



Ashfield

Housing Land Monitoring Report

APRIL 2006

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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 . The study reflects the status and overall position of sites at 31st March 2006 and as such some information may be out of date.
- 1.2 For strategic and Local Plan purposes Ashfield is divided into 2 sub-areas, namely South Nottinghamshire which comprises the Hucknall area, and West Nottinghamshire which covers the remainder of the District (i.e. Sutton-in-Ashfield, Kirkby-in-Ashfield, Selston, Jacksdale and Underwood).
- 1.3 Although all information is provided in good faith and is as accurate as sources permit, no guarantee can be given in respect of any errors or omissions.

2.0 Policy Background

- 2.1 The current Adopted Ashfield Local Plan Review 2002 (ALPR) and the Nottinghamshire Structure Plan Review (1996) identify housing land requirements for the period 1991-2001. Nottinghamshire Structure Plan Review policy 4/1 sets the scale of housing provision over this period for Ashfield at 8,550 dwellings, of which 3,000 are to be located in South Notts (Hucknall) and 5550 in West Notts (the remainder of the District). The take up, or development, of housing land has been monitored from the Local Plan/Structure Plan start date in order to assess the rate of land development against overall requirements and availability.
- 2.2 The Nottingham Structure Plan Review (1996) has now been replaced by The Nottinghamshire and Nottingham Joint Structure Plan (Adopted February 2006). The Planning and Compulsory Purchase Act 2004 has more recently introduced new style local development plans and under the transitional arrangements the Joint Structure Plan will be a 'saved' plan until the new Regional Spatial Strategy (RSS) is published by the East Midlands Regional Assembly (EMRA). The Joint Structure Plan provides that for the period 2001 to 2021 the guideline provision for Ashfield is 5300 dwellings of which 3200 are to be located in South Notts and 2100 dwellings in West and North West Notts. The Draft Regional Plan for the East Midlands is due for publication by the end of September 2006.
- 2.3 EMRA are currently undertaking a series of Housing Market Area studies (HMAs), including the Newark-Ashfield-Mansfield HMA which

incorporates Ashfield District. It is anticipated that the results of this study will be available by the end of December 2006. The findings will help to inform future requirement for the type, level and broad location of new housing within the District, which will subsequently feed into the Local Development Framework process, ultimately replacing the current ALPR.

2.4 Tables 1 and 2 below illustrate the current position of housing land supply (at 31st March 2006) based on the Ashfield Local Plan Review requirement and the Nottinghamshire and Nottingham Joint Structure Plan requirement respectively.

Dwelling Requirement and Provision 1991-2011 (Ashfield Local Plan Review 2002/Nottinghamshire Structure Plan Review 1996)	Hucknall (South Notts. Sub- Area)	Rest of Ashfield (West Notts. Sub Area)	District Total
1. Structure Plan Requirement, 1991-2011	3000	5550	8550
2. Houses Developed, 4/1991-4/2006 (incl. Conversions)	1588	5172	6760
3. Houses Demolished, 4/1991-4/2006	30	250	280
4. Houses needed to meet requirement, 4/2006 - 4/2011 (1 - 2 + 3)	1442	628	2070
5. Housing Provision on small sites , <u>including conversions and change of use</u> , 4/1991 - 4/2011			
a) with planning permission at 1st April 2006	100	276	376
b) demolitions with planning permission at 1st April 2006	2	2	4
c) estimated additional development, 1st April 2006 - April 2011 (projected rate minus sites with planning permission)	219	710	929
6. Housing provision on large sites , 4/2006 - 4/2011			
a) with planning permission at 1st April 2006	1362	1035	2397
b) additional land identified in policy HG1	670	521	1201
c) demolitions with planning permission at 1st April 2006	0	0	0
d) windfall allowance (4/2006-4/2011)	0	0	0
7. Total housing provision, 4/2006 - 4/2011 (5a+5b+5c+6a+6b+6c+6d)	2353	2544	4897
8. Balance of requirement/provision 2006-2011 (7 minus 4)	911	1916	2827

