Newcastle-under-Lyme

Housing Development Monitoring Report

2008




Borough of Newcastle-under-Lyme

Housing Development Monitoring Report 2008

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Introduction:

This is the twenty-ninth 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 2007-2008:

1.1 DWELLINGS COMPLETED

TABLE 1 - Dwellings completed 1.4.07 to 31.3.08

Area**	RSL* (New Build)	Private Sector (New Build)	Conversions	Total	% of Overall Total
Urban Area	0	156	14	170	83.3%
Rural Area	0	29	5	34	16.7%
TOTALS	0	185	19	204	100%
% of Overall Total	0.0%	90.7%	9.3%	100.0%	

**RSL - Registered Social Landlord (including Housing Associations)*
***Previous HDMRs have separated the Borough into three broad areas, namely Newcastle, Kidsgrove and the Rural area. Newcastle and Kidsgrove comprise what is now referred to now as the Urban Area. The Rural area is largely the same as it has been in the past but now also includes an area mainly to the north of Kidsgrove.*
NB: The above table includes the 'net' figure for those new dwellings provided by conversion/change of use (see Part 3.2 for further information on this subject).

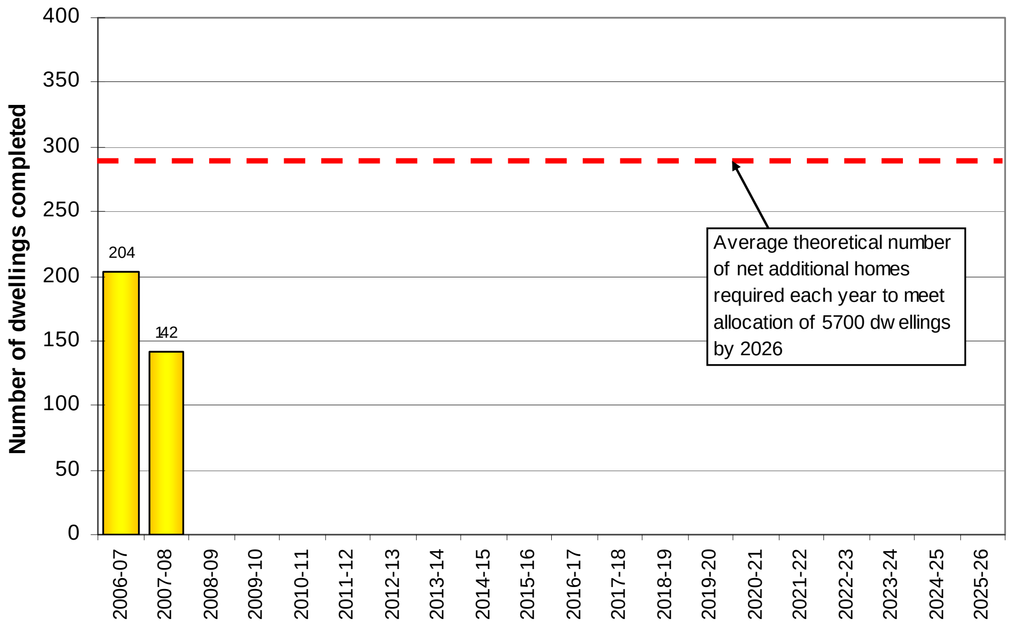
During the past year the proportion of completions reported in the urban and rural areas are:

- Urban – 83.3%
- Rural – 16.7%

The targets in the Submission Draft Core Strategy for residential development in the urban and rural areas are 84.2% and 15.8% respectively, so it would seem for now that the proportions of completed dwellings are roughly correct. It should be mentioned that not all dwellings reported as completed are immediately occupied.

Figure 1 shows that the number of net additional dwellings (new dwellings plus net conversions minus demolitions) completed since April 2006 is 350. 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 290. This small rise does not currently create a problem, but if the trend of 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 to 2026



1.2 DWELLINGS UNDER CONSTRUCTION

The number of dwellings under construction in March 2008 was much higher than the previous year (an increase of 44%). There are 51 'new build' sites currently under construction, with 10 large sites (sites of over 10 dwellings), accounting for over 80% of the total figure of 362. 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 2008

Area	RSL (New Build)	Private Sector (New Build)	Conversions	Total	% of Overall Total
Urban Area	0	318	6	324	83.7%
Rural Area	0	44	19	63	16.3%
TOTALS	0	362	25	387	100%
% of Overall Total	0.0%	93.5%	6.5%	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/inspected by the 'Approved Inspectors' continues to grow.

For the second year running there have been no RSL (Registered Social Landlord) completions and at 31st March 2008 there were none under construction.

1.3 PLANNING PERMISSIONS GRANTED

171 new dwellings received full or detailed planning permission during 2007/08. 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 2007/08 - by type of housing and sector:

Type of Housing	RSL	Private Sector	Total	% of Overall Total
Flats/Apartments	0	54	54	31.6%
Terrace/Town/Linked	6	18	24	14.0%
Semi-detached	4	30	34	19.9%
Detached	0	59	59	34.5%
TOTALS	10	161	171	100%
% of Overall Total	5.8%	94.2%	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. However, a good spread of house types permitted is evident.

Detailed permission for RSL dwellings has been sought this year for the first time in some years. The need for affordable housing will be met, primarily through the inclusion of affordable housing requirements within larger private developments.

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 1st April 2008, 81% (295) were on large sites, compared with 52% (141) at 1st April 2007 and 61% (150) at 1st April 2006.

TABLE 4a: Large sites under construction between 1st Apr 07 - 31st Mar 2008

Large Sites (with a capacity of 10 or more dwellings)	Completions: On whole site to 31.03.2007	Completions: Between 01.04.07 and 31.03.08	Under Construction at 01.04.08	With outstanding planning permission at 01.04.08	Without specific permission	Total Capacity
URBAN AREA						
Keele Road, Newcastle (P)	0	8	72	194	0	274
Wolstanton Colliery, Wolstanton (P)	0	0	55	190	0	245
Clayton Road, Newcastle (P)	82	13	35	5	0	135
Farcroft Ave, Chesterton (P)	14	8	25	11	0	58
Enderley St, Newcastle (P)	26	12	14	0	0	52
Hassell Street, Newcastle (P)	0	0	45	0	0	45
Stanier Street, Newcastle (P)	0	42	0	0	0	42
Scot Hay Road, Silverdale (P)	24	3	0	0	0	27
Lymewood Close, Newcastle (P)	0	0	1	25	0	26
Pennyfields Rd, Newchapel (P)	24	2	0	0	0	26
James Street, Wolstanton (P)	0	24	0	0	0	24
Lower Milehouse Ln, Newcastle (RSL)	12	0	0	8	0	20
Oxford Road, Basford (P)	0	1	11	8	0	20
High Street, May Bank (P)	0	0	14	0	0	14
RURAL AREA						
Newcastle Rd, Madeley (P)	0	2	23	0	0	25
BOROUGH						
TOTALS	182	115	295	441	0	1033

