



Housing Land Monitoring Report



ASHFIELD DISTRICT
HOUSING LAND MONITORING REPORT

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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 and demolitions . The study reflects the status and overall position of sites at 31st March 2011 and as such some information may be out of date.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 was subsequently 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 the Hucknall area, and 7,600 in the rest of the District. It should be noted, however, that the current coalition Government has announced its intentions to revoke Regional Plans through the Localism Bill later this year. Individual Local Authorities will then have the responsibility of setting future housing targets based on robust evidence of need and also their vision for the future of the District.
- 2.2 In the interim and for the purposes of this report, the take up (or development) of housing land has been monitored alongside the EMRP in order to assess the rate of development against overall requirements and availability at the current time.
- 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. Progress of the LDF has been delayed by political changes a set out above.
- 2.4 To meet the requirements of the LDF a series of studies have been undertaken to provide evidence upon which to base future policy. Two Strategic Housing Market Area Assessments (SHMAs) have 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).
- 2.5 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 were reviewed in November 2010.

- 2.6 A 'SUE' (Sustainable Urban Extensions) study was also completed by Consultants in June 2008 and gave 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.
- 2.7 Ashfield Council are currently working with other Nottinghamshire and Derbyshire Local Authorities to develop a series of options for housing growth, to be utilised accordingly depending on each Council's vision for the future of their District.
- 2.8 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 once adopted.
- 2.4 Table 1 below illustrates the current position of housing land supply (at 31st March 2011) 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, 4/2006-4/2011 (including new build, Conversions & Change of Use)	1000	1324	2324
3. Houses Demolished, 4/2006-4/2011	53	47	100
4. Houses needed to meet requirement, 4/2010 - 4/2026 (1 - 2 + 3)	2,653	6,323	8,976
5. Housing Provision on small sites , including new build, net conversions and change of use, 4/2011 - 4/2026			
a) with planning permission at 1st April 2011	72	272	344
b) demolitions with planning permission at 1st April 2011	1	0	1
c) estimated additional development (taken from the SHLAA)	0	48	48
6. Housing provision on large sites , 4/2011 - 4/2026			
a) with planning permission at 1st April 2011	1042	1015	2057
b) demolitions with planning permission at 1st April 2011	0	0	0
c) estimated additional development (taken from the SHLAA)*	1575	464	2039
7. Total housing provision, 4/2011- 4/2026 (5a-5b+5c+6a-6b+6c)	2688	1799	4487
8. Balance of requirement/provision 2011- 2026 (7 minus 4)	-35	4,524	4,489

* includes sites deemed deliverable within 0-15 years in accordance with current planning policy, together with those where planning permission is subject to a s106 agreement that 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 189 dwellings/year over the last 5 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 1516 dwellings equates to approximately 8 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 255 dwellings/year over the last 5 years, taking into account new build, conversions, change of use and demolitions. Based on this figure, the current total housing provision of 1777 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 housing trajectory, based on the best knowledge held on a site by site basis, estimates potential delivery dates and 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 2011. 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 2011: CURRENT LARGE SITES WITH PLANNING PERMISSION (10 or more dwellings)

Sites in Hucknall Area (Three Cities Sub-Region)

ALPR Site Ref.	Site Ref.	Map Ref	Permission Ref.	Address	Net Residential Area	Density	Total Dwellings	Dwellings Completed	Dwellings Remaining	Application Type	Previously Developed Land	Current Status
HG1Nk	H0031		V/2004/0087	Plots 60-128, Land Off, Old Mill Close, Bestwood Village, NG6 8TA	0.80	69	55	55	0	Reserved Matters	N	COMPLETED
HG1Nj	H0031		V/2005/1090	Land off, Old Mill Close, Bestwood Village, NG6 8TA	1.60	30	48	48	0	Full	N	COMPLETED
HG1N	H0031		V/2010/0152	The Old Mill, Moor Road, NG6 8SW	0.30	37	11	0	11	Full	Y	GRANTED
HG1Hc	H0084		V/2006/0105	Land off Lime Tree Road and, Farleys Lane, NG15 6DP	2.80	40	111	69	42	Reserved Matters	N	STARTED
n/a	H0104		V/2007/0309	Land at Rear of 596, Moor Road, Nottingham, NG6 8TE	1.13	27	31	31	0	Full	Y	COMPLETED
n/a	H0104		V/2007/0928	Land Rear of 606 to 618, Moor Road, Nottingham, NG6 8TE	0.27	30	8	8	0	Full	Y	COMPLETED
n/a	H0104		V/2010/0156	Land South of, Langley Close	0.30	27	8	8	0	Full	N	COMPLETED