Table 1

Dwelling Requirement and Provision 2001-2021 (Nottingham & Nottinghamshire Joint Structure Plan 2006)	Hucknall (South Notts. Sub-Area)	Rest of Ashfield (West & North West Notts. Sub Area)	District Total
1. Joint Structure Plan Requirement, 2001-2021	3200	2100	5300
2. Houses Developed, 4/2001-4/2006 (incl. Conversions)	625	1872	2497
3. Houses Demolished, 4/2001-4/2006	30	250	280
4. Houses needed to meet requirement, 4/2006 - 4/2021 (1 - 2 + 3)	2605	478	2803
5. Housing Provision on small sites , <u>including conversions and change of use</u> , 4/2006 - 4/2021			
a) with planning permission at 1st April 2006	100	276	376
b) demolitions with planning permission at 1st April 2006	2	2	4
c) estimated additional development, 1st April 2006 - April 2021 (projected rate minus sites with planning permission)	219	710	929
6. Housing provision on large sites , 4/2006 - 4/2021			
a) with planning permission at 1st April 2006	1362	1035	2397
b) additional land identified in policy HG1	670	521	1191
c) demolitions with planning permission at 1st April 2006	0	0	0
d) windfall allowance (4/2006-4/2021)	0	0	0
7. Total housing provision, 4/2006 - 4/2021 (5a+5b+5c+6a+6b+6c+6d)	2353	2544	4897
8. Balance of requirement/provision 2006-2021 (7 minus 4)	-252	2066	1814

Table 2

2.5 Within the South Notts area of Ashfield, Table 5 (page 15) shows an average completion rate of 116 dwellings per year over the last 3 years. Based on this figure, the current total housing provision of 2353 dwellings (Table 1 & 2 no. 7) equates to 20 years future housing supply.

- 2.6 Within the West Notts area of Ashfield, Table 6 (page 16) shows an average completion rate of 332 dwellings per year over the last 3 years. Based on this figure, the current total housing provision of 2544 dwellings (Table 1 & 2 no. 7) equates to 7½ years future housing supply.
- 2.7 An Urban Capacity Study is currently being undertaken for the whole of the District and will identify any further potential for housing land on sites of 0.4 Hectares and over. It is anticipated that this will be published by the end of September 2006. A provisional estimate of 400 dwellings in the South Notts sub-area, and 700 dwellings in the West and North West sub-area would give an additional supply of approximately 3½ years and 2 years respectively.

Housing Land Schedule

This schedule provides details of sites allocated for residential use within the 2002 Ashfield Local Plan which remain outstanding, together with any additional large sites ('windfall' sites) which have planning permission for residential purposes as at 31st March 2006. 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 and are identified on the location plans on pages 13 to 36

Abbreviations used in this report

Dwg	Dwelling
Ha	Hectares
ALPR	Ashfield Local Plan Review
PDL	Previously Developed Land
LDF	Local Development Framework
EMRA	East Midlands Regional Assembly
RSS	Regional Spatial Strategy
JSP	Joint Structure Plan (Nottinghamshire & Nottingham)

HOUSING LAND SCHEDULE: MARCH 31st 2006: LARGE SITES (10 or more dwellings)

Sites in South Notts. Sub-Area

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Outstanding	Planning Permission	Greenfield/ PDL	Allocated / Windfall
Hucknall											
HG1 Ha	H0132	20	East of Nottingham Road	4.9	41	199	0	199	Outline	G	A
HG1 Hb	n/a	20	Broomhill Farm (allocated part)	10.3	34	350	0	350	no	G	A
HG1 Hb	HO134	21	adj 100 Nottingham Rd/Broomhill Farm (PP part)	0.3	30	10	0	10	Outline	PDL	A
HG1 Hc	H0084	20	Lime Tree Ave/Farley's Ln	2.8	30	84	0	84	Outline	G	A
HG1 Hd	H0083	17	Polperro Way	now counted as small site with planning permission					Detailed	G	A
HG1 Hf	n/a	18	Watnall Road (alloc part)	0.6	30	17	0	17	no	G	A
HG1 Hf	H0085	18	Watnall Rd (PP part)	0.3	30	10	0	10	Outline	G	A
HG1 Hh	n/a	16	Brickyard	0.7	34	24	0	24	no	G	A
HG1 Hi	H0044	16	Portland Rd (Former colliery)	5.1	45	228	162	66	Detailed	PDL	A
HG1 Hj	n/a	18	Garden Road	6.3	34	214	0	214	no	G	A
HG1 Ho	H0133	16	South of Papplewick Lane (part)	22.1	35	770	0	770	Outline	G	A
HG1 Ho	n/a	16	South of Papplewick Lane (part)	1.2	40	46	0	46	no	G	A
HG1 Hp	n/a	15	Linby Road	0.6	32	19	0	19	no	G	A
HG1 Hv	H0103	16	Station Terrace	0.2	120	24	0	24	Detailed	PDL	A
n/a	H0054	17	Will Scarlet PH, Watnall Rd	0.2	50	12	0	12	Detailed	PDL	W
n/a	H0067	17	Springfield, Robin Hood Dr	0.6	42	25	9	16	Detailed	PDL	W

