



Ashfield

Housing Land Monitoring Report



APRIL 2009

ASHFIELD DISTRICT
HOUSING LAND MONITORING REPORT

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CONTENTS

	Page
Introduction	1
Policy Background	2
Table 1: Dwelling requirement and Provision 2006-2026	3
Housing Land Schedule (Large Sites)	5
Table 2: New Build Residential Completions on Previously Developed Land	15
Table 3: Residential Completions (including Conversions, Change of Use and Demolitions) on Previously Developed Land	16
Table 4: New Build Residential Commitments on Previously Developed Land	17
Table 5: Residential Commitments (including New build, Conversions, Change of Use, Demolitions and Outstanding Allocations) on Previously Developed Land	18
Table 6: Annual Completion Rates: Hucknall (Three Cities Sub-Region)	19
Table 7: Annual Completion Rates: Rest of Ashfield (Northern Sub-Region)	20
Table 8: Affordable Housing Requirement and Completions	21
Table 9: Windfall Rates	22
Table 10: Large Site Completions by Density	23
Guide to Terms and Abbreviations	24

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 add demolitions . The study reflects the status and overall position of sites at 31st March 2009 and as such some information may be out of date.
- 1.2 For strategic planning policy purposes Ashfield is divided into 2 sub-areas, namely Hucknall (which the East Midland Regional Plan locates within the 'Three Cities Sub-Region'), and the remainder of the District (which the East Midland Regional Plan locates within the 'Northern Sub-Region').
- 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.

Ashfield District: East Midlands Regional Plan Sub-Regions



2. Policy Background

- 2.1 The current Adopted Ashfield Local Plan Review 2002 (ALPR) identifies housing land requirements for the period 1991-2011, based upon the and the Nottingham and Nottinghamshire Joint Structure Plan Review 1996 (JSP), which set the scale of housing provision for Ashfield at the time of writing. This amounted to 8,550 dwellings, 3,000 of which to be located in South Notts (Hucknall) and 5550 in West Notts (the remainder of the District). However, the JSP has since been superseded by the Nottingham Structure Plan Review (1996), and more recently replaced by the East Midlands Regional Plan in March 2009 (EMRP). The EMRP set a housing target for the period 2006 – 2026 of 11,200 for the whole District, comprising 3,600 to be located in Hucknall and 7,600 in the rest of the District.
- 2.2 The take up, or development, of housing land has been monitored from the EMRP start date in order to assess the rate of land development against overall requirements and availability.
- 2.3 The Planning and Compulsory Purchase Act 2004 introduced new style development plans, known as 'Local Development Frameworks' (LDFs). The Council are at an early stage in the production of an LDF for Ashfield, and consulted on the 'Core Strategy Issues and Options' document in July 2009. To meet the requirements of the new LDF a series of studies have been undertaken to gather sound evidence upon which to base future policy. Two Strategic Housing Market Area Assessments (SHMAs) have already been completed, one covering the Newark-Ashfield-Mansfield Housing Market Area (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 has also been undertaken and recently published.
- 2.4 In addition to the above, the Council have carried 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. The studies were published in March 2009 and will be reviewed on an annual basis.
- 2.5 A 'SUE' study was completed by Consultants in 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 study only relates to the Hucknall part of Ashfield District.

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

2.4 Table 1 below illustrates the current position of housing land supply (at 31st March 2009) based on the EMRP.

Dwelling Requirement and Provision 2006-2026 (EMRP 2009)	Hucknall (Three Cities Sub- Area)	Rest of Ashfield (Northern Sub Area)	District Total
1. East Midlands Regional Plan Requirement, 2006-2026	3,600	7,600	11,200
2. Houses Developed, 4/2006-4/2009 (including new build, Conversions & Change of Use)	663	903	1,566
3. Houses Demolished, 4/2006-4/2009	52	4	56
4. Houses needed to meet requirement, 4/2009 - 4/2026 (1 - 2 + 3)	2,989	6,701	9,690
5. Housing Provision on small sites , including new build, conversions and change of use, 4/2009 - 4/2026			
a) with planning permission at 1st April 2009	100	299	399
b) demolitions with planning permission at 1st April 2009	1	8	9
c) estimated additional development (taken from the SHLAA)	0	55	55
6. Housing provision on large sites , 4/2009 - 4/2026			
a) with planning permission at 1st April 2009	1,219	1,557	2,776
b) demolitions with planning permission at 1st April 2009	0	0	0
c) estimated additional development (taken from the SHLAA) *	1,490	424	1,942
7. Total housing provision, 4/2009- 4/2026 (5a-5b+5c+6a-6b+6c)	2,808	2,327	5,135
8. Balance of requirement/provision 2009- 2026 (7 minus 4)	181	4,374	4,555

*includes sites where planning permission is subject to a section 106 agreement which has yet to be signed

Table 1

- 2.5 Within the Hucknall (Three Cities Sub-Area) area of Ashfield, the above table shows an average completion rate of 204 dwellings/year over the last 3 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 2808 dwellings equates to approximately 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 301 dwellings/year over the last 3 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 2327 dwellings equates to approximately 8 years future housing supply.
- 2.7 However, it must be acknowledged that build rates are not static and fluctuate according to market conditions and available land supply. To base future housing delivery on past completions is therefore a crude method which simply offers a rough guide. A more detailed trajectory, based on the best knowledge held on a site by site basis, will be incorporated in the Ashfield Local Development Framework Annual Monitoring Report, published in December each year.