HG1Ha	H0132		V/2003/0750	Broomhill Park, Nottingham Road, Hucknall, NG15 7QA	4.90	41	200	200	200	0	Full	Y	COMPLETED
HG1Ho	H0133		V/2007/0518	Land Off, Papplewick Lane, NG15 7TN	22.07	34	222	11	211	211	Reserved Matters	N	STARTED
HG1Ho	H0133		V/2007/0519	Land Off, Papplewick Lane, NG15 7TN	2.91	55	84	0	84	84	Full	N	GRANTED
HG1Ho	H0133		V/2008/0166	Land Off, Papplewick Lane, NG15 7TN	1.93	28	54	0	54	54	Reserved Matters	N	GRANTED
HG1Ho	H0133		V/2008/0557	Land Off, Papplewick Lane, Hucknall, NG15 7TN	5.25	39	204	78	126	126	Reserved Matters	N	STARTED
HG1Ho	H0133		V/2009/0154	Land Off, Papplewick Lane, NG15 7TN	5.18	32	164	44	120	120	Reserved Matters	N	STARTED
HG1Ho	H0133		V/2010/0351	Land off, Papplewick Lane, NG15 7TN	3.44	0	77	0	77	77	Full	N	GRANTED
n/a	H0146		V/2006/0080	Land to Rear of 355-371a, Watnall Road, NG15 6EP	0.58	33	12	0	10	10	Full	Y	STARTED
n/a	H0146		V/2007/0705	Land to Rear of 355 to 371a, Watnall Road, NG15 6EP	0.58	12	7	0	7	7	Full	Y	STARTED
HG1Hj	H0147		V/2006/0564	Land at, Garden Road, Hucknall, NG15 6LN	5.50	61	338	92	246	246	Full	N	STARTED

n/a	H0152		V/2010/0590	Unit 2, Washdyke Lane Workshops, Washdyke Lane, NG15 6NH	0.29	0	11	0	11	0	Outline	N	GRANTED
n/a	H0177		V/2006/0715	F J Bamkin and Son Ltd, King Edward Street, NG15 7JR	0.57	40	23	0	23	0	Outline	Y	LAPSED
n/a	H0185		V/2007/1040	St James & St Georges Courts, Annesley Road, Hucknall	0.54	63	34	34	34	0	Full	Y	COMPLETED
n/a	H0200		V/2008/0783	135-137, Beardall Street, Hucknall	0.25	0	14	0	14	0	Outline	Y	GRANTED
n/a	H0204		V/2009/0369	Land to Rear of 364 to 376, Watnall Road, Hucknall, NG15 6ER	0.34	0	15	0	15	0	Outline	Y	GRANTED
n/a	H0230		V/2010/0522	180, Watnall Road, NG15 6FB	0.26	46	12	0	12	0	Full	Y	GRANTED
Hucknall Total:					61.79	28	1743	678	1040				

Sites in the Remainder of Ashfield District (Northern Sub-Region)

ALPR Site Ref.	Site Ref.	Map Ref	Permission Ref.	Address	Net Residential Area	Density	Total Dwellings	Dwellings Completed	Dwellings Remaining	Application Type	Previously Developed Land	Current Status
	K0045		V/1977/0165	Annesley Hall, Mansfield Road	1.50	11	16	0	16	Outline	Y	STARTED
HG1Ki	K0091		V/2007/0885	Former Allotments, Diamond Avenue, NG17 7RH	1.97	34	67	0	0	Outline	N	LAPSED
HG1Ka	K0109		V/2006/0025	Land at Studfold Farm, Lindleys Lane, NG17 8AD	2.76	34	95	95	0	Reserved Matters	N	COMPLETED
HG1Ka	K0109		V/2006/0326	Studfold Farm, Lindleys Lane, NG17 8BQ	2.51	38	95	51	0	Reserved Matters	N	COMPLETED
HG1Ka	K0109		V/2006/0523	Land at Studfold Farm, Lindleys Lane, NG17 8AD	1.90	33	63	63	0	Reserved Matters	N	COMPLETED
HG1Ka	K0109		V/2007/1078	Studfold Farm, Lindleys Lane, NG17 8BQ	1.30	34	44	44	0	Reserved Matters	N	COMPLETED
HG1Ka	K0109		V/2008/0025	Land Off, Lindleys Lane, NG17 8AP	3.33	45	150	48	102	Full	Y	STARTED

