

NEWCASTLE-UNDER-LYME

HOUSING DEVELOPMENT MONITORING REPORT 2007



NEWCASTLE
UNDERLYME
BOROUGH COUNCIL

Borough of Newcastle-under-Lyme

Housing Development Monitoring Report 2007

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Introduction:

This is the twenty-eighth Housing Development Monitoring Report 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 permissions. It also sets out appropriate estimates and forecasts, based on Council policies and recorded trends. In addition a number of key issues in housing development arising from government policies and targets are also discussed.

The housing implications in the County Structure Plan (CSP) which covers the period from 1996 to 2011 are also examined. Each edition of this report has monitored the progress of housing development against the allocation in this Structure Plan and against the policies and proposals in the Borough Council's *'NEWCASTLE-UNDER-LYME LOCAL PLAN 2011'* (adopted October 2003) which was prepared in accordance with the Structure Plan.

In this edition there is also a further discussion on the implications of the Regional Spatial Strategy (RSS). Monitoring against the Structure Plan has continued as it was intended to be operative until 2011. However, the Structure Plan housing allocation has already been superseded by the RSS and most of its policies will cease to be in operation after September 2007. This report therefore gives more attention to the RSS and its partial review which presents a new context for housing provision.

Part 1: Housing development in 2006-2007:

1.1 DWELLINGS COMPLETED

TABLE 1 - Dwellings completed 1.4.06 to 31.3.07

Area**	RSL* (New Build)	Private Sector (New Build)	Conversions	Total	% of Overall Total
Newcastle	0	148	20	168	64.6%
Kidsgrove	0	38	2	40	15.4%
Rural Area	0	29	23	52	20.0%
TOTALS	0	215	45	260	100%
% of Overall Total	0.0%	82.7%	17.3%	100.0%	

*RSL - Registered Social Landlord (including Housing Associations)

**In this report the three areas of Newcastle, Kidsgrove and Rural Area are used as a simple location indicator, being the three former local authorities combined by local government reorganisation in 1974. However, there is also a separate definition of 'rural', set out in the Local Plan which includes more than the former 'Newcastle Rural District' area (see Part 4 – page 37).

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).

The figure of 260 new dwellings completed in the financial year 2006/07 was almost identical to that recorded for the previous year (264), and is considerably higher than the theoretical average number of completions required each year to meet the current Structure Plan Allocation over its complete period (i.e 200). However it is lower than the indicative rate required under the RSS and the RSS Review. On examination of those sites/dwellings under construction and with outstanding planning permission at 31st March 2007, it is anticipated that the number of completions which may be achieved during 2007/08 could be around 270 depending on the rate of progress of certain of the large sites.

The Structure Plan housing allocation for the borough (1996 to 2011) is 3000 dwellings which as mentioned in the previous paragraph equates to a theoretical average completion rate of 200 dwellings per year (see Figure 1 and Part 2 of this report). However, the 2428 completions over the first ten years of the Structure Plan period (i.e. up to March 2006), meant that the average number required to be completed each year for the remaining 5 year period would be 114. Set in this context the figure of 260 recorded for 2006/07 is high and reflects the continuing 'active' new housebuilding market in the borough at the present time.

During 2006/07 all new dwellings built were for the private sector and the actual number completed (215), was 5% lower than that recorded for the previous year (227).

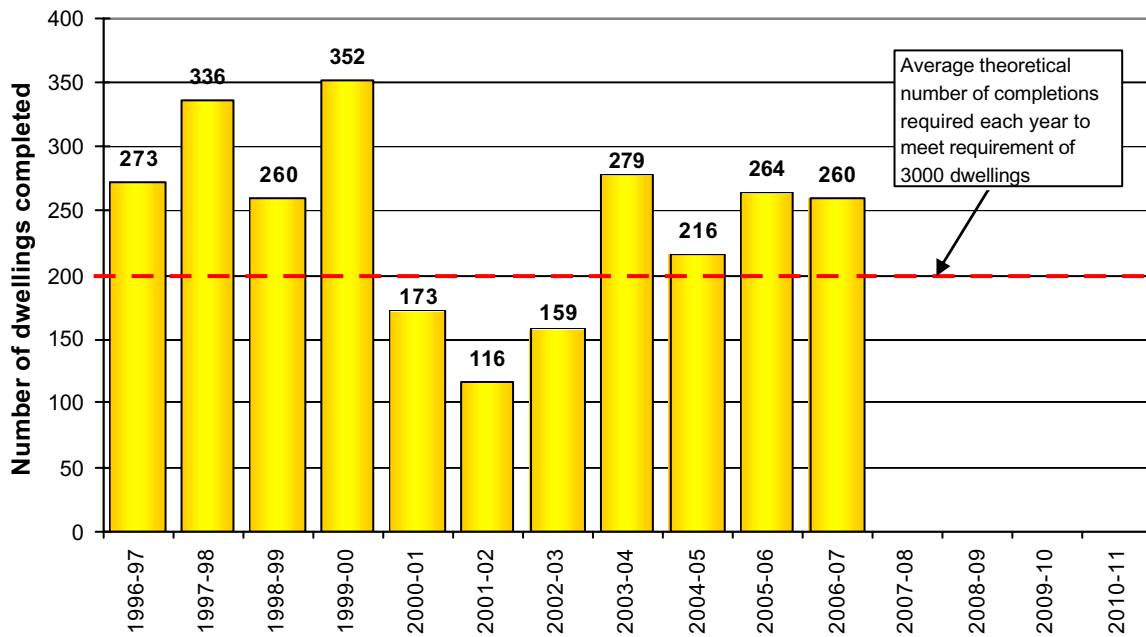
During the past year the number of completions reported in each of the three areas of the Borough were;

- Newcastle – 168 (64.6%),
- Kidsgrove – 40 (15.4%),
- Rural Area – 52 (20%).

33% (70) of all new dwellings completed in the Borough were on the site at Clayton Road, Newcastle.

Figure 1 below compares the number of completions recorded each financial year since 1996/97, and includes both new build and conversions.

Figure 1 – Numbers of new dwellings completed each financial year 1996/97 to 2010/11



1.2 DWELLINGS UNDER CONSTRUCTION

Table 2 below shows that at 1st April 2007 there were a total of 269 dwellings recorded as under construction.

In Newcastle there were 175 new dwellings being constructed on 31 sites – the 7 large sites at Keele Rd, Newcastle (1 of a total scheme of 280, commenced Mar 06), Clayton Road, Newcastle (7 of 135, commenced Dec 04), Farcroft Avenue/Springfield Close, Chesterton (21 of 61 – commenced in Apr 05); Enderley St., Newcastle (26 of 52 – commenced in Sept 04); Hassell Street, Newcastle (45 of 45, commenced Jul 06), Scot Hay Road, Silverdale (3 of 27 – commenced in Jul 05), and James Street, Wolstanton (24 of 24, commenced Apr 06) account for 73% of the figure. There were a further 15 ‘net’ gains under construction being provided by conversion.

In Kidsgrove there were 20 new dwellings under construction on 10 sites. 2 dwellings were on one large site i.e. Pennyfields Road, Newchapel (2 of 26, commenced May 01). There was a further 1 ‘net’ gain being provided by conversion.

In the former Rural District Council area there were 44 new dwellings under construction on 25 sites. 12 dwellings were on one large site i.e. Newcastle Rd, Madeley (12 of 24, commenced Mar 07). There were a further 15 ‘net’ gains being provided by conversion, of which a significant proportion were for the conversion of disused agricultural buildings/barns.

TABLE 2 - Dwellings under construction at 1st April 2007

Area	RSL (New Build)	Private Sector (New Build)	Conversions	Total	% of Overall Total
Newcastle	0	175	15	190	70.6%
Kidsgrove	0	19	1	20	7.4%
Rural Area	0	44	15	59	21.9%
TOTALS	0	238	31	269	100%
% of Overall Total	0.0%	88.5%	11.5%	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’. At 1st April 2007, 55% of all new dwellings under construction were under the control of the NHBC/Approved Inspector private inspection systems, (compared to 25% at April 2006) although this figure fluctuates from year to year. ‘Approved Inspectors’ do not as yet have any formal mechanism for reporting their activities to the Government and 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.

1.3 PLANNING PERMISSIONS GRANTED

168 new dwellings received full or detailed planning permission during 2006/07 (compared to 427 in 2005/06). 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 all 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.

All of the 168 dwellings permitted were for private sector development. Table 3 below analyses the permissions by specified types of housing and by sector.

TABLE 3 – Full/Detailed Planning Permissions issued in 2006/07-by type of housing and sector:

Type of Housing	RSL	Private Sector	Total	% of Overall Total
Flats/Apartments	0	54	54	32.1%
Terrace/Town/Linked	0	36	36	21.4%
Semi-detached	0	34	34	20.2%
Detached	0	44	44	26.2%
TOTALS	0	168	168	100%
% of Overall Total	0.0%	100.0%	100%	

Permissions for private sector flats/apartments accounted for the greatest proportion of dwelling types permitted (32.1%). Those permitted at William Road., Kidsgrove (20), Basford Park Road, Basford (10) and Newcastle Rd, Madeley (10), King Street, Newcastle (6), and High Street, May Bank (3) accounted for 49 of the 54 flats permitted. The development proposed at High Street, May Bank also includes other housing types.

Permissions for terraced/town/linked houses (36) and semi-detached dwellings (34) accounted for over 41% of all private sector dwellings.

In more recent years there has been a swing towards providing a greater proportion of smaller dwellings to accommodate the growing number of smaller households. In contrast to this 2005/06 saw permission granted for a large number of detached dwellings - mainly due to the substantial number permitted on the Keele Road site. In 2006/07 we have seen a large reduction in the total number of dwellings where full/detailed permissions have been granted (although this fluctuates greatly from year to year). However, a good spread of house types permitted is evident.

During 2005/06 it was noted that there were no detailed planning permissions granted for RSL dwellings and this remains the case in 2006/07.

1.4 LARGE HOUSING SITES

In examining recent amounts of housebuilding, it is important to keep under review the large new housing sites because they continue to make a major contribution towards meeting general housing needs.

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 2007, 52% (141) were on these large sites, compared with figures of 61% and 65% for 1st April 2006 and 1st April 2005 respectively.

