

NB numbers may not sum due to rounding



7. HOUSING COMPLETION RATES: 1ST APRIL 2011 - 31ST MARCH 2020

TABLE 7: Annual Housing Completions 1st April 2011 - 31st March 2020

Period completed (1st April - 31st March)	New Build			Net Additions through Conversion/ Change of Use	Net additions through permitted development	Demolitions	Total Net Completions
	Small	Large	Total				

HUCKNALL AREA

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
2011 to 2020	93	1536	1629	50	3	51	1631

KIRKBY & SUTTON AREA

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
2011 to 2020	290	1501	1791	132	7	5	1925

Period completed (1st April - 31st March)	New Build			Net Additions through Conversion/ Change of Use	Net additions through permitted development	Demolitions	Total Net Completions
	Small	Large	Total				

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

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
2011 to 2020	69	50	119	24	1	3	141

TOTAL ASHFIELD

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
2011 to 2020	452	3087	3539	206	11	59	3697
Average per year	50	343	393	23	1	7	411

8. AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

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

- 8.2 NPPF 2019 changed the definition of affordable housing to include, among other products, low cost market housing and paragraph 64 introduces a new provision that:

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

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

The Council’s approach to affordable housing will therefore be kept under review.

- 8.3 Table 8 below show the number of affordable housing units provided annually since 2010 and includes social rented and ‘intermediate’ housing. These figures are set against total completions on ‘large’ sites. However, it should be noted that the definition of a ‘large’ site for the purposes of this report is one comprising 10 or more dwellings and is therefore not directly comparable to Policy HG4 or Supplementary Policy 1, resulting in a lower percentage rate than that actually achieved.
- 8.4 It should also be noted that the figures included for completions in Table 8 will not be directly comparable with those submitted to the government for their Local Authority Housing Statistics (LAHS) returns. The key reason for this variance is that for the purposes of policy monitoring in this report, only new-build affordable housing is counted. The LAHS data also includes additional units where existing market housing stock has been purchased by the Council and converted into affordable rented stock.

TABLE 8: Affordable Housing Completions: 2010 to 2020

Year	Social Rented/ Intermediate Units				Total Large Site Completions				% Affordable Housing			
	Hucknall	Kirkby-Sutton	Villages	Ashfield District	Hucknall	Kirkby-Sutton	Villages	Ashfield District	Hucknall	Kirkby-Sutton	Villages	Ashfield District
2010-2011	65	0	0	65	185	142	0	327	35%	0%	n/a	20%
2011-2012	15	22	0	37	175	181	0	356	9%	12%	n/a	10%
2012-2013	21	9	0	30	174	212	0	386	12%	4%	n/a	8%
2013-2014	18	12	0	30	141	301	12	454	13%	4%	0%	7%
2014-2015	28	38	8	74	189	146	30	365	15%	26%	27%	20%
2015-2016	40	63	0	103	203	234	0	437	20%	27%	n/a	24%
2016-2017	43	0	0	43	295	158	0	453	15%	0%	n/a	9%
2017-2018	14	14	0	28	209	89	15	313	7%	16%	n/a	9%
2018-2019	15	2	0	17	97	108	0	205	15%	2%	n/a	8%
2019-2020	0	6	0	6	63	58	0	121	0%	10%	n/a	5%
TOTAL	259	166	8	433	1731	1629	57	3417	15%	10%	14%	13%
Average 2010-2020	26	17	1	43	173	163	6	342	15%	10%	14%	13%

9. DWELLINGS COMPLETED ON LARGE SITES BY DENSITY

- 9.1 Table 9 below gives a snapshot of site densities for completions over the past year. Table 10 illustrates densities over a longer period of 2010 – 2019, averaging out variations in delivery. The figures relate to ‘Large’ sites only since development on smaller sites are not considered to be truly representative due to their nature, e.g., site constraints such as layout, topography, access or location (such as ‘back-land’ development) can result in substantially lower densities which then skew the overall result.
- 9.2 It can be seen that the majority of new development is currently being delivered at densities between 30 to 50 dwellings per hectare.

