



# Ashfield

## Housing Land Monitoring Report



**APRIL 2008**



**ASHFIELD DISTRICT**  
**HOUSING LAND MONITORING REPORT**

If you require:

- translation or interpretation into sign language, Braille, languages other than English or other accessible formats such as large print,
- additional copies of this document,

Please contact the Planning Policy and Projects Section at Ashfield District Council on 01623 457382.

Published July 2008

Visit our website at: [www.ashfield-dc.gov.uk](http://www.ashfield-dc.gov.uk)



**Ashfield**

Urban Road, Kirkby-in-Ashfield, Nottingham, East Midlands, NG17 8DA

**Tel:** (01623) 450000 **Fax:** (01623) 457474

**Ashfield District Council**



---

---

## CONTENTS

---

---

	<b>Page</b>
Introduction	1
Policy Background	2
Table 1: Dwelling requirement and Provision 2001-2021	3
Housing Land Schedule (Large Sites)	5
Table 2: New Build Residential Completions on Previously Developed Land	40
Table 3: Residential Completions (including Conversions, Change of Use and Demolitions) on Previously Developed Land	41
Table 4: New Build Residential Commitments on Previously Developed Land	42
Table 5: Residential Commitments (including Conversions, Change of Use, Demolitions and Outstanding Allocations) on Previously Developed Land	42/43
Table 6: Annual Completion Rates (South Notts)	44
Table 7: Annual Completion Rates (West & North West Notts)	45
Table 8: Affordable Housing Requirement and Completions	46
Table 9: Small Site Projections 2001 to 2021	47
Table 10: Windfall Rates	48
Table 11: Large Site Completions by Density	49
Guide to Abbreviations	50



## 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 31<sup>st</sup> March 2008 and as such some information may be out of date.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 and North West' Nottinghamshire which covers the remainder of the District (i.e. Sutton-in-Ashfield, Kirkby-in-Ashfield, Selston, Jacksdale and Underwood), as indicated on the map below.
- 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 1991-2011. 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) was replaced by The Nottinghamshire and Nottingham Joint Structure Plan in February 2006. The Joint Structure Plan states 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 Planning and Compulsory Purchase Act 2004 introduced new style local development plans (Local Development Frameworks - LDFs) although under the transitional arrangements the Joint Structure Plan will be 'saved' until the new Regional Spatial Strategy (RSS) is published by the East Midlands Regional Assembly (EMRA), anticipated December 2008.
- 2.3 To meet the requirements of the new LDF a series of studies are being undertaken to create a sound evidence base upon which to formulate future policy. Two Strategic Housing Market Area Assessments (SHMAs) have already been completed, one covering the Newark-Ashfield-Mansfield HMA which incorporates the whole of Ashfield District, and the other covering the Nottingham Core HMA which also takes in Hucknall. An 'Affordable Housing Viability study' which builds on the above documents is also currently being undertaken and is expected to be completed by November 2008.
- 2.4 In addition to the above, the Council are carrying out two Strategic Housing Land Availability Assessments (SHLAAs) for the whole of the District, using methodologies prepared alongside the neighbouring authorities of Mansfield and Newark and Sherwood (Nottingham Outer HMA), and Broxtowe, Erewash, Gedling, Rushcliffe and Nottingham City authorities (Nottingham Core HMA). These documents aim to identify potential sites for new housing development and assess them in terms of developability and deliverability. Completion is expected by March 2009.
- 2.5 A 'SUE' study has already been completed by Consultants (June 2008) and gives advice on the most suitable locations for Sustainable Urban Extensions adjacent to the Principle Urban Area of Nottingham and Sub-Regional Centres of Hucknall and Ilkeston. This latter study only relates to the Hucknall part of Ashfield District.



2.6 The findings of these studies will help to inform future requirement for the type, level and broad location of new housing within the District and which will subsequently feed into the Local Development Framework process, ultimately replacing the current ALPR.

2.4 Table 1 below illustrates the current position of housing land supply (at 31<sup>st</sup> March 2008) based on the Nottingham & Nottinghamshire Joint Structure Plan requirement.

<b>Dwelling Requirement and Provision 2001-2021</b> (Nottingham & Nottinghamshire Joint Structure Plan 2006)	<b>Hucknall (South Notts. Sub- Area)</b>	<b>Rest of Ashfield (West &amp; North West Notts. Sub Area)</b>	<b>District Total</b>
1. Joint Structure Plan Requirement, 2001-2021	3200	2100	5300
2. Houses Developed, 4/2001-4/2008 (incl. Conversions & Change of Use)	1149	2627	3776
3. Houses Demolished, 4/2001-4/2008	82	252	334
4. Houses needed to meet requirement, 4/2008 - 4/2021 (1 - 2 + 3)	<b>2133</b>	<b>-275</b>	<b>1858</b>
5. Housing Provision on <b>small sites</b> , <u>including conversions and change of use</u> , 4/2008 - 4/2021			
a) with planning permission at 1st April 2008	84	370	454
b) demolitions with planning permission at 1st April 2008	2	8	10
c) estimated additional development, 1st April 2008 - April 2021 (projected rate minus sites with planning permission)	244	494	738
6. Housing provision on <b>large sites</b> , 4/2008 - 4/2021			
a) with planning permission at 1st April 2008	1353	1521	2874
b) additional land identified in Policy HG1 of ALPR	495	268	763
c) demolitions with planning permission at 1st April 2008	0	37	37
d) windfall allowance (4/2008-4/2021)	0	0	0
7. Total housing provision, 4/2008- 4/2021 (5a-5b+5c+6a+6b-6c+6d)	<b>2174</b>	<b>2608</b>	<b>4782</b>
<b>8. Balance of requirement/provision 2008- 2021 (7 minus 4)</b>	<b>41</b>	<b>2883</b>	<b>2924</b>

**Table 1**

- 2.5 Within the South Notts area of Ashfield, the above table shows an average completion rate of 152 dwellings/year over the last 7 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 2174 dwellings equates to 14 years future housing supply.
- 2.6 Within the West and North West Notts part of Ashfield, the above table shows an average completion rate of 339 dwellings/year over the last 7 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 2608 dwellings equates to 8 years future housing supply.
- 2.7 A Strategic Housing Land Availability Assessment (SHLAA) is currently being undertaken for the whole of Ashfield District and will aim to identify any further potential for housing land on sites of 0.25 Hectares and over. It is anticipated that this will be published by early 2009.