TABLE 4a: Large sites under construction between 1st Apr 06 - 31st Mar 2007

Large Sites (with a capacity of 10 or more dwellings)	Completions		Under Construction at 01.04.07	With outstanding planning permission at 01.04.07	Without specific permission	Total Capacity
	On whole site to 31.03.2006	Between 01.04.06 and 31.03.07				
NEWCASTLE AREA						
Keele Road, Newcastle (P)	0	0	1	279	0	280
Clayton Road, Newcastle (P)	12	70	7	46	0	135
Farcroft Ave, Chesterton (P)	4	10	21	26	0	61
Enderley St, Newcastle (P)	12	14	26	0	0	52
Hassell Street, Newcastle (P)	0	0	45	0	0	45
Scot Hay Road, Silverdale (P)	11	13	3	0	0	27
James Street, Wolstanton (P)	0	0	24	0	0	24
Lower Milehouse Ln, Newcastle (RSL)	12	0	0	8	0	20
London Road, Chesterton (P)	0	14	0	0	0	14
KIDSGROVE AREA						
Pennyfields Rd, Newchapel (P)	24	0	2	0	0	26
Princess Street, Talke Pits (P)	0	16	0	0	0	16
RURAL AREA						
Newcastle Rd, Madeley (P)	0	0	12	12	0	24
BOROUGH						
TOTALS	75	137	141	371	0	724

(P) =Private Development

(RSL) = Registered Social Landlord

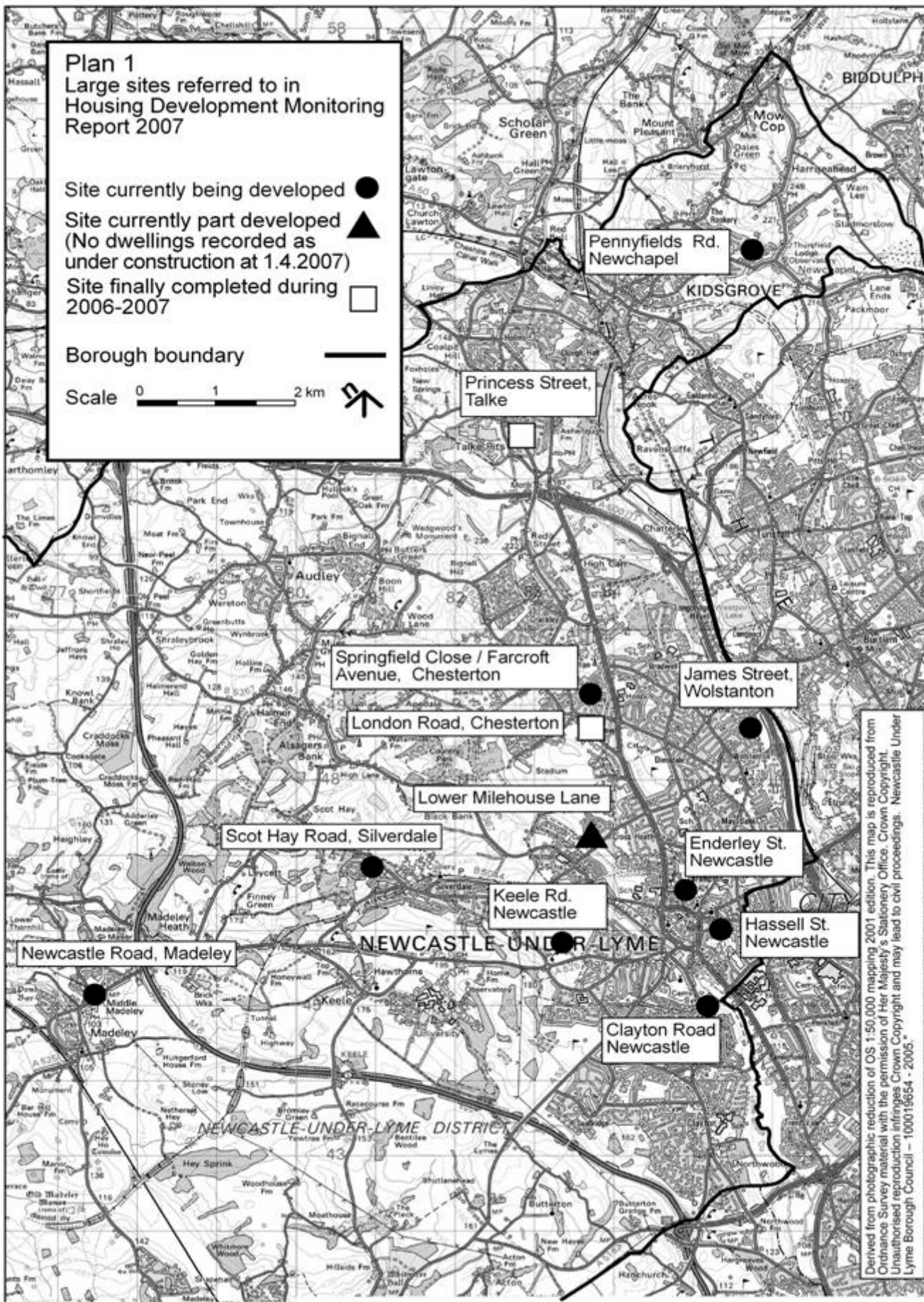
The sites referred to in Table 4a are identified on Plan 1 – page 8

Each large site technically under construction at 1st Apr 07 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 1st Apr 07

Address	Developer	Dwelling Types	Capacity	Start Date	Progress Update
Newcastle					
Keele Road, Newcastle	Persimmon Homes	2/3 bed flats, 3 bed town houses, 3 bed semi-detached houses, 3, 4 & 5 bed detached houses.	280	Mar-06	Work has recently recommenced on this site - mostly on the infrastructure and preparation of the site itself. Only one dwelling had been reported as commenced.
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	Work is proceeding on this site. 70 dwellings were completed last year and only 7 are currently under construction.
Farcroft Ave, Springfield Close, Chesterton	Castlegate Homes	3 bed semi-detached houses and 3 bed detached houses	61	Apr-05	Progress is steady on this site with 14 completions to date and 21 dwellings under construction.
Enderley Street, Newcastle	Plant Developments Ltd	1&2 bed apartments and 3 bed town houses	52	Sep-04	Progressing well - 26 completions to date with remaining 26 reported as under construction.
Hassell Street, Newcastle	August Blake PLC	1&2 bed apartments	45	Jul-06	This site is well advanced and should be completed within the next 6 months.
Scot Hay Rad, Silverdale	Bett Homes North West Ltd	3 bed town houses, 3 bed semi-detached houses and 4 bed detached houses	27	Jul-05	Only three houses are left to be reported as completed on this site. Recent site visits would indicate that the site is virtually complete.
James Street, Wolstanton	Elite Homes Ltd	1&2 bed apartments	24	Apr-06	These were well advanced at 1st April 2007 and have since been reported as completed.
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.
Kidsgrove					
Pennyfields Rd, Newchapel	Persimmon Homes	3&4 bed detached houses	26	May-01	Only 2 houses are left to be completed on this site. This has been the situation since March 2003.
Rural					
Newcastle Road, Madeley	Brookland Green Ltd	2 bed flats, 3 bed town houses and 4 bed detached houses	24	Mar-07	This site is progressing well. 12 dwellings remain to be started.

The sites at London Road, Chesterton and Princess Street, Talke Pits, which appear in table 4a were finally reported as completed during 2006/07.



Large Sites where Housebuilding has not Commenced:

In addition to those sites where housebuilding has commenced, there are 9 other large new housing sites with outstanding planning permission, where housebuilding had not started at 1st April 2007. These sites, which are identified on Plan 2 on page 10, have an estimated total capacity of 697 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 12.

TABLE 5 - Large sites where housebuilding had not commenced at 1st Apr 07

Site Location	Planning Permission Number	Estimated Number Permitted
Silverdale Colliery	06/337/OUT	300
Wolstanton Colliery	04/1116/FUL	245
Stanier Street, Newcastle*	04/563/FUL	42
Lymewood Close, Newcastle	03/928/OUT	26
Silverdale Road, Newcastle	04/434/OUT	20
Oxford Road, Basford	06/659/FUL	20
William Road, Kidsgrove	06/951/FUL	20
High Street, May Bank	06/294/FUL	14
Basford Park Road, Basford	05/642/FUL	10
	TOTAL	697

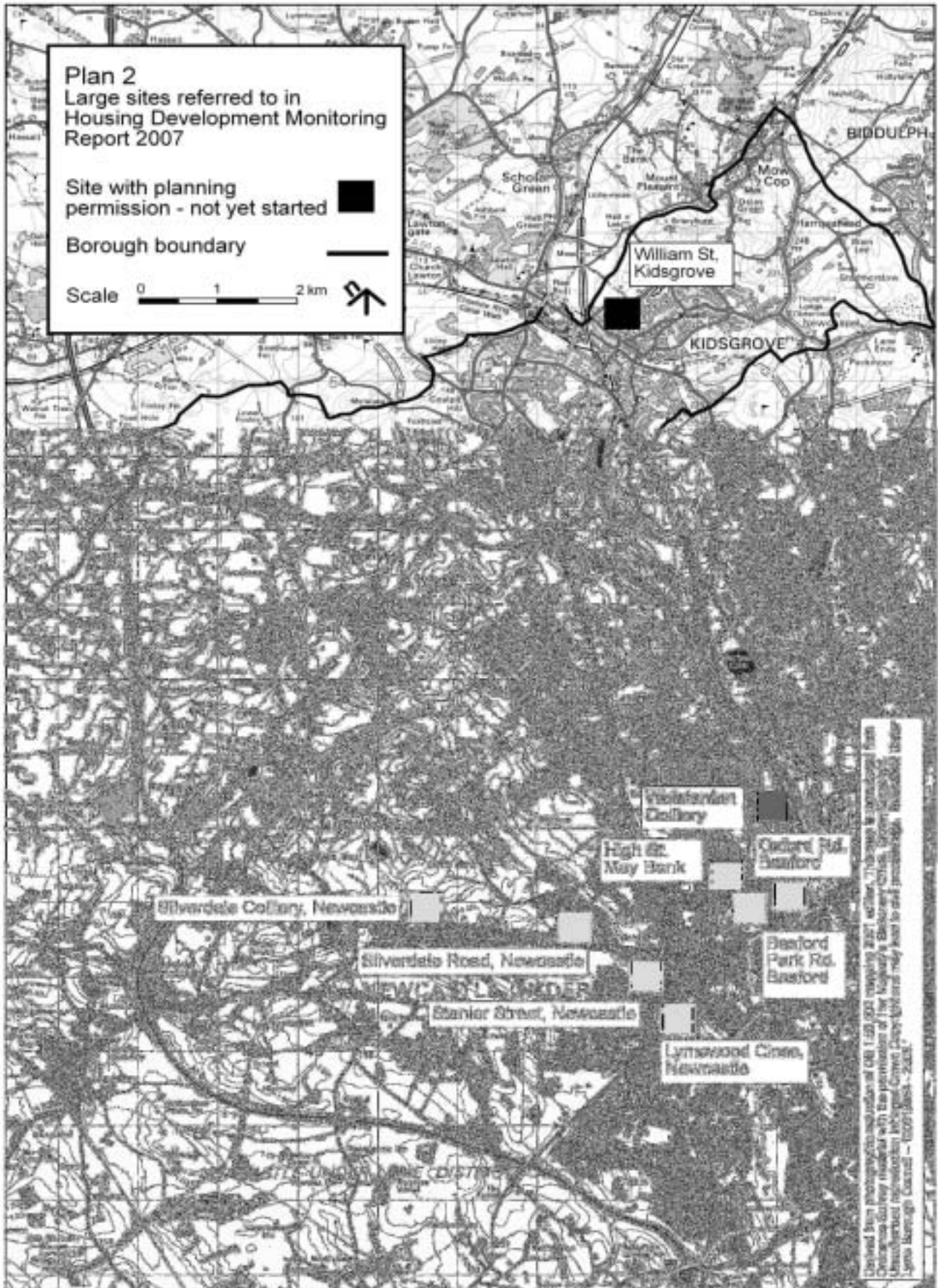
**It should be noted that the site at Stanier Street had actually commenced and was well advanced prior to 1st April 2007, but had not been reported as such due to the current lack of formal reporting procedures on sites controlled by independent 'Approved Inspectors'.*

1.5 SMALL HOUSING SITES

At 1st April 2007, there were 97 new dwellings under construction on 55 small sites, each with a capacity of less than 10 dwellings. These dwellings represent 41% of all new dwellings under construction compared with a figure of 39% at April 2006 and 35% at April 2005.