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Hucknall Large Site Dwelling Completions	53	10	0	63
Hucknall Area %	84%	16%	0%	100%
Kirkby-Sutton Large Site Dwelling Completions	19	39	0	58
Kirkby-Sutton Area %	33%	67%	0%	100%
Villages (Selston Parish) Large Site Dwelling Completions	0	0	0	0
Rurals' Area (Selston Parish) %	n/a	n/a	n/a	n/a
District Large Site Dwelling Completions	72	49	0	121
% Total Large Site Completions	60%	40%	0%	100%

TABLE 12: Density of Large Site Completions: 1st April 2010 to 31st March 2020

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Hucknall Large Site Dwelling Completions				
2010-2011	18	78	89	185
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
Total 2010-2020	366	1180	179	1725
Hucknall Area %	21%	68%	10%	100%
Kirkby-Sutton Large Site Dwelling Completions				
2010-2011	4	100	38	142
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
Total 2010-2020	247	1292	114	1653
Kirkby-Sutton Area %	15%	78%	7%	100%

Cont.....

Area	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Large Site Completions
Villages (Selston Parish) Large Site Dwelling Completions				
2010-2011	0	0	0	0
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
Total 2010-2020	0	30	15	45
Villages Area %	0%	67%	33%	100%
District Large Site Dwelling Completions				
2010-2011	22	178	127	327
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
Total 2010-2020	613	2502	308	3423
% Total Large Site Completions	17.91%	73.09%	9.00%	100%

EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION – HUCKNALL AREA

Planning Appn Ref	Smart Site Ref	Address	Total number of Dwellings on site	Number of Dwellings Remaining at 1st April 2020	Year 1 20/21	Year 2 21/22	Year 3 22/23	Year 4 23/24	Year 5 24/25	Year 6 25/26	Year 7 26/27	Year 8 27/28	Year 9 28/29	Year 10 29/30	Year 11 30/31	Year 12 31/32	Year 13 32/33	Year 14 33/34	Year 15 34/35	Year 16 35/36	Year 17 36/37	Year 18 37/38	Year 19 38/39	Year 20 39/40
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Hucknall Large Sites with Outline Planning Permission

V/2016/0619	80	Hucknall Town Football Club, Watnall Road	108	108				35	35	35	3													
V/2013/0123	H0265	Rolls Royce, Watnall Road	350	350		20	30	55	80	80	80	5												
Total Hucknall Large Sites with Outline Planning Permission				458	0	20	30	90	115	115	83	5	0	0	0	0	0	0	0	0	0	0	0	0

Hucknall Large Sites with Full Planning Permission

V/2014/0432	H0264	The Harrier, Christchurch Road	10	6	5	1																		
V/2014/0652	H0265	Rolls Royce, Watnall Road	171	1	1																			
V/2015/0267	H0265	Rolls Royce, Watnall Road	99	3	3																			
V/2016/0525	H0265	Rolls Royce, Watnall Road	113	30	30																			
V/2019/0709	H0287	South of former International Clothing centre (adj. Arrows Centre) A611/Annesley Road	56	56			35	21																
V/2019/0129	H0268	Land off Daniels Way, Watnall Road	50	50			35	15																
V/2018/0803	H0265	Rolls Royce, Watnall Road	120	115	40	40	35																	
V/2019/0038	H0265	Rolls Royce, Watnall Road	49	49		30	19																	
Total Hucknall Large Sites with Full Planning Permission				310	79	71	124	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Hucknall Large Sites with Outline Planning Permission				458	0	20	30	90	115	115	83	5	0	0	0	0	0	0	0	0	0	0	0	0	
Total Hucknall Large Sites with Full Planning Permission				310	79	71	124	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hucknall Small Sites with Outline Permission				15	0	0	0	9	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hucknall Small Sites with Full Permission				72	2	0	67	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Hucknall Permissions				855	81	91	221	138	121	115	83	5	0	0	0	0	0	0	0	0	0	0	0	0	

Within 5 Years

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EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION – SUTTON /KIRKBY AREA

