

Nottinghamshire & Nottingham Joint Structure Plan EIP

Housing Matters:
Housing Background Paper number 2

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- 1. Update of dwelling supply with pdl / Greenfield totals**
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This Background Paper gives new information to inform participants.

Section 1 contains the amounts and proportions of pdl and Greenfield land inherent in the JSP dwelling supply.

Section 2 sets out house price change and compares it to completions in the Revised Structure Plan (1991-2003).

Section 3 sets out results from JSP-based projections using latest data, and ONS population and migration estimates.

1. Update of dwelling supply with pdl / Greenfield totals

Notes to Table HBP 2/1

Completions 2001-3 take into account demolitions and other losses (where known). This is a change from the Housing Technical Report, where some demolitions were not accounted for.

Planning permissions are as at 1st April 2003 and include outstanding dwellings on sites under construction. In Nottingham City discounts have been applied on some sites as set out in the Urban Capacity Study, to account for non-implementation.

'Urban capacity' is for the period 2003-11. It includes dwellings identified in district urban capacity studies and other contributions as included in local plans (e.g. future unidentified sites and conversions, permissions subject to S106 agreement where not allocations).

Ashfield: Figure -1 results from an excess of identified supply over urban capacity estimate.

Broxtowe: 698 dw includes local plan unidentified small sites (596 dw) split notional 90/10 pdl/g

Gedling: Gedling figures unavailable and therefore UC greenfield/pdl based on rest of South Notts greenfield/pdl split.

Newark & Sherwood:

SN and WN parts- UCS includes pro rata of Local Plan 'unidentified sites' projected forward from 2006 to 2011. Greenfield/pdl split based on known sources (i.e. planning permissions and allocations at April 2003).

Newark part – 757 UCS plus 328 past trends based on split of known sources at April 2003.

Nottingham: Greenfield/pdl split for sites not specifically identified in the UCS is based on proportions on completions July 1991-September 2003. Using known sources gives a slightly higher greenfield proportion (16%), on the proviso that 2 greenfield allocations outside the urban area (at Clifton) are not taken in to account.

Notes to table HBP 2/2

PDL Allocations as at April 2003

100% pdl is assumed. Sites are included whether they are in or outside the Urban areas. Districts where there are significant amounts of pdl allocations outside urban areas (and not adjoining them) are:

Gedling: 224 (Bestwood village)

Rushcliffe: 1,018 (A Second Deposit Draft Rushcliffe Local Plan has effectively replaced all previous allocations (inc. those on pdl) with two 'greenfield' allocations adjoining West Bridgford.)

Further urban capacity

Total Estimated from district council information and nominal estimates by NCC. (Appendix 9 of Housing Technical Report). See also note to table HBP2/3

Notes to Table HBP 2/3

- (1) Notes on current supply: See HBP 2/1
- (2) Level of PDL in further urban capacity assumed to match current urban capacity study element for each district (Ashfield assumed to be 100%)
- (3) Pdl sources for 2 district parts exceed JSP requirement: hence figure over 100%
- (4) Urban capacity study results in West Bassetlaw and Newark & Sherwood include 467 and 588 dwellings respectively on greenfield sites
- (5) Gedling & Nottm use a 90/10 nominal split where sources are unavailable.

Table HBP 2/1: Assured dwelling supply, greenfield / pdl split

Sub Area	Completions 2001/03		Planning permissions at Apr 2003		Urban capacity identified at Apr 2003		All sources		
	G	PDL	G	PDL	G	PDL	G	PDL	Total
Ashfield (S Notts pt)	44	198	7	328	0	-1	51	525	576
Broxtowe	56	207	277	208	60	638	393	1,053	1,446
Gedling	41	294	216	921	84	761	341	1,976	2,317
Newark & S (S Notts pt)	146	61	79	224	21	81	246	366	612
Nottingham	42	1,867	550	3,076	311	2,956	903	7,899	8,802
Rushcliffe	93	395	203	928	120	944	416	2,267	2,683
South Notts	422	3,022	1,332	5,685	596	5,379	2,350	14,086	16,436
Ashfield (W Notts pt)	317	333	417	545	5	51	739	929	1,668
Mansfield	377	263	667	1,382	0	558	1,044	2,203	3,247
Newark & S (W Notts pt)	192	33	378	204	3	113	573	350	923
West Bassetlaw	292	96	82	217	467	765	841	1,078	1,919
West and North-West Notts	1,178	725	1,544	2,348	475	1,487	3,197	4,560	7,757
East Bassetlaw	112	153	218	348	101	403	431	904	1,335
Newark	451	313	281	1,791	674	411	1,406	2,515	3,921
East Notts	563	466	499	2,139	775	814	1,837	3,419	5,256
County	2,163	4,213	3,375	10,172	1,846	7,680	7,384	22,065	29,449