There were an additional 200 dwellings with outstanding planning permission on 117 small sites, i.e. 16% of all new dwellings with outstanding permission. (3 of these sites are also included in the figure of 55 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.



Part 2: The Structure Plan 1996-2011:

2.1 INTRODUCTION

The Structure Plan for Staffordshire and Stoke on Trent was adopted by the County and City Councils on 10 May 2001. It superseded the previous Structure Plan (1986-2001) and set out a housing allocation for the Borough of 3000 new dwellings to be provided in the period 1996 to 2011. This allocation is based on an estimate of housing needs in North Staffordshire allowing for forecast growth in the number of households, change in household formation, net out-migration, potential loss of dwellings and vacancies.

The Borough Council's 'NEWCASTLE-UNDER-LYME LOCAL PLAN 2011' was adopted in October 2003 and covers the same period as the Structure Plan.

2.2 PROGRESS TOWARDS MEETING STRUCTURE PLAN HOUSING ALLOCATION 1996-2011

Dwellings completed and under construction

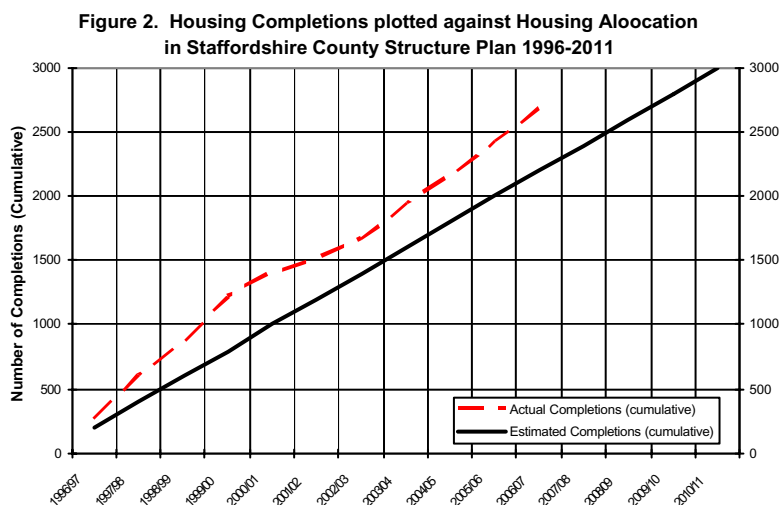
Table 6 below shows that a total of 2688 dwellings have been completed during the Structure Plan period so far. This figure represents almost 90% of the housing allocation for the Borough after 73% of the plan period has elapsed. This is shown graphically in Figure 2.

TABLE 6 – New dwellings/conversions completed 1.4.96 to 31.3.07

Area	Local Authority New Build	RSL New Build	Private Sector New Build	Conversions*	Total	% of Total
Newcastle	0	136	1104	66	1306	48.6%
Kidsgrove	0	70	610	33	713	26.5%
Rural Area	0	32	513	124	669	24.9%
TOTALS	0	238	2227	223	2688	100%
% of Total	0.0%	8.9%	82.8%	8.3%	100%	

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

Figure 2 – Housing Completions plotted against Housing Allocation in Staffordshire County Structure Plan 1996-2011



The average number of dwellings completed per year since 1st April 1996 is now running at 244, compared with a theoretical annual average housing requirement of 200. The figure of 244 is below the annual average number of completions during the previous Structure Plan period 1986 to 2001 (333), and represents a general trend of reduced housebuilding activities in the Borough since 1996, confirmed by the lower numbers recorded particularly during the period 2000/01 to 2002/03 (see Figure 1). However, completions since 2003/04 have risen and as already mentioned the figure expected for 2007/08 may well be around 270.

Table 2 on page 4 shows that at 1st April 2007 there were a further 269 dwellings under construction, (238 new build plus 31 conversions), the majority of which are normally considered to be completed within 1 or 2 years.

The number of new dwellings recorded as 'under construction' since April 1996 has fluctuated considerably, clearly being linked to the number of commencements and completions taking place. Table 7 below shows the rate and flows of new dwellings being constructed since April 1996.

TABLE 7 – New dwellings commenced, completed and under construction 1.4.96 to 31.3.07

Year	Under Construction at 1st April		Commenced During Year		Completed During Year		Under Construction at 31st March	+ or - over previous year
1996/97*	196	+	271	-	258	=	209	+4
1997/98	200	+	303	-	311	=	192	-8
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

*Nine dwellings 'under construction' during 1996/97 had been demolished to make way for an alternative development.

**The apparently large number of dwellings commenced during 2002/03 included the scheme of 93 flats at London Rd., Newcastle.

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 07 are shown in Table 8 on page 13.

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 2007 categorised by area and by sector. Data on outstanding permissions for conversions is taken from Table 14 (page 21).

TABLE 8 – New dwellings/conversions with outstanding planning permission at 1st Apr 07

Area	RSL (New Build)	Private Sector (New Build)	Conversions	Total	% of Total
Newcastle	56	1069	18	1143	86.4%
Kidsgrove	0	56	2	58	4.4%
Rural Area	0	87	35	122	9.2%
BOROUGH	56	1212	55	1323	100%
% of Overall Total	4.2%	91.6%	4.2%	100.0%	

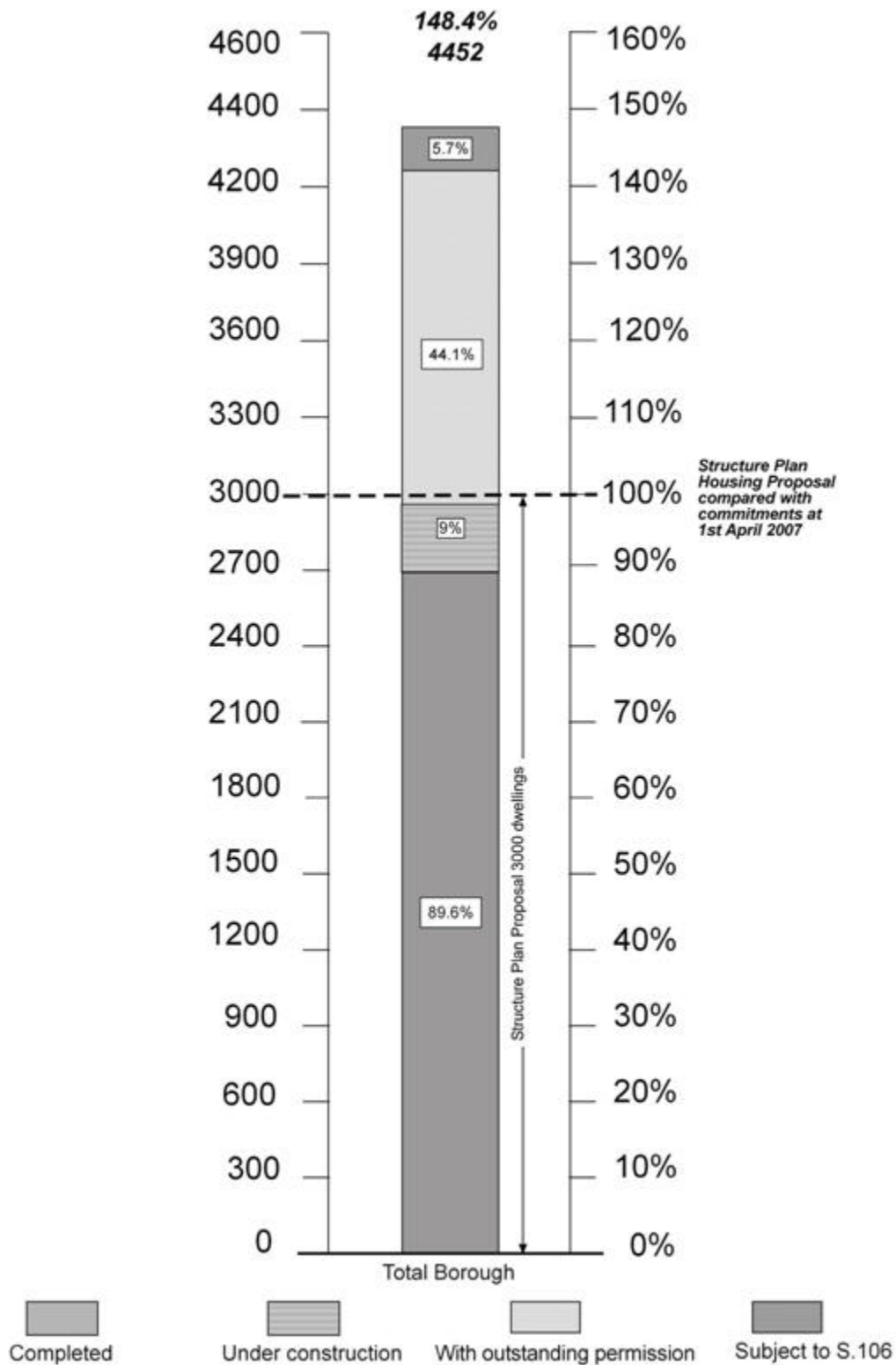
Total housing commitment

Table 9 below and Figure 3 on page 14 show the current theoretical housing commitment, i.e. the number of new dwellings already completed between 1st April 1996 and 31st March 2007 (from Table 6), together with the number under construction and those with outstanding planning permission at 1st April 2007 (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 new sites coming forward from the adopted Local Plan, there are already firm commitments, if implemented, that would represent the provision of 4280 new dwellings in the plan period. For completeness, a figure of 172 dwellings should further be added – which relates 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. The resulting total figure of 4452 represents 148% of the total allocation. However, it should of course be appreciated that not all dwellings with outstanding planning permission (Table 8) or those currently subject to a S.106 agreement will necessarily be implemented. Accordingly, an assessment has been made of those dwellings where it is considered that they are unlikely to be built within the plan period. This identifies 24 such dwellings which are included in the calculations in the full Housing Land Availability Position Statement (Table 29 (section G) on page 40).

