Newcastle-under-Lyme Borough Council

# Housing Development Monitoring Report

December 2009

# Borough of Newcastle-under-Lyme

## Housing Development Monitoring Report 2009


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# Introduction:

This is the 30th Housing Development Monitoring Report (HDMR) to be prepared by the Borough Council. It provides part of the evidence base for developing planning and housing strategies and is a major contributor to the statutory Annual Monitoring Report submitted to Government Office by December of each year.

The report is factual, recording and analysing the latest figures on new housebuilding – completions, dwellings under construction and new and outstanding planning permissions. It also sets out appropriate estimates and forecasts based on Council policies and recorded trends. The housing implications in the Regional Spatial Strategy, which covers the period 2006 – 2026, are also examined.

# Part 1: Housing development in 2008-2009:

### 1.1 DWELLINGS COMPLETED

**TABLE 1 - Dwellings completed 1.4.08 to 31.3.09**

| Area | RSL* (New Build) | Private Sector (New Build) | Conversions | Total | % of Overall Total |
|---|---|---|---|---|---|
| Urban Area | 0 | 297 | 17 | 314 | 86.3% |
| Rural Area | 0 | 38 | 12 | 50 | 13.7% |
| TOTALS | 0 | 335 | 29 | 364 | 100% |
| % of Overall Total | 0.0% | 92.0% | 8.0% | 100.0% | |

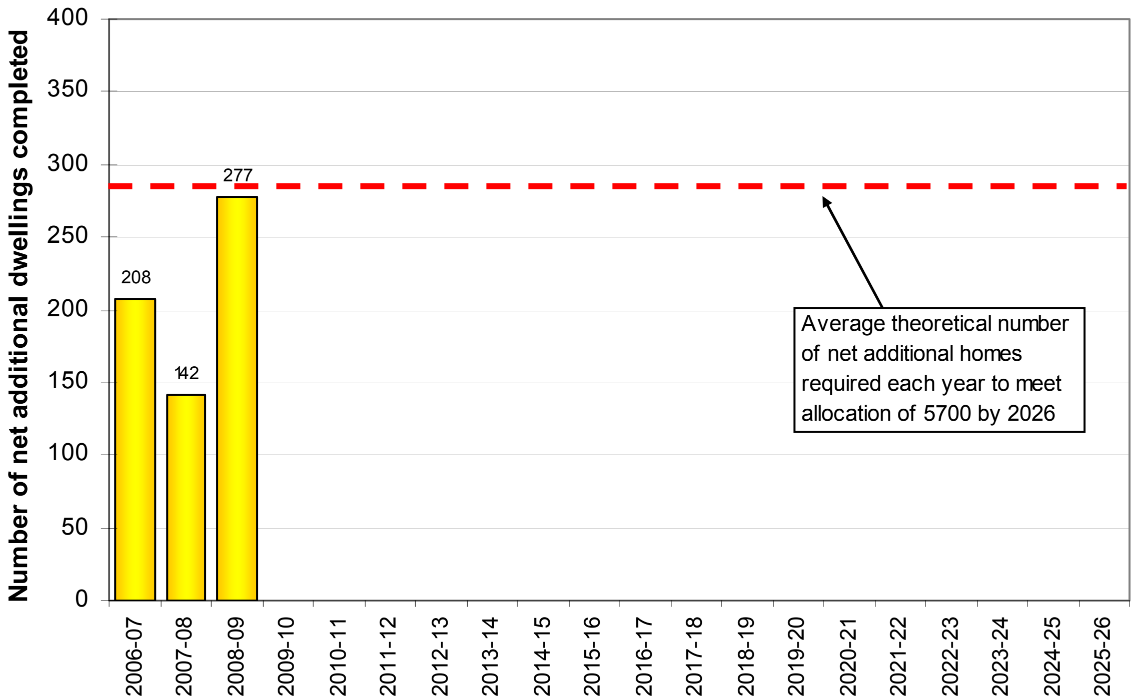
**RSL - Registered Social Landlord (including Housing Associations)*

The Adopted Core Spatial Strategy (Policy ASP 6) states that rural residential development will be limited to a maximum of 900 dwellings, roughly 16% of the total housing requirement over the plan period. During the past year the proportion of completions reported in the urban and rural areas were:

- Urban – 86.3%
- Rural – 13.7%

Figure 1 (on page 2) shows that the number of net additional dwellings (new dwellings plus net conversions minus demolitions) completed since April 2006 is 627. As this figure falls well short of the target of 285 net additional dwellings per annum, the annual rate of completions will need to rise if the Regional Spatial Strategy (RSS) provisional target of 5700 net additional dwellings completed before 2026 is to be met. For every year that the annual target is not met, the residual target figure will rise. The effect of this current level of under-supply is that the remaining annual net target has risen from 285 to 298. This small rise does not currently create a problem, but if the trend of annual undersupply continues then there may be issues much later in the plan period.

**Figure 1 – Numbers of net additional new dwellings (including conversions) completed each financial year 2006/07 to 2025/26**




## 1.2 DWELLINGS UNDER CONSTRUCTION

The number of dwellings under construction in March 2009 (268) was much lower than the previous year (387) - a decrease of 31%. There are 48 'new build' sites currently under construction, including 10 large sites (sites of over 10 dwellings), accounting for over 72% of the total figure of 244. Further information regarding all of the large sites, including notes on progress of each site, is provided in Section 1.4.

**TABLE 2 - Dwellings under construction at 31st March 2009**

| Area | RSL (New Build) | Private Sector (New Build) | Conversions (Net) | Total | % of Overall Total |
|---|---|---|---|---|---|
| Urban Area | 60 | 154 | 13 | 227 | 84.7% |
| Rural Area | 10 | 20 | 11 | 41 | 15.3% |
| TOTALS | 70 | 174 | 24 | 268 | 100% |
| % of Overall Total | 26.1% | 64.9% | 9.0% | 100% | |

*NB: This table includes the 'net' figure for those new dwellings being provided by conversion/change of use (see Part 3.2 for further information on this subject).*

*Information throughout this report is derived from the Council's own records and from information supplied by both the National House Builders Council (NHBC) and the 'Approved Inspectors'. 'Approved Inspectors' do not as yet have any formal mechanism for reporting their activities to the Local Authority in the way that the NHBC do. This may have implications for the accuracy of some of the data contained in this report. Hopefully this will soon change as the Government have acknowledged that the proportion of dwellings controlled by the 'Approved Inspectors' continues to grow.*

For the past two years there had been no RSL completions, so it is encouraging to see that 70 new RSL homes were under construction at March 2009.

### 1.3 PLANNING PERMISSIONS GRANTED

276 new dwellings received full or detailed planning permission during 2008/09. These figures relate to those 'Full' permissions, 'Approvals of Reserved Matters' and decisions allowed on appeal which had been granted on sites for the first time. Permissions which supersede earlier 'Full'/'Reserved Matters' approvals etc. are excluded unless such later permissions involved a different dwelling type/number.

The figures also exclude outline planning permissions granted during the year, where the precise number and type of dwellings is often unspecified although these could be quite considerable in number. They are, however, included in this analysis when full details are permitted at a later stage.

**TABLE 3 – Full/Detailed Planning Permissions issued in 2008/09 - by type of housing and sector:**

| Type of Housing | RSL | Private Sector | Total | % of Overall Total |
|---|---|---|---|---|
| Flats/Apartments | 30 | 104 | 134 | 48.6% |
| Terrace/Town/Linked | 0 | 60 | 60 | 21.7% |
| Semi-detached | 32 | 32 | 64 | 23.2% |
| Detached | 2 | 16 | 18 | 6.5% |
| TOTALS | 64 | 212 | 276 | 100% |
| % of Overall Total | 23.2% | 76.8% | 100% | |

Table 3 shows that permissions for private sector flats/apartments continue to make up a large proportion of all dwellings given detailed permission in the period. In more recent years there has been a tendency towards providing a greater proportion of smaller dwellings to accommodate the growing number of smaller households. This corresponds with a significant reduction in the number of detached properties given detailed planning permission in 2008/09 (The figure for 2007/08 was 59), although the current economic downturn is undoubtedly also reflected in this figure.

There has been a significant increase in the number of RSL dwellings given full planning permission in the last year. This is further evidence of the increased focus on the provision of affordable housing in the area.

## 1.4 LARGE HOUSING SITES

Large sites are defined as those with a capacity of 10 or more dwellings.

Of all those new dwellings reported as under construction on 31st March 2009, 72% (176) were on large sites, compared with 81% (295) at 31st March 2008 and 52% (141) at 31st March 2007.

| Large Sites (with a capacity of 10 or more dwellings) | Completions | | Under Construction at 31.03.09 | With outstanding planning permission at 31.03.09 | Without specific permission | Total Capacity |
|---|---|---|---|---|---|---|
| | On whole site to 31.03.2008 | Between 01.04.08 and 31.03.09 | | | | |
| **URBAN AREA** | | | | | | |
| Keele Road, Newcastle (P) | 8 | 67 | 24 | 175 | 0 | 274 |
| Wolstanton Colliery, Wolstanton (P) | 0 | 56 | 30 | 158 | 0 | 244 |
| Clayton Road, Newcastle (P) | 95 | 28 | 7 | 5 | 0 | 135 |
| Lower Milehouse Lane (Former GEC) (P) | 0 | 0 | 60 | 0 | 0 | 60 |
| Farcroft Ave, Chesterton (P) | 22 | 32 | 0 | 2 | 0 | 56 |
| Enderley St, Newcastle (P) | 38 | 14 | 0 | 0 | 0 | 52 |
| Hassell Street, Newcastle (P) | 0 | 45 | 0 | 0 | 0 | 45 |
| Lymewood Close, Newcastle (P) | 0 | 0 | 26 | 0 | 0 | 26 |
| Lower Milehouse Ln, Newcastle (RSL) | 12 | 0 | 0 | 8 | 0 | 20 |
| Oxford Road, Basford (P) | 1 | 17 | 2 | 0 | 0 | 20 |
| High Street, May Bank (P) | 0 | 7 | 7 | 0 | 0 | 14 |
| Basford Park Rd, Basford (Former Church Hall) (P) | 0 | 0 | 10 | 0 | 0 | 10 |
| **RURAL AREA** | | | | | | |
| Newcastle Rd, Madeley (P) | 2 | 23 | 0 | 0 | 0 | 25 |
| High Street, Halmerend (RSL) | 0 | 0 | 10 | 0 | 0 | 10 |
| **BOROUGH** | | | | | | |
| TOTALS | 178 | 289 | 176 | 348 | 0 | 991 |

(P) =Private Development
(RSL) = Registered Social Landlord

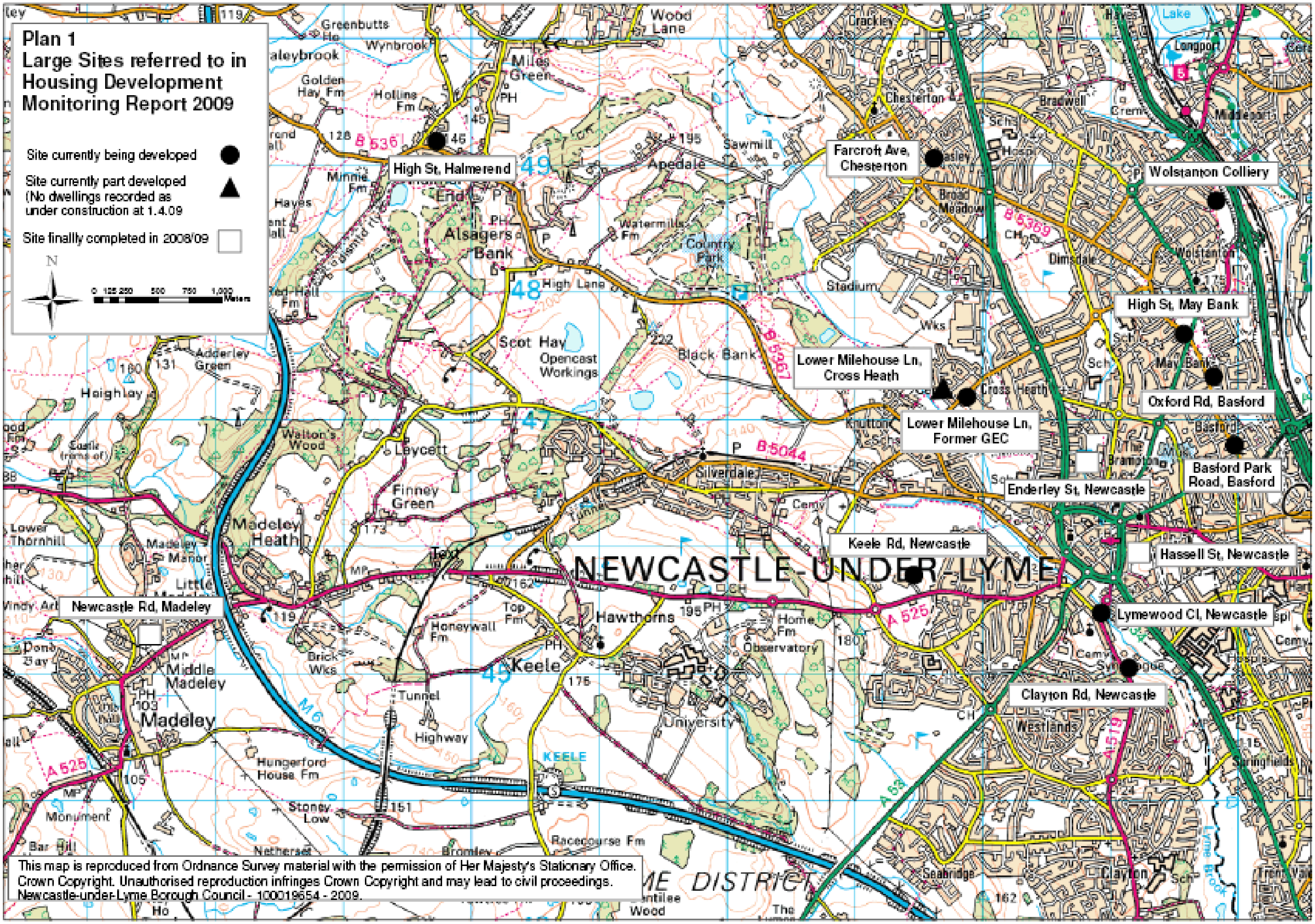
The sites referred to in Table 4a are identified on Plan 1 – page 6

Each large site technically under construction at 31st March 2009 is listed in the table below along with an update of the progress of work.

