

## Housing Requirement

Annual minimum requirement for Ashfield is currently **467 dwellings per annum**

This is based on the **standard method** set out in NPPF and Planning Guidance which uses variables that change annually. Methods for identifying housing need at local authority level in future remains uncertain due to recent statements by the PM, however it is recommended that this figure is not challenged in the meantime.

1	Annual Local Housing Need at April 2022	467
2	Houses needed to meet requirement, 1/4/2020 to 31/4/2038 (18 years)	<b>8,406</b>
3	Net Houses delivered* 1/4/2020 to 31/3/2022	<b>677</b>
3a	Homes delivered through C2 residential institution development (dwelling equivalent) 1/4/2020 to 31/3/2022	<b>48</b>
4	Net requirement for Plan period 2022 - 2038	<b>7,681</b>

*\*Including losses and dwellings delivered under permitted development/prior approval*

## Housing Supply

PLEASE NOTE ALL SUPPLY FIGURES ARE BASED ON A PARTIAL REVIEW OF APRIL 2022 DATA - ALL NEW MAJOR PERMISSIONS GRANTED SINCE THAT DATE ARE INCLUDED, HOWEVER SMALL SITE INFORMATION HAS NOT BEEN UPDATED.

This includes supply from all 'deliverable'<sup>1</sup> sources including Planning approvals for new build, conversions, change of use, permitted development, C2 schemes, and new proposed site allocations.

The anticipated supply applies:

- A non-implementation rate to planning permissions to account for potential non-delivery (considered to be best practice), and
- A windfall allowance to reflect small sites which may come forward beyond the first 5 years<sup>2</sup>.

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 2021.

<sup>1</sup> Consistent with NPPF definition

<sup>2</sup> Planning Guidance sets out that Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance

**Scenario 1 - All Reg 18 housing site allocations with the exception of the new settlement strategic allocation located in Green Belt**

5	Houses deliverable on <b>small sites</b>	
	a) With planning permission (including new build, net conversions and change of use) at 1st April 2022	323
	b) Known permitted development/prior notification schemes not yet implemented at 1st April 2022	11
	c) Demolitions and other losses with planning permission at 1st April 2022	-3
	d) Deduction to account for potential lapsed permissions	-87
	e) Windfall allowance beyond 5 years - 1/4/2028 to 1/4/2038	660
6	Houses deliverable on <b>large sites</b>	
	a) With planning permission at 1st April 2022	1732
	b) Demolitions and other losses with planning permission at 1st April 2022	0
	c) Deduction to account for potential lapsed permissions	-50
	d) Potential delivery from proposed allocation site without planning permission	4393
7	Provision from C2 residential institutions (dwelling equivalent)	6
8	<b>Scenario 1: Total housing supply 1/4/2022 to 31/3/2038</b>	<b>6985</b>

**Scenario 2 - All Reg 18 housing site allocations with the exception any new settlement strategic allocation**

5	Houses deliverable on <b>small sites</b>	
	a) With planning permission (including new build, net conversions and change of use) at 1st April 2022	323
	b) Known permitted development/prior notification schemes not yet implemented at 1st April 2022	11
	c) Demolitions and other losses with planning permission at 1st April 2022	-3
	d) Deduction to account for potential lapsed permissions	-87
	e) Windfall allowance beyond 5 years - 1/4/2028 to 1/4/2038	660
6	Houses deliverable on <b>large sites</b>	
	a) With planning permission at 1st April 2022	1732
	b) Demolitions and other losses with planning permission at 1st April 2022	0
	c) Deduction to account for potential lapsed permissions	-50
	d) Potential delivery from proposed allocation site without planning permission	4078
7	Provision from C2 residential institutions (dwelling equivalent)	6
8	<b>Scenario 2: Total housing supply 1/4/2022 to 31/3/2038</b>	<b>6670</b>

## How far can we meet identified housing need?

Given the decision of the Cabinet to pursue Option C as a way forward for the Local Plan, the following scenarios would meet need as follows:

### Scenario 1 (No long term strategic Green Belt site included)

Baseline net Need	7,681
Supply*	6,985
<b>Under Provision 2020-2038</b>	<b>-696</b>

\* including a non-implementation rate

The following trajectory graph illustrates that supply is anticipated to fall below the requirement around 2036/37 - Year 14 from now, or Year 13 post adoption of the Local Plan. The table supporting this graph can be found at Appendix 2.

However, this supply does not include any 'buffer' to enable choice of sites, non-implementation of allocations (not including those with planning permission), or in the event that the local housing need figure increases.