TABLE 9 – New dwellings/conversions completed, under construction, with outstanding planning permission and permitted subject to a S.106 Agreement at 1st Apr 07.

Area	Completions 1.4.96 to 31.3.07		Dwellings under construction at 1.4.07		Dwellings with outstanding permission at 1.4.07		Dwellings permitted subject to a S.106		Total		Grand Total
	New	Conv	New	Conv	New	Conv	New	Conv	New	Conv	
Newcastle	1240	66	175	15	1125	18	168	0	2708	99	2807
Kidsgrove	680	33	19	1	56	2	0	0	755	36	791
Rural Area	545	124	44	15	87	35	1	3	677	177	854
BOROUGH	2465	223	238	31	1268	55	169	3	4140	312	4452

Figure 3 – Structure Plan Housing Allocation 1996-2011, compared to dwellings actually completed, under construction, with outstanding planning permission and subject to a Section 106 Agreement as at 1st Apr 07.



NB: These figures include those dwellings provided by conversion/change of use

Part 3: Other housing development issues:

3.1 DWELLINGS COMPLETED ON 'WINDFALL' SITES

Each year there are always a considerable number of new dwellings 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 1996 (the start date for the County Structure Plan) 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.

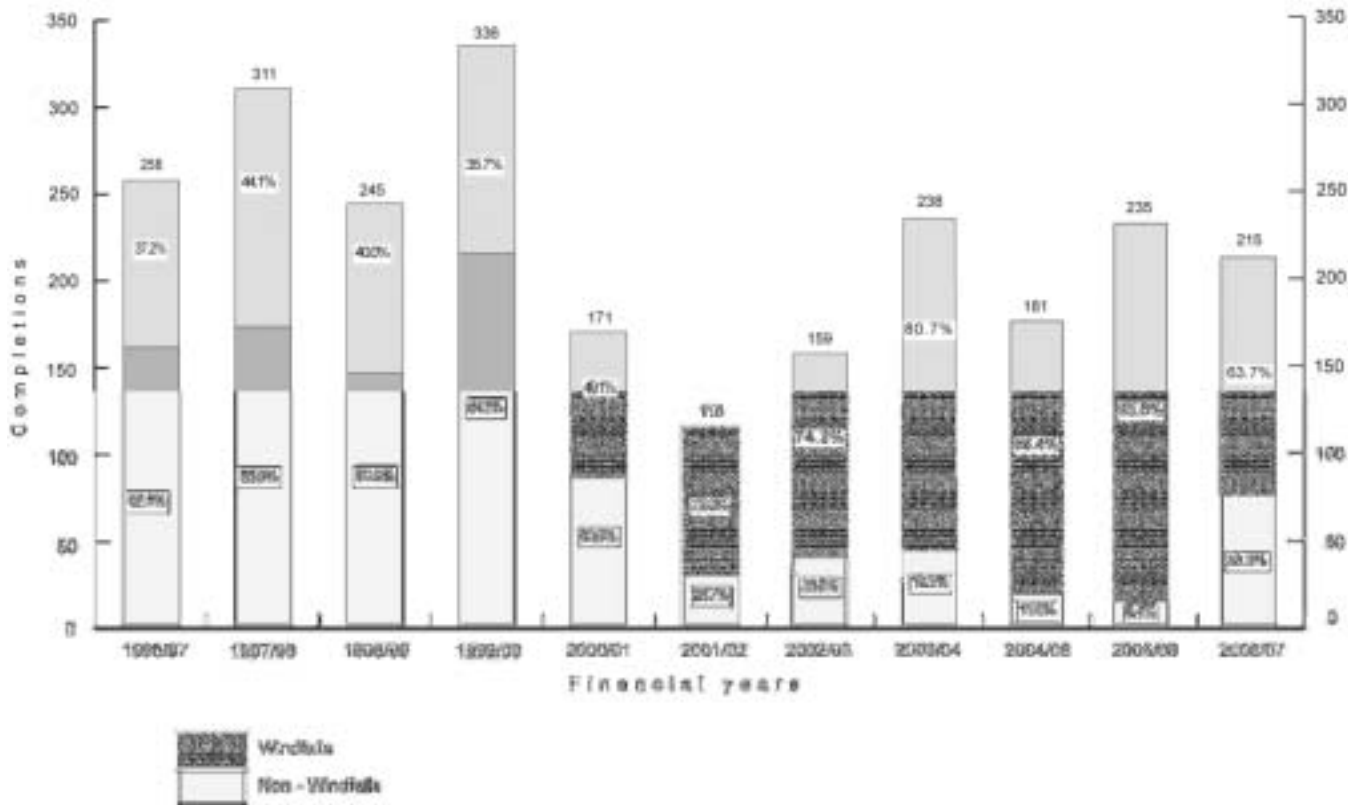
TABLE 10 - New dwellings completed on 'Windfall' and 'Non-Windfall' sites since 1996/97

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
1996/97	33	63	96	37.2%	162	62.8%	258
1997/98	36	101	137	44.1%	174	55.9%	311
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
TOTALS	579	868	1447	58.7%	1018	41.3%	2465

Figure 4 on page 16 shows this information graphically.

It can be seen that since 2001/02 the larger proportion of new dwellings built have been on 'windfall' sites. That said, the figures for 2006/07 included completions on the allocated/planned site at Clayton Road, Newcastle.

Figure 4 – New dwellings completed annually since 1.4.96. Analysing completions on ‘windfall’ and ‘non-windfall’ sites (new build only)



Over the eleven years since April 1996, 1447 (58.7%) of the 2465 new dwellings completed have been on ‘windfall’ sites. Further analysis indicates that 868 of these completions (35.2% of the total), have been on sites with a capacity of 10 or more dwellings. These large windfall sites are listed in Table 11 on page 17.

TABLE 11 - New dwellings completed on large 'Windfall' sites since 1st April 1996

	Site Location	No. completed	Capacity of Site	Final Completion
1*	Red Street, Chesterton	3	30	Oct-96
2*	Portland Mews, Porthill	6	40	Jan-97
3	Thistleberry Ave, Thistleberry	18	18	May-97
4	River Lea Mews, Madeley	10	10	Oct-97
5	Dunkirk, Newcastle (Montgomery Ct)	24	24	Feb-98
†6	Chapel Street, Butt Lane	12	12	Feb-98
†7	Dorchester Close, Kidsgrove	10	10	Jul-98
8*	Chatterley Close, Bradwell	92	134	Oct-98
9*	Allensway, Seabridge	4	17	Aug-99
†10	Silverdale Road, Knutton	49	49	Feb-00
†11	Riceyman Road, Bradwell	44	44	Jun-00
12*	Clayhanger Close, Bradwell (Old Hall Drive)	43	51	Jul-00
†13	Mayer Ave, Newcastle	13	13	Oct-00
†14	Silverdale Road, Newcastle	10	10	May-01
†15	Wayside Ave, May Bank	11	11	Sep-01
†16	Blackfriars Road, Newcastle	14	14	Feb-02
†17	Main Road, Betley	10	10	Jul-02
†18	Bullocks House Road, Kidsgrove	12	12	Jan-03
†19	Co-operative Lane, Halmerend	10	10	Oct-03
†20	Old Road, Wrinehill	13	13	Mar-04
†21	Second Ave, Porthill	36	36	Sep-04
†22	Birchenwood, Kidsgrove	93	93	Oct-04
†23	Talke Road, Chesterton	108	108	Jun-05
†24	London Road/Brook Lane, Newcastle	93	93	Mar-06
†25	Brunswick Street, Newcastle	26	26	Mar-06
†26	London Road, Chesterton	14	14	Aug-06
†27	Princess Street, Talke Pits	16	16	Feb-07
†28	Pennyfields Road, Kidsgrove (Jasmine Cres)	24	26	Under Construction
†29	Enderley Street, Newcastle	26	52	Under Construction
†30	Scot Hay Road, Silverdale	24	27	Under Construction
	Totals	868	1023	

*Other completions were reported on this site prior to 1.4.1996

† These sites have been permitted since 1st April 1996 and account for 668 completions.

Sites numbered 26, 27, 29 and 30 produced completions during 2006/07, and therefore, also appear in Table 4a.

3.2 DWELLINGS PROVIDED BY CONVERSION AND CHANGE OF USE:

The County Structure Plan notes that dwellings provided by 'conversion' and 'change of use' are to be included in its housing allocation of 3000 units. This was a change from the practice carried out under the previous County Structure Plan (1986-2001).

Table 12 below provides information solely about dwellings already gained or lost by conversion or change of use throughout the Borough during the past eleven years.

TABLE 12 - Dwellings gained/lost by conversion or change of use 1.4.96 – 31.3.07

Year	New dwellings gained/lost by Conversion or Change of Use												Cumulative Net Total
	Newcastle			Kingsgrove			Rural			Total			
	+	-	Net	+	-	Net	+	-	Net	+	-	Net	
1996/97	19	-16	3	2	-4	-2	18	-4	14	39	-24	15	15
1997/98	6	-4	2	1	0	1	22	0	22	29	-4	25	40
1998/99	10	-4	6	1	0	1	13	-5	8	24	-9	15	55
1999/00	8	-7	1	8	-7	1	19	-5	14	35	-19	16	71
2000/01	14	-17	-3	1	-1	0	21	-16	5	36	-34	2	73
2001/02	14	-17	-3	3	-5	-2	10	-5	5	27	-27	0	73
2002/03	24	-34	-10	7	-7	0	17	-7	10	48	-48	0	73
2003/04	34	-20	14	19	-7	12	23	-8	15	76	-35	41	114
2004/05	39	-16	23	4	-1	3	13	-4	9	56	-21	35	149
2005/06	23	-10	13	18	-1	17	8	-9	-1	49	-20	29	178
2006/07	42	-22	20	3	-1	2	29	-6	23	74	-29	45	223
Totals	233	-167	66	67	-34	33	193	-69	124	493	-270	223	

Table 12 shows that since April 1996 there have been 223 'net' gains provided in the Borough, with the majority being located in the Rural area (+124) - 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 2007 the 'net' figure recorded was only 10 gains. If these developments had been excluded from the figures the net gain over this period would have been 142 as against the 152 recorded in Table 12.

There was once more a high total number of 'net' gains (+45) coming forward in 2006/07. Completions took place on 47 different sites during the financial year resulting in the largest annual 'net' gain recorded during the County Structure Plan period so far.