---

---

## 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 31<sup>st</sup> March 2008. 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 39.

## HOUSING LAND SCHEDULE: 1st April 2008: CURRENT NEW BUILD 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 Remaining	Planning Permission	Greenfield/ PDL	Allocated/ Windfall
<b>Hucknall</b>											
HG1Ha	H0132	25	East of Nottingham Road	4.9	41	199	144	55	Detailed	G	A
HG1Hb	H0131/H0134	25	Broomhill Farm	10.6	37	392	0	392	no	G	A
HG1Hc	H0084	24	Lime Tree Ave/Farleys Ln	2.8	40	112	35	77	Detailed	G	A
HG1Hf	n/a	22	Watnall Road (balance of allocation after subtracting small site PPs ref. H0085/H0163)	0.5	30	14	0	14	no	G	A
HG1Hh	n/a	25	Brickyard	0.7	34	24	0	24	no	G	A
HG1Hj	H0147	20	Garden Road	5.5	39	217	37	180	Detailed	G	A
HG1Ho	H0133	19	South of Papplewick Lane (part with planning permission)	22.1	36	799	0	799	Detailed	G	A
HG1Ho	n/a	19	South of Papplewick Lane (remainder of allocation)	1.2	40	46	0	46	no	G	A
HG1Hp	n/a	18	Linby Road	0.6	32	19	0	19	no	G	A
n/a	H0087	20	Premier Garage, 10 Annesley Road	0.1	150	15	0	15	Detailed	PDL	W
n/a	H0146	23	rear 355-371, watnall Rd	0.6	34	20	0	20	Detailed	PDL	W
n/a	H0148	18	Off Church Ln, Linby	0.7	30	21	0	21	Detailed	PDL	W

n/a	H0150	24	Standard Motor Products site, Occupation Rd	0.5	34	17	0	17	Outline	PDL	W
n/a	H0152	20	Washdyke Lane	0.3	34	10	0	10	Outline	G	W
n/a	H0156	23	Lancaster Road/Astral Grove	0.4	30	12	0	12	Outline	PDL	W
n/a	H0177	21	Former Bamkin's factory, King Edward Street	0.6	40	23	0	23	Outline	PDL	W
n/a	H0182	21	Fascia Mania House, Ogle Street	0.1	214	30	0	30	Detailed	PDL	W
n/a	H0185	20	St James' & St George's Court, Annesley Rd	0.5	63	34	0	34	Detailed	PDL	W
			<b>Total Hucknall</b>	<b>52.6</b>	<b>38</b>	<b>2004</b>	<b>216</b>	<b>1788</b>			
<b>Bestwood Village</b>											
HG1Nj	H0031	26	Old Mill Close (West)	0.8	66	53	32	21	Detailed	PDL	A
HG1Nk	H0031	26	Old Mill Close (East)	1.6	28	45	38	7	Detailed	G	A
n/a	H0104	26	Rear 596 Moor Road	1.4	36	37	5	32	Detailed	PDL	W
			<b>Total Bestwood</b>	<b>3.8</b>	<b>36</b>	<b>135</b>	<b>75</b>	<b>60</b>			
<b>TOTAL SOUTH NOTTS</b>				<b>56.4</b>	<b>38</b>	<b>2139</b>	<b>291</b>	<b>1848</b>			

## Sites in West & North-West Notts. Sub-Area

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining	Planning Permission	Greenfield/ PDL	Allocated/ Windfall
<b>Kirkby</b>											
HG1Ka	K0109	12	Lindleys Lane (O/L part)	3.6	34	123	0	123	Outline	G	A
HG1Ka	K0109	12	Lindleys Lane (F part)	11.4	34	391	189	202	Detailed	G	A
HG1Kd	n/a	10	Beech Avenue	0.7	30	21	0	21	no	G	A
HG1Ki	K0091	11	Diamond Avenue (part with planning permission)	2.0	34	67	0	67	Outline	G	A
HG1Ki	n/a	11	Diamond Avenue (remainder of allocation)	0.1	34	3	0	3	no	G	A
n/a	K0112	10	16 victoria Rd, Kirkby	0.1	113	11	11	0	Complete 2008	PDL	W
n/a	K0117	11	Land at Rosewood Dr	0.4	30	12	0	12	Outline	PDL	W
n/a	K0147	7	Pretty Polly site, Kirkby Folly Road	2.6	53	135	9	126	Detailed	PDL	W
			<b>Total Kirkby</b>	<b>20.8</b>	<b>37</b>	<b>763</b>	<b>209</b>	<b>554</b>			