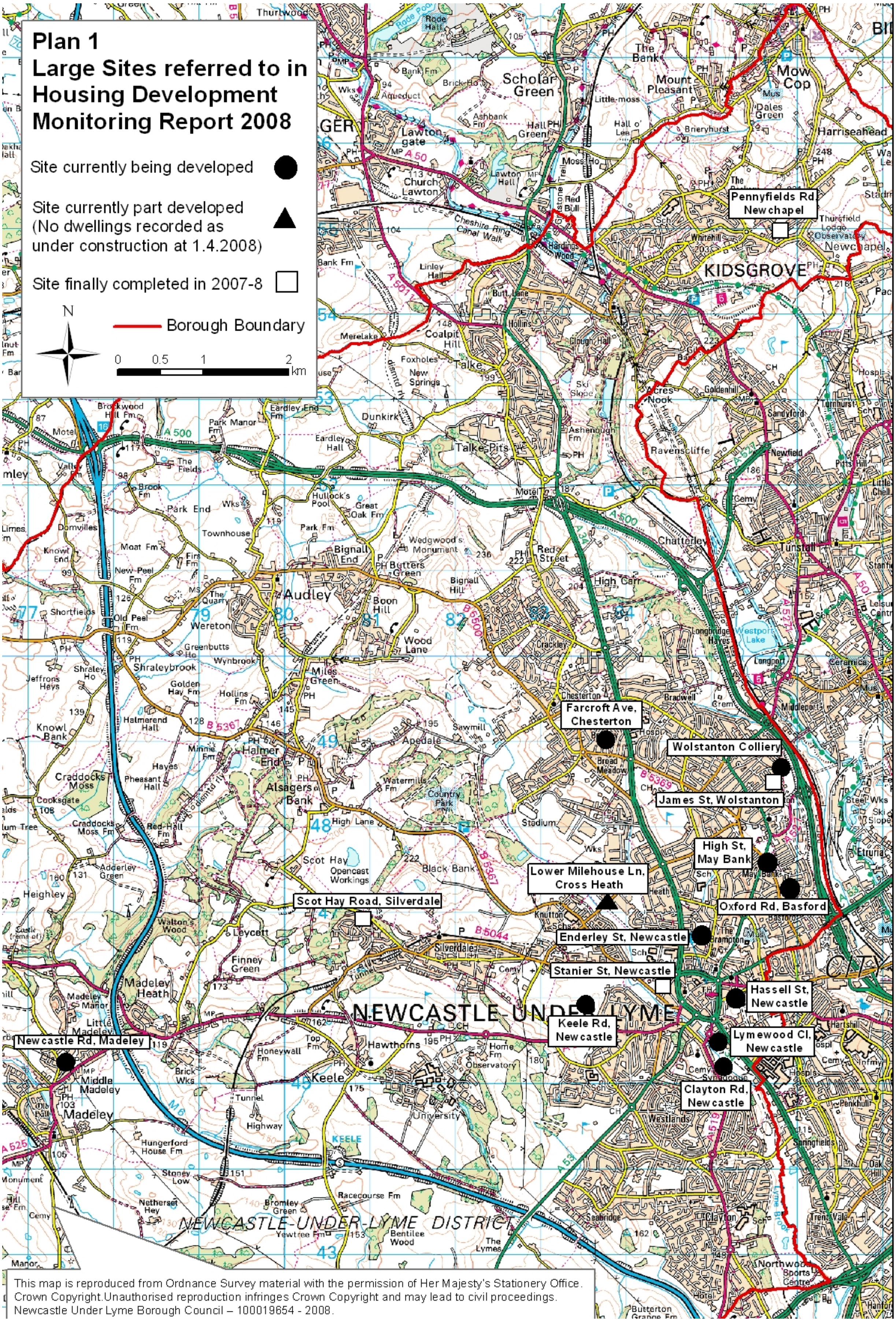
(P) =Private Development
(RSL) = Registered Social Landlord
The sites referred to in Table 4a are identified on Plan 1 – page 6

Each large site technically under construction at 31st March 2008 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 08

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 currently under construction and 8 completed.
Wolstanton Colliery	Bloor Homes	1/2 bed flats, 2/3 bed terrace, 2/3 bed semi-detached, 3/4/5 bed detached.	245	Oct-07	55 dwellings were reported as under construction at March 2008.
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.
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. 25 dwellings were under construction at March 08 with 11 not yet commenced.
Enderley Street, Newcastle	Plant Developments Ltd	1&2 bed apartments and 3 bed town houses	52	Sep-04	The site is advanced and the last phase of construction is expected to be completed during 2008/09
Hassell Street, Newcastle	August Blake PLC	1&2 bed apartments	45	Jul-06	This site has been completed since April 08.
Lymewood Close, Newcastle	Bagshaw Homes	2/3 bed flats	26	Mar-07	At March 08 1 dwelling was reported as started and but the site has progressed well since.
Oxford Road, Basford	Persimmon Homes	1 bed flats, 2 bed semi-detached, 3/4 bed town houses.	20	Jun-07	The site is progressing well. 11 dwellings were reported as under construction at March 08.
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	The site was progressing well at March 08 and quite advanced.
Rural					
Newcastle Road, Madeley	Brookland Green Ltd	2 bed flats, 3 bed town houses and 4 bed detached houses	25	Mar-07	This site is progressing well. All dwellings were reported as under construction at March 08.

The sites at Stanier Street,Newcastle, Scot Hay Road, Silverdale, Pennyfields Road, Newchapel and James Street, Wolstanton which appear in table 4a were finally reported as completed during 2007/08.


Plan 1
Large Sites referred to in Housing Development Monitoring Report 2008
Site currently being developed
Site currently part developed (No dwellings recorded as under construction at 1.4.2008)
Site finally completed in 2007-8
N
Borough Boundary
0 0.5 1 2 km
Pennyfields Rd, Newchapel
Farcroft Ave, Chesterton
Wolstanton Colliery
James St, Wolstanton
High St, May Bank
Lower Milehouse Ln, Cross Heath
Oxford Rd, Basford
Scot Hay Road, Silverdale
Enderley St, Newcastle
Stanier St, Newcastle
Hassell St, Newcastle
Keele Rd, Newcastle
Lymewood Cl, Newcastle
Newcastle Rd, Madeley
Clayton Rd, Newcastle
KIDSGROVE
NEWCASTLE-UNDER-LYME
NEWCASTLE-UNDER-LYME DISTRICT

Large Sites where Housebuilding has not Commenced:

In addition to those sites where housebuilding has commenced, there are 15 other large new housing sites with outstanding planning permission, where housebuilding had not started at 1st April 2008. These sites, which are identified on Plan 2 on page 8, have an estimated total capacity of 1033 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 Mar 08