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 2009. 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 at page 13.

HOUSING LAND SCHEDULE: 1st April 2009: CURRENT NEW BUILD LARGE SITES (10 or more dwellings)

Sites in Hucknall (Three Cities 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
Hucknall											
HG1Ha	H0132	23	East of Nottingham Road	4.9	41	199	154	45	Detailed	G	A
HG1Hb	H0131/ H0134	23	Broomhill Farm	10.6	37	392	0	392	no	G	A
HG1Hc	H0084	22	Lime Tree Ave/Farleys Ln	2.8	40	112	47	65	Detailed	G	A
HG1Hf	n/a	20	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	23	Brickyard	0.7	34	24	0	24	no	G	A
HG1Hj	H0147		Garden Road	5.5	39	217	78	139	Detailed	G	A
HG1Ho	H0133	20	South of Papplewick Lane (part with planning permission)	22.1	36	802	11	791	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	19	Linby Road	0.6	32	19	0	19	no	G	A
n/a	H0087	18	Premier Garage, 10 Annesley Road	0.1	150	15	0	15	Detailed	PDL	W
n/a	H0146	18	rear 355-371, watnall Rd	0.6	34	19	0	19	Detailed	PDL	W
n/a	H0148	21	Off Church Ln, Linby	0.7	30	21	21	0	Complete 2009	PDL	W
n/a	H0150	22	Standard Motor Products site, Occupation Rd	0.5	34	17	0	17	Outline	PDL	W
n/a	H0152	18	Washdyke Lane	0.3	34	10	0	10	Outline	G	W

n/a	H0156	21	Lancaster Road/Astral Grove	0.4	30	12	0	12	Outline	PDL	W
n/a	H0177	22	Former Bamkin's factory, King Edward Street	0.6	40	23	0	23	Outline	PDL	W
n/a	H0182	18	Fascia Mania House, Ogle Street	0.1	214	30	30	0	Complete 2009	PDL	W
n/a	H0185	18	St James' & St George's Court, Annesley Rd	0.5	63	34	0	34	Detailed	PDL	W
			Total Hucknall	52.6	38	2006	341	1665			
Bestwood Village											
HG1Nj	H0031	24	Old Mill Close (West)	0.8	66	53	32	21	Detailed	PDL	A
HG1Nk	H0031	24	Old Mill Close (East)	1.6	28	45	39	6	Detailed	G	A
n/a	H0104	24	Rear 596 Moor Road	1.4	28	39	17	22	Detailed	PDL	W
			Total Bestwood	3.8	36	137	88	49			
TOTAL HUCKNALL (THREE CITIES) AREA				56.4	38	2143	429	1714			

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
Kirkby											
HG1Ka	K0109	11	Lindleys Lane	15.0	38	566	200	366	Detailed	G	A
HG1Kd	n/a	12	Beech Avenue	0.7	30	21	0	21	no	G	A
HG1Ki	K0091	10	Diamond Avenue (part with planning permission)	2.0	34	67	0	67	Outline	G	A
HG1Ki	n/a	10	Diamond Avenue (remainder of allocation)	0.1	34	3	0	3	no	G	A
n/a	K0030	11	Urban Road	0.8	27	31	0	31	Outline	PDL	W
n/a	K0117	10	Land at Rosewood Dr	0.4	38	21	0	21	Outline	PDL	W
n/a	K0147	5	Pretty Polly site, Kirkby Folly Road	2.6	53	135	34	101	Detailed	PDL	W
n/a	K0186	12	Springmeadow, Park Lane	1.8	6	11	9	2	Detailed	G	W
			Total Kirkby	23.3	37	855	243	612			

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
Named Settlements											
			Selston								
n/a	R0097	13	Rear 14,22,24, Portland Rd, Selston	2.2	27	59	54	5	Detailed	G	W
			Jacksdale								
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
			Underwood								
n/a	R0121	15	Old Bus Station, Alfreton Road	0.2	95	20	0	20	Detailed	PDL	W
			Total Named Settlements	5.2	31	163	54	109			
Rural Area											
HG1Ra	K0045	16	Annesley Hall	1.5	8	12	0	12	Outline (Extant)	G	A
n/a	K0167	17	Former Annesley Colliery, Newstead Road	4.3	44	188	0	188	Detailed	PDL	W
			Total Rural Area	5.8	34	200	0	200			