Notes: see previous page

Table HBP 2/2: Overall current supply, greenfield / pdl split

	PDL Allocations as at April 2003		Further urban capacity (Local plan end - 2021)		Level of 'likely' of supply to 2021 (includes supply from Table HBP 2/1)		JSP Recommended 'Greenfield outside Urban Area' Maximum	JSP Recommended distribution
	Total	PDL	Total	PDL	Total	PDL	Total	Total
COUNTY	4,452	4,452	12,900	11,545	46,801	38,062	8,000	49,000
South Notts	3,894	3,894	11,700	10,668	32,030	28,648	5,800	37,000
West & North West Notts	450	450	700	603	8,907	5,613	1,600	6,500
East Notts	108	108	500	274	5,864	3,801	600	5,500
Ashfield (pt)	32	32	1,000	1,000	1,608	1,557	1,200	3,200
Broxtowe	721	721	1,200	1,097	3,367	2,871	1,000	4,200
Gedling	638	638	1,000	901	3,955	3,515	1,800	5,000
Newark & Sherwood (pt)	2	2	0	0	614	368	100	500
Nottingham	1,483	1,483	7,300	6,605	17,585	15,987	500	18,500
Rushcliffe	1,018	1,018	1,200	1,065	4,901	4,350	1,200	5,600
South Notts	3,894	3,894	11,700	10,668	32,030	28,648	5,800	37,000
Ashfield (pt)	28	28	200	182	1,896	1,139	800	2,100
Mansfield	256	256	200	200	3,703	2,659	500	2,500
Newark & Sherwood (pt)	0	0	100	97	1,023	447	100	800
West Bassetlaw	166	166	200	124	2,285	1,368	200	1,100
West & North West Notts	450	450	700	603	8,907	5,613	1,600	6,500
East Bassetlaw	6	6	200	160	1,541	1,070	500	1,200
Newark	102	102	300	114	4,323	2,731	100	4,300
East Notts	108	108	500	274	5,864	3,801	600	5,500

Notes: See above

Table HBP 2/3: Percentage greenfield / pdl split in certain sources

	Percentage of PDL in current 'assured' supply at April 2003 (1)	Percentage of PDL in further urban capacity (Local plan end - 2021) (2)	Percentage of PDL in 'likely' supply to 2021	Amount that PDL in 'likely' supply contributes to total JSP requirement (3)	Proportion of PDL in urban capacity study result (5)
COUNTY	75%	88%	81%	77%	
South Notts	86%	90%	89%	77%	
West & North West Notts	59%	76%	62%	85%	
East Notts	65%	51%	65%	69%	
Ashfield (pt)	91%	100%	97%	49%	n/a
Broxtowe	73%	91%	85%	68%	n/a
Gedling	85%	90%	89%	70%	90%
Newark & Sherwood (pt)	60%	0%	60%	74%	n/a
Nottingham	90%	90%	91%	86%	90%
Rushcliffe	84%	89%	89%	78%	77%
South Notts	86%	90%	89%	77%	
Ashfield (pt)	56%	91%	60%	54%	n/a
Mansfield	68%	100%	72%	106%	100%
Newark & Sherwood (pt)	38%	97%	44%	56%	n/a
West Bassetlaw (4)	56%	62%	60%	124%	62%
West & North West Notts	59%	76%	62%	85%	
East Bassetlaw	68%	80%	69%	89%	80%
Newark (4)	64%	38%	63%	64%	22%
East Notts	65%	51%	65%	69%	