Planning Application Ref	Site Ref	Address	Total number of Dwellings on site	Number of Dwellings Remaining at 1st April 2020	Year 1 20/21	Year 2 21/22	Year 3 22/23	Year 4 23/24	Year 5 24/25	Year 6 25/26	Year 7 26/27	Year 8 27/28	Year 9 28/29	Year 10 29/30	Year 11 30/31	Year 12 31/32	Year 13 32/33	Year 14 33/34	Year 15 34/35	Year 16 35/36	Year 17 36/37	Year 18 37/38	Year 19 38/39	Year 20 39/40	
Kirkby Outline PPs																									
TOTAL KIRKBY OUTLINE PPs			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sutton Outline PPs																									
V/2012/0043	S0243	Station House, Outram Street	28	28						28															
V/2018/0262	S0293	land at Outram Street/Park Street	24	24						24															
V/2016/0569	S0587	Land at Beck Lane	322	322						35	35	35	35	35	35	35	35	35	35	7					
V/2018/0213	S0621	The Quarry, 57, Stoneyford Road,	48	48						35	13														
TOTAL SUTTON OUTLINE PPs			422	0	0	0	0	0	122	48	35	35	35	35	35	35	35	35	7	0	0	0	0	0	
Kirkby Full PPs																									
V/2018/0393	K0280	Annesley Miners Welfare Institute, Derby Road	45	45			35	10																	
V/2019/0449	S0630	Land Off, Davies Avenue	22	22			22																		
TOTAL KIRKBY FULL PPs			67	0	0	57	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sutton Full PPs																									
V/2014/0543	S0329	Former Courtaulds Factory, Unwin Road	29	1	1																				
V/2016/0487	S0575	rear of 249-251 Alfreton Road, sutton	118	118		35	35	35	13																
V/2011/0503 V/2016/0169	S0498	land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby	177	177			35	35	35	35	35	2													
V/2017/0329	S0589	Adj bluebell PH, Carsic Lane	14	14	14																				
V/2018/0120	S0567	off Brand Lane	172	164	35	35	35	35	24																
TOTAL SUTTON FULL PPs			474	50	70	105	105	72	35	35	2	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Kirkby Large Sites with Outline Planning Permission					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Kirkby Large Sites with Full Planning Permission					67	0	0	57	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kirkby Small Sites with Outline Permission					8	0	0	0	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kirkby Small Sites with Full Permission					32	4	0	26	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Kirkby Permissions					107	4	57	36	8	2	0	0	0	0	0	0	0	0	0	0	0	0	0	67	

Within 5 Years

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Total Sutton Large Sites with Outline Planning Permission	422	0	0	0	0	0	122	48	35	35	35	35	35	35	35	7	0	0	0	0	0
Total Sutton Large Sites with Full Planning Permission	474	50	70	105	105	72	35	35	2	0	0	0	0	0	0	0	0	0	0	0	0
Sutton Small Sites with Outline Permission	24	0	0	0	22	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sutton Small Sites with Full Permission	95	11	3	79	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Sutton Permissions	1015	61	73	184	128	75	157	83	37	35	35	35	35	35	35	7	0	0	0	0	0
Within 5 Years																					521

EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION- 'RURALS' AREA

Total Rural Large Sites with Outline Planning Permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural Large Sites with Full Planning Permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Small Sites with Outline Permission	16	0	0	0	12	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Small Sites with Full Permission	33	5	1	26	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Rurals Permissions	49	5	1	26	13	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Within 5 Years																					49

EXPECTED DELIVERY OF SITES WITH PLANNING PERMISSION – ASHFIELD DISTRICT

Source	Number of Dwellings Remaining at 1st April 2020	Year 1 20/21	Year 2 21/22	Year 3 22/23	Year 4 23/24	Year 5 24/25	Year 6 25/26	Year 7 26/27	Year 8 27/28	Year 9 28/29	Year 10 29/30	Year 11 30/31	Year 12 31/32	Year 13 32/33	Year 14 33/34	Year 15 34/35	Year 16 35/36	Year 17 36/37	Year 18 37/38	Year 19 38/39	Year 20 39/40
Total Large Sites with Outline Planning Permission	880	0	20	30	90	115	237	131	40	35	35	35	35	35	35	7	0	0	0	0	0
Total Large Sites with Full Planning Permission	851	129	141	286	151	72	35	35	2	0	0	0	0	0	0	0	0	0	0	0	67
Small Sites with Outline Permission	63	0	0	0	49	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Sites with Full Permission	232	22	4	198	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Permissions	2026	151	165	514	297	202	272	166	42	35	35	35	35	35	35	7	0	0	0	0	67
Within 5 Years																					1329