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
Sutton											
HG1Se	S0362	7	Hillsborough Avenue (off Brandon Walk/Lynton Drive)	4.8	33	159	0	159	Detailed	G	A
HG1Sf	S0359	7	Off The Avenue (off Pendean Way)	0.4	34	14	0	14	Detailed	G	A
HG1Sf	n/a	7	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	41	43	0	43	Detailed	G	A
HG1Sp	n/a	3	Stoney Street (alloc part)	0.7	40	28	0	28	no	PDL	A
HG1Ss	n/a	3	Stoneyford Road/Mount Pleasant	1.2	34	41	0	41	no	G	A
HG1Saj	n/a	9	Common Road - North	1.3	30	39	0	39	no	G	A
n/a	S0129	9	Off Mill Lane, Huthwaite	1.9	45	86	0	86	Detailed	PDL	W
n/a	S0190	5	Rear 143 Station Rd/ off Midland Road	0.7	31	22	22	0	Complete 2009	PDL	W
n/a	S0200	6	60, Station Road	0.2	80	12	0	12	Outline	PDL	W
n/a	S0224	7	Ph 2 Coates Viyella, Huthwaite Rd	1.5	35	53	53	0	Complete 2009	PDL	W
n/a	S0230	3	Former Textile factory, Bowne st	0.7	82	53	40	13	Detailed	PDL	W
n/a	S0245	3	The Trading Post, Outram Street	0.0	0	0	0	0	Lapsed 2009	PDL	W

n/a	S0268	6	Former Eastboune Centre, 51 Station Rd	0.0	0	0	0	0	Lapsed 2009	PDL	W
n/a	S0293	3	Outram Street/Park Street	0.1	336	37	0	37	Detailed	PDL	W
n/a	S0294	3	adj. Golden Diamond Social Club, Stoney Street	0.1	185	24	0	24	Detailed	PDL	W
n/a	S0296	6	The Twitchell	0.2	259	44	0	44	Detailed	PDL	W
n/a	S0327	7	Former TA centre, Alfreton Road	0.2	80	16	0	16	Detailed	PDL	W
n/a	S0329	4	Former Courtaulds Factory, Unwin Road	3.4	44	146	19	127	Outline	PDL	W
n/a	S0333	-	off Clare Road	0.0	0	0	0	0	Lapsed 2009	PDL	W
n/a	S0334	9	off High Hazel's Drive	0.4	33	13	0	13	Outline	PDL	W
n/a	S0341	4	Former Mathbirk Ltd, Mansfield Rd	0.2	141	24	0	24	Detailed	PDL	W
n/a	S0345	3	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
n/a	S0363	2	149-151 Mansfiel Rd, Skegby	0.4	25	10	0	10	Outline	PDL	W
n/a	S0368	6	B Cadman factory, The Twitchell	0.7	32	44	0	44	Detailed	PDL	W
n/a	S0390	1	Cross Row/Brand lane, Stanton Hill	0.2	43	17	0	17	Outline	G	W
			Total Sutton	22.4	46	1038	134	904			
TOTAL FOR REMAINDER OF ASHFIELD (NOTTINGHAM OUTER SUB-AREA)				56.7	40	2256	431	1825			

LARGE SITE SUMMARY 1st APRIL 2009

	Net Hsg Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
South Notts Sub-Area					
Hucknall	52.6	38	2006	341	1665
Bestwood	3.8	36	137	88	49
S. Notts Greenfield	50.7	37	1880	329	1551
S. Notts PDL	5.7	46	263	100	163
S. Notts Windfalls	5.2	42	220	68	152
S. Notts Allocations	51.2	38	1923	361	1562
Total	56.4	38	2143	429	1714
West Notts Sub-Area					
Kirkby	23.3	37	855	243	612
Sutton	22.4	46	1038	134	904
Named Settlements	5.2	31	163	54	109
Rural Area	5.8	34	200	0	200
W. Notts Greenfield	36.5	32	1171	263	908
W. Notts PDL	18.9	54	1014	168	846
W. Notts Windfalls	22.2	36	796	231	825
W. Notts Allocations	33.3	34	1129	200	929
Total	56.7	40	2256	431	1825
Ashfield District					
Greenfield	87.2	35	3051	592	2459
PDL	24.6	52	1277	268	1009
Windfalls	27.3	37	1016	299	977
Allocations	84.5	36	3052	561	2491
ASHFIELD TOTAL	113.1	39	4399	860	3539

COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

Residential Completions (new build) April 2008-2009

Area	Greenfield		PDL		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
Ashfield District (Excluding Hucknall): Northern Sub-Area						
Sutton						
Large sites	0.00	0	0.87	39	0.87	39
Small sites	0.00	0	0.97	28	0.97	28
Kirkby						
Large sites	1.72	20	0.47	25	2.19	45
Small sites	0.00	0	0.39	9	0.39	9
Rural						
Large sites	0.18	5	0.00	0	0.18	5
Small sites	0.00	0	0.60	13	0.60	13
Total West Notts	1.90	25	3.30	114	5.20	139
% Completions (dwgs)	18%		82%		100%	
Hucknall part of Ashfield: Three Cities Sub-Area						
Hucknall/Bestwood						
Large sites	1.68	65	1.65	73	3.33	138
Small sites	0.00	0	0.00	0	0.00	0
Total South Notts	1.68	65	1.65	73	3.33	138
% Completions (dwgs)	47%		53%		100%	
Total Ashfield	3.58	90	4.95	187	8.53	277
% Completions (dwgs)	32%		68%		100%	

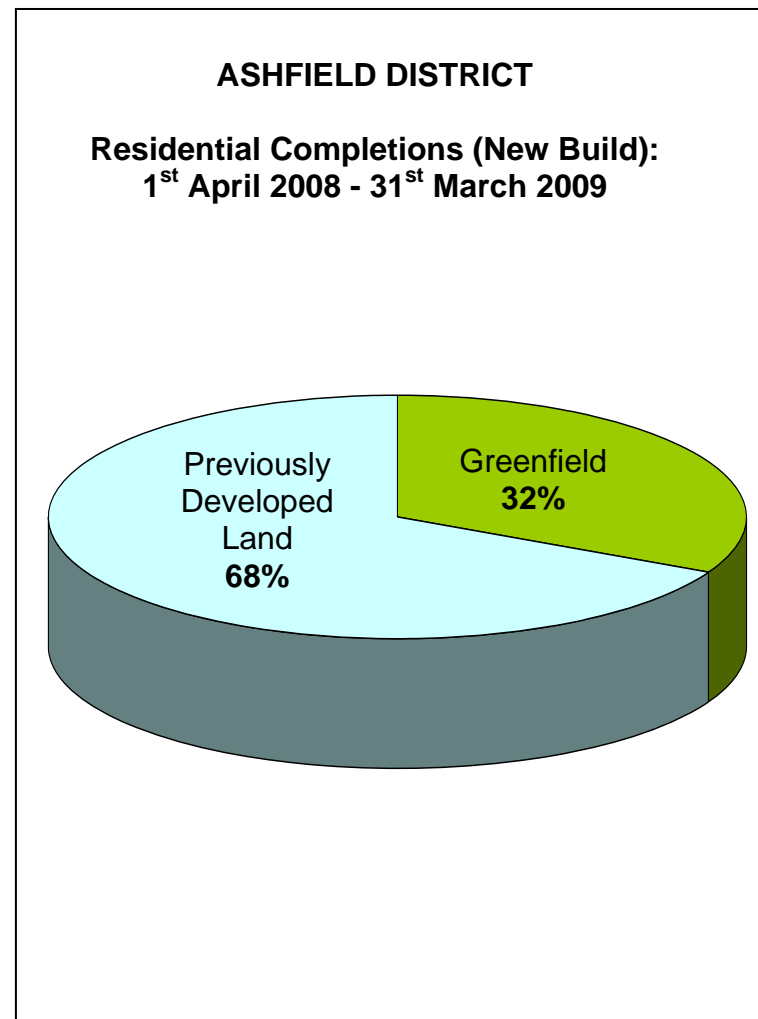
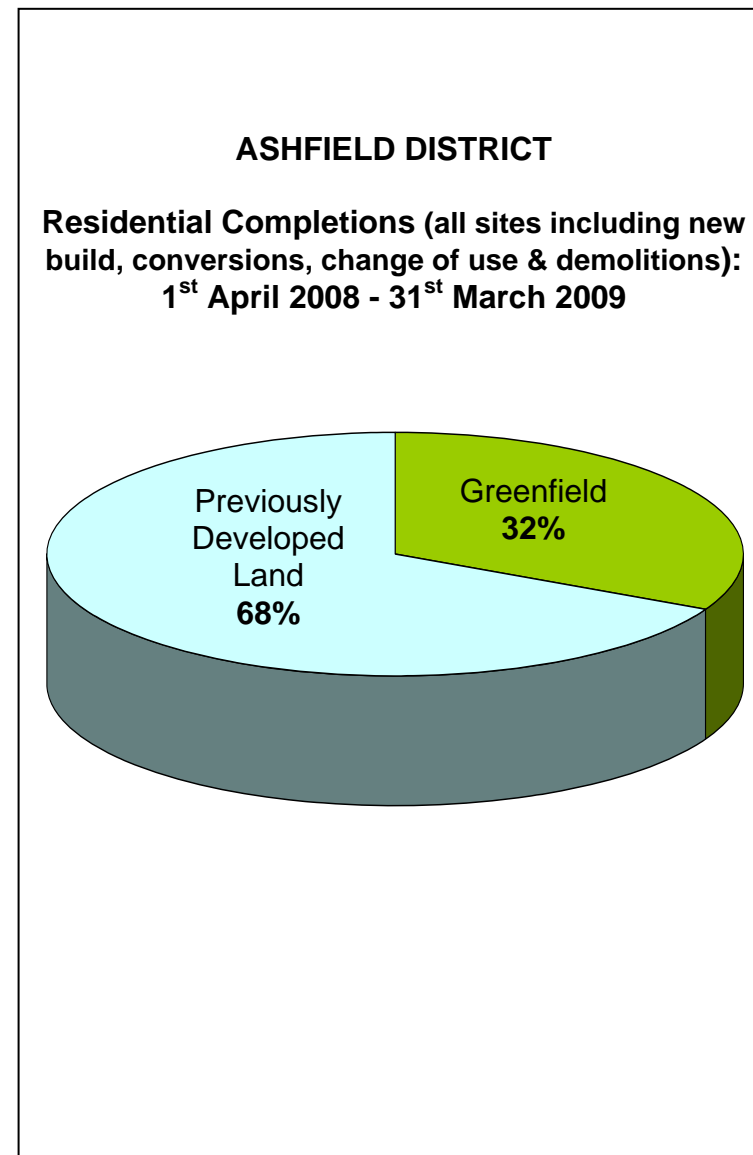