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining	Planning Permission	Greenfield/PDL	Allocated/Windfall
<b>Named Settlements</b>											
			<b>Selston</b>								
n/a	R0097	13	Rear 14,22,24, Portland Rd, Selston	2.2	27	59	49	10	Detailed	G	W
			<b>Jacksdale</b>								
HG1Nf	n/a	14	Westdale Road/ Rutland Road	0.9	30	27	0	27	no	G	A
HG1Ng	n/a	14	Westdale Road	1.9	30	57	0	57	no	G	A
			<b>Underwood</b>								
n/a	R0121	11	Old Bus Station, Alfreton Road	0.2	95	20	0	20	Detailed	PDL	W
			<b>Total Named Settlements</b>	<b>5.2</b>	<b>31</b>	<b>163</b>	<b>49</b>	<b>114</b>			
<b>Rural Area</b>											
HG1Ra	K0045	16	Annesley Hall	1.5	8	12	0	12	Outline	G	A
n/a	K0167	17	Former Annesley Colliery, Newstead Road	4.3	44	188	0	188	Detailed	PDL	W
			<b>Total Rural Area</b>	<b>5.8</b>	<b>34</b>	<b>200</b>	<b>0</b>	<b>200</b>			

ALPR Site Ref.	ADC Ref.	Map No.	Location	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining	Planning Permission	Greenfield/ PDL	Allocated/ Windfall
<b>Sutton</b>											
HG1Se	S0362	9	Hillsborough Avenue (off Brandon Walk/Lynton Drive)	4.8	33	160	0	160	Detailed	G	A
HG1Sf	S0359	5	Off The Avenue (off Pendean Way)	0.4	34	14	0	14	Detailed	G	A
HG1Sf	n/a	5	Off The Avenue (remainder of allocation)	0.3	34	10	0	10	no	G	A
HG1Sh	n/a	8	Alfreton Road South	1.4	30	42	0	42	no	G	A
HG1Si	S0250	6	Jephson Road	1.1	34	36	0	36	Outline	G	A
HG1SI	S0146	3	Mowlands Close/ Sheepwash Lane	3.1	34	113	113	0	Complete 2008	G	A
HG1Sp	n/a	2	Stoney Street (alloc part)	0.7	40	28	0	28	no	PDL	A
HG1Ss	n/a	2	Stoneyford Road/Mount Pleasant	1.2	34	41	0	41	no	G	A
HG1Sag	S0249	4	Columbia St/Mill Lane, Huthwaite	1.3	31	41	41	0	Complete 2008	G	A
HG1Saj	n/a	4	Common Road - North	1.3	30	39	0	39	no	G	A
n/a	S0129	4	Off Mill Lane, Huthwaite	1.9	45	86	0	86	Detailed	PDL	W
n/a	S0189	5	Former Coates Vyella site, Huthwaite Road	1.3	40	51	51	0	Complete 2008	PDL	W
n/a	S0190	7	Rear 143 Station Rd/ off Midland Road	0.7	34	20	16	4	Detailed	PDL	W
n/a	S0224	5	Ph 2 Coates Viyella, Huthwaite Rd	1.5	35	53	40	13	Detailed	PDL	W
n/a	S0230	2	Former Textile factory, Bowne st	0.7	82	53	39	14	Detailed	PDL	W
n/a	S0239	n/a	20, Alfreton rd (now counted in 'small' sites)	0.0	0	0	0	0	Detailed	PDL	W



n/a	S0245	2	The Trading Post, Outram Street	0.1	139	14	0	14	Outline	PDL	W
n/a	S0263	2	Land at Slater Street	0.3	42	11	11	0	Complete 2008	PDL	W
n/a	S0268	6	Former Eastboune Centre, 51 Station Rd	1.0	40	38	0	38	Outline	PDL	W
n/a	S0293	2	Outram Street/Park Street	0.1	336	37	0	37	Detailed	PDL	W
n/a	S0294	2	adj. Golden Diamond Social Club, Stoney Street	0.1	185	24	0	24	Detailed	PDL	W
n/a	S0295	3	Charles Street	0.8	37	30	30	0	Complete 2008	PDL	W
n/a	S0296	6	The Twitchell	0.2	259	44	0	44	Detailed	PDL	W
n/a	S0327	5	Former TA centre, Alfreton Road	0.2	80	16	0	16	Detailed	PDL	W
n/a	S0329	3	Former Courtaulds Factory, Unwin Road	3.4	44	146	0	146	Outline	PDL	W
n/a	S0333	6	off Clare Road	0.6	30	17	0	17	Outline	PDL	W
n/a	S0334	4	off High Hazel's Drive	0.4	33	13	0	13	Outline	PDL	W
n/a	S0341	3	Former Mathbirk Ltd, Mansfield Rd	0.2	141	24	0	24	Detailed	PDL	W
n/a	S0345	2	Former Richard's garage, 89-91 Priestic Road	0.3	156	50	0	50	Detailed	PDL	W
n/a	S0360	1	259, Stoneyford Road	0.1	100	11	0	11	Detailed	PDL	W
			<b>Total Sutton</b>	<b>29.3</b>	<b>43</b>	<b>1262</b>	<b>341</b>	<b>921</b>			
<b>TOTAL WEST &amp; NORTH-WEST NOTTS</b>				<b>61.1</b>	<b>39</b>	<b>2388</b>	<b>599</b>	<b>1789</b>			

Please note: Numbers may not sum due to rounding.

