



Ashfield

Housing Land Monitoring Report



APRIL 2010

ASHFIELD DISTRICT
HOUSING LAND MONITORING REPORT

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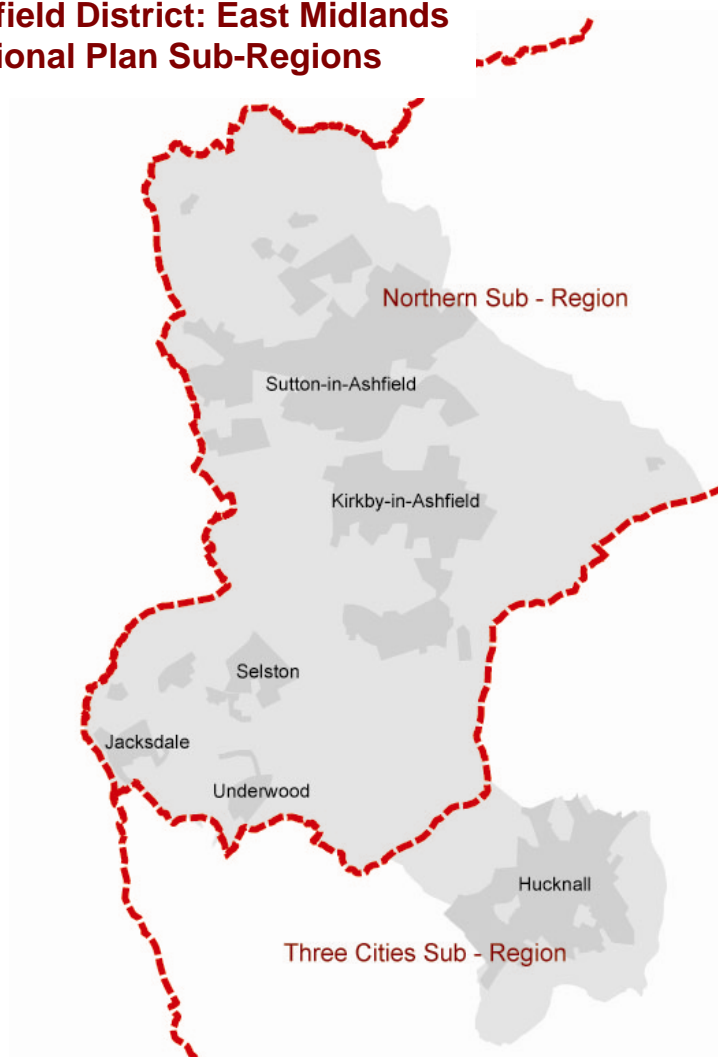
CONTENTS

| | Page |
|---|-------------|
| Introduction | 1 |
| Policy Background | 2 |
| Table 1: Dwelling requirement and Provision 2006-2026 | 3 |
| Housing Land Schedule (Large Sites) | 5 |
| | |
| Table 2: Residential Completions on Previously Developed Land | 36 |
| Table 3: Residential Commitments on Previously Developed Land | 37 |
| Table 4: Annual Completion Rates: Hucknall (Three Cities Sub-Region) | 38 |
| Table 5: Annual Completion Rates: Rest of Ashfield (Northern Sub-Region) | 39 |
| Table 6: Affordable Housing Requirement and Completions | 40 |
| Table 7: Large Site Completions by Density | 41 |
| Guide to Terms and Abbreviations | 42 |

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 The study reflects the status and overall position of sites at 31st March 2010 and as such some information may be out of date.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 'saved' policies of the Adopted Ashfield Local Plan Review 2002 (ALPR) identify 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 that time This amounted to 8,550 dwellings, of which 3,000 were to be located in South Notts (Hucknall) and 5550 in West Notts (the remainder of the District). However, the JSP has since been replaced by the East Midlands Regional Plan in March 2009 (EMRP). The EMRP sets 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. It should be noted, however, that the Conservative Party has set out that, if elected, it will revoke Regional Plans.
- 2.2 The take up, or development, of housing land has therefore 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 Preferred Option' document in March 2010. 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 (2009).
- 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 2010) based on the EMRP requirement.