n/a	H0080	16	off Sherwood Street	1.0	70	71	71	0	Complete 2006	PDL	W
n/a	H0112	16	Former Florida Marquee, Wigwam Ln	0.3	50	15	0	15	Detailed	PDL	W
n/a	H0125	19	Rear 45/47 Farley's Ln	0.2	65	13	0	13	Detailed	PDL	W
n/a	H0128	19	61 Farley's Ln	0.3	40	13	0	13	Detailed	PDL	W
			Total Hucknall	58.0	37	2144	242	1902			
Bestwood Village											
HG1Nj	H0031	21	Old Mill Close (West)	0.8	68	54	0	54	Detailed	PDL	A
HG1Nk	H0031	21	Old Mill Close (East)	1.6	28	45	0	45	Detailed	G	A
n/a	H0104	21	Rear 596 Moor Road	1.0	32	31	0	31	Detailed	PDL	W
			Total Bestwood	3.4	39	130	0	130			
TOTAL SOUTH NOTTS				61.4	37	2274	242	2032			

Sites in West Notts. Sub-Area

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Outstanding	Planning Permission	Greenfield/ PDL	Allocated / Windfall
Kirkby											
HG1Ka	n/a	8	Lindleys Lane (remaining allocated part)	2.8	34	95	0	95	no	G	A
HG1Ka	K0109	8	Lindleys Lane (part with PP)	11.1	34	377	0	377	Outline	G	A*
HG1Kd	n/a	9	Beech Avenue	0.7	30	21	0	21	no	G	A
HG1Ki	K0091	7	Diamond Avenue (PP part)	2.0	34	67	0	67	Outline	G	A
HG1Ki	n/a	7	Diamond Avenue (alloc part)	0.1	34	3	0	3	no	G	A

HG1Kj	K0011	7	Edward Street/ Ashwood Avenue	2.9	40	116	103	13	Detailed	G	A
HG1Ko	K0105	11	Cromford Rd, Annesley W'house	0.5	40	20	0	20	Detailed	G	A
HG1Kp	K0019	10	Main Road, Annesley W'house	1.8	30	54	54	0	Complete 2006	G	A
HG1Kr	K0093	10	Birds Lane, Annesley W'house	2.3	30	69	45	24	Detailed	G	A
n/a	K0112	9	16 Victoria Rd, Kirkby	0.1	113	11	0	11	Detailed	PDL	W
n/a	K0117	7	Land at Rosewood Dr	0.4	30	12	0	12	Detailed	PDL	W
			Total Kirkby	24.6	34	845	202	643			

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Outstanding	Planning Permission	Greenfield/PDL	Allocated/Windfall
Named Settlements											
			Selston								
n/a	R0097	13	Rear 14,22,24, Portland Rd, Selston	2.1	27	59	0	59	Detailed	G	W
n/a	R0111	13	Land at corner of Nottingham Road/Hanstubbin Road, Selston	0.5	37	19	0	19	Detailed	B	W
			Jacksdale								
HG1 Nf	n/a	14	Westdale Road/Rutland Road	0.9	30	27	0	27	no	G	A
HG1 Ng	n/a	14	Westdale Road	1.9	30	57	0	57	no	G	A
			Total Named Settlements	5.4	30	162	0	162			
Rural Area											
HG1 Ra	K0045	12	Annesley Hall	1.5	8	12	0	12	Outline	G	A
			Total Rural Area	1.5	8	12	0	12			