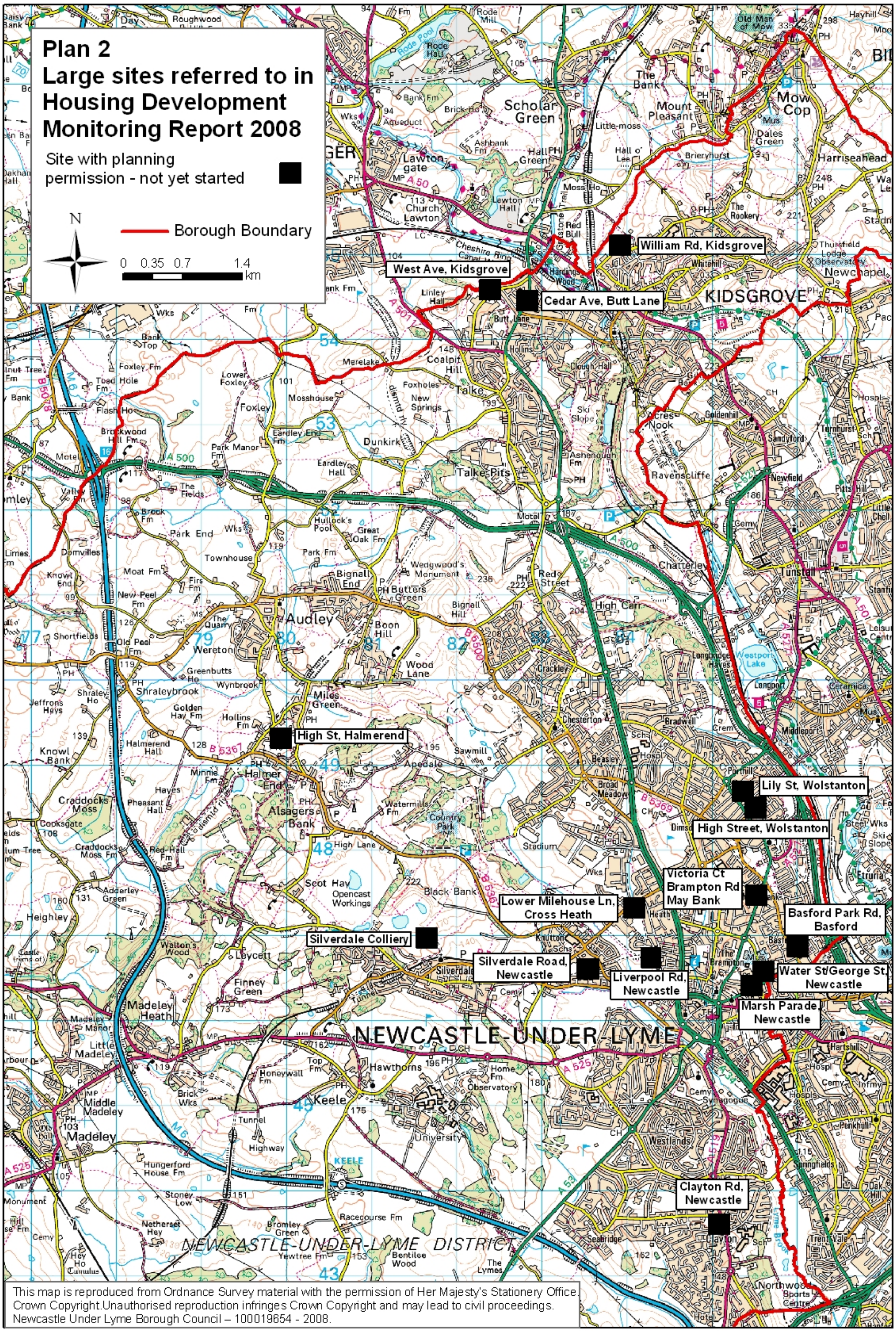
Site Location	Planning Permission Number	Estimated Number Permitted
Silverdale Colliery	06/337/OUT	300
Lower Milehouse Lane, Newcastle	07/127/OUT	220
Marsh Parade, Newcastle	05/902/OUT	92
Water Street/George Street, Newcastle	05/903/OUT	87
West Ave, Kidsgrove	06/777/OUT	80
High Street, Wolstanton	07/155/OUT	76
Liverpool Road, Newcastle	06/1180/OUT	56
Victoria Court, Brampton Rd, May Bank	07/472/OUT	28
Silverdale Road, Newcastle	04/434/OUT	20
William Road, Kidsgrove	06/951/FUL	20
Cedar Ave, Butt Lane	07/256/OUT	12
Lily Street, Wolstanton	07/354/FUL	12
Basford Park Road, Basford	05/642/FUL	10
Clayton Rd, Newcastle	07/948/FUL	10
High Street, Halmerend	07/606/FUL	10
	TOTAL	**1033**

1.5 SMALL HOUSING SITES

At 1st April 2008, there were 67 new dwellings under construction on 41 small sites, each with a capacity of less than 10 dwellings. These dwellings represent 18% of all new dwellings under construction compared with a figure of 41% at April 2007 and 39% at April 2006.

There were an additional 216 dwellings with outstanding planning permission on 120 small sites, i.e. 13% of all new dwellings with outstanding permission. (5 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 2008
Site with planning permission - not yet started
Borough Boundary
N
0 0.35 0.7 1.4 km
William Rd, Kidsgrove
West Ave, Kidsgrove
Cedar Ave, Butt Lane
KIDSGROVE
High St, Halmerend
Lily St, Wolstanton
High Street, Wolstanton
Victoria Ct
Brampton Rd
May Bank
Lower Milehouse Ln, Cross Heath
Basford Park Rd, Basford
Silverdale Colliery
Silverdale Road, Newcastle
Liverpool Rd, Newcastle
Water St/George St, Newcastle
Marsh Parade, Newcastle
NEWCASTLE-UNDER-LYME
Clayton Rd, Newcastle
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 Two Revision (Draft) Preferred Option, published in December 2007, sets a housing provision target for the borough of 5700 net additional homes for the period 2006 to 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.

This target may be subject to revision following the examination in public of the RSS Phase Two Revision scheduled for spring 2009.

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 350 net additional dwellings have been completed during the RSS period to date. This figure represents just 6.1% of the housing allocation for the Borough after 10% of the plan period has elapsed.

TABLE 6 – New dwellings/conversions completed 1.4.06 to 31.3.08

Area	RSL New Build	Private Sector New Build	Conversions*	Demolitions	Net Additional Dwellings	% of Total
Urban	0	341	36	102	275	78.6%
Rural	0	59	28	12	75	21.4%
TOTALS	0	400	64	114	350	100%

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

Further examination of the figures for the last 10 years shows that the average number of dwellings (excluding conversions) having been built is just 208. The remaining average annual requirement under the new RSS housing allocation is now 290 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.

Table 2 on page 2 shows that at 1st April 2008 there were 387 dwellings under construction, (362 new build plus 25 conversions). The number of new dwellings recorded as 'under construction' since April 1998 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 April 1998.