| Dwelling Requirement and Provision 2006-2026 (East Midlands Regional Plan 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, 4/2006-4/2010 (including new build, Conversions & Change of Use) | 793 | 1139 | 1932 |
| 3. Houses Demolished, 4/2006-4/2010 | 53 | 7 | 60 |
| 4. Houses needed to meet requirement, 4/2010 - 4/2026 (1 - 2 + 3) | 2,860 | 6,468 | 9,328 |
| 5. Housing Provision on small sites , <u>including new build, net conversions and change of use</u> , 4/2010 - 4/2026 | | | |
| a) with planning permission at 1st April 2010 | 75 | 240 | 315 |
| b) demolitions with planning permission at 1st April 2010 | 4 | 8 | 12 |
| c) estimated additional development (taken from the SHLAA) | 0 | 57 | 57 |
| 6. Housing provision on large sites , 4/2010 - 4/2026 | | | |
| a) with planning permission at 1st April 2010 | 1086 | 1343 | 2429 |
| b) demolitions with planning permission at 1st April 2010 | 0 | 0 | 0 |
| c) estimated additional development (taken from the SHLAA)* | 1575 | 464 | 2039 |
| 7. Total housing provision, 4/2010- 4/2026 (5a-5b+5c+6a-6b+6c) | 2732 | 2096 | 4828 |
| 8. Balance of requirement/provision 2010- 2026 (7 minus 4) | 128 | 4,372 | 4,500 |

* includes sites where planning permission is subject to a s106 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 185 dwellings/year over the last 4 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 2732 dwellings equates to approximately 15 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 283 dwellings/year over the last 4 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 2096 dwellings equates to approximately 7 years future housing supply.
- 2.7 However, it must be acknowledged that build rates are not static and fluctuate according to market conditions, available land supply, and any necessary lead-in time which may be required to develop some sites. A more detailed trajectory, based on the best knowledge held on a site by site basis, is 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 2010. 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 2010: 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 | 22 | East of Nottingham Road/Broomhill Park | 4.9 | 41 | 199 | 178 | 21 | Detailed | G | A |
| HG1Hb | H0131/H0134 | 21 | Broomhill Farm | 10.6 | 37 | 392 | 0 | 392 | no | G | A |
| HG1Hc | H0084 | 21 | Lime Tree Ave/Farleys Ln | 2.8 | 40 | 112 | 55 | 57 | Detailed | G | A |
| HG1Hf | n/a | 19 | Watnall Road (balance of allocation after subtracting small site PPs ref. H0085/H0163) | 0.5 | 31 | 14 | 0 | 14 | no | G | A |
| HG1Hh | n/a | 22 | Brickyard | 0.7 | 34 | 24 | 0 | 24 | no | G | A |
| HG1Hj | H0147 | 19 | Garden Road | 5.5 | 38 | 208 | 90 | 118 | Detailed | G | A |
| HG1Ho | H0133 | 17 | South of Papplewick Lane (part with planning permission) | 22.1 | 37 | 811 | 55 | 756 | Detailed | G | A |
| HG1Ho | n/a | 17 | South of Papplewick Lane (remainder of allocation) | 1.2 | 38 | 46 | 0 | 46 | no | G | A |
| HG1Hp | n/a | 18 | Linby Road | 0.6 | 33 | 19 | 0 | 19 | no | G | A |
| n/a | H0087 | - | Premier Garage, 10 Annesley Road | - | - | - | - | - | Lapsed 2010 | PDL | W |
| n/a | H0146 | 20 | rear 355-371, watnall Rd | 0.6 | 29 | 17 | 0 | 17 | Detailed | PDL | W |
| n/a | H0150 | - | Standard Motor Products site, Occupation Rd | - | - | - | - | - | Lapsed 2010 | PDL | W |