## LARGE SITE SUMMARY 1<sup>st</sup> APRIL 2008

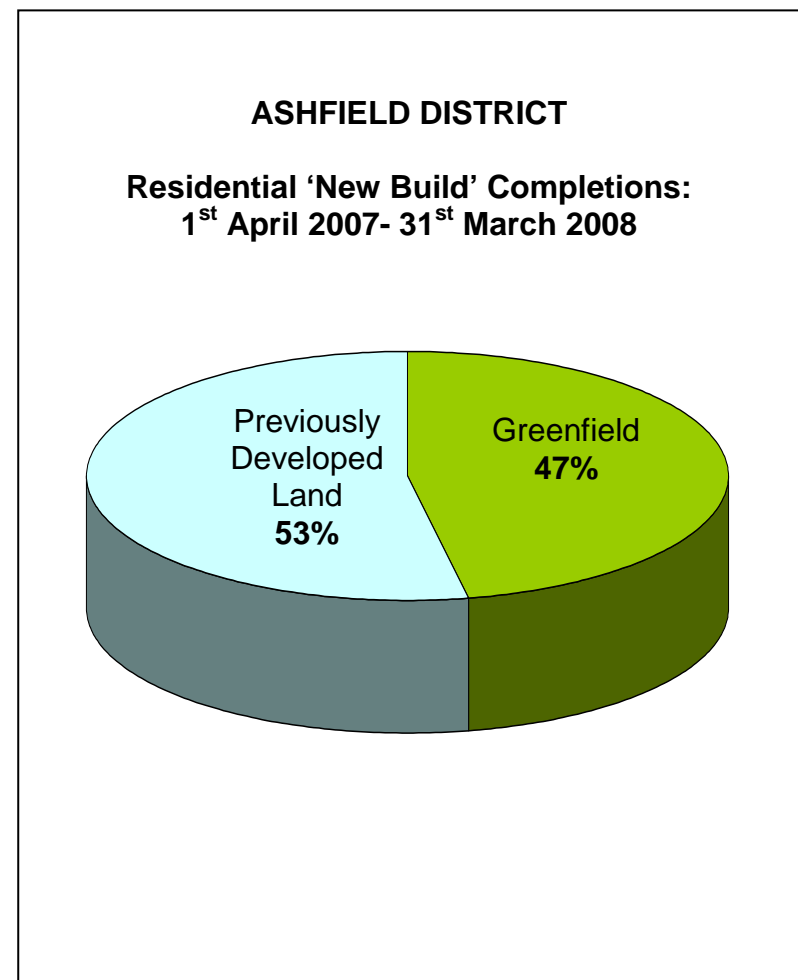
	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
<b>South Notts Sub-Area</b>					
Hucknall	52.6	38	2004	216	1788
Bestwood	3.8	36	135	75	60
S. Notts Greenfield	50.7	37	1877	254	1623
S. Notts PDL	5.7	46	262	37	225
S. Notts Windfalls	5.2	42	219	5	214
S. Notts Allocations	51.2	37	1920	286	1634
<b>Total</b>	<b>56.4</b>	<b>38</b>	<b>2139</b>	<b>291</b>	<b>1848</b>
<b>West Notts Sub-Area</b>					
Kirkby	20.8	37	763	209	554
Sutton	29.3	43	1262	341	921
Named Settlements	5.2	31	163	49	114
Rural Area	5.8	34	200	0	200
W. Notts Greenfield	39.1	32	1256	392	864
W. Notts PDL	22.0	51	1132	207	925
W. Notts Windfalls	23.5	38	886	256	907
W. Notts Allocations	37.7	32	1225	343	882
<b>Total</b>	<b>61.1</b>	<b>39</b>	<b>2388</b>	<b>599</b>	<b>1789</b>
<b>Ashfield District</b>					
Greenfield	<b>89.8</b>	<b>35</b>	<b>3133</b>	<b>646</b>	<b>2487</b>
PDL	<b>27.7</b>	<b>50</b>	<b>1394</b>	<b>244</b>	<b>1150</b>
Windfalls	<b>28.7</b>	<b>39</b>	<b>1105</b>	<b>261</b>	<b>1121</b>
Allocations	<b>88.9</b>	<b>35</b>	<b>3145</b>	<b>629</b>	<b>2516</b>
<b>ASHFIELD TOTAL</b>	<b>117.5</b>	<b>39</b>	<b>4527</b>	<b>890</b>	<b>3637</b>

## COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

### Residential Completions (new build) April 2007-2008

Area	Greenfield		PDL		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
<b>West Notts</b>						
<b>Sutton</b>						
Large sites	0.40	18	2.80	114	3.20	132
Small sites	0.07	1	1.12	30	1.19	31
<b>Kirkby</b>						
Large sites	3.07	105	0.27	20	3.34	125
Small sites	0.00	0	0.25	7	0.25	7
<b>Rural</b>						
Large sites	1.51	41	0.00	0	1.51	41
Small sites	0.00	0	0.74	23	0.74	23
<b>Total West Notts</b>	<b>5.05</b>	<b>165</b>	<b>5.18</b>	<b>194</b>	<b>10.23</b>	<b>359</b>
<b>% Completions (dwgs)</b>	<b>46%</b>		<b>54%</b>		<b>100%</b>	
<b>South Notts</b>						
<b>Hucknall/Bestwood</b>						
Large sites	2.77	109	2.41	95	5.18	204
Small sites	0.33	8	0.42	31	0.75	39
<b>Total South Notts</b>	<b>3.10</b>	<b>117</b>	<b>2.83</b>	<b>126</b>	<b>5.93</b>	<b>243</b>
<b>% Completions (dwgs)</b>	<b>48%</b>		<b>52%</b>		<b>100%</b>	
<b>Total Ashfield</b>	<b>8.15</b>	<b>282</b>	<b>8.01</b>	<b>320</b>	<b>16.16</b>	<b>602</b>
<b>% Completions (dwgs)</b>	<b>47%</b>		<b>53%</b>		<b>100%</b>	