Figure 2 –New house building completions in the borough since 1986

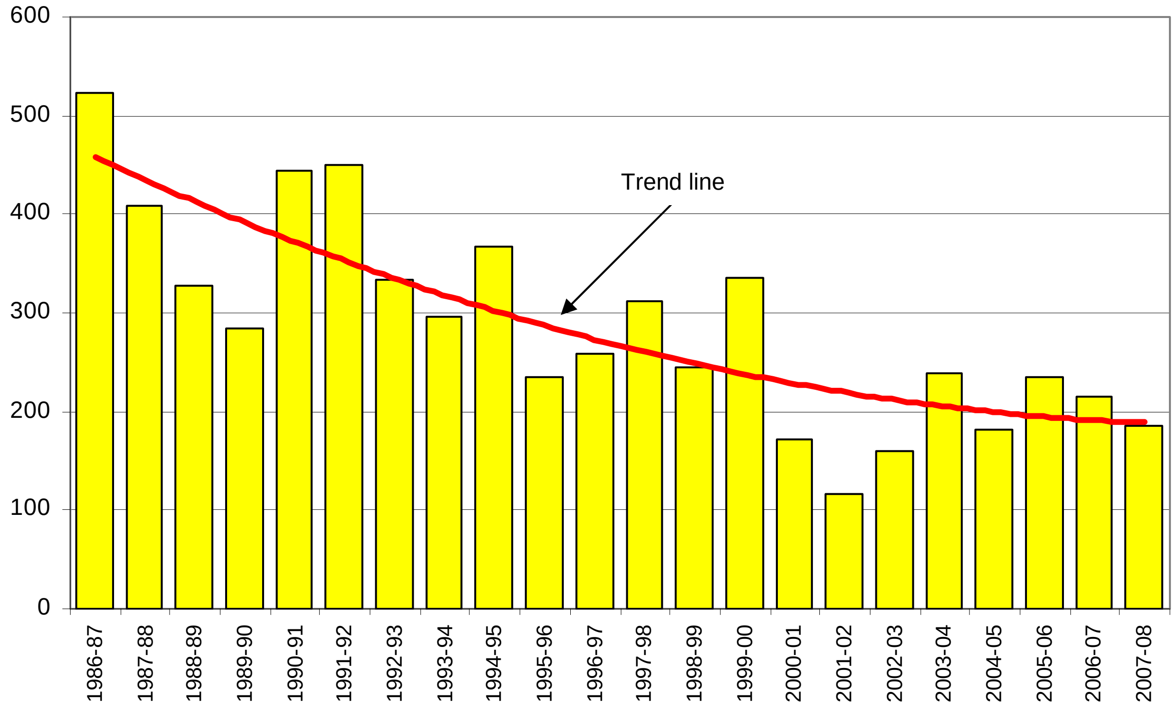


TABLE 7– New dwellings commenced, completed and under construction 1.4.98 to 31.3.08

Year	Under Construction at 1st April		Commenced During Year		Completed During Year		Under Construction at 31st March	+ or - over previous year
1998/99	192	+	307	-	245	=	254	62
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

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 1st Apr 08 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 1st April 2008 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 1st Apr 08

Area	RSL (New Build)	Private Sector (New Build)	Conversions	Total	% of Total
Urban Area	163	1424	37	1624	92.2%
Rural Area	10	93	35	138	7.8%
BOROUGH	173	1517	72	1762	100%
% of Overall Total	9.8%	86.1%	4.1%	100.0%	

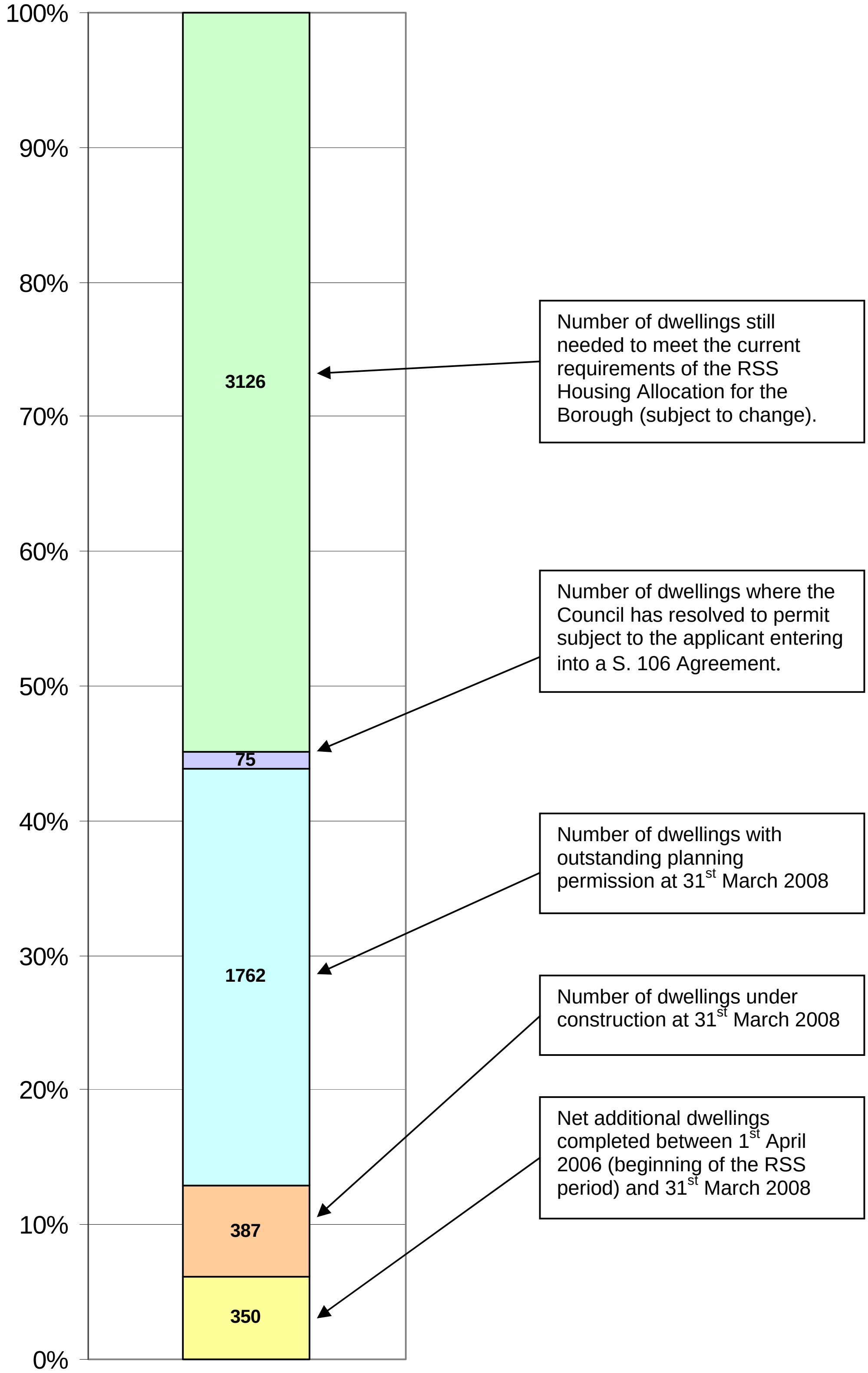
<u>Total housing commitment</u>

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 2008 (from Table 6), together with the number under construction and those with outstanding planning permission at 1st April 2008 (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 2574 new dwellings in the plan period i.e. just over 45% of the total allocation to 2026. For completeness, a figure of 75 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 1st Apr 08.

Area	Completions 1.4.06 to 31.3.08		Demolitions	Dwellings under construction at 1.4.08		Dwellings with outstanding permission at 1.4.08		Dwellings permitted subject to a S.106		Total		Grand Total
	New	Conv		New	Conv	New	Conv	New	Conv	New	Conv	
Urban Area	341	36	102	318	6	1587	37	74	0	2218	79	2297
Rural Area	59	28	12	44	19	103	35	0	1	194	83	277
BOROUGH	400	64	114	362	25	1690	72	74	1	2412	162	2574

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 2008.



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 1998 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.