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Outstanding	Planning Permission	Greenfie Id/ PDL	Allocated/ Windfall
Sutton											
HG1Se	n/a	23	Hillsborough Avenue	4.8	30	144	0	144	no	G	A
HG1Sf	n/a	3	Off The Avenue	0.7	34	24	0	24	no	G	A
HG1Sh	n/a	22	Alfreton Road South	1.4	30	42	0	42	no	G	A
HG1Si	S0250	2	Jephson Road	1.1	34	36	0	36	Outline	G	A
HG1Sj	S0085	6	Kirkby Folly Road	0.8	33	26	26	0	Complete 2006	B	A
HG1Sl	S0146	6	Mowlands Close/ Sheepwash Lane	3.1	34	109	57	52	Detailed	G	A
HG1Sp	n/a	4	Stoney Street (alloc part)	0.7	40	28	0	28	no	PDL	A
HG1Sq	S0083	3	Carsic Lane/Davies Ave.	0.5	24	12	12	0	Complete 2006	G	A
HG1Ss	n/a	4	Stoneyford Road/Mount Pleasant	1.2	34	41	0	41	no	G	A
HG1Sag	S0249	1	Columbia St/Mill Lane, Huthw aite	1.3	31	41	0	41	Detailed	G	A
HG1Saj	n/a	1	Common Road - North	1.3	30	39	0	39	no	G	A
HG1San	S0144	5	Kings Mill Road East	2.8	39	112	112	0	Complete 2006	G	A
n/a	S0129	1	Off Mill Lane, Huthw aite	1.9	34	65	0	65	Outline	PDL	W
n/a	S0176	1	Croft Court, Sw anson Ave	0.6	38	21	21	0	Complete 2006	PDL	W
n/a	S0189	3	Former Coates Vyella site, Huthw aite Road	1.3	41	52	17	35	Detailed	PDL	W

n/a	S0190	6	Rear 143 Station Rd/ off Midland Road	0.7	34	25	0	25	Outline	PDL	W
n/a	S0192	22	Adj 282 Alfreton Road	0.3	46	12	12	0	Complete 2006	PDL	W
n/a	S0217	3	Former Faun premises, Stuart St	0.3	63	17	15	2	Detailed	PDL	W
n/a	S0224	3	Ph 2 Coates Viyella, Huthwaite Rd	1.6	35	54	17	37	Detailed	PDL	W
n/a	S0230	4	Former Textile factory, Bow ne St	0.7	82	53	0	53	Detailed	PDL	W
n/a	S0239	3	20, Alfreton rd	0.4	29	11	0	11	Outline	PDL	W
n/a	S0245	4	The trading Post, Outram Street	0.1	139	14	0	14	Outline	PDL	W
n/a	S0263	4	Land at Slater Street	0.3	42	11	0	11	Detailed	PDL	W
n/a	S0266	3	Land off Prospect Place	0.6	50	31	31	0	Complete 2006	PDL	W
n/a	S0268	2	Former Eastbourne Centre, 51 Station Rd	1.0	40	38	0	38	Outline	PDL	W
			Total Sutton	29.2	36	1058	320	738			
TOTAL WEST NOTTS				60.8	34	2077	522	1555			

* part of site counts as a windfall (0.53Ha, 17dwgs)

Please note: Numbers may not sum due to rounding.

LARGE SITE SUMMARY

	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Outstanding
South Notts Sub-Area					
Hucknall	58.3	37	2154	242	1912
Bestwood	3.4	39	130	0	130
S. Notts Greenfield	51.4	35	1778	0	1778
S. Notts PDL	10.0	50	496	242	254
S. Notts Windfalls	3.6	50	180	80	100
S. Notts Allocations	57.7	36	2094	162	1932
Total	61.4	37	2274	242	2032
West Notts Sub-Area					
Kirkby	24.6	34	845	202	643
Sutton	29.2	36	1058	320	738
Named Settlements	5.4	30	162	0	162
Rural Area	1.5	8	12	0	12
W. Notts Greenfield	48.8	32	1577	383	1194
W. Notts PDL	5.7	38	214	38	176
W. Notts Windfalls	7.6	35	264	38	226
W. Notts Allocations	37.0	32	1195	409	786
Total	60.8	34	2077	522	1555
Ashfield District					
Greenfield	100.1	34	3355	383	2972
PDL	15.7	45	710	280	430
Windfalls	11.2	40	444	118	326
Allocations	94.8	35	3289	571	2718
ASHFIELD TOTAL	122.1	36	4351	764	3587