HG1Ka	K0109		V/2008/0113	Phase 2, Land at Studfold Farm, Lindleys Lane, NG17 8AD	3.62	41	148	0	148	0	148	Reserved Matters	N	GRANTED
n/a	K0117		V/2008/0050	Former Site of Rosewood Court, Rosewood Drive, NG17 7PZ	0.39	54	21	21	21	21	0	Reserved Matters	Y	COMPLETED
n/a	K0147		V/2006/0046	Land and Premises Adjacent 34, Kirkby Folly Road, SUTTON IN ASHFIELD, NG17 5HN	2.55	46	117	64	53	64	53	Full	Y	STARTED
EM1Rc	K0167		V/2009/0038	Annesley Colliery, Newstead Road, NG15 0AX	5.58	35	193	6	187	6	187	Reserved Matters	Y	STARTED
n/a	S0129		V/2007/0485	Land off, Mill Lane, NG17 2NJ	1.91	45	86	16	70	16	70	Reserved Matters	Y	STARTED
n/a	S0236		V/2008/0109	Land at, Main Street, Huthwaite, NG17 2LG	0.17	24	4	4	0	4	0	Reserved Matters	Y	COMPLETED
n/a	S0236		V/2008/0489	Land at, Main Street, Huthwaite	0.10	60	6	0	6	0	6	Reserved Matters	Y	STARTED
n/a	S0243		V/2008/0663	Station House, Outram Street, NG17 4AX	0.15	0	28	0	28	0	28	Full	Y	GRANTED

n/a	S0245	V/2009/0336	The Trading Post, Outram Street, SUTTON IN ASHFIELD, NG17 4AX	0.10	170	17	17	0	Full	Y	COMPLETED
n/a	S0261	V/2006/0180	60, Station Road, NG17 5GA	0.15	80	12	0	12	Variation of Condition	Y	GRANTED
n/a	S0293	V/2005/1073	Land at Junction of Outram Street and, Park Street, NG17 4BB	0.11	336	37	0	0	Full	Y	LAPSED
n/a	S0329	V/2009/0295	Former Courtaulds Factory and Adjacent Land, Unwin Road, SUTTON IN ASHFIELD, NG17 4JW	2.54	0	116	0	116	Reserved Matters	Y	GRANTED
n/a	S0334	V/2007/0500	88, High Hazles Drive, NG17 2QR	0.40	33	13	0	13	Outline	Y	GRANTED
n/a	S0341	V/2007/0667	Former Mathbirk Ltd, Mansfield Road, NG17 4HE	0.17	141	24	0	0	Full	Y	LAPSED
n/a	S0345	V/2007/0770	Site at Former Richards Garage, 89-91, Prieststic Road, NG17 2AL	0.32	156	50	0	0	Full	Y	LAPSED
HG1Sf	S0359	V/2007/0871	Land at, Pendean Way	0.41	41	17	17	0	Full	Y	COMPLETED

n/a	S0360	V/2007/1001	259, Stoneyford Road, Stanton Hill, NG17 3GJ	0.11	100	11	0	0	0	Full	Y	LAPSED	
HG1Se	S0362	V/2008/0017	Land Off, Lynton Drive, NG17 1NB	4.80	34	165	0	165	0	Full	N	STARTED	
n/a	S0363	V/2008/0086	149-151, Mansfield Road, Skegby	0.37	0	10	0	0	0	Outline	Y	SUPERSEDED	
n/a	S0368	V/2008/0524	Land at, The Twitchell, SUTTON IN ASHFIELD, NG17 5AY	0.62	0	44	0	44	0	Full	Y	STARTED	
n/a	S0390	V/2008/0655	Land at, Cross Row, Stanton Hill, NG17 3HX	0.20	0	17	0	17	0	Outline	N	GRANTED	
n/a	S0422	V/2009/0559	Land at Priestsc Road and, Northern View, NG17 2AL	0.24	100	24	0	24	0	Outline	Y	GRANTED	
n/a	S0435	V/2009/0632	Former Oval Public House, The Oval, NG17 2FR	0.25	0	14	0	14	0	Full	Y	STARTED	
Remainder of Ashfield Total:													1015
										42	1704	446	1015