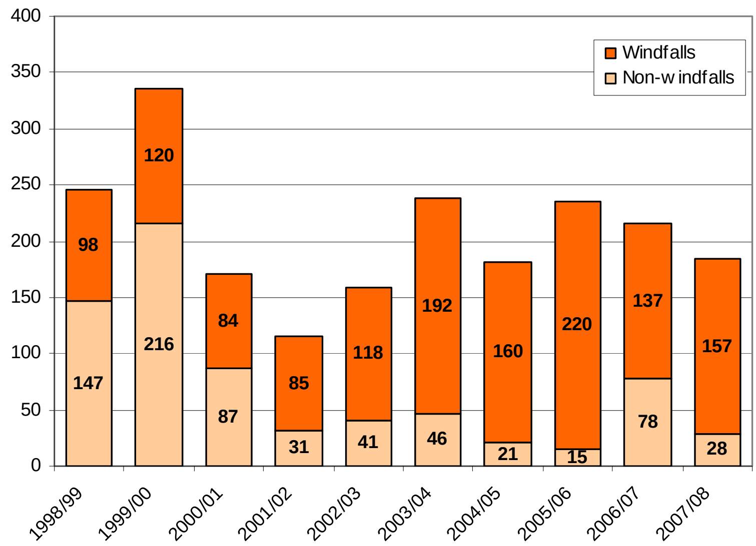
TABLE 10 - New dwellings completed on 'Windfall' and 'Non-Windfall' sites since 1998/99

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
1998/99	42	56	98	40.0%	147	60.0%	245
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
TOTALS	581	790	1371	65.9%	710	34.1%	2081

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. The figures for 2006/07 included completions on the allocated/planned site at Clayton Road, Newcastle.

Figure 4 – New dwellings completed annually since 1.4.98. Analysing completions on 'windfall' and 'non-windfall' sites (new build only)



Over the ten years since April 1998, 1371 (66%) of the 2081 new dwellings completed have been on 'windfall' sites. Further analysis indicates that 790 of these completions (38% 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 1st April 1998

	Site Location	No. completed	Capacity of Site	Final Completion
1	Dorchester Close, Kidsgrove*	10	10	Jul-98
2	Chatterley Close, Bradwell*	15	134	Oct-98
3	Allensway, Seabridge*	1	15	Aug-99
4	Silverdale Road, Knutton	49	49	Feb-00
5	Riceyman Road, Bradwell	44	44	Jun-00
6	Clayhanger Close, Bradwell (Old Hall Drive)*	32	51	Jul-00
7	Mayer Ave, Newcastle	13	13	Oct-00
8	Silverdale Road, Newcastle	10	10	May-01
9	Wayside Ave, May Bank	11	11	Sep-01
10	Blackfriars Road, Newcastle	14	14	Feb-02
11	Main Road, Betley	10	10	Jul-02
12	Bullocks House Road, Kidsgrove	12	12	Jan-03
13	Co-operative Lane, Halmerend	10	10	Oct-03
14	Old Road, Wrinehill	13	13	Mar-04
15	Second Ave, Porthill	36	36	Sep-04
16	Birchenwood, Kidsgrove	93	93	Oct-04
17	Talke Road, Chesterton	108	108	Jun-05
18	London Road/Brook Lane, Newcastle	93	93	Mar-06
19	Brunswick Street, Newcastle	26	26	Mar-06
20	London Road, Chesterton	14	14	Aug-06
21	Princess Street, Talke Pits	16	16	Feb-07
22	James Street, Wolstanton	24	24	Jun-07
23	Stanier Street, Newcastle	42	42	Oct-07
24	Pennyfields Road, Kidsgrove (Jasmine Cres)	26	26	Nov-07
25	Scot Hay Road, Silverdale	27	27	Nov-07
26	Enderley Street, Newcastle	38	52	Under Construction
27	Newcastle Road, Madeley	2	25	Under Construction
28	Oxford Road, Basford	1	20	Under Construction
	Totals	**790**	**998**	

**Other completions were reported on this site prior to 1.4.1998*

Sites numbered 22-28 produced completions during 2007/08, 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 1.4.98 – 31.3.08

Year	New dwellings gained/lost by Conversion or Change of Use									
	Urban			Rural			Total			Cumulative Net Total
	+	-	Net	+	-	Net	+	-	Net	
1998/99	11	-4	7	13	-5	8	24	-9	15	15
1999/00	16	-14	2	19	-5	14	35	-19	16	31
2000/01	15	-18	-3	21	-16	5	36	-34	2	33
2001/02	17	-22	-5	10	-5	5	27	-27	0	33
2002/03	31	-41	-10	17	-7	10	48	-48	0	33
2003/04	53	-27	26	23	-8	15	76	-35	41	74
2004/05	43	-17	26	13	-4	9	56	-21	35	109
2005/06	41	-11	30	8	-9	-1	49	-20	29	138
2006/07	45	-23	22	29	-6	23	74	-29	45	183
2007/08	35	-21	14	12	-7	5	47	-28	19	202
Totals	307	-198	109	165	-72	93	472	-270	202	

Table 12 shows that since April 1998 there have been 202 'net' gains provided in the Borough, (64 of these having been provided in the last 2 years). A significant number are located in the Rural area (+93) - continuing to confirm the trends in the opportunity of re-using and redeveloping redundant buildings etc., particularly those previously used for agriculture. It seems likely that such developments will continue to be granted planning permission in the future as, whilst alternative commercial uses would be preferable, such conversions to residential use may be more appropriate even though buildings previously used for agriculture are considered to be 'greenfield' developments (see Part 3.3).

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 2008 the 'net' figure recorded was only 9 gains. If these developments had been excluded from the figures the net gain over this period would have been 193 as against the 202 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 1st Apr 98 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 1998/99

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
1998/99	245	15	260	160	9	169	65.0%
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%
TOTALS	2081	202	2283	1482	140	1622	71.0%

The cumulative figure since 1998/99 is now running at 71.0%. 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 2007/08 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 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 1st April 1998

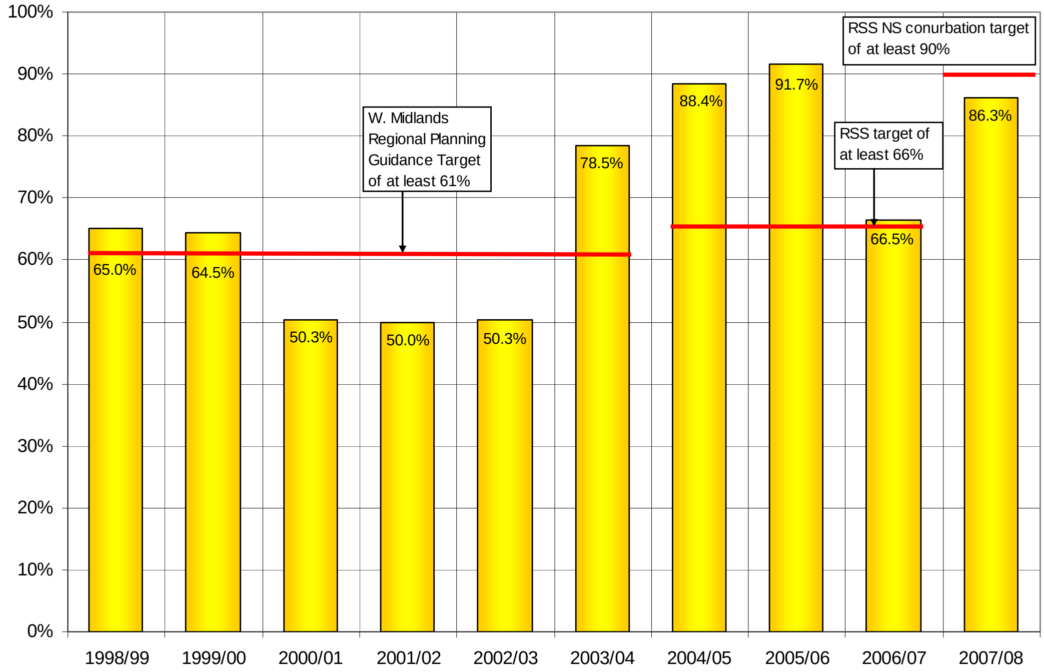


Table 14 below and Fig 6 on page 18 analyse 'brownfield' and 'greenfield' commitments as at 1st April 2008. Table 14 below does not include those applications dependent on a S.106 agreement not yet finalised.