2. House price change 1997 – 2003

Table HBP 2/4: House price change 1997 – 2003 against completions 1991-2003

	Detached Price	Semi Detached Price	Terrace Price	Flat/ Maisonette Price	Overall Price rise	Completions 1991-2003 against SPR
Ashfield	101%	118%	136%	239%	99%	62%
Bassetlaw	95%	105%	131%	0%	104%	60%
Broxtowe	111%	137%	149%	80%	113%	44%
Gedling	107%	123%	102%	105%	108%	39%
Mansfield	110%	104%	109%	115%	85%	53%
Newark & Sherwood	96%	122%	134%	147%	101%	55%
Nottingham	150%	129%	122%	90%	125%	89%
Rushcliffe	104%	135%	132%	204%	110%	36%
Nottinghamshire (exc city)	101%	123%	110%	152%	100%	54%
England	95%	101%	96%	89%	92%	
Gtr Nottingham	111%	129%	114%		108%	49%

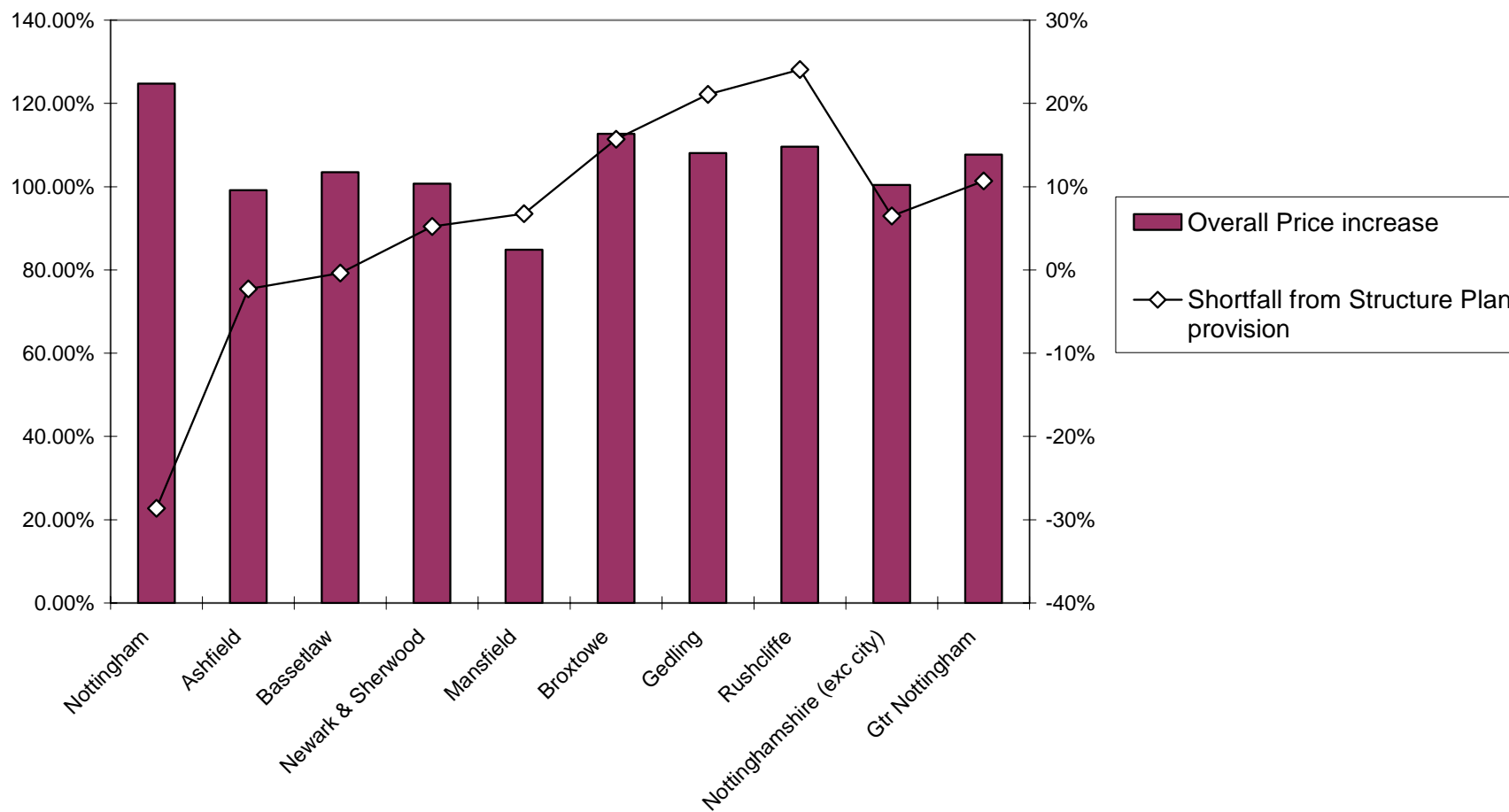
Sources: HM Land registry (www.landreg.gov.uk) and Notts. CC completion data