| | | | | | | | | | | | |
|---|-------|----|---|-------------|-----------|-------------|------------|-------------|-------------|-----|---|
| n/a | H0152 | - | Washdyke Lane | - | - | - | - | - | Lapsed 2010 | G | W |
| n/a | H0156 | - | Lancaster Road/Astral Grove | - | - | - | - | - | Lapsed 2010 | PDL | W |
| n/a | H0177 | 18 | Former Bamkin's factory, King Edward Street | 0.6 | 40 | 23 | 0 | 23 | Outline | PDL | W |
| n/a | H0185 | 18 | St James' & St George's Court, Annesley Rd | 0.5 | 63 | 34 | 0 | 34 | Detailed | PDL | W |
| n/a | H0200 | 18 | 135-137 Beardall Street | 0.3 | 56 | 14 | 0 | 14 | Outline | PDL | W |
| n/a | H204 | 20 | rear 364 - 376 Watnall Rd | 0.3 | 44 | 15 | 0 | 15 | Outline | PDL | W |
| | | | Total Hucknall | 51.1 | 38 | 1928 | 378 | 1550 | | | |
| Bestwood Village | | | | | | | | | | | |
| HG1Nj | H0031 | 23 | Old Mill Close (West) | 0.8 | 69 | 55 | 41 | 14 | Detailed | PDL | A |
| HG1Nk | H0031 | 23 | Old Mill Close (East) | 1.6 | 30 | 48 | 44 | 4 | Detailed | G | A |
| n/a | H0104 | 22 | Rear 596 Moor Road | 1.4 | 29 | 41 | 30 | 11 | Detailed | PDL | W |
| | | | Total Bestwood | 3.8 | 38 | 144 | 115 | 29 | | | |
| TOTAL HUCKNALL AREA (THREE CITIES SUB- AREA) | | | | 54.9 | 38 | 2072 | 493 | 1579 | | | |

Sites in Remainder of Ashfield (Nottingham Outer 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 |
|----------------|----------|---------|--|-------------------|-------------------|-----------------|---------------------|---------------------|---------------------|-----------------|---------------------|
| Kirkby | | | | | | | | | | | |
| HG1Ka | K0109 | 11 | Lindleys Lane | 15.0 | 38 | 566 | 269 | 297 | Detailed | G | A |
| HG1Kd | n/a | 10 | Beech Avenue | 0.7 | 30 | 21 | 0 | 21 | no | G | A |
| HG1Ki | K0091 | 12 | Diamond Avenue (part with planning permission) | 2.0 | 34 | 67 | 0 | 67 | Outline | G | A |
| HG1Ki | n/a | 12 | Diamond Avenue (remainder of allocation) | 0.1 | 30 | 3 | 0 | 3 | no | G | A |
| n/a | K0030 | - | Urban Road | - | - | - | - | - | Lapsed 2010 | PDL | W |
| n/a | K0117 | 12 | Land at Rosewood Dr | 0.4 | 54 | 21 | 0 | 21 | Outline | PDL | W |
| n/a | K0147 | 8 | Pretty Polly site, Kirkby Folly Road | 2.6 | 53 | 135 | 58 | 77 | Detailed | PDL | W |
| | | | Total Kirkby | 20.7 | 39 | 813 | 327 | 486 | | | |