**TABLE 4b – Progress update on 'large' sites 'under construction' in the Borough at 31st March 09**

| Address | Developer | Dwelling Types | Capacity | Start Date | Progress Update |
|---|---|---|---|---|---|
| **Urban** | | | | | |
| Keele Road, Newcastle | Charles Church, George Wimpey & Barratt | 2/3 bed flats, 3 bed town houses, 3 bed semi-detached houses, 3, 4 & 5 bed detached houses. | 274 | Mar-06 | Work is progressing on this site with over 70 dwellings completed. |
| Wolstanton Colliery | Bloor Homes | 1/2 bed flats, 2/3 bed terrace, 2/3 bed semi-detached, 3/4/5 bed detached. | 244 | Oct-07 | 30 dwellings were reported as under construction at March 2009. |
| Clayton Road, Newcastle | Persimmon Homes | 1&2 bed flats, 3&4 bed town houses, 3&4 bed semi-detached houses, 3&4 bed detached houses. | 135 | Dec-04 | The last phase of this development is proceeding very slowly. |
| Lower Milehouse Ln, Newcastle (Former GEC) | English Partnerships | 1 & 2 bed flats | 60 | Apr-08 | The development was progressing well at 31st March 2009 and was completed in June 2009. |
| Farcroft Ave, Springfield Close, Chesterton | Castlegate Homes | 3 bed semi-detached houses and 3 bed detached houses | 58 | Apr-05 | Progress on this site is slow. As at 31st March all commenced dwellings had been completed. 2 dwellings have not yet commenced. |
| Lymewood Close, Newcastle | Bagshaw Homes | 2/3 bed flats | 26 | Mar-07 | All units were reported as under construction at 31st March 2009. |
| Oxford Road, Basford | Persimmon Homes | 1 bed flats, 2 bed semi-detached, 3/4 bed town houses. | 20 | Jun-07 | Only 2 dwellings remain to be completed at 31st March 2009. |
| Lower Milehouse Ln, Newcastle | Beth Johnson Housing Association | 1 bed apartments | 20 | Jul-95 | No activity has taken place on this site for some time. 8 dwellings remain to be started. |
| High Street, May Bank | City Homes | 2 bed town houses and 2 bed flats | 14 | Jul-07 | 7 dwellings remain to be completed at 31 March 2009. |
| Basford Park Road, Basford | Kelly Homes (Staffs) Ltd | 1 and 2 bed flats | 10 | May-08 | Site was progressing well at March 2009. Was completed in June 2009 |
| **Rural** | | | | | |
| High Street, Halmerend | Aspire Housing | 2 bed semi detached and 2 and 3 bed terraces. | 10 | Dec-08 | All dwellings were progressing well at 31st March 2009. The whole development was reported as complete in August 2009. |

*The sites at Hassell Street, Newcastle, Enderley Street, Newcastle and Newcastle Road, Madeley which appear in table 4a were finally reported as completed during 2007/08.*


Plan 1
Large Sites referred to in Housing Development Monitoring Report 2009
Site currently being developed
Site currently part developed (No dwellings recorded as under construction at 1.4.09
Site finally completed in 2008/09
N
High St, Halmerend
Farcroft Ave, Chesterton
Wolstanton Colliery
High St, May Bank
Oxford Rd, Basford
Lower Milehouse Ln, Cross Heath
Lower Milehouse Ln, Former GEC
Basford Park Road, Basford
Enderley St, Newcastle
Keele Rd, Newcastle
Hassell St, Newcastle
Lymewood Cl, Newcastle
Clayton Rd, Newcastle
Newcastle Rd, Madeley
NEWCASTLE-UNDER-LYME
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**Large Sites where Housebuilding has not Commenced:**

In addition to those sites where housebuilding has commenced, there are 18 other large new housing sites with outstanding planning permission, where housebuilding had not started at 31st March 2009. These sites, which are identified on Plan 2 on page 8, have an estimated total capacity of 1155 dwellings, and are listed in Table 5 below.

It should be mentioned, however, that as some of these permissions are in outline only, the precise number of dwellings which could actually be constructed may differ from the figure shown below. The basis on which we estimate the number of dwellings permitted in the case of 'outline' permissions is described on page 10.

**TABLE 5 - Large sites where housebuilding had not commenced at 31st March 09**

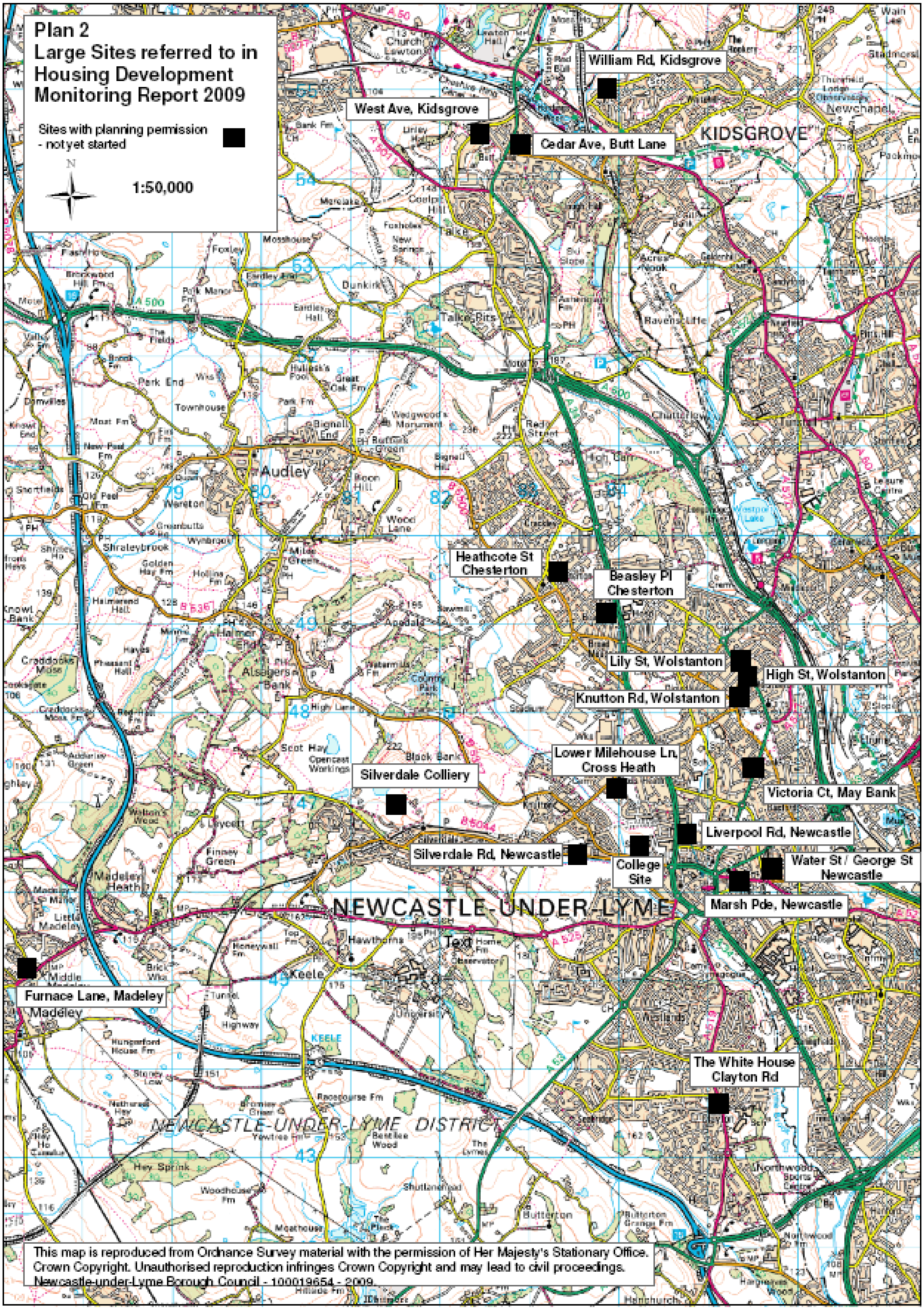
| Site Location | Planning Permission Number | Estimated Number Permitted |
|---|---|---|
| Silverdale Colliery | 06/337/OUT | 300 |
| Lower Milehouse Lane, Newcastle | 07/127/OUT | 160 |
| Marsh Parade, Newcastle | 05/902/OUT | 92 |
| Water Street/George Street, Newcastle | 05/903/OUT | 87 |
| West Ave, Kidsgrove | 06/777/OUT | 80 |
| High Street, Wolstanton | 07/155/OUT | 76 |
| Liverpool Road, Newcastle (Bus Depot) | 08/152/FUL | 66 |
| Furnace Lane, Madeley | 08/555/FUL | 63 |
| Liverpool Road, Newcastle (College Site) | 06/1180/OUT | 56 |
| Beasley Place, Chetserton | 07/1065/FUL | 43 |
| Victoria Court, Brampton Rd, May Bank | 07/472/OUT | 28 |
| Silverdale Road, Newcastle | 08/358/REM | 20 |
| William Road, Kidsgrove | 06/951/FUL | 20 |
| Heathcote Street, Chesterton (Former Club) | 08/800/REM | 19 |
| Cedar Ave, Butt Lane | 07/256/OUT | 12 |
| Knutton Road, Wolstanton | 08/795/OUT | 12 |
| Lily Street, Wolstanton | 08/723/FUL | 11 |
| Clayton Rd, Newcastle (The White House) | 07/948/FUL | 10 |
| | **TOTAL** | **1155** |

## 1.5 SMALL HOUSING SITES

At 31st March 2009, there were 68 new dwellings under construction on 38 small sites, each with a capacity of less than 10 dwellings. These dwellings represent 28% of all new dwellings under construction compared with a figure of 18% at March 2008 and 41% at March 2007.

There were an additional 201 dwellings with outstanding planning permission on 97 small sites, i.e. 13% of all new dwellings with outstanding permission. (4 of these sites are also included in the figure of 41 small sites under construction.)

The Council's records of dwellings under construction include at least 5 dwellings which, although technically "under construction", have been abandoned or where only a token start has been made to protect a planning permission.


Plan 2
Large Sites referred to in Housing Development Monitoring Report 2009
Sites with planning permission - not yet started
N
1:50,000
William Rd, Kidsgrove
West Ave, Kidsgrove
Cedar Ave, Butt Lane
KIDSGROVE
Heathcote St Chesterton
Beasley Pl Chesterton
Lily St, Wolstanton
High St, Wolstanton
Knutton Rd, Wolstanton
Lower Milehouse Ln, Cross Heath
Silverdale Colliery
Victoria Ct, May Bank
Liverpool Rd, Newcastle
Silverdale Rd, Newcastle
College Site
Water St / George St Newcastle
Marsh Pde, Newcastle
NEWCASTLE-UNDER-LYME
Furnace Lane, Madeley
The White House Clayton Rd
NEWCASTLE-UNDER-LYME DISTRICT
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# Part 2: The Regional Spatial Strategy 2006-2026:

## 2.1 INTRODUCTION

The West Midlands Regional Spatial Strategy Phase 2 Revision (Draft) Preferred Option, published in December 2007, sets a housing provision target of 5700 net additional homes for the period 2006-2026. The allocation is based on an estimate of housing needs in North Staffordshire allowing for forecast growth in the number of smaller households, change in household formation, net out-migration, potential loss of dwellings and vacancies.

The target may be subject to change following the publication of findings from the examination in public of the Phase Two Revision that took place earlier this year.

## 2.2 PROGRESS TOWARDS MEETING REGIONAL SPATIAL STRATEGY HOUSING ALLOCATION 2006-2026

### Dwellings completed and under construction

Table 6 below shows that a total of 627 net additional dwellings have been completed during the RSS period to date. This figure represents just 11% of the housing allocation for the Borough after 15% of the plan period has elapsed.

**TABLE 6 – New dwellings/conversions completed 1.4.06 to 31.3.09**

| Area | RSL New Build | Private Sector New Build | Conversions* | Demolitions | Net Additional Dwellings | % of Total |
|---|---|---|---|---|---|---|
| Urban | 0 | 638 | 53 | 183 | 508 | 81.0% |
| Rural | 0 | 97 | 40 | 18 | 119 | 19.0% |
| TOTALS | 0 | 735 | 93 | 201 | 627 | 100% |

**NB: 'net' conversion/change of use figure used (see Part 3.2 for further information on this subject).*

Further examination of these figures, and those from previous years, shows that the average number of dwellings (excluding conversions) built in the last 10 years is just 207. The remaining average annual requirement under the new RSS housing allocation is now 298 net additional dwellings as mentioned in section 1.1. It seems that there has been a general trend of reduced housebuilding activities in the Borough since 1986, confirmed by the lower numbers recorded particularly during the period 2000/01 to 2002/03 (see Figure 2 on page 10). Reversal of this trend will be necessary if the Borough is to meet the requirements set out in the new RSS housing allocation and the graph shows that, despite difficulties in the housing market, 2008/09 was a better year in terms of actual new-build dwellings delivered.