Table 2

Residential Completions (all sites including new build, conversions, change of use & demolitions) April 2008-2009

Area	Greenfield		PDL		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
Ashfield District (Excluding Hucknall): Northern Sub-Area						
Sutton						
Large sites	0.00	0	0.87	39	0.87	39
Small sites	0.00	0	0.97	28	0.97	28
Conversions & Change of use	0.00	0	0.45	3	0.00	3
Demolitions	0.00	0	-0.31	-3	-0.31	-3
Kirkby						
Large sites	1.72	20	0.47	25	2.19	45
Small sites	0.00	0	0.39	9	0.39	9
Conversions & Change of use	0.00	0	0.04	3	0.04	3
Demolitions	0.00	0	0.00	0	0.00	0
Rural						
Large sites	0.18	5	0.00	0	0.18	5
Small sites	0.00	0	0.60	13	0.60	13
Conversions & Change of use	0.00	0	0.30	3	0.30	3
Demolitions	0.00	0	-0.15	-1	-0.15	-1
Total West Notts	1.90	25	3.63	119	4.93	144
% Completions (dwgs)	18%		85%		100%	
Hucknall part of Ashfield: Three Cities Sub-Area						
Hucknall/Bestwood						
Large sites	1.68	65	1.65	73	3.33	138
Small sites	0.00	0	0.00	0	0.00	0
Conversions & Change of use	0.00	0	0.00	1	0.00	1
Demolitions	0.00	0	0.00	0	0.00	0
Total South Notts	1.68	65	1.65	74	3.33	139
% Completions (dwgs)	47%		53%		100%	
Total Ashfield	3.58	90	5.28	193	8.86	283
% Completions (dwgs)	32%		68%		100%	