COMPLETIONS & COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

Residential Completions (new build) April 2005-2006

Area	Greenfield		Brownfield		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
West Notts						
Sutton						
Large sites	1.58	63	2.51	110	4.09	173
Small sites	0.32	5	1.53	39	1.85	44
Kirkby						
Large sites	3.48	111	0.00	0	3.48	111
Small sites	0.09	2	1.46	25	1.55	27
Rural						
Large sites	0.00	0	0.00	0	0.00	0
Small sites	0.00	0	0.47	11	0.47	11
Total West Notts	5.47	181	5.97	185	11.44	366
South Notts						
Hucknall						
Large sites	0.00	0	2.25	113	2.25	113
Small sites	0.55	7	1.34	26	1.89	33
Total South Notts	0.55	7	3.59	139	4.14	146
Total Ashfield	6.02	188	9.56	324	15.58	512

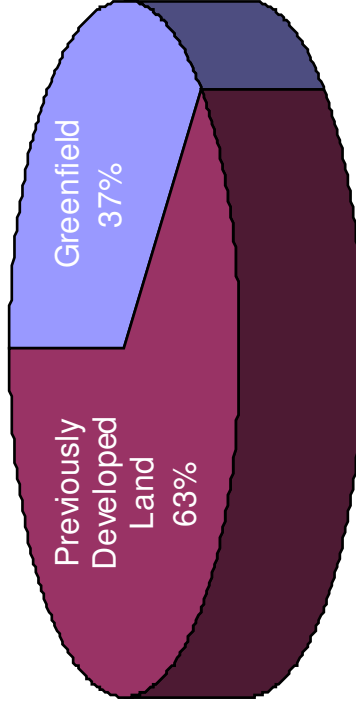


Table 3

Residential Commitments (New Build Planning Permissions)

Area	Greenfield		Brownfield		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
West Notts						
Sutton						
Large sites	2.54	89	8.25	332	10.79	421
Small sites	0.45	9	4.68	112	5.13	121
Kirkby						
Large sites	15.75	493	0.99	43	16.74	536
Small sites	0.38	4	2.03	44	2.41	48
Rural						
Large sites	2.17	59	0.52	19	2.69	78
Small sites	0.00	0	2.31	51	2.31	51
Total West Notts	21.29	654	18.78	601	40.07	1255
South Notts						
Hucknall						
Large sites	32.53	1162	4.41	200	36.94	1362
Small sites	0.08	1	2.31	76	2.39	77
Total South Notts	32.61	1163	6.72	276	39.33	1439
Ashfield						
Large sites	52.99	1803	14.17	594	67.16	2397
Small sites	0.91	14	11.33	283	12.24	297
Total Ashfield	53.90	1817	25.50	877	79.40	2694

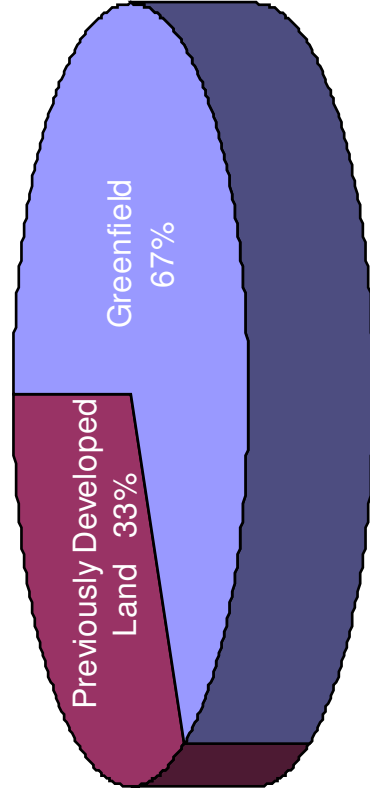


Table 4

ANNUAL COMPLETION RATES

South Notts part of Ashfield District (Hucknall)