*

~

| 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 | - | Rear 14,22,24, Portland Rd, Selston | 2.2 | 26 | 57 | 56 | 1 | Complete 2010 | G | W |
| | | | Jacksdale | | | | | | | | |
| HG1Nf | n/a | 13 | Westdale Road/ Rutland Road | 0.9 | 30 | 27 | 0 | 27 | no | G | A |
| HG1Ng | n/a | 13 | Westdale Road | 1.9 | 30 | 57 | 0 | 57 | no | G | A |
| | | | Underwood | | | | | | | | |
| n/a | R0121 | 14 | Old Bus Station, Alfreton Road | 0.2 | 95 | 20 | 0 | 20 | Detailed | PDL | W |
| | | | Total Named Settlements | 5.2 | 31 | 161 | 56 | 105 | | | |
| Rural Area | | | | | | | | | | | |
| HG1Ra | K0045 | 15 | Annesley Hall | 1.5 | 8 | 12 | 0 | 12 | Outline (Extant) | G | A |
| n/a | K0167 | 16 | Former Annesley Colliery, Newstead Road | 4.3 | 44 | 191 | 2 | 189 | Detailed | PDL | W |
| | | | Total Rural Area | 5.8 | 35 | 203 | 2 | 201 | | | |

| 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 | 5 | Hillsborough Avenue (off Brandon Walk/Lynton Drive) | 4.8 | 33 | 159 | 0 | 159 | Detailed | G | A |
| HG1Sf | S0359 | 5 | Off The Avenue (off Pendean Way) | 0.4 | 41 | 17 | 2 | 15 | Detailed | G | A |
| HG1Sf | n/a | 5 | Off The Avenue (remainder of allocation) | 0.3 | 36 | 10 | 0 | 10 | no | G | A |
| HG1Sh | n/a | 4 | Alfreton Road South | 1.4 | 30 | 42 | 0 | 42 | no | G | A |
| HG1Si | S0250 | - | Jephson Road | - | - | - | - | - | Complete 2010 | G | A |
| HG1Sp | n/a | 6 | Stoney Street (reminder of allocation) | 0.7 | 40 | 28 | 0 | 28 | no | PDL | A |
| HG1Ss | n/a | 6 | Stoneyford Road/Mount Pleasant | 1.2 | 34 | 41 | 0 | 41 | no | G | A |
| HG1Saj | n/a | 3 | Common Road - North | 1.3 | 30 | 39 | 0 | 39 | no | G | A |
| n/a | S0129 | 3 | Off Mill Lane, Huthwaite | 1.9 | 45 | 86 | 10 | 76 | Detailed | PDL | W |
| n/a | S0200 | 9 | 60, Station Road | 0.2 | 80 | 12 | 0 | 12 | Outline | PDL | W |
| n/a | S0230 | 6 | Former Textile factory, Bowne Street | 0.7 | 102 | 66 | 53 | 13 | Detailed | PDL | W |
| n/a | S0245 | 6 | The Trading Post, Outram Street | 0.1 | 170 | 17 | 0 | 17 | Detailed | PDL | W |
| n/a | S0293 | 6 | Outram Street/Park Street | 0.1 | 336 | 37 | 0 | 37 | Detailed | PDL | W |
| n/a | S0294 | - | adj. Golden Diamond Social Club, Stoney Street | - | - | - | - | - | Lapsed 2010 | PDL | W |
| n/a | S0296 | - | The Twitchell | - | - | - | - | - | Lapsed 2010 | PDL | W |
| n/a | S0327 | - | Former TA centre, Alfreton Road | - | - | - | - | - | Lapsed 2010 | PDL | W |