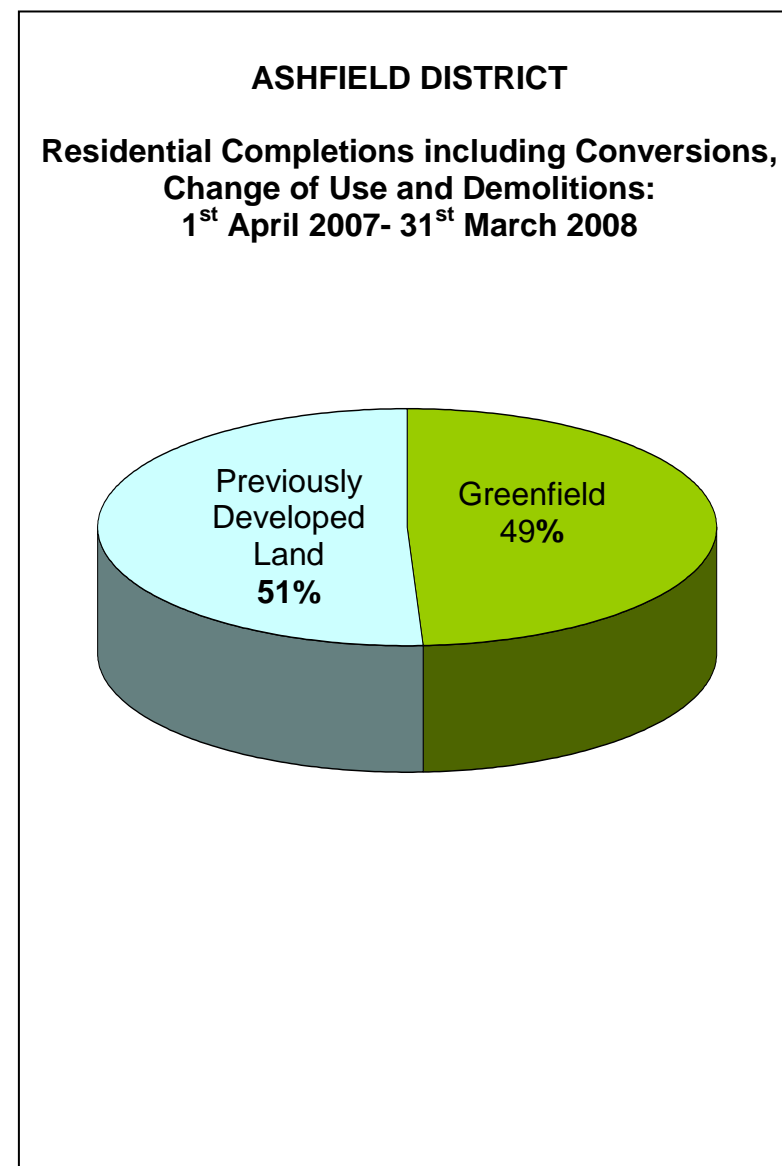
Table 2



**Residential Completions (all sites incl. conversions, change of use & demolitions) April 2007-2008**

Area	Greenfield		PDL		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
<b>West Notts</b>						
<b>Sutton</b>						
Large sites	0.40	18	2.80	114	3.20	132
Small sites	0.07	1	1.12	30	1.19	31
Conversions & Change of use	0.00	0	0.51	10	0.16	11
Demolitions	0.00	0	0.00	0	0.00	0
<b>Kirkby</b>						
Large sites	3.07	105	0.27	20	3.34	125
Small sites	0.00	0	0.25	7	0.25	7
Conversions & Change of use	0.00	0	0.02	2	0.02	2
Demolitions	0.00	0	0.00	0	0.00	0
<b>Rural</b>						
Large sites	1.51	41	0.00	0	1.51	41
Small sites	0.00	0	0.74	23	0.74	23
Conversions & Change of use	0.00	0	0.24	2	0.24	2
Demolitions	0.00	0	-0.03	-1	-0.03	-1
<b>Total West Notts</b>	<b>5.05</b>	<b>165</b>	<b>5.92</b>	<b>207</b>	<b>10.41</b>	<b>372</b>
<b>% Completions (dwgs)</b>	<b>44%</b>		<b>56%</b>		<b>100%</b>	
<b>South Notts</b>						
<b>Hucknall/Bestwood</b>						
Large sites	2.77	109	2.41	95	5.18	204
Small sites	0.33	8	0.42	31	0.75	39
Conversions & Change of use	0.00	0	0.16	11	0.16	11
Demolitions	0.00	0	-0.20	-52	-0.20	-52
<b>Total South Notts</b>	<b>3.10</b>	<b>117</b>	<b>2.79</b>	<b>85</b>	<b>5.93</b>	<b>202</b>
<b>% Completions (dwgs)</b>	<b>58%</b>		<b>42%</b>		<b>100%</b>	
<b>Total Ashfield</b>	<b>8.15</b>	<b>282</b>	<b>8.71</b>	<b>292</b>	<b>16.86</b>	<b>574</b>
<b>% Completions (dwgs)</b>	<b>49%</b>		<b>51%</b>		<b>100%</b>	

**Table 3**



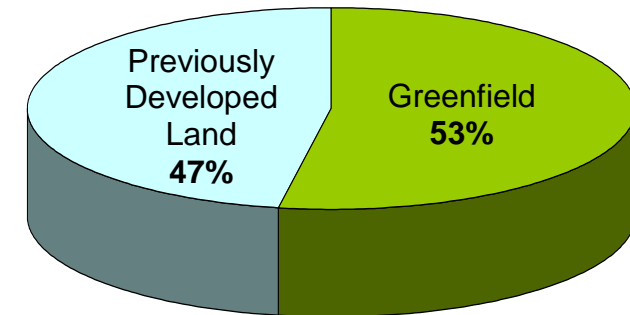
## COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