LARGE SITE SUMMARY 1st APRIL 2011

Area	Net Residential Area (Ha)	Density (Dwgs/Ha)	Total Dwellings	Dwellings Completed	Dwellings Remaining
Hucknall (Three Cities Sub-Region)					
Greenfield	52.07	26	1376	405	971
PDL (Brownfield)	9.72	38	367	273	69
Total Hucknall (Three Cities Sub-Region)	61.79	28	1743	678	1040
Remainder of Ashfield (Northern Sub-Region)					
Greenfield	19.06	36	694	253	330
PDL (Brownfield)	21.47	47	1010	193	685
Total Remainder of Ashfield (Northern Sub-Region)	40.53	42	1704	446	1015
Ashfield (whole of District)					
Greenfield	71.13	29	2070	658	1301
PDL (Brownfield)	31.19	44	1377	466	754
Total Ashfield (whole of District)	102.32	34	3447	1124	2055

Please note: Numbers may not sum due to rounding

COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

**Gross Residential Completions (incl. gains from conversions & change of use)
April 2010-2011**

Area	Greenfield Dwgs	PDL Dwgs	Total Dwgs
Ashfield District (Excluding Hucknall): Northern Sub-Area			
Large sites	62	80	142
Small sites (including Conversions & Change of use)	8	35	43
Total Excluding Hucknall % Completions (dwgs)	70 38%	115 62%	185 100%
Hucknall part of Ashfield: Three Cities Sub-Area			
Large sites	119	66	185
Small sites (including Conversions & Change of use)	1	25	26
Total Hucknall/Bestwood % Completions (dwgs)	120 57%	91 43%	211 100%
Total Ashfield % Completions (dwgs)	190 48%	206 52%	396 100%

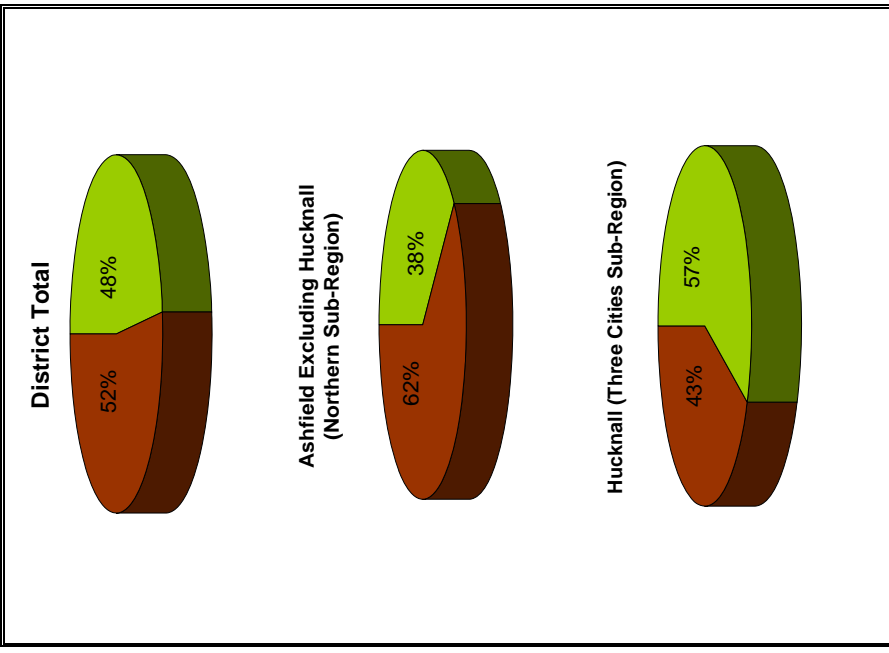


Table 2

COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

Residential Commitments at 1st April 2011
Permissions including new build, and gains from conversions & change of use

Area	Greenfield Dwgs	Brownfield Dwgs	Total Dwgs
Ashfield District (Excluding Hucknall): Northern Sub-Area			
Large sites	342	673	1015
Small sites (including Conversions & Change of use)	57	215	272
Total Excluding Hucknall	399	888	1287
% Commitments (dwgs)	31%	69%	100%
Hucknall part of Ashfield: Three Cities Sub-Area			
Large sites	971	71	1042
Small sites (including Conversions & Change of use)	18	54	72
Total Hucknall/Bestwood	989	125	1114
% Commitments (dwgs)	89%	11%	100%
Ashfield District			
Large sites	1313	744	2057
Small sites (including Conversions & Change of use)	75	269	344
Total Ashfield	1388	1013	2401
% Commitments (dwgs)	58%	42%	100%