Table 2 on page 2 shows that at 31st March 2009 there were 268 dwellings under construction, (244 new build plus 24 conversions). The number of new dwellings recorded as 'under construction' since April 1999 has fluctuated considerably, clearly being linked to the number of commencements and completions taking place. Table 7 on page 10 shows the rate and flows of new dwellings being constructed since 1999/2000.

**Figure 2 –New house building completions in the borough since 1986 (not taking account of demolitions or net conversions)**

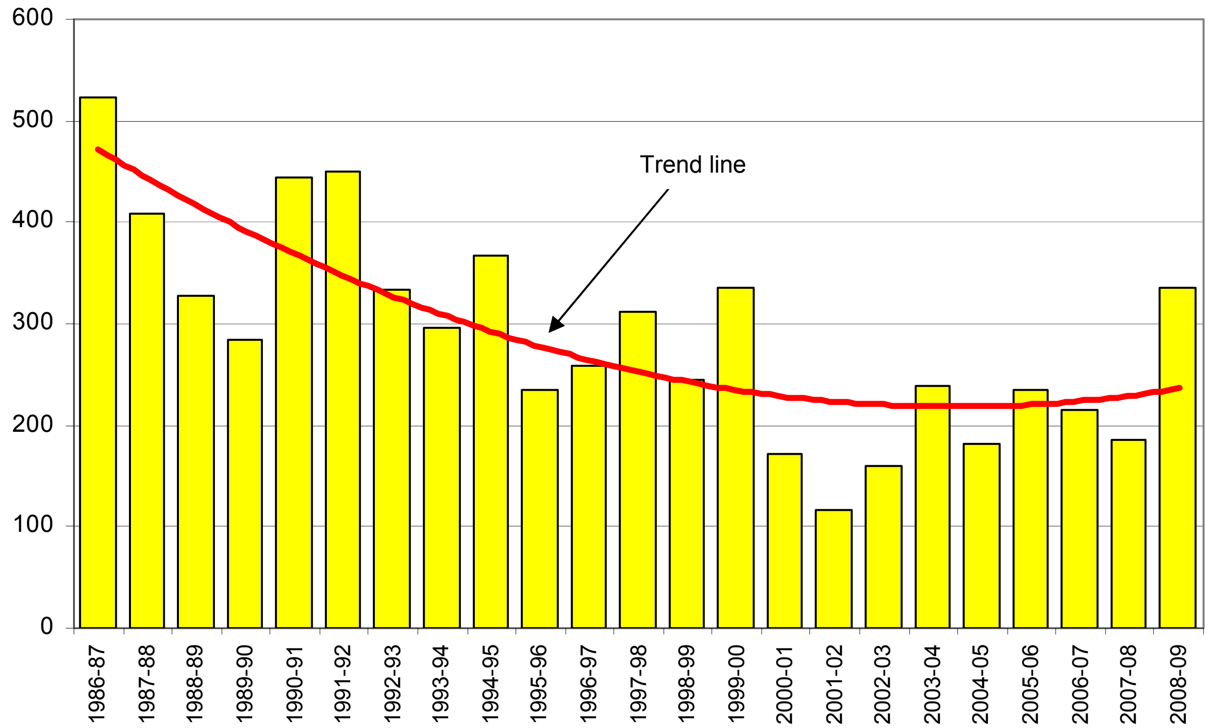



**TABLE 7– New dwellings commenced, completed and under construction 1.4.99 to 31.3.09**

| Year | Under Construction at 1st April | | Commenced During Year | | Completed During Year | | Under Construction at 31st March | + or - over previous year |
|---|---|---|---|---|---|---|---|---|
| 1999/00 | 254 | + | 237 | - | 336 | = | 155 | -99 |
| 2000/01 | 155 | + | 152 | - | 171 | = | 136 | -19 |
| 2001/02 | 136 | + | 127 | - | 116 | = | 147 | 11 |
| 2002/03 | 147 | + | 290 | - | 159 | = | 278 | 131 |
| 2003/04 | 278 | + | 247 | - | 238 | = | 287 | 9 |
| 2004/05 | 287 | + | 146 | - | 181 | = | 252 | -35 |
| 2005/06 | 252 | + | 227 | - | 235 | = | 244 | -8 |
| 2006/07 | 244 | + | 209 | - | 215 | = | 238 | -6 |
| 2007/08 | 238 | + | 309 | - | 185 | = | 362 | 124 |
| 2008/09 | 362 | + | 217 | - | 335 | = | 244 | -118 |

## Outstanding planning permissions

Sites with a valid outstanding planning permission should also be considered when assessing the potential housing commitment. The numbers of new dwellings with outstanding planning permission at 31st March 09 are shown in Table 8 on page 11.

Where permissions have been issued in 'Outline', figures used for the number of dwellings (such as those provided in Tables 5 & 8) are best estimates based on the following prevailing circumstances:-

(a) an 'indicative' layout provided by the applicant/developer

(b) where the number to be built is restricted by a condition attached to the planning permission

(c) an assessment of capacity after considering the topography and other site conditions

(d) occasionally, by application of an assumed density

Table 8 shows the estimated number of dwellings on sites with outstanding planning permission at 31st March 2009 categorised by area and by sector. Data on outstanding permissions for conversions is taken from Table 14 (page 17).

**TABLE 8 – New dwellings/conversions with outstanding planning permission at 31st March 2009**

| Area | RSL (New Build) | Private Sector (New Build) | Conversions | Total | % of Total |
|---|---|---|---|---|---|
| Urban Area | 143 | 1420 | 35 | 1598 | 90.1% |
| Rural Area | 63 | 78 | 34 | 175 | 9.9% |
| BOROUGH | 206 | 1498 | 69 | 1773 | 100% |
| % of Overall Total | 11.6% | 84.5% | 3.9% | 100.0% | |

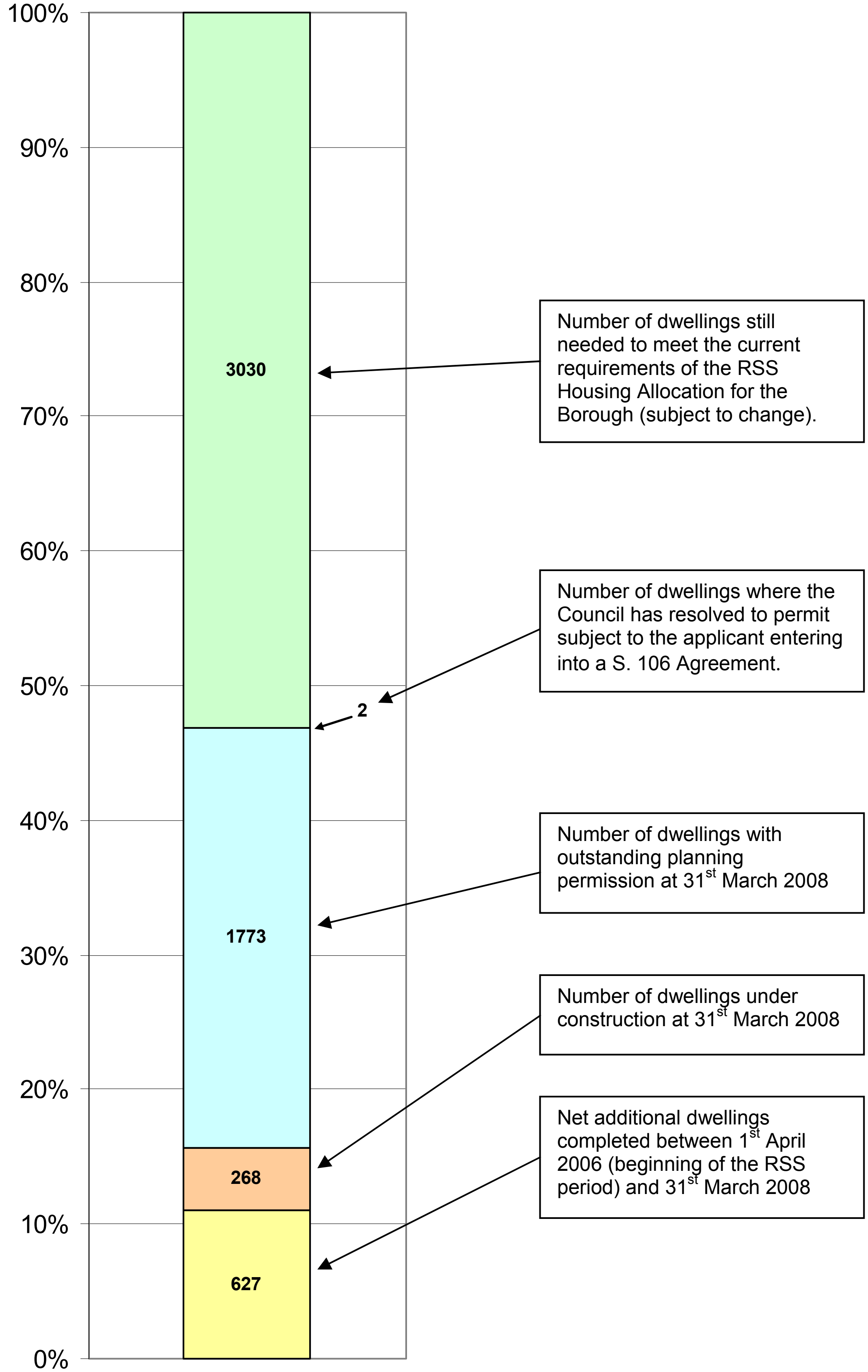
**Total housing commitment**

Table 9 below and Figure 3 on page 12 show the current theoretical housing commitment, i.e. the number of new dwellings already completed between 1st April 2006 and 31st March 2009 (from Table 6), together with the number under construction and those with outstanding planning permission at 31st March 2009 (from Tables 2 and 8 respectively). The combined figure shows that without any estimate for possible windfalls (discussed later in Part 5) and without any site allocations, there are already firm commitments, if implemented, that would represent the provision of 2670 new dwellings in the plan period i.e. nearly 47% of the total allocation to 2026. For completeness, a figure of 2 dwellings has been added relating to those applications where the Council has resolved to issue a planning permission for residential development subject to the applicant first entering into a Section 106 agreement.

**TABLE 9 – New dwellings/conversions completed, under construction, with outstanding planning permission and permitted subject to a S.106 Agreement at 31st March 2009.**

| Area | Completions 1.4.06 to 31.03.09 | | Demolitions | Dwellings under construction at 31.03.09 | | Dwellings with outstanding permission at 31.03.09 | | Dwellings permitted subject to a S.106 | | Total | | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | New | Conv | | New | Conv | New | Conv | New | Conv | New | Conv | |
| Urban Area | 638 | 53 | 183 | 214 | 13 | 1563 | 35 | 0 | 0 | 2232 | 101 | 2333 |
| Rural Area | 97 | 40 | 18 | 30 | 11 | 141 | 34 | 1 | 1 | 251 | 86 | 337 |
| BOROUGH | 735 | 93 | 201 | 244 | 24 | 1704 | 69 | 1 | 1 | 2483 | 187 | 2670 |

**Figure 3 – Regional Spatial Strategy housing allocation, compared to dwellings actually completed, under construction, with outstanding planning permission and subject to a Section 106 Agreement as at 31st March 2009.**



# Part 3: Other housing development issues:

## 3.1 DWELLINGS COMPLETED ON 'WINDFALL' SITES

Each year a considerable number of new dwellings are built on 'windfall' sites i.e. sites that have not been specifically proposed in a development plan but which may be acceptable and can be permitted in accordance with other planning policies and proposals in force at the time. Table 10 below analyses annual completions since 1st April 1999 and indicates the numbers and percentages of new dwellings built on 'windfall' and 'non-windfall' sites (including both 'brownfield' and 'greenfield' sites). NB: Dwellings provided by conversion/change of use, although classed as 'windfalls', do not appear in Table 10 or Figure 4.

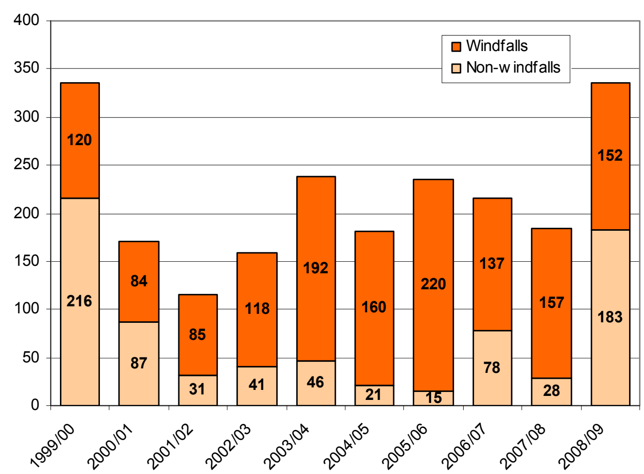
**TABLE 10 - New dwellings completed on 'Windfall' and 'Non-Windfall' sites since 1999/00**

| Year | Windfalls on Sites less than 10 dwellings | Windfalls on Sites of 10 dwellings or over | Total Windfalls | Windfalls as % of total completions | Non-windfall completions (Planned Sites) | Non-Windfalls as a % of Total Completions | Total Completions |
|---|---|---|---|---|---|---|---|
| 1999/00 | 42 | 78 | 120 | 35.7% | 216 | 64.3% | 336 |
| 2000/01 | 50 | 34 | 84 | 49.1% | 87 | 50.9% | 171 |
| 2001/02 | 47 | 38 | 85 | 73.3% | 31 | 26.7% | 116 |
| 2002/03 | 65 | 53 | 118 | 74.2% | 41 | 25.8% | 159 |
| 2003/04 | 64 | 128 | 192 | 80.7% | 46 | 19.3% | 238 |
| 2004/05 | 41 | 119 | 160 | 88.4% | 21 | 11.6% | 181 |
| 2005/06 | 79 | 141 | 220 | 93.6% | 15 | 6.4% | 235 |
| 2006/07 | 80 | 57 | 137 | 63.7% | 78 | 36.3% | 215 |
| 2007/08 | 71 | 86 | 157 | 84.9% | 28 | 15.1% | 185 |
| 2008/09 | 46 | 106 | 152 | 45.4% | 183 | 54.6% | 335 |
| TOTALS | 585 | 840 | 1425 | 65.6% | 746 | 34.4% | 2171 |

Figure 4 below shows this information graphically.