### Residential Commitments (New Build Planning Permissions)

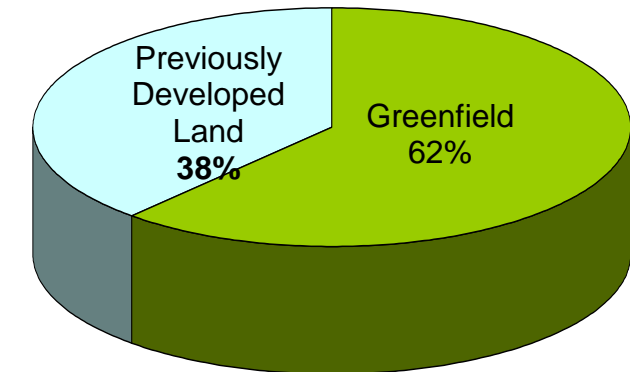
Area	Greenfield		Brownfield		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
<b>West &amp; North West Notts</b>						
<b>Sutton</b>						
Large sites	5.85	196	9.55	565	15.40	761
Small sites	0.44	5	6.94	166	7.38	171
<b>Kirkby</b>						
Large sites	13.19	404	7.07	326	20.26	730
Small sites	0.00	0	2.50	82	2.50	82
<b>Rural</b>						
Large sites	0.37	10	0.21	20	0.58	30
Small sites	0.00	0	2.74	53	2.74	53
<b>Total W &amp; NW Notts</b>	<b>19.85</b>	<b>615</b>	<b>29.01</b>	<b>1212</b>	<b>48.86</b>	<b>1827</b>
<b>% Commitments (dwgs)</b>	<b>34%</b>		<b>66%</b>		<b>100%</b>	
<b>South Notts</b>						
<b>Hucknall</b>						
Large sites	29.43	1094	6.54	259	35.97	1353
Small sites	0.16	6	3.05	60	3.21	66
<b>Total South Notts</b>	<b>29.59</b>	<b>1100</b>	<b>9.59</b>	<b>319</b>	<b>39.18</b>	<b>1419</b>
<b>% Commitments (dwgs)</b>	<b>78%</b>		<b>22%</b>		<b>100%</b>	
<b>Ashfield</b>						
Large sites	48.84	1704	23.37	1170	72.21	2874
Small sites	0.60	11	15.23	361	15.83	372
<b>Total Ashfield</b>	<b>49.44</b>	<b>1715</b>	<b>38.60</b>	<b>1531</b>	<b>88.04</b>	<b>3246</b>
<b>% Commitments (dwgs)</b>	<b>53%</b>		<b>47%</b>		<b>100%</b>	

### ASHFIELD DISTRICT

**'New Build' Residential Commitments with Planning Permission:  
1<sup>st</sup> April 2007- 31<sup>st</sup> March 2008**



**Residential Commitments - All Sites Including Conversions, Change of Use, Demolitions and Outstanding Allocations: 1<sup>st</sup> Apr 2007- 31<sup>st</sup> Mar 2008**



**Residential Commitments - All sites including. conversions, change of use,  
demolitions and outstanding allocations**

Area	Greenfield		Brownfield		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
<b>West &amp; North West Notts</b>						
<b>Sutton</b>						
Large sites	5.85	196	9.55	565	15.40	761
Small sites	0.44	5	6.94	166	7.38	171
Conversions & Change of use	0.00	0	1.52	44	1.52	44
Demolitions	0.00	0	0.86	41	0.86	41
Outstanding Allocations (without PP)	4.20	240	0.70	28	4.90	268
<b>Sutton Sub Total</b>	<b>10.49</b>	<b>441</b>	<b>17.85</b>	<b>762</b>	<b>28.34</b>	<b>1203</b>
<b>Kirkby</b>						
Large sites	13.19	404	7.07	326	20.26	730
Small sites	0.00	0	2.50	82	2.50	82
Conversions & Change of use	0.00	0	0.15	13	0.15	13
Demolitions	0.00	0	0.00	0	0.00	0
Outstanding Allocations (without PP)	0.80	24	0.00	0	0.80	24
<b>Kirkby Sub Total</b>	<b>13.99</b>	<b>428</b>	<b>9.72</b>	<b>421</b>	<b>23.71</b>	<b>849</b>
<b>Rural</b>						
Large sites	0.37	10	0.21	20	0.58	30
Small sites	0.00	0	2.74	53	2.74	53
Conversions & Change of use	0.00	0	0.40	7	0.40	7
Demolitions	0.00	0	0.65	4	0.65	4
Outstanding Allocations (without PP)	2.80	84	0.00	0	2.80	84
<b>Rural Sub Total</b>	<b>3.17</b>	<b>94</b>	<b>2.70</b>	<b>76</b>	<b>5.87</b>	<b>170</b>
<b>Total West Notts</b>	<b>27.65</b>	<b>963</b>	<b>30.27</b>	<b>1259</b>	<b>57.92</b>	<b>2222</b>
<b>% Commitments (dwgs)</b>	<b>43%</b>		<b>57%</b>		<b>100%</b>	
<b>South Notts</b>						
<b>Hucknall</b>						
Large sites	29.43	1094	6.54	259	35.97	1353
Small sites	0.16	6	3.05	60	3.21	66
Conversions & Change of use	0.00	0	0.27	18	0.27	18
Demolitions	0.00	0	0.16	2	0.16	2
Outstanding Allocations (without PP)	13.60	495	0.00	0	13.60	495
<b>Total South Notts</b>	<b>43.19</b>	<b>1595</b>	<b>9.70</b>	<b>335</b>	<b>52.89</b>	<b>1930</b>
<b>% Commitments (dwgs)</b>	<b>83%</b>		<b>17%</b>		<b>100%</b>	
<b>Ashfield</b>						
Large sites	48.84	1704	23.37	1170	72.21	2874
Small sites	0.60	11	15.23	361	15.83	372
Conversions & Change of use	0.00	0	2.34	82	2.34	82
Demolitions	0.00	0	1.67	47	1.67	47
Outstanding Allocations (without PP)	21.40	843	0.70	28	22.10	871
<b>Total Ashfield</b>	<b>70.84</b>	<b>2558</b>	<b>39.97</b>	<b>1594</b>	<b>110.81</b>	<b>4152</b>
<b>% Commitments (dwgs)</b>	<b>62%</b>		<b>38%</b>		<b>100%</b>	