| | | | | | | | | | | | |
|--|-------|---|---|-------------|-----------|-------------|------------|-------------|----------|-----|---|
| n/a | S0329 | 7 | Former Courtaulds Factory, Unwin Road | 3.2 | 46 | 148 | 32 | 116 | Detailed | PDL | W |
| n/a | S0334 | 3 | off High Hazel's Drive | 0.4 | 33 | 13 | 0 | 13 | Outline | PDL | W |
| n/a | S0341 | 7 | Former Mathbirk Ltd, Mansfield Rd | 0.2 | 141 | 24 | 0 | 24 | Detailed | PDL | W |
| n/a | S0345 | 6 | Former Richard's garage, 89-91 Priestic Road | 0.3 | 156 | 50 | 0 | 50 | Detailed | PDL | W |
| n/a | S0360 | 2 | 259, Stoneyford Road | 0.1 | 100 | 11 | 0 | 11 | Detailed | PDL | W |
| n/a | S0363 | 1 | 149-151 Mansfield Rd, Skegby | 0.4 | 25 | 10 | 0 | 10 | Outline | PDL | W |
| n/a | S0368 | 9 | B Cadman factory, The Twitchell | 0.7 | 63 | 44 | 0 | 44 | Detailed | PDL | W |
| n/a | S0390 | 2 | Cross Row/Brand lane, Stanton Hill | 0.2 | 85 | 17 | 0 | 17 | Outline | G | W |
| | | | Total Sutton | 18.5 | 47 | 871 | 97 | 774 | | | |
| TOTAL 'REMAINDER OF ASHFIELD' (NOTTINGHAM OUTER SUB-AREA) | | | | 50.2 | 41 | 2048 | 482 | 1566 | | | |

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

Please note: Numbers may not sum due to rounding.

based on planning application subject to s106 for 382 dwgs + Lapsed PP for 10 dwgs

~ Assume lapsed: Site now being developed for alternative use

LARGE SITE SUMMARY 1st APRIL 2010

| | Net Hsg Area (Ha) | Density (Dwgs/Ha) | Total Dwellings | Dwellings Completed | Dwellings Remaining |
|------------------------------|-------------------|-------------------|-----------------|---------------------|---------------------|
| HUCKNALL AREA | | | | | |
| Hucknall | 51.1 | 38 | 1928 | 378 | 1550 |
| Bestwood | 3.8 | 38 | 144 | 115 | 29 |
| S. Notts Greenfield | 50.4 | 37 | 1873 | 422 | 1451 |
| S. Notts PDL | 4.5 | 44 | 199 | 71 | 128 |
| S. Notts Windfalls | 3.7 | 39 | 144 | 30 | 114 |
| S. Notts Allocations | 51.2 | 38 | 1928 | 463 | 1465 |
| Total | 54.9 | 38 | 2072 | 493 | 1579 |
| REMAINDER OF ASHFIELD | | | | | |
| Kirkby | 20.7 | 39 | 813 | 327 | 486 |
| Sutton | 18.5 | 47 | 871 | 97 | 774 |
| Named Settlements | 5.2 | 31 | 161 | 56 | 105 |
| Rural Area | 5.8 | 35 | 203 | 2 | 201 |
| W. Notts Greenfield | 33.6 | 33 | 1118 | 327 | 791 |
| W. Notts PDL | 15.3 | 56 | 859 | 155 | 704 |
| W. Notts Windfalls | 16.7 | 38 | 642 | 211 | 677 |
| W. Notts Allocations | 32.2 | 34 | 1089 | 271 | 818 |
| Total | 50.2 | 41 | 2048 | 482 | 1566 |
| Ashfield District | | | | | |
| Greenfield | 84.0 | 36 | 2991 | 749 | 2242 |
| PDL | 19.8 | 54 | 1058 | 226 | 832 |
| Windfalls | 20.4 | 38 | 786 | 241 | 791 |
| Allocations | 83.4 | 36 | 3017 | 734 | 2283 |
| ASHFIELD TOTAL | 105.1 | 39 | 4120 | 975 | 3145 |