EXPECTED DELIVERY OF SITES FROM ALL SUPPLY SOURCES – ASHFIELD DISTRICT

Source	Number of Dwellings Remaining at 1st April 2020	Year 1 20/21	Year 2 21/22	Year 3 22/23	Year 4 23/24	Year 5 24/25	Year 6 25/26	Year 7 26/27	Year 8 27/28	Year 9 28/29	Year 10 29/30	Year 11 30/31	Year 12 31/32	Year 13 32/33	Year 14 33/34	Year 15 34/35	Year 16 35/36	Year 17 36/37	Year 18 37/38	Year 19 38/39	Year 20 39/40
All sites with Planning Permission	2026	151	222	467	287	202	272	166	42	35	35	35	35	35	35	7	0	0	0	0	67
<i>Within 5 years</i>						1329															
Known PD/Prior Approvals	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						6															
C2 schemes (Dwelling equivalent)	50	48	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						48															
Large Sites without Planning Permission	330	0	0	0	0	0	161	77	35	35	22	0	0	0	0	0	0	0	0	0	0
<i>Within 5 years</i>						0															
Small windfall sites beyond 5 years*	900	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
<i>Within 5 years</i>						0															
ALL DISTRICT SITES	3312	205	222	467	287	202	495	303	137	130	117	95	95	95	95	67	60	60	60	60	127
<i>Within 5 years</i>						1383															

Ashfield District: Residential institutions (Use Class C2)

Completions 2013-2020

Planning Permission Reference	Planning Permission Type	Decision Date	Address	Beds	Status	Completed date	Notes
V/2012/0070	Full	02/04/2012	Jubilee Court, Jubilee Road, Sutton	2	Phase 1 completed	2014/2015	Extension to existing Care Home - Phase 1 complete. Phase 2 for an additional 5 beds not yet started (see below).
V/2012/0451	Full	13/12/2012	De Morgan Close, Underwood	3	Completed	2017/2018	Change of use from C3 to C2 residential care facility.
V/2012/0497	Full	20/12/2012	Health centre, High Pavement, Sutton	40	Completed	2014/2015	Demolition of health centre and construction of care home.
V/2014/0293	Full	06/08/2014	Nottingham Road Selston	3	Completed	2014/2015	Change of use from C3 to C2 residential care facility.
V/2015/0124	Full	09/04/2015	Alfreton Road, Sutton	3	Completed	2015/2016	Part conversion of admin block to provide C2 residential care.
V/2015/0621	Full	13/01/2016	Coxmoor Road/Kingsmill Road East, Sutton (Kingfisher Way)	66	Completed	2016/2017	Nursing Home.
V/2015/0735	Full	19/01/2016	29 Coxmoor Road, Sutton	2	Completed	2016/2017	Change of use from C2 to C3. Used in conjunction with adjacent care home
V/2016/0242	Full	07/07/2016	41 west Hill, Skegby	5	Completed	2017/2018	Conversion of dwelling to care home (C2).
V/2016/0246	Full	01/02/2017	186-190 Beardall Street, Hucknall	79	Completed	2018/2019	Demolition of existing buildings and erection of care home

Total Completed 2013 to 2020

203

Commitments April 2020

Planning Permission Reference	Planning Permission Type		Address	Beds	Status		Notes
V/2012/0070	Full	02/04/2012	Jubilee Court, Jubilee Road, Sutton	5	Started		Extension to existing Care Home - Phase 1 complete. Permission therefore extant
V/2013/0123	Outline	14/11/2014	Rolls Royce, Hucknall	0	Superseded		Part of hybrid outline application. Superseded by reserved matters planning application V/2017/0139
V/2017/0139	Reserved Matters	03/07/2017	Rolls Royce, Hucknall	84	Started		New Care Home - Named Harrier House, Hurricane Road.
V/2019/0191	Full	24/02/2020	112 Hartley Road, Kirkby	1	Granted on appeal		Change of use from C3 to C2 residential care home for one young person