It can be seen that since 2001/02 the larger proportion of new dwellings built have been on 'windfall' sites. In 2008/09 the situation was reversed with a significant number of completions being reported on two large sites that were allocated in the 1995 Local Plan (Keele Road and Wolstanton Colliery).

**Figure 4 – New dwellings completed annually since 1999/00. Analysing completions on 'windfall' and 'non-windfall' sites (new build only)**



Over the ten years since April 1999, 1425 (66%) of the 2171 new dwellings completed have been on 'windfall' sites. Further analysis indicates that 840 of these completions (39% of the total), have been on sites with a capacity of 10 or more dwellings. These large windfall sites are listed in Table 11 below.

**TABLE 11 - New dwellings completed on large 'Windfall' sites since 1999/00**

| | Site Location | No. completed | Capacity of Site | Final Completion |
|---|---|---|---|---|
| 1 | Allensway, Seabridge* | 1 | 15 | Aug-99 |
| 2 | Silverdale Road, Knutton* | 23 | 49 | Feb-00 |
| 3 | Riceyman Road, Bradwell | 44 | 44 | Jun-00 |
| 4 | Clayhanger Close, Bradwell (Old Hall Drive)* | 27 | 51 | Jul-00 |
| 5 | Mayer Ave, Newcastle | 13 | 13 | Oct-00 |
| 6 | Silverdale Road, Newcastle | 10 | 10 | May-01 |
| 7 | Wayside Ave, May Bank | 11 | 11 | Sep-01 |
| 8 | Blackfriars Road, Newcastle | 14 | 14 | Feb-02 |
| 9 | Main Road, Betley | 10 | 10 | Jul-02 |
| 10 | Bullocks House Road, Kidsgrove | 12 | 12 | Jan-03 |
| 11 | Co-operative Lane, Halmerend | 10 | 10 | Oct-03 |
| 12 | Old Road, Wrinehill | 13 | 13 | Mar-04 |
| 13 | Second Ave, Porthill | 36 | 36 | Sep-04 |
| 14 | Birchenwood, Kidsgrove | 93 | 93 | Oct-04 |
| 15 | Talke Road, Chesterton | 108 | 108 | Jun-05 |
| 16 | London Road/Brook Lane, Newcastle | 93 | 93 | Mar-06 |
| 17 | Brunswick Street, Newcastle | 26 | 26 | Mar-06 |
| 18 | London Road, Chesterton | 14 | 14 | Aug-06 |
| 19 | Princess Street, Talke Pits | 16 | 16 | Feb-07 |
| 20 | James Street, Wolstanton | 24 | 24 | Jun-07 |
| 21 | Stanier Street, Newcastle | 42 | 42 | Oct-07 |
| 22 | Pennyfields Road, Kidsgrove (Jasmine Cres) | 26 | 26 | Nov-07 |
| 23 | Scot Hay Road, Silverdale | 27 | 27 | Nov-07 |
| 24 | Hassell Street, Newcastle | 45 | 45 | May-08 |
| 25 | Enderley Street, Newcastle | 52 | 52 | Nov-08 |
| 26 | Newcastle Road, Madeley | 25 | 25 | Mar-09 |
| 27 | Oxford Road, Basford | 18 | 20 | Under Construction |
| 28 | High Street, May Bank | 7 | 14 | Under Construction |
| | **Totals** | **840** | **913** | |

**Other completions were reported on this site prior to 1.4.1999*

*Sites numbered 24-28 produced completions during 2008/09, and therefore, also appear in Table 4a.*

### 3.2 DWELLINGS PROVIDED BY CONVERSION AND CHANGE OF USE:

The Regional Spatial Strategy notes that dwellings provided by conversion and 'change of use' are to be included in its housing allocation of 5700 units. Table 12 below provides figures (for information) solely about dwellings gained or lost by conversion or change of use throughout the Borough during the past ten years.

**TABLE 12 - Dwellings gained/lost by conversion or change of use 1999/00 – 2008/09**

| Year | New dwellings gained/lost by Conversion or Change of Use | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Urban | | | Rural | | | Total | | | Cumulative Net Total |
| | + | - | Net | + | - | Net | + | - | Net | |
| 1999/00 | 16 | -14 | 2 | 19 | -5 | 14 | 35 | -19 | 16 | 16 |
| 2000/01 | 15 | -18 | -3 | 21 | -16 | 5 | 36 | -34 | 2 | 18 |
| 2001/02 | 17 | -22 | -5 | 10 | -5 | 5 | 27 | -27 | 0 | 18 |
| 2002/03 | 31 | -41 | -10 | 17 | -7 | 10 | 48 | -48 | 0 | 18 |
| 2003/04 | 53 | -27 | 26 | 23 | -8 | 15 | 76 | -35 | 41 | 59 |
| 2004/05 | 43 | -17 | 26 | 13 | -4 | 9 | 56 | -21 | 35 | 94 |
| 2005/06 | 41 | -11 | 30 | 8 | -9 | -1 | 49 | -20 | 29 | 123 |
| 2006/07 | 45 | -23 | 22 | 29 | -6 | 23 | 74 | -29 | 45 | 168 |
| 2007/08 | 35 | -21 | 14 | 12 | -7 | 5 | 47 | -28 | 19 | 187 |
| 2008/09 | 38 | -21 | 17 | 14 | -2 | 12 | 52 | -23 | 29 | 216 |
| Totals | 334 | -215 | 119 | 166 | -69 | 97 | 500 | -284 | 216 | |

Table 12 shows that since April 1999 there have been 216 'net' gains provided in the Borough, 93 of these having been provided in the last 3 years. A significant number are located in the Rural area (+97) - continuing to confirm the trends in the opportunity of re-using and redeveloping redundant buildings etc., particularly those previously used for agriculture.

Since 2000/01 the figures have included those developments which involved increases or decreases to the dwelling stock which did not require permission or which in some cases had been carried out without the necessary approvals. This information has been obtained from data provided by the Council Tax Section of the Financial Services division. Whilst a number of these such developments occur each year the 'net' effect on the figures is minimal, as between 1st April 2000 and 31st March 2009 the 'net' figure recorded was only 19 gains. If these developments had been excluded from the figures the net gain over this period would have been 197 as against the 216 recorded in Table 12.

Tables 2 and 8 include figures for conversions under construction and with outstanding planning permission respectively. Figures relating to 'unauthorised' conversions are clearly not included in these two Tables.

### 3.3 PREVIOUS USE OF HOUSING SITES - BROWNFIELD/GREENFIELD ISSUE:

Policy CF5 (B) of the RSS (Phase 2 Revision – Draft) states that '*Local Planning Authorities should seek to contribute to the achievement of a regional minimum target for development on previously developed land of 70% between 2006 and 2016.'* In order to achieve this, minima targets have been set for the sub-regions. The target for the North Staffordshire conurbation is 90%.

Annex B of Planning Policy Statement 3 (PPS3), published in November 2006, provides a detailed definition of 'previously developed land' and can be summarised as land which is or was occupied by a permanent structure and associated fixed surface infrastructure, excluding agricultural and forestry buildings and land that has previously been used for mineral extraction and waste disposal. Previously developed land or 'brownfield' sites can occur in rural as well as urban areas. Likewise 'greenfield' sites can be located in urban as well as rural locations. PPS3 states that the national annual target is that at least 60% of new housing should be provided on previously developed land. Different areas of the country have varying quantities of previously developed land and in order to achieve the national target some local targets will have to be much higher than others. The North Staffordshire conurbation has a large amount of brownfield land and therefore has been allocated the target of 90%.

Housing completions have been analysed since 1999/00 and Table 13 and Figure 5 (page 17) show the percentage of completions that have been provided on brownfield sites each financial year. Both 'new' dwellings and those provided by conversion are included in the figures, taking into consideration the definition of previously developed land as far as it relates to conversions of agricultural buildings, where such developments are classified as 'greenfield'.

**TABLE 13 - New dwellings/conversions completed on 'Brownfield sites' each year since 1999/00**

| Year | New Dwellings Built during the Year | Number of Conversions (Net) provided during the year | Total | Number of New Dwellings built on 'Brownfield' Sites | Number of Conversions (Net) provided on Brownfield Sites | Total | % of New Dwellings and Conversions built on Brownfield Sites |
|---|---|---|---|---|---|---|---|
| 1999/00 | 336 | 16 | 352 | 220 | 7 | 227 | 64.5% |
| 2000/01 | 171 | 2 | 173 | 86 | 1 | 87 | 50.3% |
| 2001/02 | 116 | 0 | 116 | 63 | -5 | 58 | 50.0% |
| 2002/03 | 159 | 0 | 159 | 89 | -9 | 80 | 50.3% |
| 2003/04 | 238 | 41 | 279 | 189 | 30 | 219 | 78.5% |
| 2004/05 | 181 | 35 | 216 | 157 | 34 | 191 | 88.4% |
| 2005/06 | 235 | 29 | 264 | 215 | 27 | 242 | 91.7% |
| 2006/07 | 215 | 45 | 260 | 142 | 31 | 173 | 66.5% |
| 2007/08 | 185 | 19 | 204 | 161 | 15 | 176 | 86.3% |
| 2008/09 | 335 | 29 | 364 | 236 | 23 | 259 | 71.2% |
| TOTALS | 2171 | 216 | 2387 | 1558 | 154 | 1712 | 71.7% |

The cumulative figure since 1999/00 is now running at 71.7%. The particularly low figures recorded during the 3 year period 2000/01 to 2002/03 were a legacy of earlier permissions granted on 'greenfield' sites in accordance with the policy and proposals contained in the earlier Local Plan adopted in 1995, which pre-date the publication of PPG3 (now PPS3). The high figure of 91.7% recorded for 2005/06 included a significant number of completions on the large brownfield sites at Talke Rd., Chesterton (former Michelin site); London Rd./Brook Lane, Newcastle; Enderley St., Newcastle; Brunswick St., Newcastle and Scot Hay Rd., Silverdale.

There are a number of 'greenfield' sites that were under construction during 2008/09 that are among those granted permission prior to the publication of PPG3/PPS3. They are large sites on which completions will continue to come forward for at least another 2 to 3 years. Future editions of this report will examine the Borough's completions rate on brownfield sites specifically within the North Staffs conurbation i.e. within the urban area of the borough.

**Figure 5 – Percentage of new dwellings built on brownfield sites annually since 1999/00**

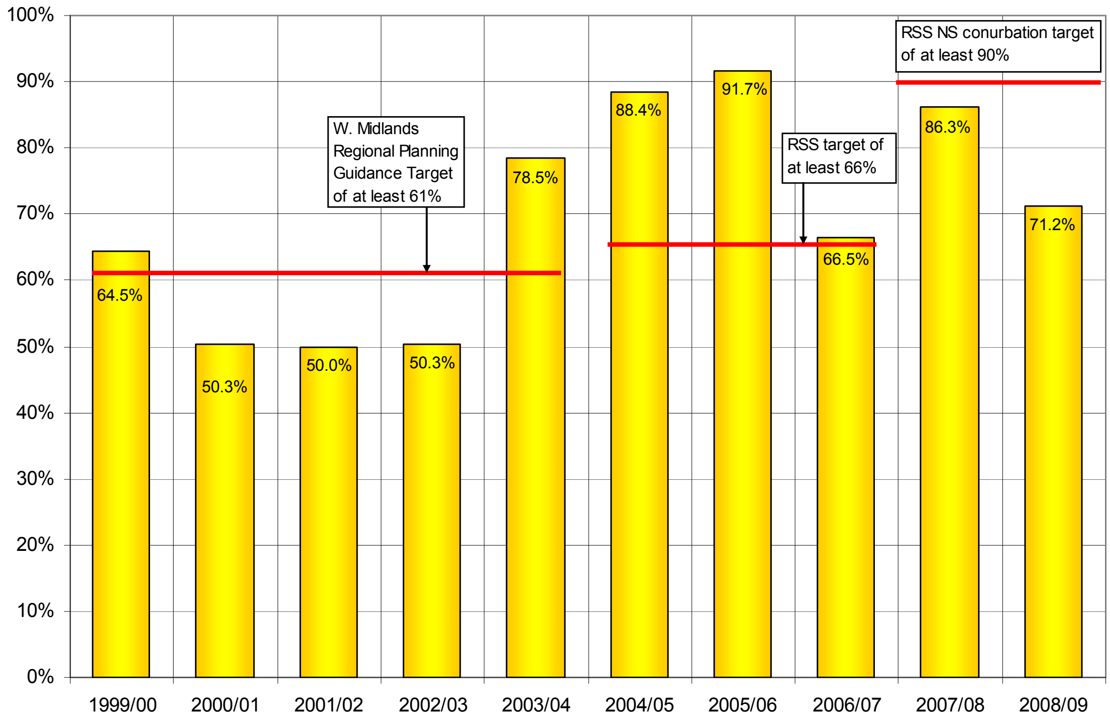



Table 14 below and Fig 6 on page 18 analyse 'brownfield' and 'greenfield' commitments as at 31st March 2009. Table 14 below does not include those applications dependent on a S.106 agreement not yet finalised.