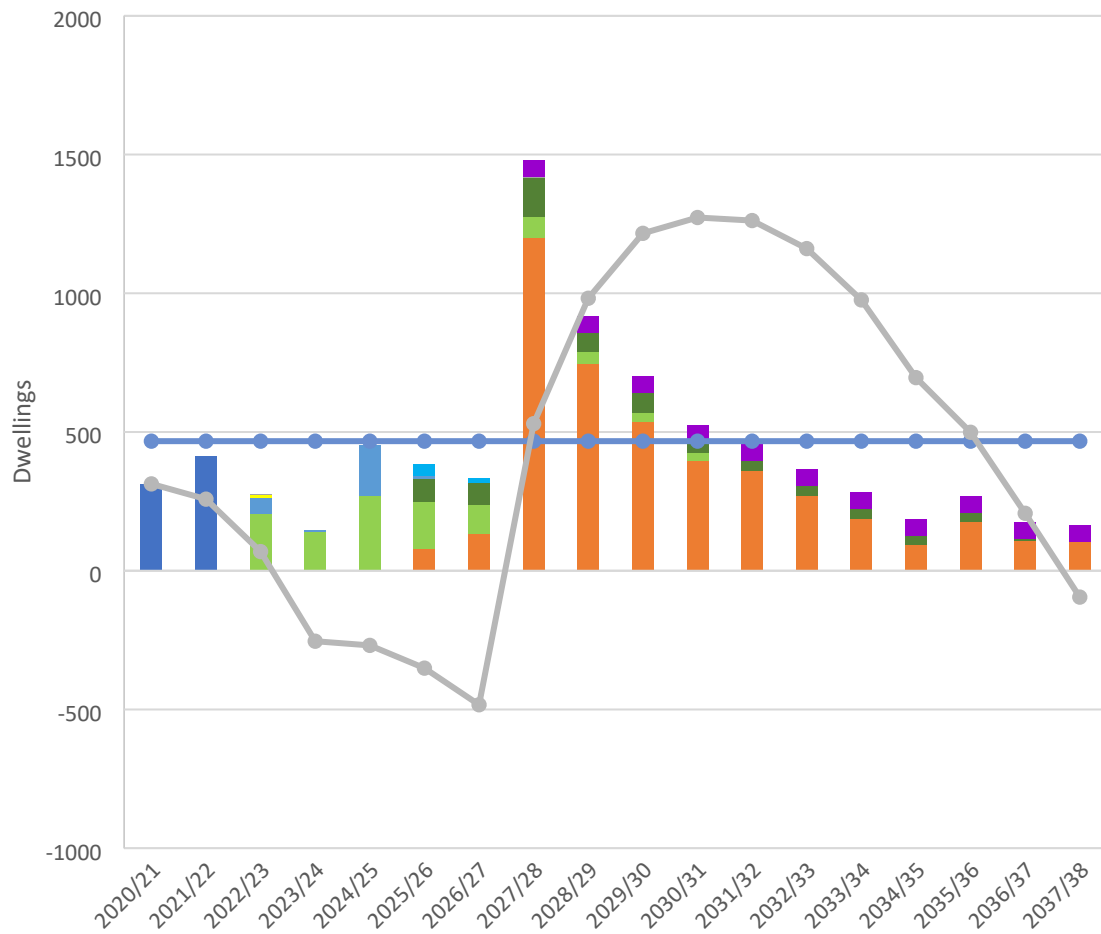
In light of this aspect, the Reg 18 Draft Plan included a buffer of approximately 11%. It is considered that including a buffer is both best practice and is expected. No figure is set out in planning guidance for this, however 10% is widely used – different bodies will argue for more or less depending on their standpoint (e.g., HBF usually cites 20%, with environmental groups and residents arguing for 0).

Including a 10% buffer to meet the remaining net need figure would require sufficient land to accommodate **8449** dwellings, meaning a deficit of **1464** dwellings over the plan period. When this is factored into the calculations, supply goes into deficit in financial year 2033/34. This would mean **a bare 10 years'** supply. However, this does not preclude any major windfall sites from coming forward as the plan progresses towards submission, and there is also scope to use a smaller buffer.

As set out in NPPF para 68, local planning authorities should identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. Planning Practice Guidance (Paragraph: 019 Reference ID: 68-019-20190722) sets out that Local Plans and spatial development strategies may be able to satisfy the tests of soundness where they have not been able to identify specific sites or broad locations for growth in years 11-15.

If this approach is taken, it will need to be justified with robust evidence, e.g., Green Belt and transport infrastructure constraints, with a commitment to review the Local Plan in 5 years, or earlier if necessary.

# Ashfield Housing Trajectory - Draft Local Plan October 2022



- Small site windfall allowance
- Projected Completions from C2 schemes
- Projected Completions from prior approval schemes
- Projected Completions from Small Sites with Outline Planning Permission
- Projected Completions from Small Sites with Full Planning Permission
- Projected completions from large sites with outline planning permission
- Projected completions from large sites with Full planning permission
- Projected completions from Housing allocations without planning permission
- Past Completions (net)\*
- dwellings above or below cumulative requirement
- Annual Requirement

## **Scenario 2 (No long term strategic sites included)**

Baseline net Need	7,681
Supply*	6,670
<b>Under Provision 2020-2038</b>	<b>-1011</b>

*\* Including the non-implementation rate*

A new strategic approach which does not rely on **any** high risk new settlements gives a broadly similar trajectory graph to Scenario 1, although baseline supply would fall below need a year earlier around financial year **2035/36, Year 12 post adoption** with a deficit of **1011 dwellings**.

Again, if we add a 10% buffer, this will mean a deficit of approx. **1779** dwellings over the plan period, although the trajectory illustrates supply will go into deficit in the same year as scenario 1, i.e., 2033/34. This is due to the fact that the non-Green Belt settlement was only anticipated to commence delivery in the final 3 years of the plan period.