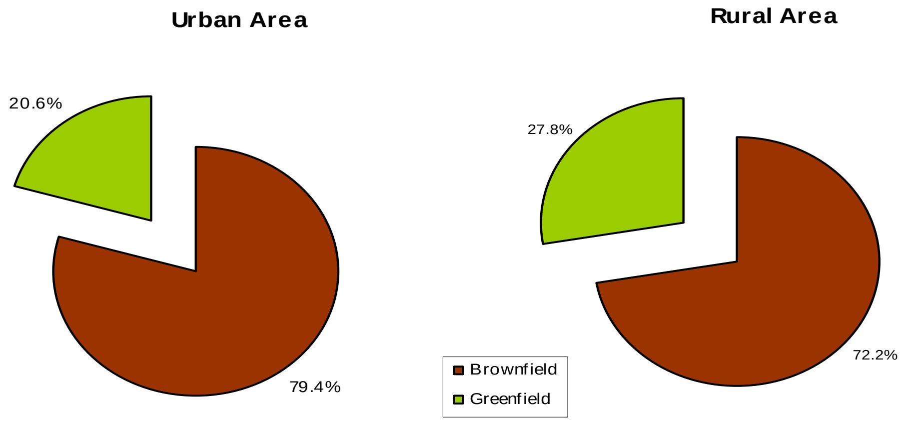
TABLE 14 Brownfield/Greenfield commitments i.e. Dwellings completed (1.4.06-31.3.08), those under construction and those with outstanding planning permission at 1.4.08

	Completions 1.4.06 - 31.3.08			Dwellings under Construction at 1.4.08			Dwellings with Outstanding Planning Permission at 1.4.08			Total Commitments			
Area	New Dwells	Convs	Total	New Dwells	Convs	Total	New Dwells	Convs	Total	New Dwells	Convs	Total Commitment	% Total Commitments
Urban													
Brownfield	245	36	281	204	5	209	1320	37	1357	1769	78	1847	79.4%
Greenfield	96	0	96	114	1	115	267	0	267	477	1	478	20.6%
Rural Area													
Brownfield	58	10	68	41	7	48	87	5	92	186	22	208	72.2%
Greenfield	1	18	19	3	12	15	16	30	46	20	60	80	27.8%
BOROUGH													
Brownfield	303	46	349	245	12	257	1407	42	1449	1955	100	2055	78.6%
Greenfield	97	18	115	117	13	130	283	30	313	497	61	558	21.4%
TOTAL	400	64	464	362	25	387	1690	72	1762	2452	161	2613	

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 79% are on brownfield sites. Most of the remaining 478 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 72%.

The figures for the whole Borough at 1st April 2008 show that almost 79% of all commitments, are/have been on brownfield sites.

Fig. 6 - Brownfield/Greenfield commitment for each area of the Borough, based on completions between 1.4.06-31.3.08, plus dwellings under construction and with outstanding planning permission at 1.4.08



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%

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'.

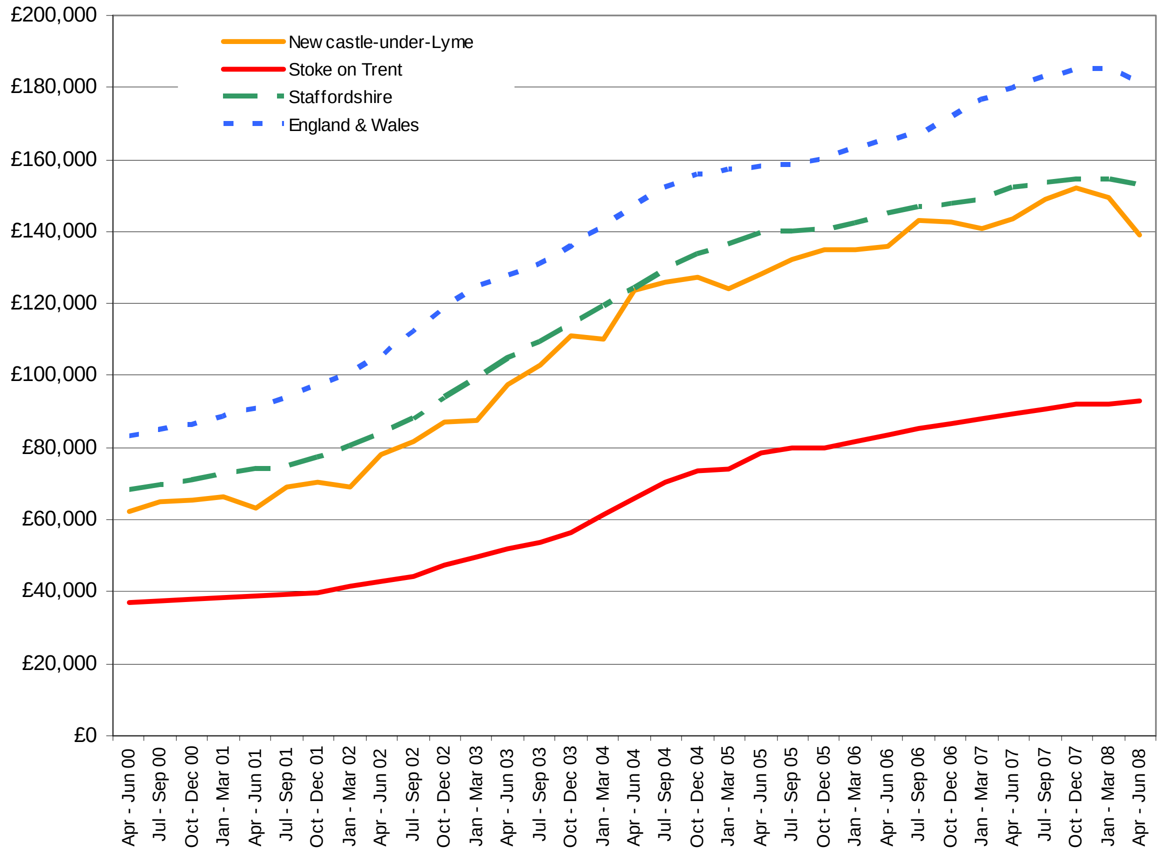
TABLE 16 - Average house prices for Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire, England and Wales quarterly since April 2000.

Date	Newcastle-under-Lyme (a)	Stoke-on-Trent (b)	Staffs (b)	England & Wales (b)
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

(a) Figures obtained from Land Registry website – figures only available to Oct-Dec 2006 quarter. Figures for Jan – Mar 2007 onwards obtained from www.mypropertyspy.co.uk

(b) Figures obtained from Land Registry's quarterly Residential Property Price Report available on their website.

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 2008, a 122% rise has been recorded. Quite significant increases in average house prices had been recorded for all areas/regions over the past few years, but particularly since 2002. However, it has been well documented in the press that house prices in Great Britain as a whole have been falling at a significant rate for some time. The data presented in figure 7 stops at June 2008 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.)

The latest House Price Index Report (October 2008) states that house prices are continuing to fall in most areas of Great Britain. Prices have fallen in England and Wales by 8.0% over the last year. The West Midlands and Staffordshire have also experienced falls of 7.4% and 2.6% respectively. Stoke on Trent is bucking the trend with average price rises of 0.5%. Reliable figures for Newcastle-under-Lyme are not yet available for October. Data will be available in January 2009.