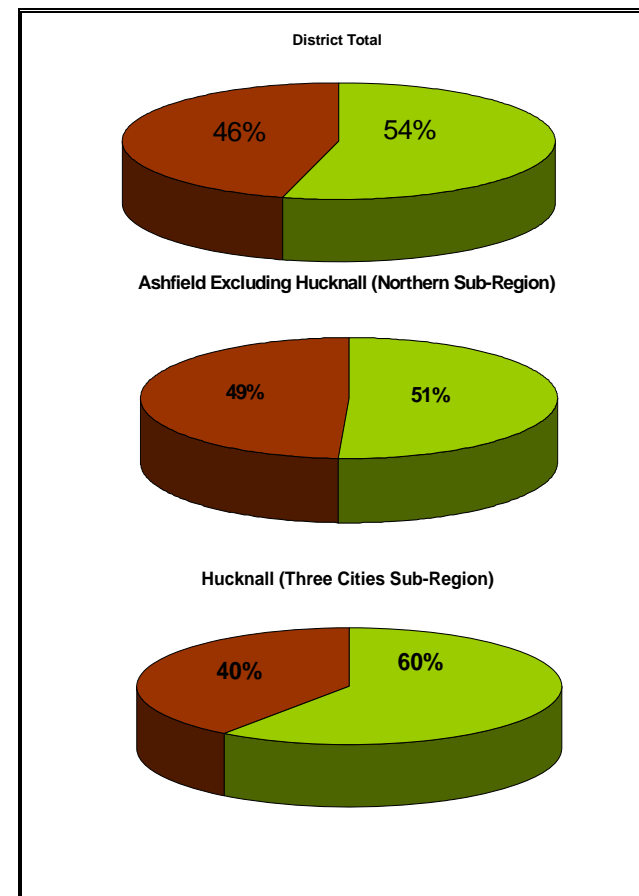
ASHFIELD DISTRICT HOUSING LAND AVAILABILITY STUDY: 1st APRIL 2010
MAP LOCATIONS

COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

Gross Residential Completions (incl. gains from conversions & change of use) April 2009-2010

| Area | Greenfield Dwgs | PDL Dwgs | Total Dwgs |
|--|--------------------|-------------|---------------|
| Ashfield District (Excluding Hucknall): Northern Sub-Area | | | |
| Large sites | 117 | 64 | 181 |
| Small sites (including Conversions & Change of use) | 3 | 52 | 55 |
| Total Excluding Hucknall | 120 | 116 | 236 |
| % Completions (dwgs) | 51% | 49% | 100% |
| Hucknall part of Ashfield: Three Cities Sub-Area | | | |
| Large sites | 78 | 37 | 115 |
| Small sites (including Conversions & Change of use) | 0 | 15 | 15 |
| Total Hucknall/Bestwood | 78 | 52 | 130 |
| % Completions (dwgs) | 60% | 40% | 100% |
| Total Ashfield | 198 | 168 | 366 |
| % Completions (dwgs) | 54% | 46% | 100% |

Table 2



COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

Residential Commitments at 1st April 2010
Permissions including new build, conversions & change of use

| Area | Greenfield Dwgs | Brownfield Dwgs | Total Dwgs |
|--|--------------------|--------------------|---------------|
| Ashfield District (Excluding Hucknall): Northern Sub-Area | | | |
| Large sites | 381 | 962 | 1343 |
| Small sites (including Conversions & Change of use) | 10 | 238 | 248 |
| Total Excluding Hucknall | 391 | 1200 | 1591 |
| % Commitments (dwgs) | 25% | 75% | 100% |
| Hucknall part of Ashfield: Three Cities Sub-Area | | | |
| Large sites | 949 | 137 | 1086 |
| Small sites (including Conversions & Change of use) | 10 | 69 | 79 |
| Total Hucknall/Bestwood | 959 | 206 | 1165 |
| % Commitments (dwgs) | 82% | 18% | 100% |
| Ashfield District | | | |
| Large sites | 1330 | 1099 | 2429 |
| Small sites (including Conversions & Change of use) | 20 | 307 | 327 |
| Total Ashfield | 1350 | 1406 | 2756 |
| % Commitments (dwgs) | 49% | 51% | 100% |