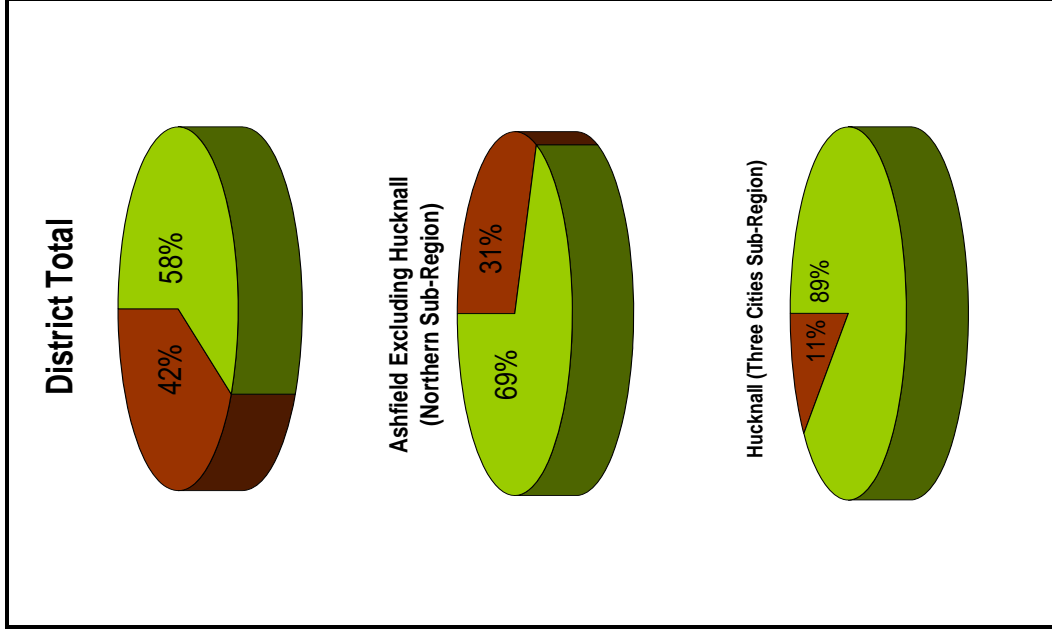


Table 3

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
1/4/2010 - 31/3/2011	19	185	204	3	0	207
Dwellings completed 1/4/1991 to 31/3/2011	242	2266	2508	-	-	-
Average completions per year 1991 – 2011	12	113	125	-	-	-
Dwellings completed 1/4/2001 to 31/3/2011	172	1391	1563	62	83	1542
Average completions per year 2001 - 2011	17	139	156	6	8	154
Dwellings completed 1/4/2006 to 31/3/2011	85	884	969	31	53	947
Average completions per year 2006 - 2011	17	177	194	6	11	189

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
1/4/2010 - 31/3/2011	28	142	170	15	40	145
Dwellings completed 1/4/1991 to 31/3/2011	781	5424	6205	-	-	-
Average completions per year 1991 – 2011	39	271	310	-	-	-
Dwellings completed 1/4/2001 to 31/3/2010	482	2522	3004	192	298	2898
Average completions per year 2001 - 2011	48	252	300	19	30	290
Dwellings completed 1/4/2006 to 31/3/2011	214	1015	1229	95	47	1277
Average completions per year 2006 - 2011	43	203	246	19	9	255

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	90	39	181	115	50%	34%
2010/2011	0	65	142	185	0%	35%
TOTAL	374	297	2428	1485	15%	20%

Table 6

**DWELLINGS COMPLETED ON LARGE SITES BY DENSITY:
1ST APRIL 2010 – 31ST MARCH 2011**

	< 30 Dwellings per Hectare	30-50 Dwellings per Hectare	>50 Dwellings per Hectare	Total Completions
Hucknall Large Site Dwelling Completions: 1st April 2010 – 31st March 2011	18	78	89	185
Hucknall %	10%	42%	48%	100%
Rest of Ashfield Large Site Dwelling Completions: 1st April 2010 – 31st March 2011	4	100	38	142
Rest of District %	3%	70%	27%	100%
Large Site Dwelling Completions: 1st April 2010 – 31st March 2011	22	178	127	327
Percentage of Total Large Site Completions	7%	54%	39%	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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