**Table 5**

## ANNUAL NEW BUILD COMPLETION RATES

### South Notts part of Ashfield District (Hucknall)

Annual Housing Completions since 1 <sup>st</sup> April 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 1/4/2006 & 31/3/2007	258	242	16
Dwellings completed between 1/4/2007 & 31/3/2008	243	204	39
<b>Dwellings completed between 1/4/1991 &amp; 31/3/2008</b>	<b>2040</b>	<b>1828</b>	<b>212</b>
<b>Average new build completions per year 1991 – 2008</b>	<b>120</b>	<b>108</b>	<b>12</b>
<b>Dwellings completed between 1/4/2001 &amp; 31/3/2008</b>	<b>1095</b>	<b>953</b>	<b>142</b>
<b>Average new build completions per year 2001 - 2008</b>	<b>156</b>	<b>136</b>	<b>20</b>
<b>Dwellings completed between 1/4/2003 &amp; 31/3/2008</b>	<b>848</b>	<b>738</b>	<b>110</b>
<b>Average new build completions per year 2003 - 2008</b>	<b>170</b>	<b>148</b>	<b>22</b>

C = Completions / L = Large Sites (> 9 dwgs) / S = Small sites (< 10 dwgs)

**Table 6**

## West & North West Notts part of Ashfield District

<b>Annual Housing Completions since 1<sup>st</sup> April 1991 (New Build)</b>			
	<b>C</b>	<b>L</b>	<b>S</b>
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 1/4/2006 & 31/3/2007	347	305	42
Dwellings completed between 1/4/2007 & 31/3/2008	359	298	61
<b>Dwellings completed between 1/4/1991 &amp; 31/3/2008</b>	<b>5682</b>	<b>5012</b>	<b>670</b>
<b>Average new build completions per year 1991 – 2008</b>	<b>334</b>	<b>295</b>	<b>39</b>
<b>Dwellings completed between 1/4/2001 &amp; 31/3/2008</b>	<b>2481</b>	<b>2110</b>	<b>371</b>
<b>Average new build completions per year 2001 - 2008</b>	<b>354</b>	<b>301</b>	<b>53</b>
<b>Dwellings completed between 1/4/2003 &amp; 31/3/2008</b>	<b>1702</b>	<b>1423</b>	<b>279</b>
<b>Average new build completions per year 2003 - 2008</b>	<b>340</b>	<b>285</b>	<b>56</b>

C = Completions / L = Large Sites (> 9 dwgs) / S = Small sites (< 10 dwgs)

**Table 7**



---



---

## AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

---



---

Policy HG4 of the Ashfield Local Plan Review 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). Table 7 below shows the number of affordable housing units provided annually since 2001 and only include units built by/for Registered Social Landlords (RSLs). 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 resulting in a lower percentage rate than that actually achieved.

### New Affordable Housing

Year	RSL Completions/ Shared Ownership Units		Total Completions (Large Sites)		% Affordable Housing	
	W & NW. Notts	S.Notts	W & NW. Notts	S.Notts	W & NW. 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%
2006/2007	14	27	305	242	5%	11%
2007/2008	64	18	204	298	31%	6%
<b>TOTAL</b>	268	114	2016	1047	13%	11%

**SMALL SITE PROJECTIONS 2001-2021**  
(Included in Table 1 part 5c)

**Estimated Additional Development on Small Sites - 2001 to 2021**

<b>NEW BUILD</b>	<b>Hucknall</b>	<b>Sutton</b>	<b>Kirkby</b>	<b>Rural</b>	<b>West &amp; NW Notts</b>
A. Small site completions 4/2001 - 3/2008	142	205	102	64	371
B. Annual Rate (A/7 years)	20	29	15	9	53
C. Projected Rate (B x 13 years)	264	381	18915	119	689
D. Adjusted Rate (C x 0.9)*	237	343	171	107	620
E. Outstanding Permissions: 1 <sup>st</sup> April 2008	66	171	82	53	306
<b>F. Residual Assumption (D-E)</b>	<b>171</b>	<b>172</b>	<b>88</b>	<b>84</b>	<b>314</b>

<b>CONVERSIONS/CHANGE OF USE</b>	<b>Hucknall</b>	<b>Sutton</b>	<b>Kirkby</b>	<b>Rural</b>	<b>West &amp; NW Notts</b>
A. Completions 4/2001 - 3/2008	54	90	30	26	146
B. Annual Rate (A/7 years)	8	13	4	4	21
C. Projected Rate (B x 13 years)	100	167	56	48	271
D. Adjusted Rate (Cx0.9)*	90	150	50	44	244
E. Outstanding Permissions: 1 <sup>st</sup> April 2008	18	44	13	7	64
<b>F. Residual Assumption (D-E)</b>	<b>72</b>	<b>106</b>	<b>37</b>	<b>36</b>	<b>180</b>

<b>TOTAL SMALL SITES</b>	<b>Hucknall</b>	<b>Sutton</b>	<b>Kirkby</b>	<b>Rural</b>	<b>West &amp; NW Notts</b>
<b>F. Residual Assumption 1<sup>st</sup> April 2008 - 2021</b>	<b>244</b>	<b>278</b>	<b>126</b>	<b>90</b>	<b>494</b>