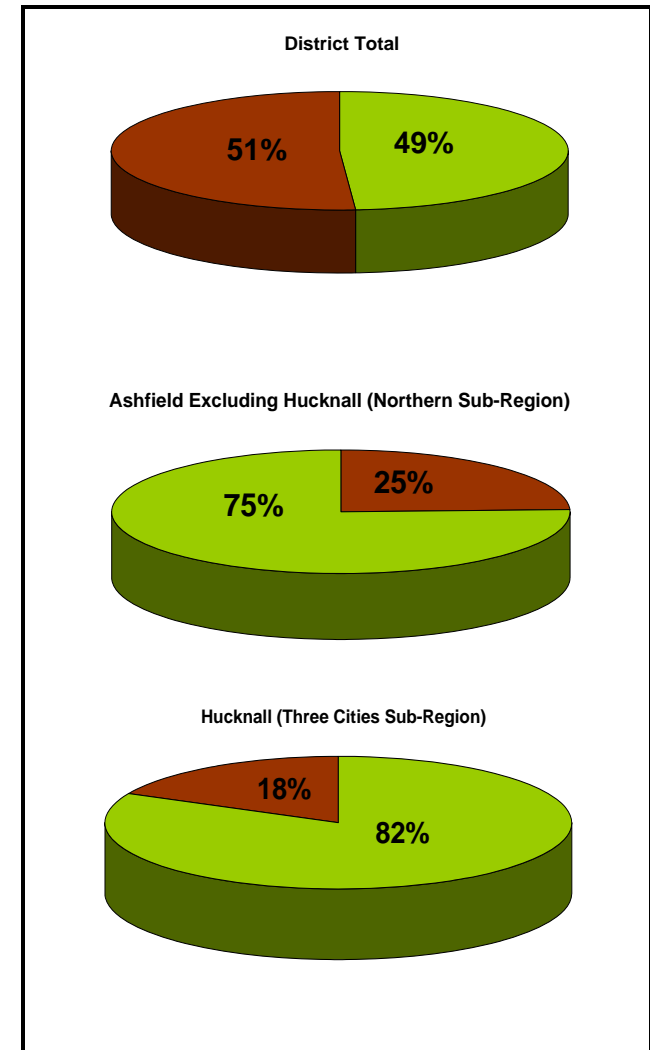


Table 3

ANNUAL NEW BUILD COMPLETION RATES

Hucknall part of Ashfield District (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 | 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 |
| 1/4/2009 - 31/3/2010 | 11 | 115 | 126 | 4 | 1 | 129 |
| Dwellings completed 1/4/1991 to 31/3/2010 | 223 | 2081 | 2304 | - | - | - |
| Average completions per year 1991 – 2010 | 12 | 110 | 121 | - | - | - |
| Dwellings completed 1/4/2006 to 31/3/2010 | 66 | 699 | 765 | 28 | 53 | 740 |
| Average completions per year 2006 - 2010 | 17 | 175 | 191 | 7 | 13 | 185 |

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

Table 4

Ashfield District Excluding Hucknall (Northern 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 |
| 1/4/2009 - 31/3/2010 | 33 | 181 | 214 | 22 | 3 | 233 |
| Dwellings completed 1/4/1991 to 31/3/2010 | 753 | 5282 | 6035 | - | - | - |
| Average completions per year 1991 – 2010 | 40 | 278 | 318 | - | - | - |
| Dwellings completed 1/4/2006 to 31/3/2010 | 186 | 873 | 1059 | 80 | 7 | 1132 |
| Average completions per year 2006 - 2010 | 47 | 218 | 265 | 20 | 2 | 283 |

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

Table 5

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 6 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% |
| 2009/2010 | 47 | 28 | 181 | 115 | 26% | 24% |
| TOTAL | 331 | 221 | 2286 | 1300 | 14% | 17% |

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

Please note data relating to density is not currently available for year 2009/10.