Total Committed at 1st April 2020

90

Total all C2 development

293

Prior Notification Applications

Application Reference	Location	Proposal	Proposed Dwellings	Decision Date	Status 31/03/2019
X/2015/0054	144 Annesley Road Hucknall NG15 7DD	Prior Approval For A Proposed Change of Use From Office (B1) to Residential (C3)	1	20/10/2015	Completed prior to 1/4/2018
X/2015/0055	59 Sherwood Road Sutton In Ashfield NG17 1GU	Prior Approval for a Proposed Change of Use from Retail (A1) to Residential (C3)	1	02/11/2015	Completed prior to 1/4/2018
X/2016/0046	58 Station Road Sutton in Ashfield NG17 5GA	Prior Approval For A Proposed Change of Use From Office to Dwelling House	1	02/09/2016	Completed prior to 1/4/2018
X/2017/0043	115 Redcliffe Street Sutton In Ashfield NG17 4ES	Prior Approval For a Proposed Change of Use From Shop to Dwelling	1	29/11/2017	Completed prior to 1/4/2018
X/2017/0048	First Floor 25 Outram Street Sutton in Ashfield NG17 4BA	Change of Use from office to 4 Flats	4	30/01/2018	Completed 1/4/2018 - 31/03/2019
X/2015/0067	57 Annesley Road Hucknall NG15 7AD	Prior Approval Application For Change of Use From Retail to Dwelling - Ground Floor	1	06/01/2016	Completed 1/4/2019- 31/3/2020
X/2016/0029	42 Lowmoor Road Kirkby in Ashfield NG17 7BP	Prior Approval for a Proposed Change of Use From Office to Residential - 2 first floor flats	2	28/07/2016	Commitment
X/2017/0035	Underwood Hill Farm Main Road Underwood NG16	Prior Approval For A Proposed Change of Use of Agricultural Building to Dwelling	1	25/09/2017	Completed 1/4/2018 - 31/03/2019
X/2018/0002	17b High Street, Hucknall, NG15 7HJ	Prior Approval For A Proposed Change of Use From Office to Dwelling House. First and second floor.	1	20/02/2018	Completed 1/4/2019- 31/3/2020
X/2018/0016	58 High Street Hucknall NG15 7AX	Prior Approval for a Proposed Change of Use for 1st and 2nd Floor from Office to dwelling	1	24/05/2018	Commitment
X/2019/0007	18 Yorke Street Hucknall NG15 7BT	Prior Approval for a Change of Use from Hairdressing Salon to Dwelling	1		Commitment
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		Commitment
X/2019/0042	57a Nabbs Lane Hucknall NG15 6NT	Prior Approval for A Proposed Change of use From Office (B1) to Dwelling	1		Commitment
Total additional dwellings			17		
Completions 2014 - 2018			4		
Completions 2018 - 2019			5		
Completions 2019 - 2020			2		
Total Completions 2014-2020			11		
Commitments at 31st March 2020			6		

Effect of Lapse Rate on Planning Permissions: April 2020

The table below uses percentages derived from evidence of historic lapsed rates over the period 2006-2016 as set out in the Housing Land Supply: Explanatory Paper Jan 2017. This calculation is used to inform both the overall housing supply and the 5 year housing supply in section 3 of this report.

Area/Site size	Outstanding permissions*	Lapse rate applicable	Discounted permissions	Dwellings deducted over plan period
Hucknall Large	267	6.4%	250	17
Hucknall Small	87	26.9%	64	23
Sutton/Kirkby Large	784	6.4%	734	50
Sutton/Kirkby Small	159	26.9%	116	43
Villages Large	0	6.4%	0	0
Villages Small	49	26.9%	36	13
Total Large	1051	6.4%	984	67
Total Small	295	26.9%	216	79
TOTAL ALL SITES	1346	n/a	1199	147

Outstanding permissions deliverable in first 5 years*	Discounted permissions in first 5 years	Dwellings deducted over first 5 years
126	118	8
87	64	23
290	271	19
159	116	43
0	0	0
49	36	13
416	389	27
295	216	79
711	605	106

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

GUIDE TO TERMS AND ABBREVIATIONS

Affordable Housing: The definition of affordable housing for planning purposes can be found in National Planning Policy.

ALPR: Ashfield Local Plan Review (2002)

CCG: Clinical Commissioning Group

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- B) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

Dwg: Dwelling

EMRA: East Midlands Regional Assembly

EMRP: East Midlands Regional Plan

GPDO: General Permitted Development Order

Ha: Hectares

HDT: Housing Delivery Test

LHN: Local Housing Need

MHCLG: Ministry of Housing Communities and Local Government

NCC: Nottinghamshire County Council

NPPF: National Planning Policy Framework

OAN: Objectively Assessed Need

PDL: Previously Developed Land

Permitted Development (PD) rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

PPG: Planning Practice Guidance

RSL: Registered Social Landlord

RSS: Regional Spatial Strategy

Section 106 agreement (s106): or planning obligations are an established mechanism for securing necessary infrastructure arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as outlined through the relevant local, regional and national planning policies.

SHELAA: Strategic Housing & Economic Land Availability Assessment

SHLAA: Strategic Housing 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.



Ashfield

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