**TABLE 14 Brownfield/Greenfield commitments i.e. Dwellings completed (1.4.06-31.3.09), those under construction and those with outstanding planning permission at 31.03.2009**

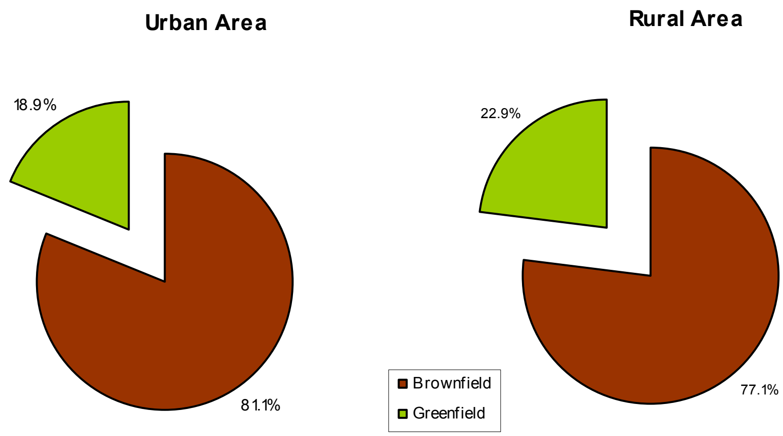
| Area | Completions 1.4.06 - 31.3.09 | | | Dwellings under Construction at 31.03.2009 | | | Dwellings with Outstanding Planning Permission at 31.03.2009 | | | Total Commitments | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | New Dwells | Convs | Total | New Dwells | Convs | Total | New Dwells | Convs | Total | New Dwells | Convs | Total Commitment | % Total Commitments |
| **Urban** | | | | | | | | | | | | | |
| Brownfield | 443 | 52 | 495 | 155 | 13 | 168 | 1343 | 35 | 1378 | 1941 | 100 | 2041 | 81.1% |
| Greenfield | 195 | 1 | 196 | 59 | 0 | 59 | 220 | 0 | 220 | 474 | 1 | 475 | 18.9% |
| **Rural Area** | | | | | | | | | | | | | |
| Brownfield | 96 | 17 | 113 | 24 | 3 | 27 | 129 | 3 | 132 | 249 | 23 | 272 | 77.1% |
| Greenfield | 1 | 23 | 24 | 6 | 8 | 14 | 12 | 31 | 43 | 19 | 62 | 81 | 22.9% |
| **BOROUGH** | | | | | | | | | | | | | |
| Brownfield | 539 | 69 | 608 | 179 | 16 | 195 | 1472 | 38 | 1510 | 2190 | 123 | 2313 | 80.6% |
| Greenfield | 196 | 24 | 220 | 65 | 8 | 73 | 232 | 31 | 263 | 493 | 63 | 556 | 19.4% |
| | | | | | | | | | | | | | |
| **TOTAL** | 735 | 93 | 828 | 244 | 24 | 268 | 1704 | 69 | 1773 | 2683 | 186 | 2869 | |

When completions are added to the numbers under construction and with outstanding planning permission to provide a figure for 'total commitments' in each part of the Borough, it can be seen that in the Urban area just over 81% are on brownfield sites. Most of the 475 dwellings on greenfield sites are the large sites at Keele Rd., the former Clayton Road allotments, Lymewood

Close, Newcastle and the northern part of Wolstanton Colliery. In the Rural area, where the proportion of 'brownfield' developments would be expected to be lower, this figure is just over 77%.

The figures for the whole Borough at 31st March 2009 show that almost 81% of all commitments, are/have been on brownfield sites.

**Fig. 6 - Brownfield/Greenfield commitment for each area of the Borough, based on completions between 1.4.06-31.3.09, plus dwellings under construction and with outstanding planning permission at 31.03.09**




It should be stressed that the figures in Table 14 and Figure 6 relate to housing completions which clearly reflect allocations made and permissions which had been issued at an earlier date. In order to test the Council's adherence to PPS3 in respect of encouraging housing developments which make more efficient use of previously developed land, this Council has introduced a 'local' Performance Indicator (LI26) which (from 1st April 2004) monitors the percentage of new sites (by site area) permitted on previously developed land, as it is considered that this calculation would more accurately reflect the concerns of PPS3 in trying to protect the supply of undeveloped land. 'Conversions' and permissions granted on appeal are excluded from the calculation in order to allow the figure to reflect the Council's own current policies and decisions in this respect.

Table 15 below provides figures for such permissions issued since 2001/02. NB: The figures for 2001/02 to 2003/04 use the number of dwellings permitted on brownfield sites rather than the site area.

**TABLE 15: Analysis of new dwellings permitted on 'previously developed land'**

| Year | Total number of new dwellings/site area permitted | Number / site area permitted on 'previously developed land (i.e. brownfield sites) | % permitted on 'previously developed land' (i.e. brownfield sites |
|---|---|---|---|
| 2001-02 (dwellings) | 107 | 107 | 100.0% |
| 2002-03 (dwellings) | 223 | 221 | 99.1% |
| 2003-04 (dwellings) | 203 | 198 | 97.5% |
| 2004-05 (hectares) | 4.4 | 4.4 | 100.0% |
| 2005-06 (hectares) | 4.93 | 3.76 | 76.3% |
| 2006-07 (hectares) | 15.92 | 15.51 | 97.4% |
| 2007-08 (hectares) | 10.4 | 10.08 | 96.9% |
| 2008-09 (hectares) | 6.16 | 6.16 | 100.0% |

The above figures confirm that this authority is continuing to comply with guidance issued by the Government.

It must be pointed out that there are occasions when a permission may be issued on a 'greenfield' site e.g. when a proposal for development on a mainly brownfield site may include a smaller site which should be classified as greenfield, or where there may be other overriding reasons to issue a permission on a particular greenfield site. This was the case during 2005/06 where the figure of 76.3% reflected the Planning Committee's decision to approve, on balance, a proposal for a relatively small number of dwellings on quite a large rural greenfield site.

## 3.4 ANALYSIS OF HOUSE PRICES:

**Background**

Information on house prices since 2000 in Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire and England and Wales, has been obtained from the Land Registry or, in the case of Newcastle, other websites that source their data from the Land Registry.

Land Registry is a self-financing government trading fund and executive agency which makes no call on monies voted by Parliament. Information is collected on prices of residential property during the process of registering transfer of ownership and since 1995 simple unadjusted average house price figures have been made available on a quarterly basis, with no weighting or adjustments applied.

The Land Registry's figures exclude the following:-

1. All commercial transactions

2. Transfers, conveyances, assignments or leases at a premium with nominal rent which are:-

   - 'Right to buy' sales at a discount
   - subject to a lease
   - subject to an existing mortgage
   - to effect the sale of a share in a property
   - by way of a gift
   - by way of exchange
   - under a Compulsory Purchase order
   - under a court order
   - to Trustees
   - Vesting Deeds
   - Transmissions or Assents
   - Of more than one property
   - Leases for 7 years or fewer

For the purposes of this document average house prices for Stoke-on-Trent, Staffordshire, West Midlands and England & Wales have been taken from the Land Registry website as first published regardless of the fact that subsequent reports can provide revised figures for previous quarters, as additional information becomes available. This principle also applies to the figures for Newcastle-under-Lyme obtained from websites sourcing their data from the Land Registry. However, such adjustments usually show only minor alterations from the original figure, and on that basis in order to maintain consistency, the original figures have been used.

Land Registry have agreed to the use of their information in this part of the report and their co-operation in this matter is gratefully acknowledged.

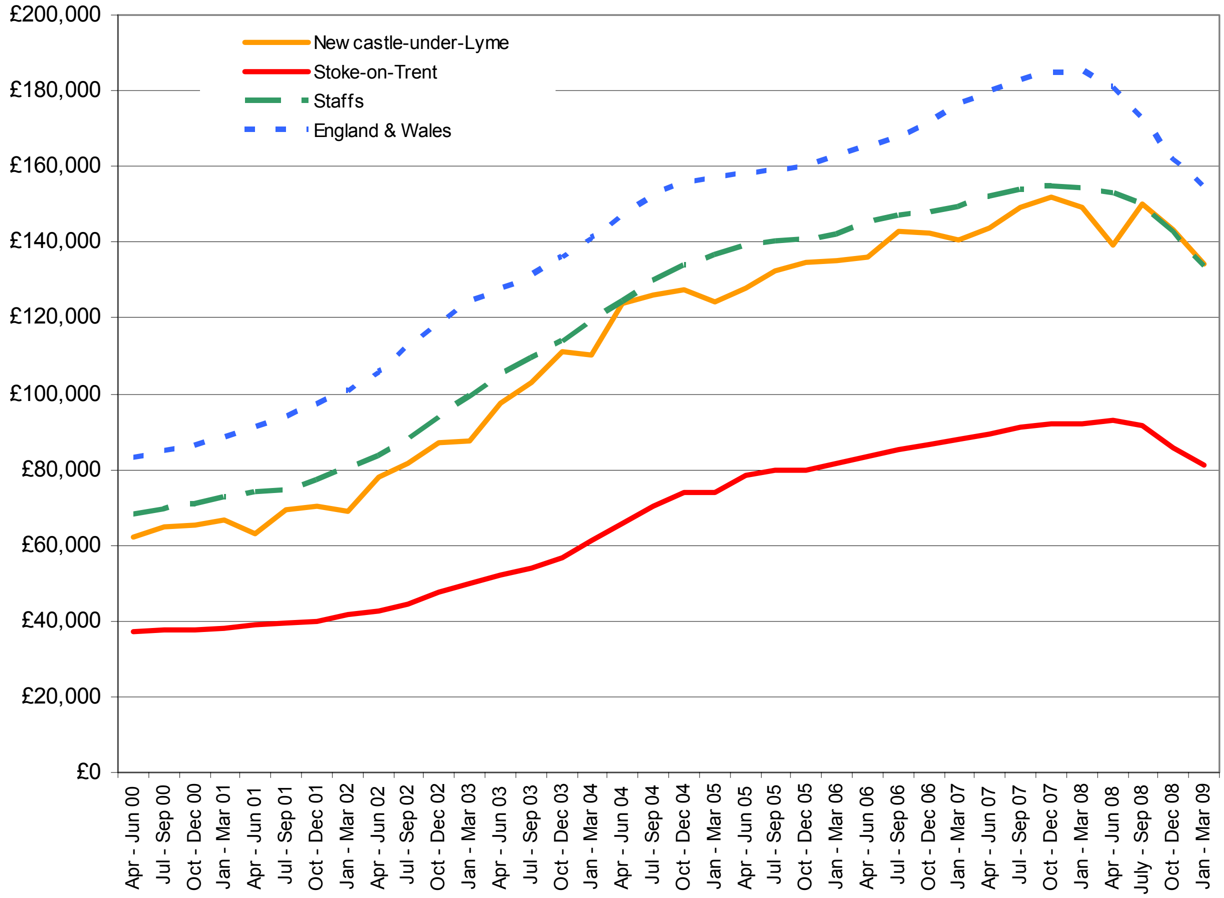
**Average house prices for Newcastle, Stoke-on-Trent, Staffordshire & England and Wales since Apr 2000**

Table 16 below and Fig. 7 on page 21 compare house prices for Newcastle-under-Lyme; Stoke-on-Trent; Staffordshire and 'England and Wales'.