| | < 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 7

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

EMRP: East Midlands Regional Plan

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

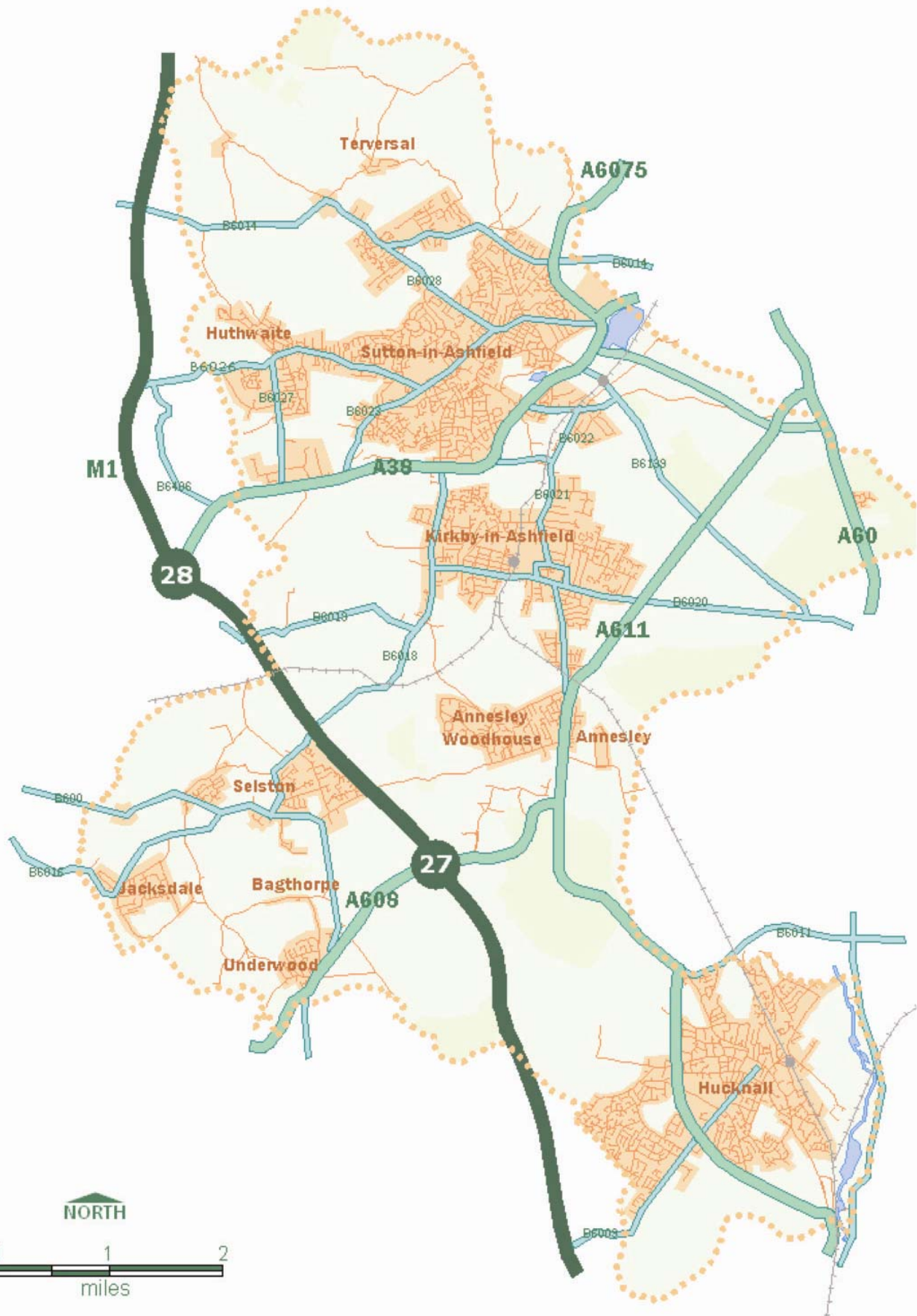
Section 106 agreement (s106): or planning obligations are an established mechanism for securing necessary infrastructure arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as outlined through the relevant local, regional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



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