Table 3

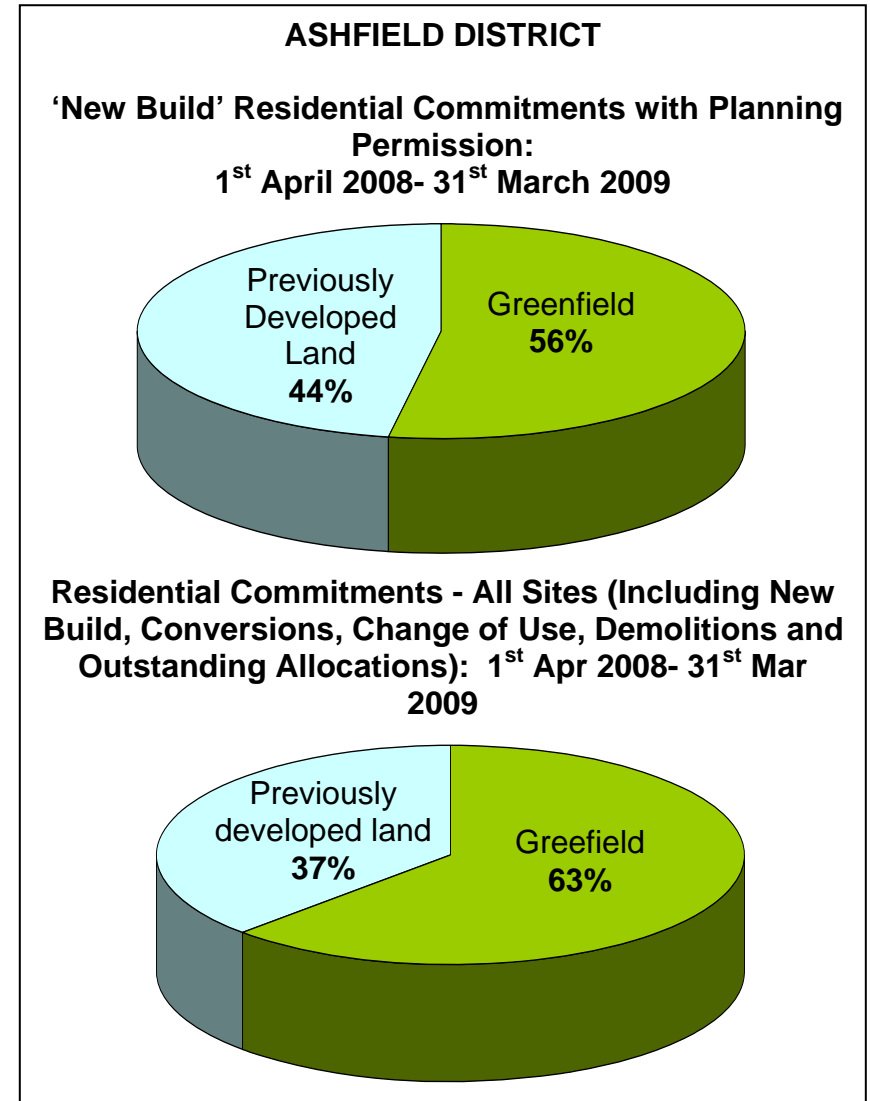


COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

Residential Commitments (New Build Planning Permissions)

Area	Greenfield		Brownfield		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
Ashfield District (Excluding Hucknall): Northern Sub-Area						
Sutton						
Large sites	6.05	219	8.26	525	14.31	744
Small sites	0.48	9	5.07	132	5.55	141
Kirkby						
Large sites	13.42	447	7.37	341	20.79	788
Small sites	0.00	0	1.27	48	1.27	48
Rural						
Large sites	0.19	5	0.21	20	0.40	25
Small sites	0.29	9	2.07	40	2.36	49
Total W & NW Notts	20.43	689	24.25	1106	44.68	1795
% Commitments (dwgs)	38%		62%		100%	
Hucknall part of Ashfield: Three Cities Sub-Area						
Hucknall						
Large sites	27.75	1035	4.89	187	32.64	1222
Small sites	0.24	8	1.97	70	2.21	78
Total South Notts	27.99	1043	6.86	257	34.85	1300
% Commitments (dwgs)	80%		20%		100%	
Ashfield District						
Large sites	47.41	1706	20.73	1073	68.14	2779
Small sites	1.01	26	10.38	290	11.39	316
Total Ashfield	48.42	1732	31.11	1363	79.53	3095
% Commitments (dwgs)	56%		44%		100%	

Table 4



Residential Commitments - All sites including new build, conversions, change of use, demolitions and outstanding allocations

Area	Greenfield		Brownfield		Total	
	Ha	Dwgs	Ha	Dwgs	Ha	Dwgs
Ashfield District (Excluding Hucknall): Northern Sub-Area						
Sutton						
Large sites	6.05	219	8.26	525	14.31	744
Small sites	0.48	9	5.07	132	5.55	141
Conversions & Change of use	0.00	0	0.82	50	0.82	50
Demolitions	0.00	0	-0.85	-6	-0.85	-6
Outstanding Allocations (without PP)	4.20	132	0.70	28	4.90	160
Sutton Sub Total	10.73	360	14.00	729	24.73	1089
Kirkby						
Large sites	13.42	447	7.37	341	20.79	788
Small sites	0.00	0	1.27	48	1.27	48
Conversions & Change of use	0.00	0	0.13	6	0.13	6
Demolitions	0.00	0	0.00	0	0.00	0
Outstanding Allocations (without PP)	0.80	24	0.00	0	0.80	24
Kirkby Sub Total	14.22	471	8.77	395	22.99	866
Rural						
Large sites	0.19	5	0.21	20	0.40	25
Small sites	0.29	9	2.07	40	2.36	49
Conversions & Change of use	0.00	0	0.15	5	0.15	5
Demolitions	0.00	0	-0.46	-2	-0.46	-2
Outstanding Allocations (without PP)	2.80	84	0.00	0	2.80	84
Rural Sub Total	3.28	98	2.89	67	6.17	165
Total West Notts	28.23	929	25.66	1191	53.89	2120
% Commitments (dwgs)	44%		56%		100%	
Hucknall part of Ashfield: Three Cities Sub-Area						
Hucknall						
Large sites	27.75	1032	4.89	187	32.64	1219
Small sites	0.24	8	1.97	70	2.21	78
Conversions & Change of use	0.00	0	0.81	22	0.81	22
Demolitions	0.00	0	0.20	-1	0.20	-1
Outstanding Allocations (without PP)	13.60	495	0.00	0	13.60	495
Total South Notts	41.59	1535	7.87	278	49.46	1813
% Commitments (dwgs)	85%		15%		100%	
Ashfield District						
Large sites	47.41	1703	20.73	1073	68.14	2776
Small sites	1.01	26	10.38	290	11.39	316
Conversions & Change of use	0.00	0	1.91	83	1.91	83
Demolitions	0.00	0	-1.11	-9	-1.11	-9
Outstanding Allocations (without PP)	21.40	735	0.70	28	22.10	763
Total Ashfield	69.82	2464	32.61	1465	102.43	3929
% Commitments (dwgs)	63%		37%		100%	