**TABLE 16 - Average house prices for Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire, England and Wales quarterly since April 2000.**

| Date | Newcastle-under-Lyme | Stoke-on-Trent | Staffs | England & Wales |
|---|---|---|---|---|
| Apr - Jun 00 | £62,283 | £37,069 | £68,135 | £83,151 |
| Jul - Sep 00 | £65,013 | £37,455 | £69,413 | £84,685 |
| Oct - Dec 00 | £65,516 | £37,714 | £70,893 | £86,151 |
| Jan - Mar 01 | £66,588 | £38,231 | £72,473 | £88,288 |
| Apr - Jun 01 | £63,176 | £39,040 | £74,018 | £90,956 |
| Jul - Sep 01 | £69,166 | £39,292 | £74,534 | £93,888 |
| Oct - Dec 01 | £70,402 | £39,764 | £77,100 | £96,916 |
| Jan - Mar 02 | £69,146 | £41,584 | £80,353 | £100,667 |
| Apr - Jun 02 | £78,059 | £42,671 | £83,512 | £105,721 |
| Jul - Sep 02 | £81,835 | £44,247 | £88,009 | £112,486 |
| Oct - Dec 02 | £87,267 | £47,464 | £93,721 | £118,799 |
| Jan - Mar 03 | £87,562 | £49,854 | £99,272 | £124,436 |
| Apr - Jun 03 | £97,338 | £52,001 | £104,794 | £127,633 |
| Jul - Sep 03 | £103,003 | £53,834 | £109,137 | £131,114 |
| Oct - Dec 03 | £111,213 | £56,533 | £113,809 | £135,872 |
| Jan - Mar 04 | £109,984 | £61,209 | £119,134 | £141,222 |
| Apr - Jun 04 | £123,633 | £65,818 | £124,115 | £147,091 |
| Jul - Sep 04 | £125,949 | £70,331 | £129,696 | £152,286 |
| Oct - Dec 04 | £127,288 | £73,732 | £133,584 | £155,756 |
| Jan - Mar 05 | £124,276 | £73,930 | £136,525 | £157,119 |
| Apr - Jun 05 | £128,013 | £78,567 | £139,334 | £158,151 |
| Jul - Sep 05 | £132,208 | £79,973 | £140,167 | £158,553 |
| Oct - Dec 05 | £134,811 | £79,993 | £140,492 | £160,162 |
| Jan - Mar 06 | £135,048 | £81,846 | £142,046 | £162,833 |
| Apr - Jun 06 | £136,074 | £83,400 | £144,945 | £165,050 |
| Jul - Sep 06 | £142,957 | £85,476 | £146,860 | £167,265 |
| Oct - Dec 06 | £142,560 | £86,538 | £147,839 | £171,506 |
| Jan - Mar 07 | £140,806 | £87,978 | £149,142 | £176,424 |
| Apr - Jun 07 | £143,568 | £89,552 | £152,108 | £179,797 |
| Jul - Sep 07 | £149,144 | £90,940 | £153,706 | £182,849 |
| Oct - Dec 07 | £152,076 | £92,236 | £154,595 | £184,765 |
| Jan - Mar 08 | £149,404 | £92,231 | £154,234 | £185,039 |
| Apr - Jun 08 | £139,175 | £93,061 | £152,873 | £181,118 |
| July - Sep 08 | £150,044 | £91,461 | £149,515 | £172,687 |
| Oct - Dec 08 | £143,532 | £85,688 | £142,976 | £162,055 |
| Jan - Mar 09 | £134,230 | £81,144 | £133,669 | £154,572 |

**Figure 7 – Average House Prices locally and nationally since 2000**




For England and Wales, from the April to June 2000 quarter to the end of January to March 2009, a 86% rise has been recorded. Quite significant increases in average house prices had been recorded for all areas/regions up to 2007. However, it has been well documented in the press that house prices throughout Great Britain as a whole have been falling at a significant rate since this peak. The data presented in figure 7 stops at March 09 and therefore it is not fully up-to-date. (The reason for this is that the Land Registry do not report the quantity of house sales until 3 months after the end of any month. This is so that they can be confident that they have captured all of the data before it is published.)

A press release (28th July 2009) from the Land Registry reported that house prices in England and Wales had risen by 0.1% in June 2009, the first positive monthly change since January 2008. Table 16, however, shows that from April 2008 to March 2009 house prices fell nearly 15% in England and Wales. The West Midlands and Staffordshire have also experienced falls of 15.3% and 12.6% respectively. Stoke on Trent, where house prices continued to rise until April 2008, has also experienced a fall in the last year of 12.8%.

**TABLE 17 - Average house prices for each house type during January to March 2009.**

| | Detached | Semi-detached | Terraced | Flat/Apartment |
|---|---|---|---|---|
| **Newcastle** | £216,399 | £123,836 | £90,515 | £72,692 |
| **Stoke-on-Trent** | £150,467 | £85,295 | £47,779 | £61,871 |
| **Staffordshire** | £210,272 | £112,432 | £84,670 | £83,820 |
| **West Midlands** | £227,463 | £118,301 | £89,142 | £91,296 |
| **England & Wales** | £235,162 | £144,104 | £119,663 | £140,891 |

Differences in house prices can be caused by local and national variations in factors such as the state of the economy (including income levels); the level and type of housing demand; the number, size, location and type of dwellings being offered for sale; the attractiveness of the site; the availability of land and its price and the competition between housebuilders.

**House price variation within the Borough**

Some work has been undertaken on analysing average house prices by postcode sector, (information available from www.mypropertyspy.co.uk, which shows that prices generally in the north of Newcastle are around 75-90% of the average price for the whole of the Borough. Prices in areas to the south-west of the town centre are around 130% of the average. The average price of dwellings in the rural area excluding Audley are likely to be around 160%-250% of the average. (This information should be viewed as a snapshot only.)

### TABLE 18 - Average house prices by Postcode Sector: April 2007 – Mar 2008

| Postcode Sector | Area | Average House Price | % of Borough Average |
|---|---|---|---|
| ST5 0 | Wolstanton, May Bank & Porthill East | £132,062 | 93.2% |
| ST5 1 | Town East | £125,166 | 88.3% |
| ST5 2 | Thistleberry & Town West | £146,025 | 103.0% |
| ST5 3 | Westlands & Seabridge West | £184,962 | 130.5% |
| ST5 4 | Seabridge East, Butterton & Rural South | £162,571 | 114.7% |
| ST5 5 | Baldwins Gate, Maer Hills & Rural South West | £226,900 | 160.1% |
| ST5 6 | Knutton and Silverdale | £104,148 | 73.5% |
| ST5 7 | Chesterton & Holditch | £108,741 | 76.7% |
| ST5 8 | Bradwell & Porthill West | £113,640 | 80.2% |
| ST5 9 | Cross Heath | £126,504 | 89.2% |
| ST7 1 | Butt Lane, Talke & Kidsgrove West | £105,730 | 74.6% |
| ST7 4 | Kidsgrove East & Newchapel | £132,310 | 93.3% |
| ST7 8 | Audley, Halmerend & Alsagers Bank | £130,670 | 92.2% |
| CW2 5 | Rural North West | £259,204 | 182.9% |
| CW3 9 | Madeley, Betley & Rural West | £166,917 | 117.8% |
| TF9 2 | Rural South West | £353,666 | 249.5% |
| TF9 4 | Loggerheads, Ashley & Rural South West | £240,568 | 169.7% |
| **Borough** | **Borough** | **£141,753** | **100%** |

We have also obtained the price of properties advertised for sale in the local press on 26th March 2009, both new and existing, in order to provide a general indication of prices throughout the borough. It should be borne in mind however, that such an exercise may produce inflated figures as it uses the vendor's original 'asking price' which may in the event be somewhat in excess of the agreed 'selling price', together with the possibility of some advertised properties later being withdrawn from sale.

### TABLE 19 - Average 'asking prices' by area, house type and no. of bedrooms at 6 Mar 08

| Average Price by Area | |
|---|---|
| Newcastle | £135,846 |
| Kidsgrove | £139,957 |
| Rural | £231,293 |

| Average Price by House Type | |
|---|---|
| Detached | £200,340 |
| Semi-detached | £136,329 |
| Terrace | £100,477 |
| Flat | £112,836 |

| Average Price by No. of bedrooms | |
|---|---|
| 1 bedroom | £76,369 |
| 2 bedrooms | £111,586 |
| 3 bedrooms | £139,479 |
| 4+ bedrooms | £226,710 |

3

In the Newcastle area the prices of those properties on the market ranged from just £49,950 for a 1 bedroom flat to £449,950 for a new build detached property. The arithmetic mean average price for Newcastle for those properties included in this latest survey was £135,846, compared with £171,473 for the survey carried out in March 2008.

Figures for Kidsgrove ranged from £89,995 for a 1 bedroom flat to £214,950 for a 4 bedroom detached property. The average price for Kidsgrove was £139,957 compared to £150,571 in March 2008.

In the Rural area prices ranged from around £89,950 for a 2 bedroom terraced house in a village location to £675,000 for a large 6 bedroom detached house in Betley. The average price in the Rural area was £231,293 compared to £279,418 a year ago.

Whilst direct comparison between the surveys undertaken each year produces an indication of 'average prices', this can be distorted as the number, type, size and price of properties on the market at any one time will always vary. It should also be emphasised that the figures used in this survey represent a 'snap-shot' of those properties advertised for sale in the local newspaper on the date mentioned above. There will undoubtedly always be others on the market whose prices could fall well outside the ranges quoted here – particularly those sold at auction and those at the lower end of the scale. It should also be remembered that the figures used in Table 16 have been obtained from Land Registry and reflect the selling price of the property which can sometimes be significantly lower than the asking price advertised.

Nevertheless, the figures do confirm the considerable variety of properties available throughout the Borough, from the small terraced house and flat to the large mature detached house in extensive grounds. Therefore, there is continual evidence of a wide range of all types of properties for sale in the borough offering considerable choice at varying prices.

## 3.5 AFFORDABLE HOUSING

The normal housing market provides for the housing needs for most of the population. However, there is always a significant minority of people who cannot afford to rent or buy on the open market. There are also those who have short term housing needs due to domestic crisis or upheaval or through disablement have special requirements that cannot be accommodated in their own house. The Borough Council, as a Strategic Housing Authority, has a responsibility to endeavour to create the right climate for all housing needs to be met.

The main impact of land-use planning on the provision of housing is to allocate and permit sites for housing development and set out guidelines as to the types of housing to be built. It is also possible to require developers to provide certain numbers or proportions of affordable housing as part of a development of larger developments. This can be 'Social Housing' defined in PPS3 as 'normally for rent – rent subsidised by a registered social landlord' or 'Intermediate Affordable Housing' defined as 'Housing at prices and rents above those of social rent, but below market prices or rents, ….. These can include shared equity e.g. HomeBuy.' Development by RSLs is guided by the Housing Strategy which is taken into account by the Homes and Communities Agency (HCA) in deciding whether to support development financially.

For affordable housing to be required of a developer through a Section 106 Planning Obligation, the Council must be able to demonstrate clearly that such housing is needed. This can be done through analysis of the housing register and through Borough-wide and/or local housing needs surveys. A Strategic Housing Market Assessment was published in 2008 and its results represent the most recent comprehensive information source on housing need. In addition the Council undertakes a programme of rural needs surveys carried out in conjunction with Parish Councils and partner RSLs. Based on this evidence, and taking into account the economic feasibility of providing affordable housing, the Council has prepared and adopted the Core Spatial Strategy which aims to deliver 60-70 affordable dwellings per year, mostly through Section 106 Agreements. In addition Registered Social Landlords will bring forward their own schemes.

Quality of provision can be as important an issue as quantity. Some of the current stock is badly located and the type of housing does not always match the need. This is being addressed in part by 'Renew North Staffordshire' – the Housing Market Renewal Pathfinder. Among its intervention activities has been an element of clearance, of both private and social housing and this has had an effect on the overall balance of housing stock particularly within the Area of Major Intervention at Knutton and Cross Heath although this should only be in the short term.

There is a growing interest in other forms of affordable housing that are not social rented, such as shared equity or shared ownership (generally within the term "HomeBuy"). It is likely that these will form an increasingly important part of the provision of affordable housing in the future. There is already evidence of this with permissions for shared equity dwellings making up just under half of the total affordable homes permitted.

Table 20 below shows that over the past 10 years 9.2% of all new dwellings built have been categorised as "affordable".

**TABLE 20 – 'Affordable' dwellings provided each year since 1999**

| Year | AFFORDABLE DWELLINGS | | | Total Number of new dwellings provided |
|---|---|---|---|---|
| | Number | | % of Total | |
| | New | Conv | | |
| 1999-00 | 47 | 0 | 13.4 | 352 |
| 2000-01 | 25 | 3 | 16.2 | 173 |
| 2001-02 | 20 | 0 | 17.2 | 116 |
| 2002-03 | 12 | 1 | 8.2 | 159 |
| 2003-04 | 17 | 8 | 9.0 | 279 |
| 2004-05 | 16 | 7 | 10.6 | 216 |
| 2005-06 | 8 | 2 | 3.8 | 264 |
| 2006-07 | 0 | 0 | 0.0 | 260 |
| 2007-08 | 1 | 0 | 0.5 | 204 |
| 2008-09 | 37 | -2 | 9.6 | 364 |
| Totals | 183 | 19 | 8.5 | 2387 |

A net total of 35 affordable homes have been added to the dwelling stock in 2008/09. The numbers provided in previous years have varied to a great degree and the particularly low figures recorded for 2005/06-2007/08 relate to planning decisions made as early as 2003, when the latest data (2002 Housing Needs Survey) showed that there was an oversupply of general needs affordable housing. The Core Strategy (policy CSP6) and the Affordable Housing Supplementary Planning Document, based on the evidence presented in the recent Strategic Housing Market Assessment, require 25% affordable housing in any development of 15 dwellings or more (5 in the rural area). The impact of this will become more obvious in the next 2-3 years as the larger housing developments, granted permission in recent months, start to come forward. At March 2009 there were 70 affordable units under construction and 320 others with outstanding planning permission indicating that provision in the coming years will be much greater than it has been for some time.

In addition to affordable dwellings provided through the planning process there are others coming forward through other means. The downturn in the housing market has resulted in significant reductions in the number of dwellings sold in some of the larger new developments in the borough. Developers are selling new properties to local social landlords in order to ensure a continued cash flow e.g. a block of 42 flats in Stanier St, completed in 2007/08, has been sold to Sanctuary Housing this year and the flats have been made available to social tenants. Developers are also making more homes available to shared equity buyers through the Home Buy Direct Scheme. Examples of developments where this is happening are the large sites at Keele Road and Lyme Valley Allotments and a smaller scheme of 25 dwellings at Madeley.

## 3.6 DENSITY OF NEW DEVELOPMENT

PPS3, published in November 2006, requires local authorities to avoid the inefficient use of land, encourages housing developments which make more efficient use of land (expressed as dwellings per hectare net) and states that local Planning Authorities should develop considered housing density policies.