Annual Housing Completions since 1991 (New Build)				
	C	L	S	
Dwellings completed between 1/4/1991 & 31/3/1992	159	150		9
Dwellings completed between 1/4/1992 & 31/3/1993	98	95		3
Dwellings completed between 1/4/1993 & 31/3/1994	115	105		10
Dwellings completed between 1/4/1994 & 31/3/1995	152	145		7
Dwellings completed between 1/4/1995 & 31/3/1996	4	0		4
Dwellings completed between 1/4/1996 & 31/3/1997	60	60		0
Dwellings completed between 1/4/1997 & 31/3/1998	100	87		13
Dwellings completed between 1/4/1998 & 31/3/1999	52	40		12
Dwellings completed between 1/4/1999 & 31/3/2000	134	124		10
Dwellings completed between 1/4/2000 & 31/3/2001	71	69		2
Dwellings completed between 1/4/2001 & 31/3/2002	71	57		14
Dwellings completed between 1/4/2002 & 31/3/2003	176	158		18
Dwellings completed between 1/4/2003 & 31/3/2004	64	50		14
Dwellings completed between 1/4/2004 & 31/3/2005	137	129		8
Dwellings completed between 1/4/2005 & 31/3/2006	146	113		33
Dwellings completed between 1/4/1991 & 31/3/2006	1539	1382		157
Average completions per year 1991 – 2006	103	92		10
Average completions per year 2003 - 2006	116	97		18

C = Completions / L = Large Sites (>0.4Ha) / S = Small sites (< 0.4Ha)

Table 5

West & North West Notts part of Ashfield District

Annual Housing Completions since 1991 (New Build)				
	C	L	S	
Dwellings completed between 1/4/1991 & 31/3/1992	330	281	49	
Dwellings completed between 1/4/1992 & 31/3/1993	243	203	40	
Dwellings completed between 1/4/1993 & 31/3/1994	312	293	19	
Dwellings completed between 1/4/1994 & 31/3/1995	177	166	11	
Dwellings completed between 1/4/1995 & 31/3/1996	285	262	23	
Dwellings completed between 1/4/1996 & 31/3/1997	250	221	29	
Dwellings completed between 1/4/1997 & 31/3/1998	317	282	35	
Dwellings completed between 1/4/1998 & 31/3/1999	549	518	31	
Dwellings completed between 1/4/1999 & 31/3/2000	421	380	41	
Dwellings completed between 1/4/2000 & 31/3/2001	317	296	21	
Dwellings completed between 1/4/2001 & 31/3/2002	331	300	31	
Dwellings completed between 1/4/2002 & 31/3/2003	448	387	61	
Dwellings completed between 1/4/2003 & 31/3/2004	365	336	29	
Dwellings completed between 1/4/2004 & 31/3/2005	265	200	65	
Dwellings completed between 1/4/2005 & 31/3/2006	366	284	82	
Dwellings completed between 1/4/1991 & 31/3/2006	4976	4409	567	
Average completions per year 1991 – 2006	332	294	38	
Average completions per year 2003 - 2006	332	273	59	

C = Completions / L = Large Sites (>0.4Ha) / S = Small sites (< 0.4Ha)