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:

Previously, Regional Planning Guidance for the West Midlands (RPG11 -April 1998), stressed that *"a substantial majority of the additional housing provision across the region should take the form of new housing on previously developed land and conversions within the urban areas"*. It also noted that *"The West Midlands Local Government Association is asked to produce a regional target for housing on land previously built on. This should maintain and, if possible, improve on the 61% of completions in the region between 1991 and 1995 achieved on such sites"*. Moreover, the Structure Plan has an indicative target of 70% for the Borough, although it is considered that it is unlikely to be achieved at least during the early part of the plan period.

Following the commencement of the Planning and Compulsory Purchase Act in September 2004, RPG11 ceased to apply and was replaced by the West Midlands Regional Spatial Strategy (RSS). Policy CF4 of the RSS states that *"local planning authorities should optimise the opportunities for recycling land and buildings for new housing development through contributing to the achievement of a regional target of at least 76% of future housing provision being on previously developed land between 2001-2011"*. Table 3 within the RSS "Communities for the Future" section provides each strategic authority (county, unitary and metropolitan) with a target in order to meet the 76% required for the region as a whole. The target for Staffordshire is 66%.

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 or forestry buildings. Land that has previously been used for mineral extraction and waste disposal is also excluded from the definition of previously developed land. Such sites are also referred to as 'brownfield sites', with the term 'greenfield' referring to land which has not previously been developed (unless for agriculture, forestry or open space recreation). '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 indicated that the national annual target is that at least 60% of new housing should be provided on previously developed land. This figure must assume that some areas, such as this Borough, are likely to have a good supply of previously developed land and will therefore have much higher targets.

Housing completions have been analysed since 1st Apr 96 and Table 13 (page 20) and Figure 5 (page 21) show the percentage of completions which 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 1996/97

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
1996/97	258	15	273	165	4	169	61.9%
1997/98	311	25	336	182	11	193	57.4%
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%
TOTALS	2465	223	2688	1668	140	1808	67.3%

It should be mentioned that from 2001/02 the percentage figures for 'brownfield' conversions quoted in this Table differ from those provided for the national Best Value Performance Indicator BV106 which requires in its calculation that only those developments which produce a 'gain' should be included and the 'gross' figure is to be included rather than the 'net'. The figure recorded here in Table 13 and Figure 5 is the 'net' figure having taken into account 'losses'.

The 'minus' values recorded for 'brownfield conversions' in 2001/02 and 2002/03 also adversely affect the calculations for each year.

The cumulative figure since 1996/97 is now running at 67.3%. 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. 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.

The 66.5% of brownfield completions for 2006/07 exceeded the 66% RSS target for Staffordshire and 60% PPS3 target. Further completions are expected on the large greenfield site at Clayton Road, Newcastle during 2007/08 and this is likely to result in a similar percentage of brownfield completions being recorded in the next report.

Once completions eventually start to come forward on other greenfield sites at Keele Rd., Newcastle; Lymewood Close, Newcastle and the greenfield part of Wolstanton Colliery, it is possible that the annual targets of 66% and 60% may not be achieved for a few years. This may be avoided if the numbers of greenfield completions were counter balanced by completions on brownfield sites, coming forward through new permissions issued as a result of changing policy towards new housebuilding generally.

Figure 5 – Percentage of new dwellings built on brownfield sites annually since 1st April 1996

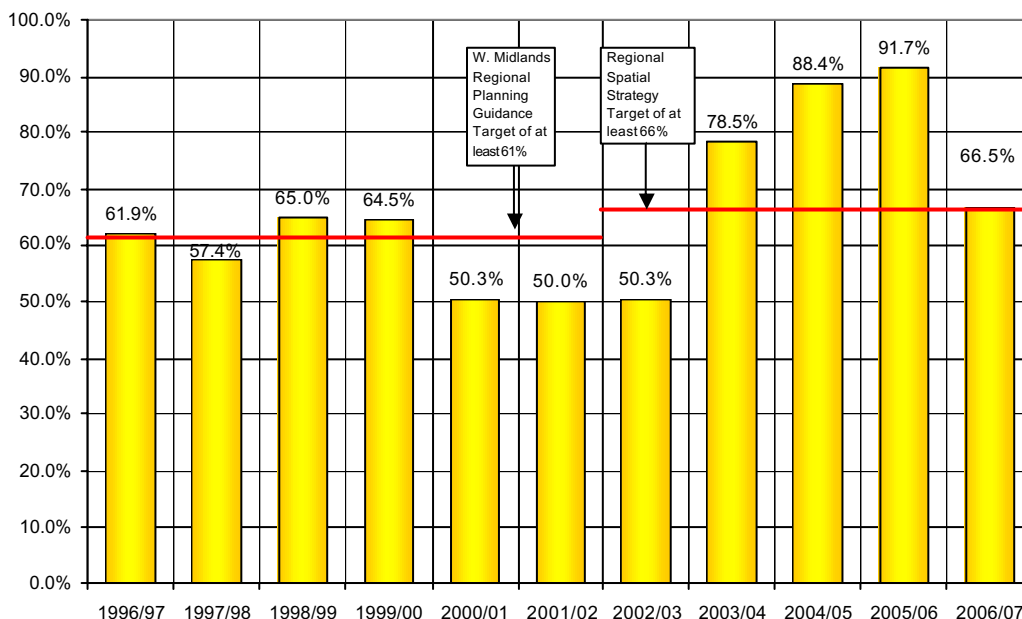


Table 14 below and Fig 6 on page 22 analyse 'brownfield' and 'greenfield' commitments as at 1st April 2007. Table 14 does not include those applications dependent on a S.106 agreement not yet finalised.

TABLE 14 Brownfield/Greenfield commitments i.e. Dwellings completed (1.4.96-31.3.07), those under construction and those with outstanding planning permission at 1.4.07

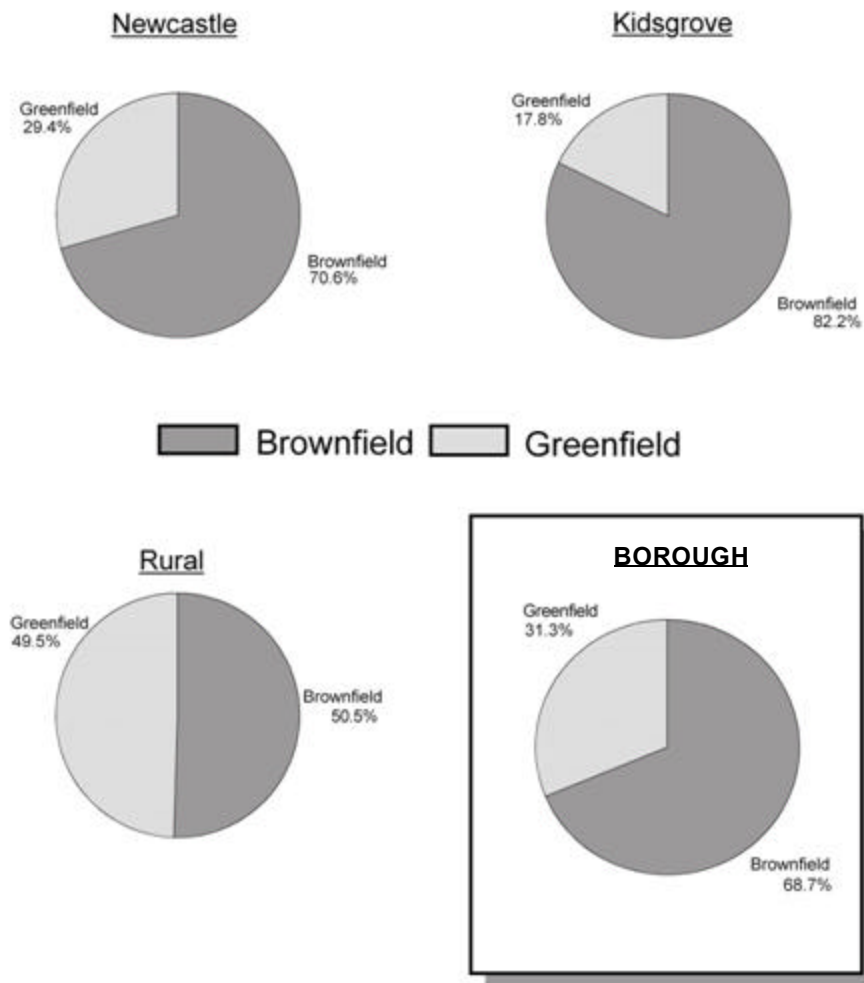
Area	Completions 1.4.96 - 31.3.07			Dwellings under Construction at 1.4.07			Dwellings with Outstanding Planning Permission at 1.4.07			Total Commitments			
	New Dwells	Convs	Total	New Dwells	Convs	Total	New Dwells	Convs	Total	New Dwells	Convs	Total Commitment	% Total Commitments
Newcastle													
Brownfield	865	64	929	164	14	178	738	18	756	1767	96	1863	70.6%
Greenfield	375	2	377	11	1	12	387	0	387	773	3	776	29.4%
Kidsgrove													
Brownfield	543	33	576	15	1	16	56	2	58	614	36	650	82.2%
Greenfield	137	0	137	4	0	4	0	0	0	141	0	141	17.8%
Rural Area													
Brownfield	260	43	303	41	7	48	74	4	78	375	54	429	50.5%
Greenfield	285	81	366	3	8	11	13	31	44	301	120	421	49.5%
BOROUGH													
Brownfield	1668	140	1808	220	22	242	868	24	892	2756	186	2942	68.7%
Greenfield	797	83	880	18	9	27	400	31	431	1215	123	1338	31.3%
TOTAL	2465	223	2688	238	31	269	1268	55	1323	3971	309	4280	

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 Newcastle area just under 71% are on brownfield sites. The remaining 279 dwellings on the large greenfield site at Keele Rd.; the 46 dwellings yet to be started at Clayton Road (both sites were allocations in the previous Local Plan pre PPG3); together with 30 dwellings on the northern part of the Wolstanton Colliery site (which had been an allocation in the current Local Plan - and since granted permission), and the 26 dwellings granted on appeal at Lymewood Close, Newcastle are the main reasons that almost 30% of 'dwellings with outstanding planning permission' in Newcastle are on greenfield sites. If the 'total commitment' figures for Newcastle and Kidsgrove were to be aggregated in order to provide a percentage for the urban part of the Borough, this would produce a 'brownfield' figure of just over 73%. In the Rural area the figure is 50.5%.

The figures for the whole Borough at 1st April 2007 show that almost 69% of all commitments, are/have been on brownfield sites.

The emerging Core Spatial Strategy, due to be adopted in May 2009 currently proposes that the 'brownfield' target for Newcastle –under-Lyme will be at least 75%.

Fig. 6 - Brownfield/Greenfield commitment for each area of the Borough, based on completions between 1.4.96-31.3.07, plus dwellings under construction and with outstanding planning permission at 1.4.07



It should be stressed that the figures in Table 13 and Figure 5 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, initially, PPG3 and more recently PPS3 in respect of encouraging housing developments which make more efficient use of previously developed land, this Council has introduced a 'local' Best Value 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 PPG3/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 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%

**The seemingly large figure for 2006-07 includes an 11 hectare 'brownfield' site at Silverdale Colliery.*

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 1996 in Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire and England and Wales, has been obtained from the Residential Property Price Reports produced by Land Registry (up to Dec 06).