Table 5

ANNUAL NEW BUILD COMPLETION RATES

Hucknall part of Ashfield District (Northern Sub-Region)

Annual Housing Completions since 1 st April 1991						
Period completed	New Build			Net Additions through Conversion & Change of Use	Demolitions	Total Net Completions
	S	L	Total New Build			
1/4/1991 - 31/3/1992	9	150	159	-	-	-
1/4/1992 - 31/3/1993	3	95	98	-	-	-
1/4/1993 - 31/3/1994	10	105	115	-	-	-
1/4/1994 - 31/3/1995	7	145	152	-	-	-
1/4/1995 - 31/3/1996	4	0	4	-	-	-
1/4/1996 - 31/3/1997	0	60	60	-	-	-
1/4/1997 - 31/3/1998	13	87	100	-	-	-
1/4/1998 - 31/3/1999	12	40	52	-	-	-
1/4/1999 - 31/3/2000	10	124	134	-	-	-
1/4/2000 - 31/3/2001	2	69	71	-	-	-
1/4/2001 - 31/3/2002	14	57	71	6	2	75
1/4/2002 - 31/3/2003	18	158	176	6	0	182
1/4/2003 - 31/3/2004	14	50	64	6	0	70
1/4/2004 - 31/3/2005	8	129	137	9	28	118
1/4/2005 - 31/3/2006	33	113	146	4	0	150
1/4/2006 - 31/3/2007	16	242	258	12	0	270
1/4/2007 - 31/3/2008	39	204	243	11	52	202
1/4/2008 - 31/3/2009	0	138	138	1	0	139
Dwellings completed 1/4/1991 to 31/3/2009	212	1966	2178	-	-	-
Average completions per year 1991 – 2009	12	109	121	-	-	-
Dwellings completed 1/4/2001 to 31/3/2009	142	1091	1233	55	82	1206
Average completions per year 2001 - 2009	18	136	154	7	10	151
Dwellings completed 1/4/2006 to 31/3/2009	55	584	639	24	52	611
Average completions per year 2006 - 2009	18	195	213	8	17	204

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

Table 6

Ashfield District Excluding Hucknall (Three Cities Sub Area)

Annual Housing Completions since 1 st April 1991						
Period completed	New Build			Net Additions through Conversion & Change of Use	Demolitions	Total Net Completions
	S	L	Total New Build			
1/4/1991 - 31/3/1992	49	281	330	-	-	-
1/4/1992 - 31/3/1993	40	203	243	-	-	-
1/4/1993 - 31/3/1994	19	293	312	-	-	-
1/4/1994 - 31/3/1995	11	166	177	-	-	-
1/4/1995 - 31/3/1996	23	262	285	-	-	-
1/4/1996 - 31/3/1997	29	221	250	-	-	-
1/4/1997 - 31/3/1998	35	282	317	-	-	-
1/4/1998 - 31/3/1999	31	518	549	-	-	-
1/4/1999 - 31/3/2000	41	380	421	-	-	-
1/4/2000 - 31/3/2001	21	296	317	-	-	-
1/4/2001 - 31/3/2002	31	300	331	15	100	246
1/4/2002 - 31/3/2003	61	387	448	16	64	400
1/4/2003 - 31/3/2004	29	336	365	15	46	334
1/4/2004 - 31/3/2005	65	200	265	16	38	243
1/4/2005 - 31/3/2006	82	284	366	35	3	398
1/4/2006 - 31/3/2007	42	305	347	35	0	382
1/4/2007 - 31/3/2008	61	298	359	14	0	373
1/4/2008 - 31/3/2009	50	89	139	9	4	144
Dwellings completed 1/4/1991 to 31/3/2009	720	5101	5821	-	-	-
Average completions per year 1991 – 2009	40	283	323	-	-	-
Dwellings completed 1/4/2001 to 31/3/2009	421	2199	2620	155	255	2520
Average completions per year 2001 - 2009	53	275	328	19	32	315
Dwellings completed 1/4/2006 to 31/3/2009	153	692	845	58	4	899
Average completions per year 2006 - 2009	51	231	282	19	1	300