TABLE 17 - Average house prices for each house type during April to June 2008.

	Detached	Semi-detached	Terraced	Flat/Apartment
Newcastle	£206,795	£134,651	£104,105	£126,866
Stoke-on-Trent	£174,278	£98,793	£55,340	£71,662
Staffordshire	£244,016	£130,475	£98,258	£97,271
West Midlands	£365,925	£138,651	£10,477	£100,701
England & Wales	£272,575	£170,181	£141,706	£171,105

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 during 2007/08, (information available from www.mypropertyspy.co.uk), which shows that prices generally in the north of Newcastle are around 80% 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 150%-200% 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	£135,697	91.75%
ST5 1	Town East	£122,430	82.78%
ST5 2	Thistleberry & Town West	£154,894	104.73%
ST5 3	Westlands and Seabridge West	£197,823	133.75%
ST5 4	Rural South, Butterton and Seabridge East	£171,745	116.12%
ST5 5	Rural South West, Baldwins Gate & Maer Hills	£307,659	208.02%
ST5 6	Knutton and Silverdale	£115,444	78.05%
ST5 7	Chesterton and Holditch	£117,004	79.11%
ST5 8	Bradwell and Porthill West	£133,254	90.10%
ST5 9	Cross Heath	£118,603	80.19%
ST7 1	Butt Lane, Talke and Kidsgrove West	£122,465	82.80%
ST7 4	Kidsgrove East and Newchapel	£143,892	97.29%
ST7 8	Audley, Halmerend and Alsagers Bank	£140,701	95.13%
CW2 5	Rural North West	£369,000	249.49%
CW3 9	Madeley, Betley and Rural West	£184,850	124.98%
TF9 2	Rural South West	£282,333	190.89%
TF9 4	Loggerheads, Ashley and Rural South West	£231,688	156.65%

We have also obtained the price of properties advertised for sale in the local press on 6th March 2008, 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

3

Average Price by Area	
Newcastle	£171,473
Kidsgrove	£150,571
Rural	£279,418

Average Price by House Type	
Detached	£262,963
Semi-Detached	£146,536
Terraced	£118,325
Flat	£129,080

Average Price by no. of bedrooms	
1 bedroom	£101,177
2 bedrooms	£121,934
3 bedrooms	£175,668
4+ bedrooms	£313,127

In the Newcastle area the prices of those properties on the market ranged from just £75,000 for a 3 bedroom semi-detached house to £599,950 for a 3 bed detached property. The arithmetic mean average price for Newcastle for those properties included in this latest survey was £171,473, compared with £160,813 for the survey carried out in March 2007.

Figures for Kidsgrove ranged from £84,950 for a 2 bedroom terrace to £299,950 for a 4 bedroom detached property in the Mow Cop area. The average price for Kidsgrove was £150,571 compared to £167,777 in March 2007.

In the Rural area prices ranged from around £75,000 for a 3 bedroom semi-detached house in a village location to £1,350,000 for a large 5 bedroom detached house in the countryside. The average price in the Rural area was £279,418 compared to £257,773 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 15 dwellings or more (5 dwellings or more in the rural area). This can be 'Social Housing' (i.e. normally for rent – rent subsidised by a registered social landlord) or 'Intermediate Affordable Housing' ('Housing at prices and rents above those of social rent, but below market prices or rents, ….. These can include shared equity e.g. HomeBuy,' – definition of Intermediate Affordable Housing given in Annex B of PPS3). Development by RSLs is guided by the Housing Strategy which is taken into account by the Housing Corporation 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 undertaken in 2007 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. The results of the Strategic Housing Market Assessment show a strong need for social housing within

Newcastle-under-Lyme and estimate a net annual housing need of around 269 units across the borough. Clearly this quantity is currently unfeasible considering historical build rates and current theoretical annual targets. Once fully implemented the Core Strategy and Affordable Housing Supplementary Planning Document will deliver roughly 60-70 dwellings per year 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 will be an element of clearance, of both private and social housing and this is bound to have an effect on the overall balance of housing stock. In particular, it is likely that proposals for the Area of Major Intervention at Knutton and Cross Heath will result in an overall loss of social stock, at least in the short term.

Under 'Renew North Staffordshire', there is a growing interest in other forms of affordable housing that are not social rented housing, 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.

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

NB: Information provided for 'affordable' conversions (Social) relates mainly to the 'gross' figure, whereas such annual figures elsewhere in this report relate to the 'net' position'.

TABLE 20 – 'Affordable' dwellings provided each year since 1998

Year	AFFORDABLE DWELLINGS			Total Number of new dwellings provided
	Number		% of Total	
	New	Conv		
1998-99	42	0	16.2	260
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
Totals	188	21	9.2	2283

The 'affordable' completions figure for the last two years has been very low but this is posing no real cause for concern as there are new 'affordable' homes coming forward. At the time of writing this report there were 87 units under construction and 285 others with outstanding planning permission. A further total of 42 'shared equity' and 'social rented' flats at the former site of Lea House, Furnace Lane, Madeley are currently subject to a Section 106 Agreement. In total, if all the permissions are implemented, 414 affordable dwellings will be added to the total stock.

In addition to affordable dwellings provided through the planning process there are others coming forward through other means. The recent 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. This is a new phenomenon occurring only recently and several months after the end of the period being reported on here (i.e. 31.03.2008). Future reports will provide more detail on the extent of this activity.

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 1st April 1998 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 1998 average densities on urban sites are producing an overall figure of 32 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 1998/99 an overall figure of 25 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 1998/99

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
1998-99	194	8.38	23	51	3.21	16	245	11.59	21
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
Totals	1583	49.99	32	498	34.66	14	2081	84.65	25

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

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 the Urban area in 2005/06 and 2007/08 can be attributed to those completions on the large sites referred to previously on page 25, 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.

Table 23 on page 27 analyses net site density on all those <u>new</u> sites <u>permitted</u> 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 since 2001/02

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

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

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)

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 1998/99

Year	Number of Private Sector Demolitions	Number of RSL*/Housing Association/Local Authority Demolitions	Total Number of Demolitions
1998-99	12	0	12
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
Totals	97	143	240