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

Originally sales below £10000 or above £1 million had also been excluded, however, since 1st January 2000 the published average house price figure now includes these sales. Accordingly, direct comparison with the figures relating to quarters before 2000 is technically not possible (see Table 16), although it is considered that the figures for 'Newcastle' and 'Staffordshire' are hardly affected. However, the same cannot be said for 'Stoke-on-Trent' and 'England and Wales' where the inclusion of sales below £10000 and those over £1 million respectively, do appear to affect the figures.

For our purposes average house prices have been extracted from the Residential Property Price Report as first published, regardless of the fact that subsequent Reports can provide revised figures for previous quarters, as additional information has become available. This principle also applies to the figures for Newcastle-under-Lyme obtained from the Land Registry's website, 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 96

Table 16 below and Fig. 7 on page 26 compare house prices for Newcastle-under-Lyme; Stoke-on-Trent; Staffordshire and 'England and Wales'. (Information for periods before 1997 is limited to Staffordshire and England and Wales as data for individual local authorities was not readily available.)

TABLE 16 - Average house prices for Newcastle-under-Lyme, Stoke-on-Trent, Staffordshire, England and Wales quarterly since April 1996.

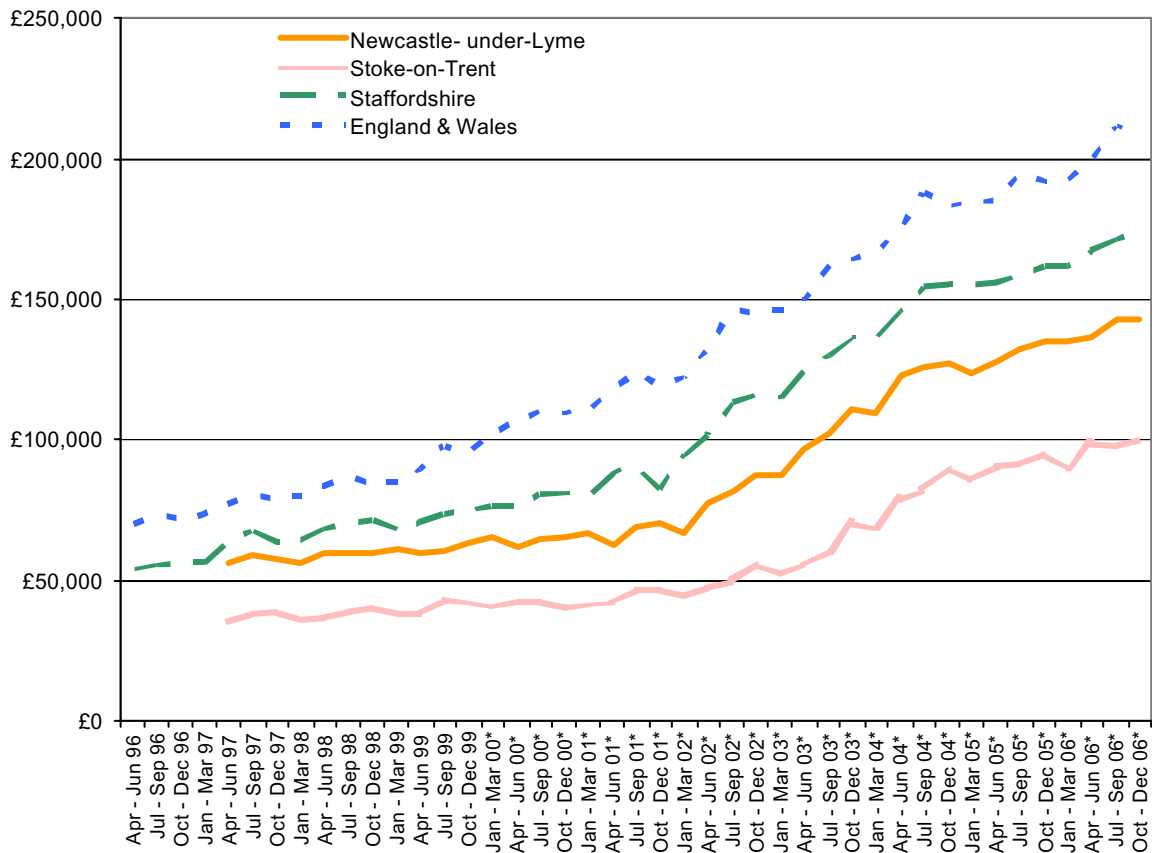
Date	Newcastle-under-Lyme (a)	Stoke-on-Trent (b)	Staffs (b)	England & Wales (b)
Apr - Jun 96			£53,745	£69,937
Jul - Sep 96			£55,242	£73,559
Oct - Dec 96			£56,281	£72,144
Jan - Mar 97			£56,770	£73,532
Apr - Jun 97	£56,775	£36,094	£64,582	£76,832
Jul - Sep 97	£58,949	£38,383	£67,443	£79,804
Oct - Dec 97	£57,954	£39,297	£63,722	£79,242
Jan - Mar 98	£56,427	£36,396	£64,136	£79,715
Apr - Jun 98	£59,765	£37,067	£67,838	£83,299
Jul - Sep 98	£60,082	£38,940	£70,905	£86,936
Oct - Dec 98	£59,865	£40,645	£71,458	£83,905
Jan - Mar 99	£61,196	£38,632	£68,318	£84,973
Apr - Jun 99	£59,461	£38,521	£70,460	£90,068
Jul - Sep 99	£60,723	£43,789	£73,540	£97,616
Oct - Dec 99	£63,735	£42,333	£74,639	£96,687
Jan - Mar 00*	£65,561	£41,205	£76,646	£102,749
Apr - Jun 00*	£62,283	£43,185	£76,253	£105,924
Jul - Sep 00*	£65,013	£42,945	£80,565	£109,745
Oct - Dec 00*	£65,516	£40,696	£81,260	£109,558
Jan - Mar 01*	£66,588	£41,700	£80,148	£110,570
Apr - Jun 01*	£63,176	£42,720	£87,983	£117,398
Jul - Sep 01*	£69,166	£47,117	£90,321	£123,856
Oct - Dec 01*	£70,402	£46,847	£83,138	£118,827
Jan - Mar 02*	£67,146	£45,231	£94,289	£121,881
Apr - Jun 02*	£78,059	£47,400	£101,348	£133,247
Jul - Sep 02*	£81,835	£49,926	£113,140	£146,150
Oct - Dec 02*	£87,267	£55,629	£115,896	£145,251
Jan - Mar 03*	£87,562	£52,574	£114,867	£145,897
Apr - Jun 03*	£97,338	£55,974	£124,453	£149,935
Jul - Sep 03*	£103,003	£60,090	£130,258	£161,665
Oct - Dec 03*	£111,213	£70,500	£136,169	£163,584
Jan - Mar 04*	£109,984	£68,721	£136,181	£166,404
Apr - Jun 04*	£123,633	£79,044	£145,889	£175,401
Jul - Sep 04*	£125,949	£82,419	£154,404	£187,971
Oct - Dec 04*	£127,288	£89,893	£154,964	£182,920
Jan - Mar 05*	£124,276	£86,139	£155,148	£183,486
Apr - Jun 05*	£128,013	£91,267	£155,518	£184,924
Jul - Sep 05*	£132,208	£92,047	£157,976	£194,589
Oct - Dec 05*	£134,811	£95,282	£161,426	£191,327
Jan - Mar 06*	£135,048	£89,910	£161,232	£192,745
Apr - Jun 06*	£136,074	£99,020	£166,793	£199,184
Jul - Sep 06*	£142,957	£98,527	£170,786	£211,453
Oct - Dec 06*	£142,560	£100,090	£173,686	£207,573

(a) Figures obtained from Land Registry website – figures only available to Oct-Dec 2006 quarter

(b) Figures obtained from Land Registry's quarterly Residential Property Price Report available on their website – figures only available to Oct-Dec 2006 quarter.

*Figures include sales of under £10000 and over £1 million

Figure 7 – Average House Prices locally and nationally since 1996



It can be seen that quite significant increases in average house prices have been recorded for all areas/regions over the past few years, but particularly since 2002. For England and Wales, from the January to March 2000 quarter to the end of 2006 (a period over which the figures are comparable), an 102% rise has been recorded.

It should be noted that since April 1997 figures for the county of Staffordshire exclude Stoke-on-Trent where house prices are amongst the lowest in the county. If the figures for Stoke-on-Trent were to be included in the overall figure for the county it is expected that this would result in an average house price similar to that in Newcastle.

Comparing the January-March 2000 average house price in Newcastle (£65,561) with the October-December 2006 figure (£142,560) shows a 117% increase during this period. This rate of increase is higher than that for England & Wales (102%). The latest year on year increase for Newcastle is just 5.7% compared with the England & Wales figure of 8.5%.

Figures for Stoke-on-Trent remain significantly lower than those in Newcastle, reflecting the existence and sale of a large proportion of terraced/lower priced properties in the City. Examination of the figures for the October to December 2006 period suggests that the average price of a dwelling sold in Newcastle was just over 42% higher than that in Stoke compared to a figure of 41% a year ago. Further examination of the Land Registry's figures for the last quarter of 2006 reveals that average prices for most dwelling types were higher in Newcastle as shown in Table 17 (page 27).

TABLE 17 - Average house prices for Newcastle-under-Lyme and Stoke-on-Trent during October to December 2006.

	Detached	Semi-detached	Terraced	Flat/Apartment	Average Price
Newcastle	219371	130194	104113	104353	142560
Stoke-on-Trent	171876	107215	77395	104874	100090

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

Land Registry's house price information for the Borough does not provide any figures for the component parts of the district i.e. the Newcastle, Kidsgrove and Rural District areas, and in this respect we have therefore carried out the following two studies:-

(a) Some work has been undertaken on analysing average house prices by post-code sector, (information available separately from Land Registry), which shows that prices generally in the north of the urban area 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. The timeframe is short (3 months) and geographical areas studied are comparatively small i.e. sample sizes are small in some instances.)