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

Table 7

AFFORDABLE HOUSING REQUIREMENT & COMPLETIONS

Policy HG4 of the Ashfield Local Plan Review set out the criteria for affordable housing throughout the District. It identified 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). However, this requirement has now been superseded by a new Affordable Housing Supplementary Planning Document (SPD), adopted by Ashfield District Council in July 2009 in order to reflect current national guidance and Council objectives. The new targets are as follows:-

Hucknall Wards:	25% of new dwellings on sites of 15 or more
Selston, Jacksdale, Underwood Wards:	25% of new dwellings on sites of 4 or more
Remainder of Ashfield:	10% of new dwellings on sites of 15 or more

Table 8 below shows the number of affordable housing units provided annually since 2001 and only includes social rented or '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. It is not anticipated that the effect of the new SPD policy on delivery will be reflected for a number of years due to the large number of outstanding commitments that already have the benefit of planning permission under Policy HG4 of the ALPR.

Year	Social Rented/Intermediate Units		Total Completions (Large Sites)		% Affordable Housing	
	Rest of Ashfield	Hucknall	Rest of Ashfield	Hucknall	Rest of Ashfield	Hucknall
2001/2002	28	10	300	57	9%	18%
2002/2003	39	51	387	158	10%	32%
2003/2004	51	8	336	50	15%	16%
2004/2005	29	0	200	129	15%	0%
2005/2006	43	0	284	113	15%	0%
2006/2007	14	27	305	242	5%	11%
2007/2008	64	18	204	298	31%	6%
2008/2009	16	79	89	138	18%	57%
TOTAL	284	193	2105	1185	13%	16%

Table 8

WINDFALL RATES

The table below summarises new build completions on unallocated sites (those with 10 or more dwellings not identified in the Ashfield local plan review) since 2001.

Large Site (> 10 dwgs) Windfall Completions 1st April 2001 – 31st March 2009						
Monitoring Period	Hucknall			Rest of Ashfield		
	Dwellings	Area(Ha)	No. of Sites	Dwellings	Area(Ha)	No. of Sites
1/04/2001 - 31/03/2002	10	0.18	1	0	0	0
1/04/2002 - 31/03/2003	17	0.38	1	0	0	0
1/04/2003 - 31/03/2004	0	0	0	42	0.8	3
1/04/2004 - 31/03/2005	0	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	0	147	3.93	6
1/04/2007 - 31/03/2008	5	0.19	1	115	3.33	6*
1/04/2008 - 31/03/2009	21	1.17	2	80	1.81	7
Total completions on Large Windfall Sites: 1st April 2001 to 31st March 2009	124	2.93	n/a	408	10.7	n/a
Annual Large Site Windfall Rate	16	0.37	n/a	51	1.34	n/a

Table 9

**DWELLINGS COMPLETED ON LARGE SITES BY DENSITY:
1ST APRIL 2008 – 31ST MARCH 2009**

	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Completions
Hucknall Large Site Dwelling Completions: 1st April 2008 – 31st March 2009	12	96	30	138
Hucknall %	9%	70%	22%	100%
Rest of Ashfield Large Site Dwelling Completions: 1st April 2008 – 31st March 2009	14	49	26	89
Rest of District %	16%	55%	29%	100%
Total Ashfield Large Site Dwelling Completions: 1st April 2008 – 31st March 2009	26	145	56	227
Total Ashfield Percentage of Total Large Site Completions	11%	64%	25%	100%

Table 10

GUIDE TO TERMS AND ABBREVIATIONS

Affordable Housing: Affordable housing includes **social rented** and **intermediate** housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

ALPR : Ashfield Local Plan Review (2002)

Dwg: Dwelling

EMRA: East Midlands Regional Assembly

Ha: Hectares

Intermediate Affordable Housing: Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

JSP: Joint Structure Plan (Nottinghamshire & Nottingham)

LDF: Local Development Framework

PDL: Previously Developed Land

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.

SHLAA: Strategic Housing Land Availability Assessment

SHMA: Strategic Housing Market Area Assessment

Social Rented Housing: Rented housing owned and managed by local authorities and registered social landlords, for which guideline rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

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.

Windfall: Sites of 10 or more dwellings not identified in the Local Plan/LDF



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