Table 6

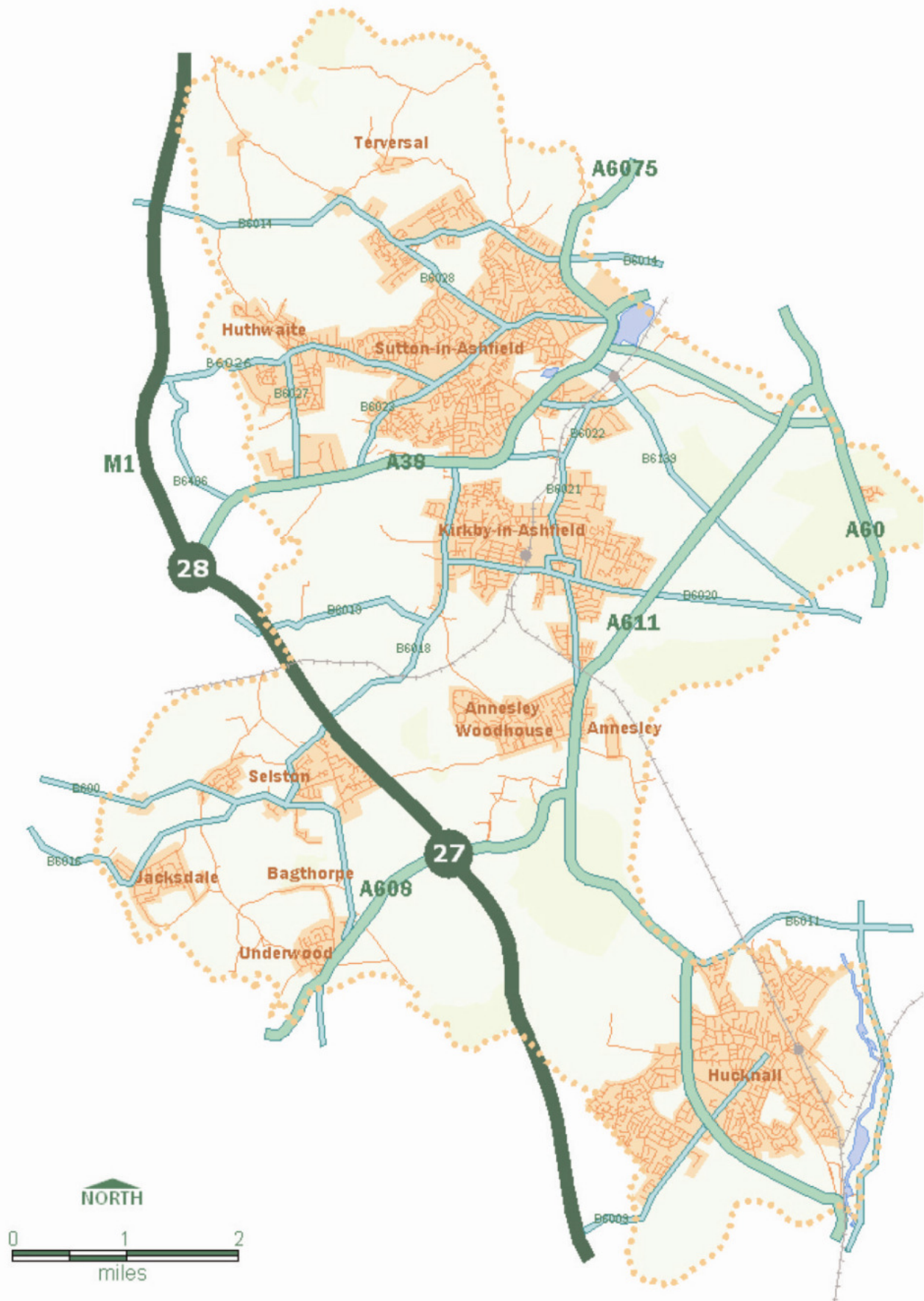
AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

Policy HG4 of the Ashfield Local Plan Review sets out the criteria for affordable housing throughout the District and identifies a need of 18.5% of new dwelling completions in Hucknall and 6% for the rest of the District. Table 7 below shows the number of affordable housing units provided annually since 2001. These figures only include units built by/for Registered Social Landlords (RSLs).

New Affordable Housing

Year	RSL Completions/ Shared Ownership Units		Total Completions (Large Sites)		% Affordable Housing	
	W. Notts	S.Notts	W. Notts	S.Notts	W. Notts	S.Notts
2001/2002	28	10	300	57	9.3%	17.5%
2002/2003	39	51	387	158	10.1%	32.3%
2003/2004	51	8	336	50	15.2%	16.0%
2004/2005	29	0	200	129	14.5%	0.0%
2005/2006	43	0	284	113	15.1%	0.0%
TOTAL	190	69	1507	507	12.6%	13.6%

Table 7



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Ashfield

Ashfield District Council
 Urban Road, Kirkby-in-Ashfield, Nottingham, East Midlands. NG17 8DA
 Tel: (01623) 450000 Fax: (01623) 457585
www.ashfield-dc.gov.uk