The implementation of density policies, their effectiveness and impact, needs to be monitored and, as with all monitoring, the data collected used to help review and refine relevant policies. Where there are no policies in place, monitoring the density of new developments is still important. It should allow authorities to build up a picture of what is being achieved and provides the information needed to develop policies in the future.

PPS3 also contains advice on how net dwelling 'density' figures should be calculated, advising local authorities to include only those site areas which will be redeveloped for housing and directly associated uses, including:

- access roads within the site
- private garden space
- car parking areas
- incidental open space and landscaping
- children's play areas where these are to be provided

It would therefore exclude:-

- major distributor roads
- primary schools
- open spaces serving a wider area
- significant landscape buffer strips

Table 21 on page 26 examines all completions each year since 1999/00 and provides information on 'net site density' for the urban (mainly Newcastle and Kidsgrove) and rural parts of the borough.

The information shows that, as expected, net densities recorded in the urban area have been considerably higher than those in the rural. Particularly high figures have been recorded since 2004/05. Higher density large sites at Clayton Rd., Newcastle; Enderley St., Newcastle; Brunswick St., Newcastle (flats) and London Rd.,/Brook Lane, Newcastle (flats), all produced a significant number of completions. For the 10 years since 1999/00 average densities on urban sites are producing an overall figure of 33 dwellings per hectare.

Annual densities have also varied in the rural area over this period and are currently producing an overall figure of 14 dwellings per hectare.

For the borough as a whole since 2004/05, annual average densities have increased significantly. Since 1999/00 an overall figure of 26 dwellings per hectare has been achieved.

**TABLE 21 - 'Net site density' for the urban and rural parts of the borough - analysing all new dwellings completed since 1999/00**

| Year | Urban | | | Rural | | | Borough | | |
|---|---|---|---|---|---|---|---|---|---|
| | No. Completed | Site Area (ha) | Density per ha | No. Completed | Site Area (ha) | Density per ha | No. Completed | Site Area (ha) | Density per ha |
| 1999-00 | 273 | 10.51 | 26 | 63 | 4.68 | 13 | 336 | 15.19 | 22 |
| 2000-01 | 136 | 5.34 | 25 | 35 | 2.33 | 15 | 171 | 7.67 | 22 |
| 2001-02 | 73 | 2.56 | 29 | 43 | 2.66 | 16 | 116 | 5.22 | 22 |
| 2002-03 | 77 | 2.82 | 27 | 82 | 4.68 | 18 | 159 | 7.5 | 21 |
| 2003-04 | 144 | 4.93 | 29 | 94 | 6.61 | 14 | 238 | 11.54 | 21 |
| 2004-05 | 144 | 3.75 | 38 | 37 | 2.96 | 13 | 181 | 6.71 | 27 |
| 2005-06 | 201 | 3.9 | 52 | 34 | 3.07 | 11 | 235 | 6.97 | 34 |
| 2006-07 | 185 | 4.35 | 43 | 30 | 2.17 | 14 | 215 | 6.52 | 33 |
| 2007-08 | 156 | 3.45 | 45 | 29 | 2.29 | 13 | 185 | 5.74 | 32 |
| 2008-09 | 297 | 9 | 33 | 38 | 2.24 | 17 | 335 | 11.24 | 30 |
| Totals | 1686 | 50.61 | 33 | 485 | 33.69 | 14 | 2171 | 84.3 | 26 |

The above figures relate to all dwellings completed during the year including those on small sites, and in this regard it could be said that there is an anomaly in the method of calculating overall site densities, where for example a permission for one dwelling on a site with a typical size of 0.03 hectares, produces a theoretical density of 33 per hectare. Accordingly table 22 below analyses those completions annually since 2002/03 on large sites only (10 dwellings or more) and could be said to provide a more realistic set of figures.

**TABLE 22 - 'Net site density' for the urban and rural parts of the borough - analysing new dwellings completed on large sites only since 2002/03**

| Year | Urban | | | Rural | | | Borough | | |
|---|---|---|---|---|---|---|---|---|---|
| | No. Completed | Site Area (ha) | Density per ha | No. Completed | Site Area (ha) | Density per ha | No. Completed | Site Area (ha) | Density per ha |
| 2002-03 | 45 | 1.8 | 25 | 63 | 3.26 | 19 | 108 | 5.06 | 21 |
| 2003-04 | 105 | 3.54 | 30 | 69 | 4.8 | 14 | 174 | 8.34 | 21 |
| 2004-05 | 119 | 3.01 | 40 | 22 | 1.72 | 13 | 141 | 4.73 | 30 |
| 2005-06 | 153 | 2.48 | 62 | 0 | 0 | 0 | 153 | 2.48 | 62 |
| 2006-07 | 137 | 3.24 | 42 | 0 | 0 | 0 | 137 | 3.24 | 42 |
| 2007-08 | 112 | 1.77 | 63 | 2 | 0.04 | 50 | 114 | 1.81 | 63 |
| 2008-09 | 266 | 7.27 | 37 | 23 | 0.5 | 46 | 289 | 7.77 | 37 |

Table 22 shows that for 2005/06 and 2006/07 there were no large sites developed in the Rural area. The higher density figures recorded in 2005/06 and 2007/08 can be attributed to those completions on the large sites referred to previously on page 26, for which in the main, planning permission had been granted since 2000 (when PPG3 was published) and indicates that the advice contained in Government Guidance is showing a significant level of achievement. The lower figure recorded for 2008/09 reflects the fact that a larger proportion of the dwellings completed in the last year have been the traditional detached and semi-detached dwellings with gardens as opposed to 2007/08 when a large proportion of the dwellings completed were flats.

Table 23 on page 27 analyses net site density on all those new sites permitted each year since 2001/02 (including appeal decisions which were allowed). Sites with an existing permission are also included where a revised permission amended the site capacity or area and hence its density. Also included are those outline permissions where the assumed site capacity is stipulated by a condition attached to a planning permission, or is considered to be sufficiently reliable for the purposes of this exercise, although more accurate 'density' calculations would be able to be made at full planning permission stage.

**TABLE 23 - 'Net site density' for the urban and rural parts of the borough - analysing new permissions issued on all sites**

| Year | Urban | | | Rural | | | Borough | | |
|---|---|---|---|---|---|---|---|---|---|
| | No. Permitted | Site Area (ha) | Density per ha | No. Permitted | Site Area (ha) | Density per ha | No. Permitted | Site Area (ha) | Density per ha |
| 2001-02 | 360 | 10.34 | 35 | 40 | 2.05 | 20 | 400 | 12.4 | 32 |
| 2002-03 | 548 | 15.02 | 36 | 49 | 3.12 | 16 | 597 | 18.1 | 33 |
| 2003-04 | 271 | 8.49 | 32 | 36 | 2.63 | 14 | 307 | 11.1 | 28 |
| 2004-05 | 436 | 7.97 | 55 | 34 | 2.24 | 15 | 470 | 10.2 | 46 |
| 2005-06 | 141 | 3.45 | 41 | 56 | 4.17 | 13 | 197 | 7.6 | 26 |
| 2006-07 | 422 | 13.71 | 31 | 42 | 3.24 | 13 | 464 | 17.0 | 27 |
| 2007-08 | 723 | 13.08 | 55 | 50 | 3.02 | 17 | 773 | 16.1 | 48 |
| 2008-09 | 198 | 4.14 | 48 | 68 | 2.02 | 34 | 266 | 6.16 | 43 |

It can be seen that those new permissions issued during each year have, in most cases, produced a higher 'net density per hectare' figure for both the urban and rural areas than that which has been recorded for those dwellings completed during the same period (see Table 21). See comments following Table 24 for details of those sites included in this analysis.

Table 24 below provides similar information but in respect of 'large' sites only (i.e. sites of 10 dwellings or more).

**TABLE 24 - 'Net site density' for the urban and rural parts of the borough - analysing new permissions issued on large sites only**

| Year | Urban | | | Rural | | | Borough | | |
|---|---|---|---|---|---|---|---|---|---|
| | No. Permitted | Site Area (ha) | Density per ha | No. Permitted | Site Area (ha) | Density per ha | No. Permitted | Site Area (ha) | Density per ha |
| 2002-03 | 494 | 13.19 | 37 | 23 | 1.42 | 16 | 517 | 14.61 | 35 |
| 2003-04 | 193 | 5.11 | 38 | 0 | 0 | 0 | 193 | 5.11 | 38 |
| 2004-05 | 340 | 5.48 | 62 | 0 | 0 | 0 | 340 | 5.48 | 62 |
| 2005-06 | 60 | 0.83 | 72 | 0 | 0 | 0 | 60 | 0.83 | 72 |
| 2006-07 | 364 | 11.84 | 31 | 24 | 0.54 | 44 | 388 | 12.38 | 31 |
| 2007-08 | 658 | 10.59 | 62 | 10 | 0.3 | 33 | 668 | 10.89 | 61 |
| 2008-09 | 140 | 2.76 | 51 | 63 | 1.84 | 34 | 203 | 4.6 | 44 |

This issue will be updated and kept under review in future reports.

The figure for 2002/03 for the urban area reflected the inclusion of the particularly high 'numeric' densities approved on sites at:

- Wolstanton Colliery (245 dwellings on 7.2 hectares)
- London Rd., Newcastle (93 flats permitted on a site less than 1 hectare);
- Second Ave., Porthill (36 flats on 0.50 hectares granted on appeal).

The figure for 2003/04 includes the sites permitted at:

- Springfield Close/Farcroft Ave., Chesterton (61 dwellings permitted on 1.8 hectares);
- Enderley St., Newcastle (an estimated 35 dwellings were permitted on a site of 0.9 hectares)

- Stanier St., Newcastle (where an estimated 35 dwellings received outline permission on a 0.26 hectare site).

There were no permissions issued on 'large' sites in the rural area during 2003/04.

The figure for 2004/05 includes the high density developments permitted at:

- Brunswick St., Newcastle (26 flats permitted on 0.09 hectares);
- London Rd., Chesterton (14 flats on 0.13 hectares);
- Clayton Rd., Newcastle (135 dwellings on 3.50 hectares);
- Lymewood Close, Newcastle (26 apartments on 0.40 hectares)
- Hassell St., Newcastle (45 flats on 0.25 hectares).
- Stanier St., Newcastle (42 flats on 0.26 hectares)
- Enderley St., Newcastle (52 dwellings on 0.85 hectares).

There were no permissions issued on 'large' sites in the rural area during 2004/05.

The figure for 2005/06 includes the sites permitted at:

- Forge Garage on Silverdale Rd., Newcastle (20 dwellings permitted on 0.36 hectares);
- Princess St., Talke (a revised permission was issued for 16 dwellings on 0.28 hectares)
- James St., Wolstanton (24 dwellings on 0.19 hectares).

The figure for 2006/07 includes the sites permitted at:

- The Marsh Head Public House, High Street, May Bank (14 dwellings on 0.11 hectares):
- former Methodist Church Hall, Basford Park Road, Basford (10 flats on 0.1 hectares);
- Oxford Road, Basford (20 dwellings on 0.45 hectares);
- William Road, Kidsgrove, (20 flats on 0.18 hectares)
- former Silverdale Colliery (300 dwellings on 11.0 hectares).
- Newcastle Road, Madeley (24 dwellings on 0.54 hectares).

The figure for 2007/08 includes sites permitted at:

- Former 'Zanzibar', Marsh Parade, Newcastle (92 flats on 0.35 hectares)
- Water St/George Street, Newcastle (87 flats on 0.48 hectares)
- Lily Street, Wolstanton (12 dwellings on 0.1 hectares)
- West Ave, Kidsgrove (80 dwellings on 2.16 hectares)
- Victoria Court, May Bank (28 flats on 0.16 hectares)
- Former GEC, Lower Milehouse Lane, Cross Heath (220 dwellings on 4.93 hectares)
- Liverpool Road, Newcastle (56 flats on 0.66 hectares)
- Clayton Road, Newcastle (10 flats on 0.17 hectares)
- High Street, Halmerend (10 dwellings on 0.31 hectares)
- Cedar Ave, Butt Lane (12 dwellings on 0.27 hectares)
- High Street, Wolstanton (76 flats on 0.4 hectares)

The figure for 2008/09 includes dwellings permitted at:

- Beasley Place, Chesterton (43 dwellings on 1.3 hectares)
- Furnace Lane, Madeley (63 dwellings on 1.84 hectares)
- Heathcote Street, Chesterton (19 dwellings on 0.4 hectares)
- T G Holdcrofts, Knutton Road, Wolstanton (12 dwellings on 0.24 hectares)
- Former Bus Depot, Liverpool Road, Newcastle (66 dwellings on 0.82 hectares)

PPS3 (Para 47) states inter alia, that *"local planning authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare should be used as a national indicative minimum to guide policy development and decision-making until local density policies are in place."* The figures in Table 24 suggest that in terms of permissions currently being issued, such a 'target' is numerically being achieved and in some instances exceeded.

The Council has some concerns about the encouragement of high densities, other than in specific developments on suitable sites. Although high density development, when combined with imaginative and careful design, can produce high quality living environments, experience indicates that in many cases, it does not. House prices in North Staffordshire are generally lower than average and there is usually no shortage of small, cheaper houses. The North Staffordshire conurbation, particularly, suffers from poor image, poor environment and low expectations. As mentioned previously, part of the Borough falls within the 'Renew North Staffordshire Housing Market Renewal' area. "Town-cramming" and building more small, cheap houses in poor environments will not help. It is clear that we need to be aware of the effect on the market of what is built. Paragraph 47 of PPS3 goes on to say "*Where Local Planning Authorities wish to plan for, or agree to, densities below this minimum, this will need to be justified,…*"

## 3.7 DEMOLITIONS

The housing allocation proposed in the Regional Spatial Strategy Phase Two Revision Draft takes demolitions into account by allocating a net additional dwellings requirement to each local authority area. For every demolition that takes place in the borough during the plan period (2006-26), another dwelling will need to be provided over and above the 5700 net additional dwellings allocation. The number of demolitions expected in the borough over the period 2006-26 is roughly 550 and therefore the gross housing allocation is 5700 + 550 = 6250 (approx).