TABLE 18 - Average house prices by Postcode Sector: Oct–Dec 06

Postcode Sector	Area	Average House Price	% of Borough Average
ST5 0	Wolstanton, May Bank & Porthill East	£144,379	101.3%
ST5 1	Town East	£95,454	67.0%
ST5 2	Thistleberry & Town West	£151,847	106.5%
ST5 3	Westlands & Seabridge West	£189,126	132.7%
ST5 4	Seabridge East, Butterson & Rural South	£154,658	108.5%
ST5 5	Baldwins Gate, Maer Hills & Rural South West	£274,042	192.2%
ST5 6	Knutton and Silverdale	£112,565	79.0%
ST5 7	Chesterton & Holditch	£109,708	77.0%
ST5 8	Bradwell & Porthill West	£123,144	86.4%
ST5 9	Cross Heath	£111,516	78.2%
ST7 1	Butt Lane, Talke & Kidsgrove West	£120,049	84.2%
ST7 4	Kidsgrove East & Newchapel	£132,141	92.7%
ST7 8	Audley, Halmerend & Alsagers Bank	£127,153	89.2%
CW2 5	Rural North West	£247,503	173.6%
CW3 9	Madeley, Betley & Rural West	£209,833	147.2%
TF9 2	Rural South West	£306,214	214.8%
TF9 4	Loggerheads, Ashley & Rural South West	£244,728	171.7%
Borough	Borough	£142,560	100%

(b) We have obtained the price of those properties advertised for sale in the local press on 8th March 2007, 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 Number of Bedrooms at Mar 07.

Average Price by Area		Average Price by House Type		Average Price by no. of bedrooms	
	Average Price		Average Price		Average Price
Newcastle	£160,813	Detached	£235,625	1	£104,600
Kidsgrove	£167,777	Flat	£148,942	2	£136,080
Rural	£257,773	Semi-Detached	£148,170	3	£163,393
		Terrace	£118,038	4+	£268,441

In the Newcastle area the prices of those properties on the market ranged from just under £79950 for a 2 bedroom terraced house to £545000 for a large 6 bed detached property. The arithmetic mean average price for Newcastle for those properties included in this latest survey was £160,813, compared with £152044 for the survey carried out in March 2006.

Figures for Kidsgrove ranged from £84950 for a 3 bedroom townhouse to almost £332,000 for a 3 bedroom detached property in the Mow Cop area. The average price for Kidsgrove was £167,777 compared to £153,025 in March 2006.

In the Rural area prices ranged from around £109,950 for a 3 bedroom semi-detached house to £1,350,000 for a large detached house in the countryside (no of bedrooms unknown). The average price in the Rural area was £257,773 compared to £204,912 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. There is nevertheless, confirmation that average prices in the Borough rose between Mar 06 and Dec 06 as Table 16 suggests.

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.

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 larger development. The recent publication of PPS3 has reduced the threshold whereby private developers should provide affordable housing within their developments from 25 dwellings to 15. 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. The latest version of PPS3 says that the government now accepts that 'low-cost' housing no longer makes any contribution to the supply of affordable housing. This mirrors the view expressed in the Council's Local Plan.

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.

The analysis of the need for, and supply of, affordable housing is an important part of the housing development strategy. A housing needs survey was carried out in 2001 and its results still represent the most recent comprehensive information source. In addition the Council undertakes a programme of rural needs surveys carried out in conjunction with Parish Councils and partner RSLs. Overall, the results of the Borough wide survey initially showed an over-provision of general needs social housing of around 700 units. Using the same methodology as originally used, the figure has been updated annually and now appears to have declined significantly. It is also now accepted that the model for Housing Needs Studies approved by ODPM at the time, is less applicable to low demand housing areas. A new sub-regional Housing Market Assessment is currently being undertaken.

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.

Taking into account the interventions under 'Renew North Staffordshire', the continued loss of social stock through 'Right to Buy', and the current commitment for new dwellings *without*

any affordable provision, it is now considered that there is sufficient evidence for making a requirement of affordable housing in new developments permitted. Further analysis is being carried out through the preparation of the Local Development Framework and in commissioning a Housing Market Assessment, but currently it is the Council's policy to require 20% affordable housing in any appropriate development.

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 11 years 10% 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 1996/97

Year	AFFORDABLE DWELLINGS			Total Number of new dwellings provided
	Social			
	Number		% of Total	
	New	Conv		
1996-97	6	4	3.7	273
1997-98	45	5	14.9	336
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
Totals	238	30	10.0	2688

The 'affordable' completions figure for 2006/07 was 0 but this is posing no real cause for concern as there are new 'affordable' homes coming forward. There are currently 6 discounted flats under construction at Newcastle Road, Madeley (part of a 24 dwelling development). There are others with outstanding planning permission on the large Silverdale Colliery site (45 'social rented' and 30 'shared equity' dwellings). A further total of approximately 35 'shared equity' flats at the two sites at Marsh Parade and Water St/George St were subject to a S106 Agreement in March 2007 but have since been granted 'outline' planning permission. There is also 'full' planning permission for three 5 bedroom 'social rented' houses at Clayton Road, Newcastle. In total, if all these permissions are implemented this would add 119 affordable dwellings to the total stock. Future reports will examine the number of 'affordable' dwellings permitted each year.

3.6 DENSITY OF NEW DEVELOPMENT

PPS3 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, will need to be monitored and, as with all monitoring, 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 32 examines all completions each year since 1st April 1996 and provides information on 'net site density' for the urban (mainly Newcastle and Kildsgrove) 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. The urban density has ranged from 23 per hectare in 1998/99 to 52 in 2005/06, when the 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 11 years since 1996 average densities on urban sites are producing an overall figure of 29 dwellings per hectare.

Annual densities have also varied in the rural area over this period and are currently producing an overall figure of 15 dwellings per hectare.

For the borough as a whole since 2004/05, annual average densities have increased significantly. Since 1996/97 an overall figure of 24 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 1996/97

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
1996-97	209	8.47	25	49	2.57	19	258	11.04	23
1997-98	258	10.31	25	53	3.88	14	311	14.19	22
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
Totals	1894	65.32	29	571	38.82	15	2465	104.14	24

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

Table 22 shows that for 2005/06 and 2006/07 there were no large sites developed in the Rural area. The density for the Urban area (and for the borough as a whole) in 2005/06 produced a figure of 62 dwellings per hectare, attributable to those completions on the higher density sites referred to previously on page 31, 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 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

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

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; London Rd., Newcastle (93 flats permitted on a site less than 1 hectare); and at 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) and 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) and Hassell St., Newcastle (45 flats on 0.25 hectares). Also included were the revised permissions issued on sites at Stanier St., Newcastle (42 flats on 0.26 hectares) and 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 the 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) and 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); the 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) and the former Silverdale Colliery (300 dwellings on 11.0 hectares). An additional site in the Rural area was also granted permission i.e. Newcastle Road, Madeley (24 dwellings on 0.54 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, whilst showing similar significant increases as those recorded nationally, 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 County Structure Plan 1996-2011 has already taken into account a very small allowance for demolitions largely by extrapolating past trends. The Regional Spatial Strategy (RSS), – see Part 4, indicates a similar assumption in relation to housing allowances for Staffordshire (excluding Stoke-on-Trent). The RSS also notes that where actual clearance departs significantly from these assumptions there would need to be an appropriate revision to the allowance.

TABLE 25 - Number of demolitions in the borough since 1996/97

Year	Number of Private Sector Demolitions	Number of RSL*/Housing Association/Local Authority Demolitions	Total Number of Demolitions
1996-97	1	0	1
1997-98	5	4	9
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
Totals	94	94	188

* Registered Social Landlords.

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

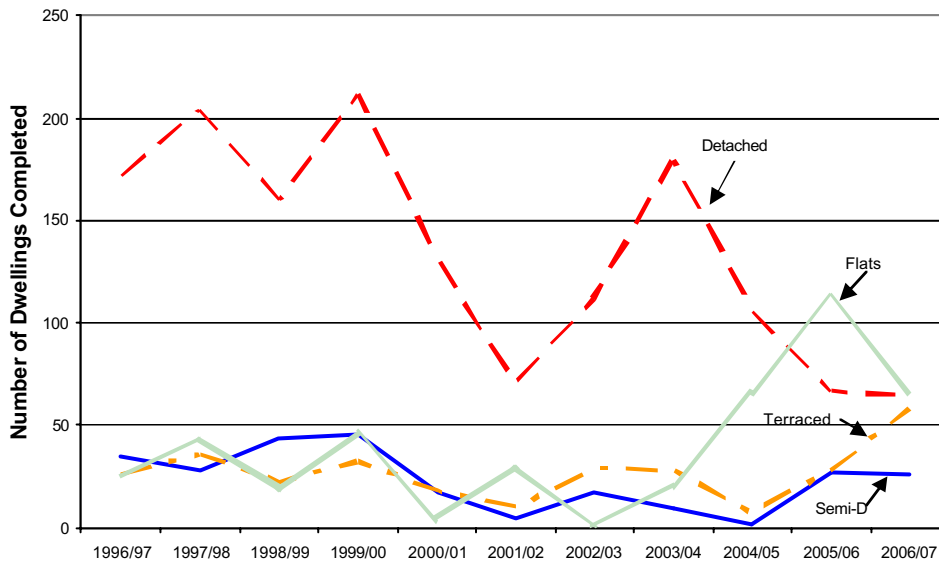
- the dwelling is derelict or unfit
- to make way for alternative development
- to make way for replacement residential development
- as part of 'Renew North Staffordshire' – the Housing Market Renewal Pathfinder. Currently Phase 1 of the proposals for the 'Area of Major Intervention' of Knutton and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

3.8 DWELLINGS TYPES COMPLETED

Table 26 – Dwelling types completed over the term of the current County Structure Plan

	Detached			Semi-detached			Terraced			Flats/Apartments			Totals		
	RSL	Private	Total	RSL	Private	Total	RSL	Private	Total	RSL	Private	Total	RSL	Private	Total
1996/97	0	172	172	0	35	35	0	26	26	6	19	25	6	252	258
1997/98	0	204	204	11	17	28	6	30	36	28	15	43	45	266	311
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
Totals	3	1474	1477	62	196	258	28	266	294	145	291	436	238	2227	2465

Figure 8 – Completions by dwelling type



It is interesting to see the 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 area. Developers are still proposing to build flats – 3 out of the 10 large developments currently under construction are flats only, and 4 other large developments have some element of flats/apartments incorporated within them. A mix of dwelling types is generally favoured with 6 out of the 10 developments incorporating more than one type.

Other sites with full planning permission but where building has not commenced (see Table 5 on page 9) follow the same emerging trend. The 6 large sites with full permission incorporate flats in the plans - 3 of these are developments of flats only (including Stanier Street where building has commenced during 2006/07). The 3 other developments are mixed with only one including detached properties as part of the scheme (site at former Wolstanton Colliery).

There are 2 further large sites located in the town centre (Marsh Parade and George Street) without planning permission at 31st Mar 07 but subject to Section 106 Agreements. Both schemes have plans for substantial developments of flats only.