\*Downward adjustment assumes reduced supply in future

NB - Numbers may not add due to rounding

## WINDFALL RATES

Large Site (> 10 dwgs) Windfall Completions 1 <sup>st</sup> April 2001 – 31 <sup>st</sup> March 2007				
Monitoring Period	Hucknall		West & North West Notts	
	Dwellings	Area(Ha)/ No. of Sites	Dwellings	Area(Ha)/ No. of Sites
1/04/2001 - 31/03/2002	10	0.18 (1)	0	0
1/04/2002 - 31/03/2003	17	0.38 (1)	0	0
1/04/2003 - 31/03/2004	0	0	42	0.80 (3)
1/04/2004 - 31/03/2005	0	0	40	1.71 (2)
1/04/2005 - 31/03/2006	71	1.01 (1)	64	0.93 (3)
1/04/2006 - 31/03/2007	0	0	147	3.93 (6)
1/04/2006 - 31/03/2008	5	0.19 (1)	115	3.33 (6*)
<b>Total completions on Large Windfall Sites: 1<sup>st</sup> Apr 2001- 31<sup>st</sup> Mar 2008</b>	<b>103</b>	<b>1.76</b>	<b>408</b>	<b>10.70</b>
<b>Large Site Windfall Rate</b>	<b>15</b>	<b>0.25 Ha</b>	<b>58</b>	<b>1.53 Ha</b>

\*Includes part of Lindley's Lane Site

**Table 10**

---



---

**DWELLINGS COMPLETED ON LARGE SITES BY DENSITY:  
1<sup>ST</sup> APRIL 2006 – 31<sup>ST</sup> MARCH 2008**

---



---

	<b>&lt; 30 Dwgs/Ha</b>	<b>30-50 Dwgs/Ha</b>	<b>&gt;50 Dwgs/Ha</b>	<b>Total Completions</b>
<b>Large Site Dwelling Completions: 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2008</b>	78	372	52	502
<b>Percentage of Total Large Site Completions</b>	16%	74%	10%	100%

**Table 11**

---

---

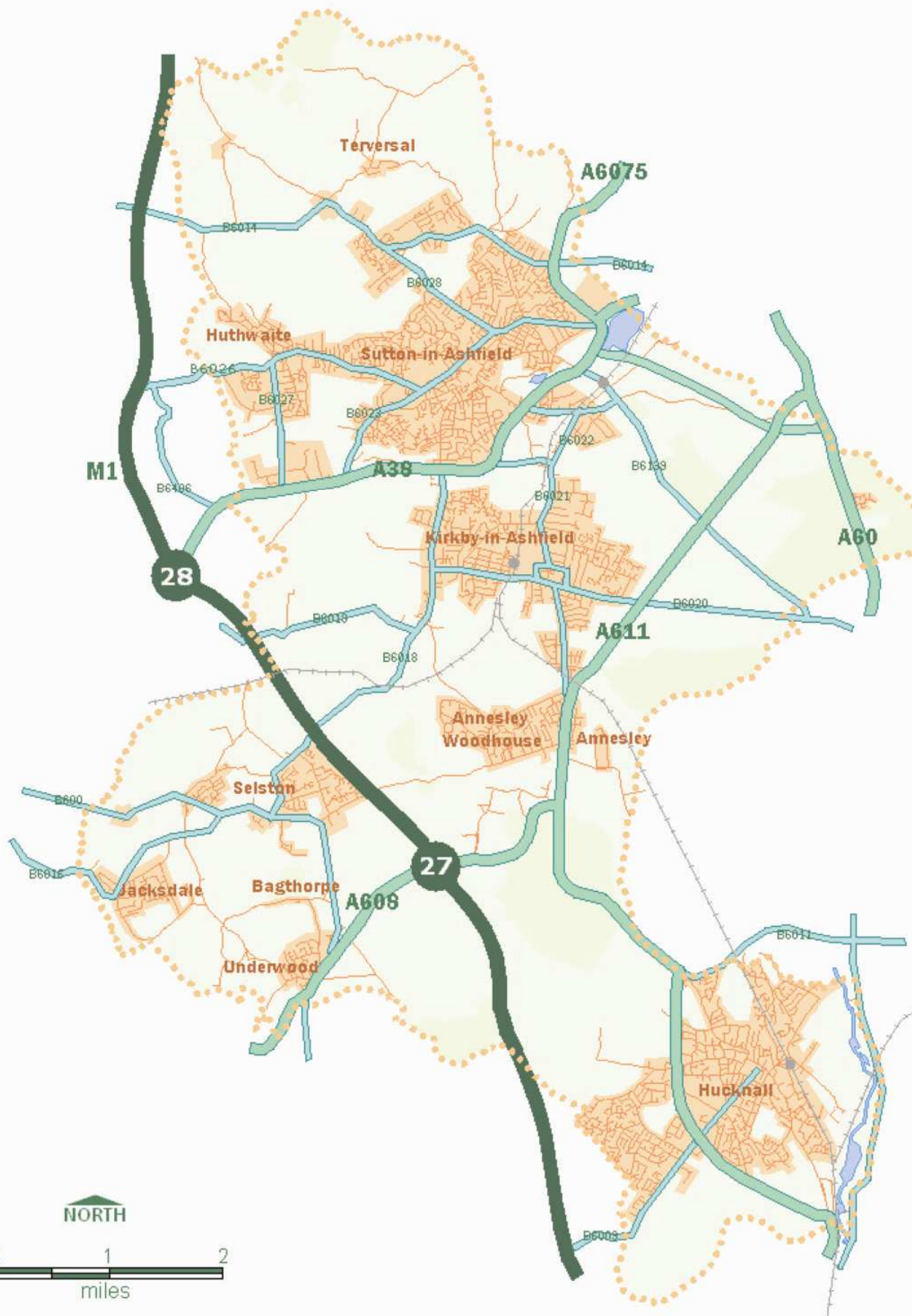
## GUIDE TO ABBREVIATIONS

---

---

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)
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Area Assessment
RSL	Registered Social Landlord





© Crown copyright All rights reserved Licence 100018975



**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](http://www.ashfield-dc.gov.uk)