**TABLE 25 - Number of demolitions in the borough since 1999/00**

| Year | Number of Private Sector Demolitions | Number of RSL*/Housing Association/Local Authority Demolitions | Total Number of Demolitions |
|---|---|---|---|
| 1999-00 | 7 | 0 | 7 |
| 2000-01 | 19 | 5 | 24 |
| 2001-02 | 5 | 0 | 5 |
| 2002-03 | 5 | 25 | 30 |
| 2003-04 | 12 | 0 | 12 |
| 2004-05 | 8 | 0 | 8 |
| 2005-06 | 9 | 19 | 28 |
| 2006-07 | 11 | 41 | 52 |
| 2007-08 | 9 | 53 | 62 |
| 2008-09 | 30 | 57 | 87 |
| Totals | 115 | 200 | 315 |

** Registered Social Landlord*

Maintaining accurate and timely records of demolitions is difficult. However, table 25 is considered to represent a satisfactory statement of the position. Demolitions can occur due to various circumstances, namely;

- the dwelling is derelict or unfit
- to make way for alternative development
- to make way for replacement residential development
- as part of 'Renew North Staffordshire' – the Housing Market Renewal Pathfinder. Currently Phase 1 of the proposals for the 'Area of Major Intervention' of Knutton and Cross Heath involve the demolition of approximately 160 properties. This is reflected in the high figures for 2006/07 to 2008/09.

## 3.8 DWELLINGS TYPES COMPLETED

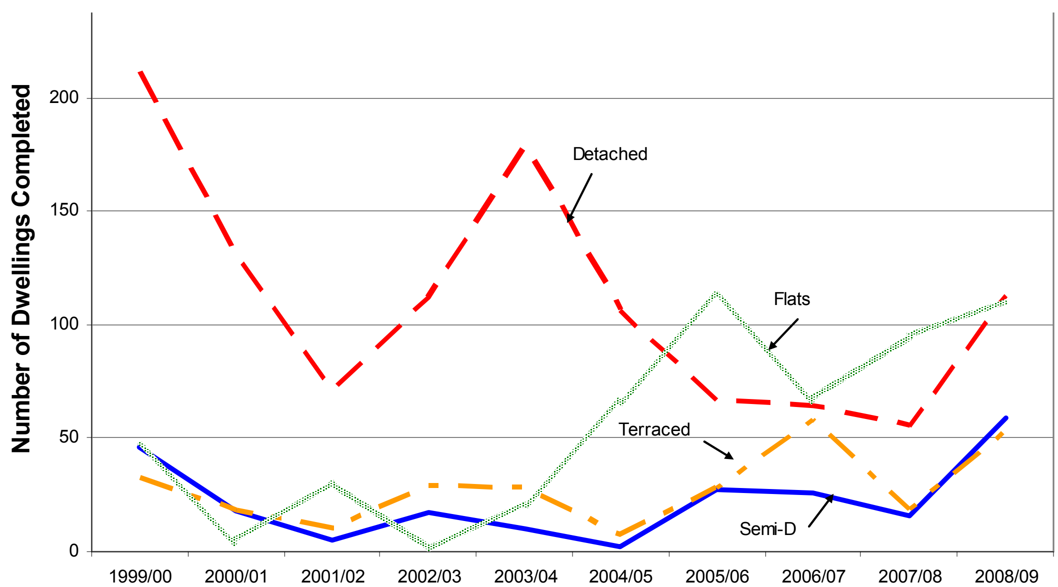
Table 26 and figure 8 show an increase in the number of flats built since 2003/04. This increase coincides with a fall in the number of detached dwellings being built in the same period. At March 2009 there were 101 apartments under construction and in the 2008/09 period, permission was given for 134 apartments on 7 separate sites, although there is no guarantee that these will dwellings will all be delivered.

The shift towards flats has been, in some part, due to the Government's targets regarding dwellings completed and site densities. Apartments have the potential to deliver on both these fronts and have, until two years ago, represented the best opportunity for developers in terms of return on investment. Table 27 shows the types of dwellings granted permission in 2008/09.

### Table 26 – Dwelling types completed since 1999/00

| | Detached | | | | | Semi-detached | | | | | Terraced | | | | | Flats/Apartments | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 Bed | 2 Bed | 3 Bed | 4+ Bed | Total | 1 Bed | 2 Bed | 3 Bed | 4+ Bed | Total | 1 Bed | 2 Bed | 3 Bed | 4+ Bed | Total | 1 Bed | 2 Bed | 3 Bed | 4+ Bed | Total | Totals |
| 1999/00 | 0 | 6 | 69 | 136 | 211 | 0 | 12 | 34 | 0 | 46 | 0 | 38 | 16 | 0 | 54 | 25 | 0 | 0 | 0 | 25 | 336 |
| 2000/01 | 1 | 9 | 50 | 71 | 131 | 1 | 9 | 8 | 0 | 18 | 0 | 12 | 6 | 0 | 18 | 4 | 0 | 0 | 0 | 4 | 171 |
| 2001/02 | 0 | 2 | 23 | 46 | 71 | 0 | 2 | 3 | 0 | 5 | 0 | 4 | 7 | 1 | 12 | 24 | 4 | 0 | 0 | 28 | 116 |
| 2002/03 | 0 | 6 | 27 | 79 | 112 | 0 | 7 | 10 | 0 | 17 | 0 | 14 | 14 | 1 | 29 | 1 | 0 | 0 | 0 | 1 | 159 |
| 2003/04 | 0 | 4 | 21 | 154 | 179 | 0 | 8 | 2 | 0 | 10 | 0 | 3 | 23 | 2 | 28 | 10 | 11 | 0 | 0 | 21 | 238 |
| 2004/05 | 0 | 3 | 19 | 84 | 106 | 0 | 2 | 0 | 0 | 2 | 0 | 6 | 0 | 1 | 7 | 8 | 57 | 1 | 0 | 66 | 181 |
| 2005/06 | 0 | 5 | 19 | 43 | 67 | 0 | 12 | 13 | 2 | 27 | 0 | 0 | 28 | 0 | 28 | 10 | 90 | 13 | 0 | 113 | 235 |
| 2006/07 | 1 | 4 | 16 | 43 | 64 | 0 | 2 | 24 | 0 | 26 | 0 | 6 | 52 | 0 | 58 | 38 | 28 | 1 | 0 | 67 | 215 |
| 2007/08 | 0 | 3 | 15 | 37 | 55 | 0 | 2 | 10 | 4 | 16 | 0 | 3 | 14 | 2 | 19 | 40 | 54 | 1 | 0 | 95 | 185 |
| 2008/09 | 0 | 1 | 27 | 85 | 113 | 0 | 10 | 45 | 4 | 59 | 0 | 11 | 29 | 13 | 53 | 28 | 82 | 0 | 0 | 110 | 335 |
| Totals | 2 | 43 | 286 | 778 | 1109 | 1 | 66 | 149 | 10 | 226 | 0 | 97 | 189 | 20 | 306 | 188 | 326 | 16 | 0 | 530 | 2171 |

### Figure 8 – Completions by dwelling type since 1999/00




### Table 27 – Dwellings granted permission in 2008/09 by type

| | |
|---|---|
| Detached | 18 |
| Semi-detached | 64 |
| Terraced | 60 |
| Flats | 134 |
| Total | 276 |

# Part 4: The RSS and the Statutory Development Plan

The Statutory Development Plan currently consists of the Regional Spatial Strategy (RSS), the saved Structure Plan policies and the Local Development Framework. The allocation is currently 5700 (may be revised to a higher figure as mentioned in section 2.1) and is presented below as a housing trajectory with an annual build rate. Within the borough it is assumed that the overall build rate would remain constant at 285 net additional dwellings per year across the twenty year period although in reality the past three years of under-supply has pushed the annual target up to 298.

The Phase 2 Revision of the RSS provisionally allocates 4800 (84.2%) dwellings to be provided in the urban area and 900 (15.8%) dwellings in the rural area. Table 28 shows the proportion of housing development that has taken place in the urban and rural areas since 2001/02.

The outturn over the period 2001 to 2009 has shown that a general decrease in the rural proportion of completions has taken place. Of the total number of dwellings currently under construction, 15% are in the rural part of the Borough but this may drop considerably after 2009/10 as (at 31.03.09) rural dwellings make up just under 10% of the remaining outstanding residential permissions.

**Table 28 – Percentage of housing development completed in the urban and rural areas since 2001/02.**

| Year | New Build Urban | Conversions Urban | Urban Total | New Build Rural | Conversions Rural | Rural Total | Total dwellings | % Urban | % Rural |
|---|---|---|---|---|---|---|---|---|---|
| 2001/02 | 73 | -5 | 68 | 43 | 5 | 48 | 116 | 58.6% | 41.4% |
| 2002/03 | 77 | -10 | 67 | 82 | 10 | 92 | 159 | 42.1% | 57.9% |
| 2003/04 | 146 | 26 | 172 | 92 | 15 | 107 | 279 | 61.6% | 38.4% |
| 2004/05 | 144 | 26 | 170 | 37 | 9 | 46 | 216 | 78.7% | 21.3% |
| 2005/06 | 201 | 30 | 231 | 34 | -1 | 33 | 264 | 87.5% | 12.5% |
| 2006/07 | 185 | 22 | 207 | 30 | 23 | 53 | 260 | 79.6% | 20.4% |
| 2007/08 | 156 | 14 | 170 | 29 | 5 | 34 | 204 | 83.3% | 16.7% |
| 2008/09 | 297 | 17 | 314 | 38 | 12 | 50 | 364 | 86.3% | 13.7% |

Part 5 of this report sets out a position statement in relation to housing development and the RSS allocation at 31st March 2009 (Table 29).

# Part 5: Housing Land Availability Position Statement at 31st March 2009

Table 29 sets out the numeric position in terms of land availability at 31st March 2009. This includes dwellings completed, under construction and with outstanding planning permission, together with other realistic commitments, i.e. dwellings permitted subject to Sec.106 agreements.

NB: PPS3 (Para 59) states "Allowances for windfalls should not be included in the first 10 years of land supply….' and therefore these are no longer included in the Land Availability Position Statement.

**Sections A, B and C** have been discussed in earlier parts of this report (see Tables 6, 2 and 8).

**Section D** relates to those applications where there is a committee resolution to permit the development subject to the applicant first entering into a Section 106 legal agreement.

**Section E** relates to those sites with planning permission where it is considered that they are unlikely to be developed within the plan period.

**Table 29 – Housing Land Availability Position Statement as at 31st March 2009 – RSS**

| Commitments | New Build | | Conversion | | Total | | TOTAL |
|---|---|---|---|---|---|---|---|
| | Urban | Rural | Urban | Rural | Urban | Rural | |
| **A**. Net additional dwellings (i.e. taking account of demolitions) completed 1.4.2006 to 31.3.2009 | 455 | 79 | 53 | 40 | 508 | 119 | 627 |
| **B**. Dwellings under construction at 31.03.09 | 214 | 30 | 13 | 11 | 227 | 41 | 268 |
| **C**. Dwellings with outstanding p.p. at 31.03.09 | 1563 | 141 | 35 | 34 | 1598 | 175 | 1773 |
| **Sub-Totals** | **2232** | **250** | **101** | **85** | **2333** | **335** | **2668** |
| **D**. Sites subject to Section 106 Agreements | 0 | 1 | 0 | 1 | 0 | 2 | 2 |
| **E**. Site without permission | 240 | | | | | | 240 |
| **Sub-Totals** | **2472** | **251** | **101** | **86** | **2333** | **337** | **2910** |
| **E**. LESS: Sites with permission but unlikely to be developed | 354 | 11 | 0 | 0 | 354 | 11 | 365 |
| **F.** LESS: Demolitions likely to happen in the next 5 years | | | | | | | 142 |
| **Totals** | **2118** | **240** | **101** | **86** | **1979** | **326** | **2403** |

| | |
|---|---|
| **Total 'Commitments' =** | **2403** |
| **% of RSS Allocation (5700 dwellings)** | **42.2%** |

PPS3 asks Local Planning Authorities to set out a 5 year supply of deliverable sites available for housing. The table above shows that Newcastle has commitments for 1776 net additional dwellings at the current time (dwellings under construction PLUS dwellings with outstanding planning permission PLUS sites subject to S106 PLUS housing sites without current permission LESS sites unlikely to be developed LESS expected demolitions). The total number of net dwellings completed since 2006 is 627. Subtracting this figure from the total allocation of 5700 leaves 5073 to be completed before 2026. Taking into account the build rate required to meet this figure i.e. roughly 298 net additional dwellings (new plus replacement dwellings for those that have been demolished) per year, there is currently a 5.95 year supply (correct at March 2009). This figure is different to that reported to CLG earlier in the year as it includes dwellings gained (net) by conversion and changes of use.

## Also currently available from the Council:

## *'Land for Residential Development'*

**Provides detailed updates on housing land availability (produced twice a year at 31st March and 30th September).**

**Cost - £50 for each update (paper copy) or can be viewed at the Guildhall.**

Further Information:

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