Part 4: The RSS and the Statutory Development Plan

The Statutory Development Plan currently consists of the Regional Spatial Strategy (RSS), the Structure Plan and the Local Plan. The Structure Plan was adopted in 2002, the Local Plan in 2003 and the RSS in 2004. Where there is any conflict, the latest document takes precedence. In the case of the housing allocation, correspondence from Government Office has indicated that over-provision relative to the Structure Plan is no longer an issue and should be considered to be superseded by the strategy and policies of the RSS. However, in the case of the Borough, the RSS is not sufficiently precise, as there is no numerical allocation set out in the relevant policy, which deals with figures at the level of the county only. The picture is confused further by the fact that the RSS states that any housing allocation for the urban part of Newcastle, as with the City, shall be a minimum rather than a maximum. But as explained, there is no allocation.

The RSS is currently subject to a "partial review", which is updating the housing allocations to 2026. Prior to this, discussions took place at regional and county level to sub-divide the county allocation, but these were not completed. However, arising from that work, a figure of 5,000 dwellings for the Borough (2001 to 2021) began to appear as a consensus. To assist with monitoring and managing housing development, this figure was used as an interpretation of the RSS. It represents an annual rate of 250 per year, as compared with 200 per year under the Structure Plan.

Because of the anomaly of the RSS identifying part of the Borough as a "Major Urban Area" - subject to a minimum allocation, and part a rural area - subject to a maximum allocation, it was first necessary to divide the allocation into two parts.

The RSS allocations are presented as sets of annual building rates. These decrease across the RSS period in order to increase the proportion of development that is directed to urban areas (on the basis that the county is largely rural). Within the borough, therefore, it is assumed that the overall build rate would remain constant (at 250 per year across the twenty year period) whilst an urban/rural split should be devised that directs a greater proportion to the urban area over time.

To be practicable, the initial proportion must reflect the current situation in regard to development that has taken place since 2001 and those commitments that already exist. In 2005, when this calculation was made, rural completions were running at a relatively high rate, though they had already begun to decrease. A starting figure of 25% was therefore used, with a decline across the RSS period to 15% as follows:

2001 to 2007 25% rural - 75% urban

2007 to 2011 20% rural - 80% urban

2011 to 2021 15% rural - 85% urban

(Over the whole RSS period, this amounts to an average rural proportion of 19%.)

Table 27 – Urban/Rural breakdown of RSS housing allocation for the Borough to 2021.

	2001 - 2011	2011 - 2021	RSS period 2001 - 2021
Urban	1,925	2,125	4,050
Rural	575	375	950
Total	2,500	2,500	5,000

The outturn over the period 2001 to 2007 has shown that a general decrease in the rural proportion has taken place, although the slight increase in 2006/07 could give cause for some concern. Whilst the overall number of dwellings created in the rural area has increased from last year's figure, the number of 'new build' dwellings is at its lowest level since before the CSP period began in 1996. The figure for 'net conversions' in the rural area is significantly higher than it has been in recent years and it is this that is pushing the overall total up. Of the total number of dwellings currently under construction, 24% are in the rural part of the Borough but this is likely to drop considerably after 2007/8 as rural dwellings make up less than 10% of the remaining outstanding residential permissions.

The assumptions used in dividing up the RSS figure therefore appear to be practicable, though clearly continued lowering of the rural proportion is necessary for the remainder of the RSS period.

Table 28 – Percentage of housing development taking place in the rural area since 2001/02.

Period	2001-02	2002-03	2003-04	2004-05	2005-06	2006/07	2001/02 – 2006/07
% in rural area	42.2	57.9	38.4	21.3	17.0	20.8	32.8

Part 5 of this report sets out a position statement in relation to housing development and the Structure Plan allocation at 1st April 2007 (Table 29). This updates the figures set out in the Local Plan. It shows that it is likely that the allocation will be exceeded within the plan period. This is the last edition of this monitoring report in which this analysis will be provided.

The new planning system required local planning authorities to prepare "Local Development Frameworks" (LDF) to replace Structure and Local Plans. These are portfolios of separate documents including, amongst others, a Core Strategy, Area Action Plans, Development Control Policies and Site Allocations. The Council has adopted a "Local Development Scheme" which sets out its programme of preparing the LDF.

Work has started on a Core Strategy, which is being produced jointly with the City of Stoke on Trent and will cover the entirety of both districts. This will develop the housing policies and allowances in the RSS to enable both authorities to manage the housing supply appropriately.

An Area Action Plan for the Town Centre has also been prepared and has been submitted to the Department of Communities and Local Government. Its housing element has been drawn up in the context provided by the RSS and the Core Strategy.

Part 5: Housing Land Availability Position Statement at 1.4.07

Table 29 on page 40 has been a feature in all HDMRs since 2001. The table sets out the numeric position in terms of land availability at 1st April each year. This includes dwellings completed, under construction and with outstanding planning permission, together with other realistic commitments, i.e. any proposals in the Local Plan; dwellings permitted subject to Sec.106 agreements; and the brownfield windfall/conversion allowances (see below).

In formulating housing proposals in a Local Plan in accordance with the allocation in the County Structure Plan (CSP), an estimate has to be made of the number of new dwellings that are likely to be built on windfall sites. PPG3 made it clear that no allowance should be made for windfalls on greenfield sites, the assumption being that these are at least unlikely and at best should be discouraged. Estimates for likely windfalls should be based on recent trends with consideration being given to other factors that may lead to a change in the trend. In the adopted Plan, figures for 1st April 2002 include an estimate of 75 completions per annum arising from windfalls/conversions. This was made up of 70 new build and 5 dwellings to be provided by conversion. When built into the housing calculation this showed at that time that the Structure Plan allocation would be met without 'windfall' developments, and when the 'windfall' allowance was added it indicated an over-provision of about 240.

Table 29 shows that it is likely that the Structure Plan allocation will be exceeded within the plan period. It also shows that the current windfall/conversions allowance of 75 dwellings is itself fully committed thereby at the present time requiring no further 'allowance' to be built into the figures. Thus the forecast over-provision is no longer reliant on any estimate for unidentified windfalls.

NB: PPS3 (Para 59) states "Allowances for windfalls should not be included in the first 10 years of land supply...."

This is the last year that a comparison will be made with the Structure Plan Allocation.

Table 29 comprises the following sections: -

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 - the one site (i.e. Wolstanton Colliery) originally proposed for residential development in the early stages of the Local Plan has now received planning permission and is therefore included in Section C.

Section F relates to sites where planning permission has expired but there is a policy in the Local Plan to renew the permission.

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

Section H currently relates to the allowance for unidentified brownfield conversions likely to be provided during the remaining 5 years of the Structure Plan period (i.e. up to 2011). For this update an allowance of 5 net gains per year has been estimated, from which it is then necessary to deduct those developments currently committed i.e. those under construction,

with planning permission and those subject to a Section 106 Agreement, in order to avoid double counting. The figures show that currently no additional allowance is needed in respect of unidentified brownfield conversions.

Section I currently relates to the allowance for unidentified brownfield windfall sites. Here an allowance of 70 completions per year has been used from which similar deductions need to be made. Once more current calculations show that no further allowance for unidentified brownfield windfalls is required.

TABLE 29: Housing Land Availability Position Statement as at 1st April 2007: CSP

Commitments	New Build	Conversion	Total
A. Dwellings completed 1.4.96 to 31.3.2007	2465	223	2688
B. Dwellings under construction at 1.4.07	238	31	269
C. Dwellings with outstanding planning permission at 1.4.07	1268	55	1323
Sub-Totals	3971	309	4280
D. Sites subject to Section 106 Agreements	168	4	172
E. Site proposed in 1996-2011 Local Plan	0	0	0
F. Planning permission expired - but Local Plan Policy to Renew	0	0	0
Sub-Totals	4139	313	4452
G. LESS: Sites with permission but unlikely to be developed	24	-	24
Totals	4115	313	4428

Allowances	
H. Allowance for unidentified 'brownfield net conversions'	
H(a) 4 years (2007-2011) @ +5 (estimate) per year =	20
LESS identified 'brownfield net conversions':-	
H(b) Under construction at 1.4.07 (included in B above)	22
H(c) With outstanding planning permission at 1.4.07 (inc. in C above) but subtracting any included in 'Unlikely to be developed' section G above.	24
H(d) Sites subject to a Section 106 Agreement (included in D above)	0
H(e) Total committed (H(b)+H(c)+H(d)) =	46
Allowance to be made for unidentified 'brownfield net conversions' = H(a) - H (e) =	20 minus 46 = 0
I. Allowance for unidentified brownfield 'windfalls'	
I(a) 4 years (2007-2011) @ 70 (estimate) per year =	280
LESS identified brownfield windfall sites:-	
I(b) Under construction at 1.4.07 (included in B above)	200
I(c) With outstanding planning permission at 1.4.07 (inc.in C above) but subtracting any included in in 'Unlikely to be developed' Section G above.	603
I(d) Sites subject to a Section 106 Agreement (inc.in D above)	168
I(e) Total committed (I(b)+I(c)+I(d)) =	971
Allowance to be made for unidentified brownfield windfalls = I(a) - I(e) =	280 minus 971 = 0
Total 'Commitments' and 'Allowances' =	4428
% of CSP Allocation (3000 dwellings)	147.6%

Table 30 presents the current land availability position with respect to the RSS Housing Allocation. This will replace Table 29 in the HDMR from next year onwards. The new format generally follows that of Table 29, the changes being the time period monitored, the exclusion of windfall estimates (as required by PPS3 – para. 59) and the split of data into urban and rural geographical areas.

In this table the RSS figure being used is the allocation of 5000 from 2001 to 2021. In future HDMRs it is likely that we will be using a refreshed figure for the period 2006 to 2026.

Table 30 – Housing Land Availability Position Statement as at 1st April 2007 - RSS

Commitments	New Build		Conversion		Total		TOTAL
	Urban	Rural	Urban	Rural	Urban	Rural	
A. Dwellings completed 1.4.2001 to 31.3.2007	826	318	75	75	901	393	1294
B. Dwellings under construction at 1.4.07	189	49	16	15	205	64	269
C. Dwellings with outstanding p.p. at 1.4.07	1172	96	20	35	1192	131	1323
Sub-Totals	2187	463	111	125	2298	588	2886
D. Sites subject to Section 106 Agreements	168	1	0	3	168	4	172
E. Site proposed in 1996-2011 Local Plan	0	0	0	0	0	0	0
F. Planning permission expired - but Local Plan Policy to Renew	0	0	0	0	0	0	0
Sub-Totals	2355	464	111	128	2466	592	3058
G. LESS: Sites with permission but unlikely to be developed	13	11	0	0	13	11	24
Totals	2342	453	111	128	2453	581	3034

Total 'Commitments' =	3034
% of RSS Allocation (5000 dwellings)	60.7%


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 1740 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 dwellings completed since 2001 is 1294. Subtracting this figure from the total allocation of 5000 leaves 3706 to be completed before 2021. At the build rate required to meet this figure i.e. roughly 265 net additional dwellings per year, there is currently a 6.6 year supply.

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)

LAND FOR RESIDENTIAL DEVELOPMENT
(Outstanding Planning Permissions and Committed Sites)



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