** 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 and 2007/08.

3.8 DWELLINGS TYPES COMPLETED

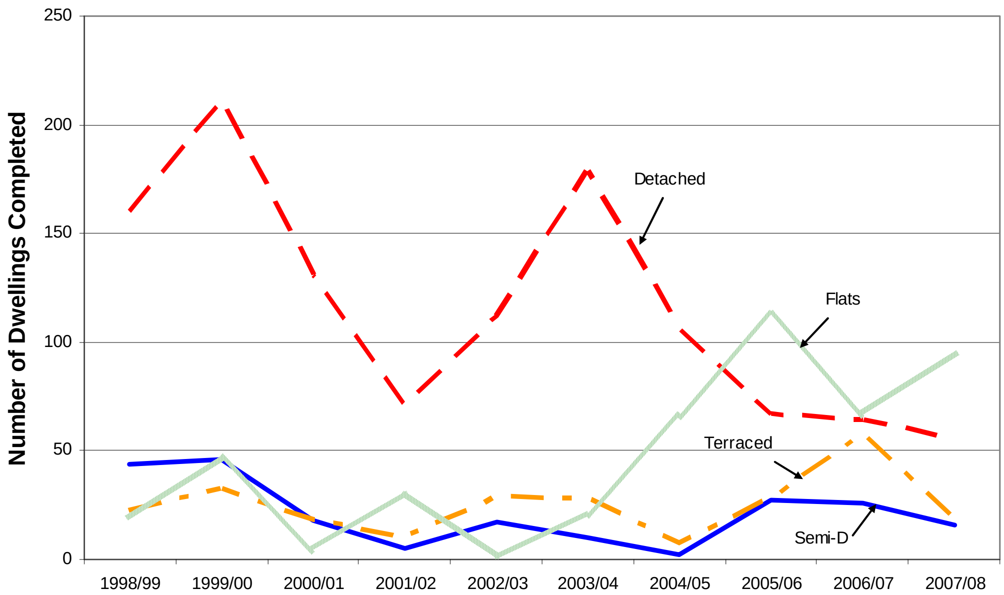
Table 26 and figure 8 (page 30) show an increase in the number of flats built since 2003/04. This increase coincides with a fall in the number of detached dwellings being built in the same period. At March 2008 there were 118 apartments under construction and in the 2007/08 period, permission was given for five separate large developments (totalling 339 units) of apartments only, 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 recently represented the best opportunity for developers in terms of return on investment. Although the private sector schemes at Stanier St., and Hassell St., have remained almost totally unoccupied since completion.

Table 26 – Dwelling types completed since 1998/99

	Detached			Semi-detached			Terraced			Flats/Apartments			Totals		
	RSL	Private	Total	RSL	Private	Total	RSL	Private	Total	RSL	Private	Total	RSL	Private	Total
1998/99	0	160	160	23	21	44	0	22	22	19	0	19	42	203	245
1999/00	0	211	211	0	46	46	0	32	32	47	0	47	47	289	336
2000/01	3	128	131	10	8	18	8	10	18	4	0	4	25	146	171
2001/02	0	71	71	0	5	5	0	10	10	20	10	30	20	96	116
2002/03	0	112	112	4	13	17	8	21	29	0	1	1	12	147	159
2003/04	0	179	179	4	6	10	0	28	28	13	8	21	17	221	238
2004/05	0	106	106	2	0	2	6	1	7	8	58	66	16	165	181
2005/06	0	67	67	8	19	27	0	28	28	0	113	113	8	227	235
2006/07	0	64	64	0	26	26	0	58	58	0	67	67	0	215	215
2007/08	0	55	55	0	16	16	0	19	19	0	95	95	0	185	185
Totals	3	1153	1156	51	160	211	22	229	251	111	352	463	187	1894	2081

Figure 8 – Completions by dwelling type since 1998/99



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 RSS is currently subject to a "partial review", which is reconsidering the housing allocations to 2026. The allocation is currently 5700 and is presented below (Figure 9) 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 two years of under supply has pushed the theoretical annual target up to 290.

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. To provide some historical background, Table 27 shows the proportion of housing development that has taken place in the urban and rural areas since 2001.

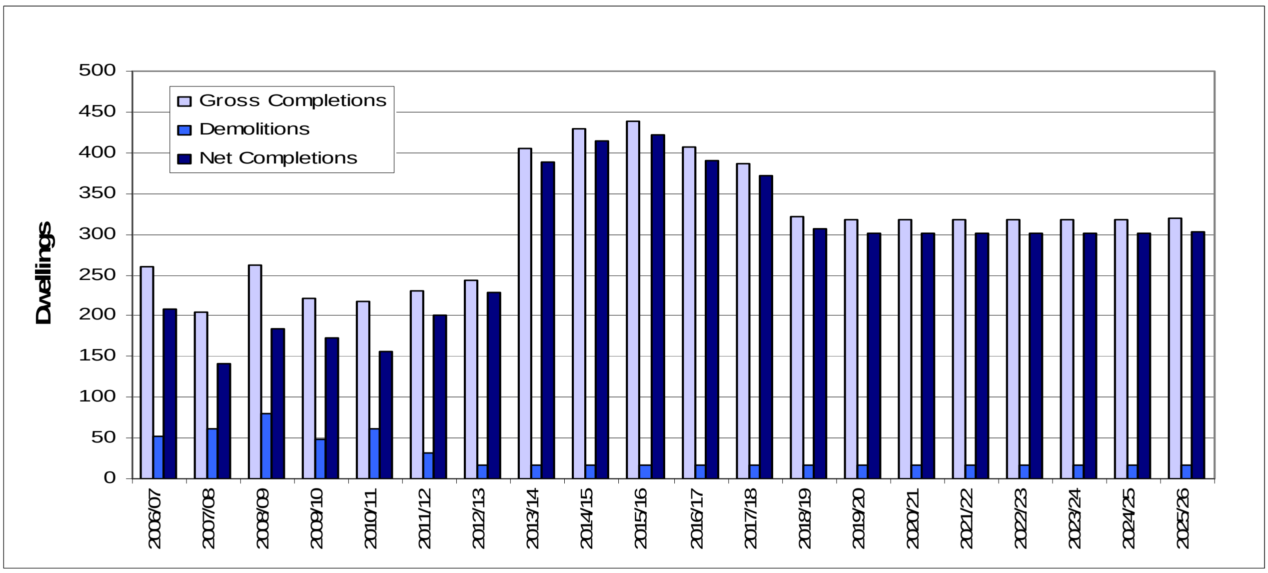
The outturn over the period 2001 to 2008 has shown that a general decrease in the rural proportion of completions has taken place. Of the total number of dwellings currently under construction, 16% are in the rural part of the Borough but this may drop considerably after 2008/09 as (at 31.03.08) rural dwellings make up just under 8% of the remaining outstanding residential permissions.

Table 27 – 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%

Part 5 of this report sets out a position statement in relation to housing development and the RSS allocation at 1st April 2008 (Table 28).

Figure 9 – Housing Trajectory 2006-2026



Part 5: Housing Land Availability Position Statement at 1.4.08

Table 28 sets out the numeric position in terms of land availability at 1st April 2008. 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 28 – Housing Land Availability Position Statement as at 1st April 2008 – 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 31.3.2008	239	47	36	28	275	75	350
B. Dwellings under construction at 1.4.08	318	44	6	19	324	63	387
C. Dwellings with outstanding p.p. at 1.4.08	1587	103	37	35	1624	138	1762
Sub-Totals	**2144**	**194**	**79**	**82**	**2223**	**276**	**2499**
D. Sites subject to Section 106 Agreements	74	0	0	1	74	1	75
Sub-Totals	**2218**	**194**	**79**	**83**	**2297**	**277**	**2574**
E. LESS: Sites with permission but unlikely to be developed	13	11	0	0	13	11	24
Totals	**2205**	**183**	**79**	**83**	**2284**	**266**	**2550**

Total 'Commitments' =	**2550**
% of RSS Allocation (5700 dwellings)	**44.7%**

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 2200 dwellings at the current time (dwellings under construction PLUS dwellings with outstanding planning permission PLUS sites subject to S106 LESS sites unlikely to be developed). The total number of net dwellings completed since 2006 is 350. Subtracting this figure from the total allocation of 5700 leaves 5350 to be completed before 2026. At the build rate required to meet this figure i.e. roughly 325 gross additional dwellings (new plus replacement dwellings for those that have been demolished) per year, there is currently a 6.7 year supply (correct at March 2008).

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 planning reception.

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