House price changes are given as rises against original price, thus 100% is a doubling.

Overall price rise is the result of averaging all transactions in each period and thus will not be close to the average of each categories percentage rise, where significant changes in the number of transactions occur.

Greater Nottingham is the GNP area; this equates to the South Nottinghamshire Sub-area except for the Newark & Sherwood part.

Comparison of house price change with percentage shortfall on ASP completions



3. Summary of population change and migration

Table HBP 2/5: Summary of population change and migration in projections: 2001-21

	JSP provision (dwellings)	District Population Change	Annual Migration
Plan Area	49,000	43,800	1,220
Ashfield (pt)	3,200	4,800	220
Broxtowe	4,200	2,900	120
Gedling	5,000	4,500	240
Newark & Sherwood (pt)	500	-1,000	0
Nottingham	18,500	25,400	200
Rushcliffe	5,600	3,800	280
South Notts	37,000	40,400	1,060
Ashfield (pt)	2,100	-400	0
West Bassetlaw	1,100	6,300	160
Mansfield	2,500	-100	-60
Newark & Sherwood (pt)	800	-1,000	-20
West & North West Notts	6,500	4,800	80
East Bassetlaw	1,200	-8,200	-260
Newark	4,300	6,800	340
East Notts	5,500	-1,400	80

Notes:

- The projections above give results based on migration-controlled projections to give the best fit to JSP dwelling change at Sub-Area level.
- The projections have used the Chelmer Population and Housing Model (CPHM) produced by Anglia University.
- These projections now incorporate adjustments for Students, non-household population and Census information (including a provisional adjustment by Anglia University to account for changing household generation). They have been done at sub-district level to give sub-area figures.
- NB. Figure of 56,000 population change for the Plan Area in the housing technical Report was incorrect. District totals were correct & gave correct sum of 36,000. These updated projections give increased population change compared to those projections.
- NB: The projections show significantly different change in East Bassetlaw compared to the WNWN part (see HBP 2/5). East Bassetlaw shows large decrease even with large dwelling change owing to age structure. The reverse is true in West Bassetlaw, where large population growth would occur without any house construction.
- More information may be obtained from Nottinghamshire County Council Research Team (Culture & Community).

Table HBP 2/6: Population change past & projected

	Population Change 1991-2001	Annual rate	Projected Population Change 2001-21	Annual rate
Plan Area	3,700	370	43,800	2,200
Ashfield	2,600	260	4,400	200
Bassetlaw	3,000	300	-1,800	-100
Broxtowe	-700	-70	2,900	100
Gedling	1,300	130	4,500	200
Mansfield	-2,900	-290	-100	-
Nottingham	-10,200	-1,020	25,400	1,300
Newark and Sherwood	3,300	330	4,700	200
Rushcliffe	7,300	730	3,800	200

Figures may not sum correctly due to rounding

Sources: ONS revised series population estimates, Notts CC population projections (See also notes to Table HBP 2/5)

Sub-district past migration is not available from ONS estimates

Note: Nottingham City Council considers that the ONS population estimate for its area arising from the 2001 Census is too low. The ONS 2001 Census and Mid-year estimates are accepted for the purposes of this report. The best current estimate of a revision would be to increase the 2001 population (& change 1991-2001) by about 5-8,000.

Table HBP 2/7 ONS migration 1991-2001 revised in light of 2001 Census.

Area	Annual migration			91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01
	91-96 (5 yrs)	96-01 (5 yrs)	91-01 (10 yrs)										
Districts													
Nottingham UA	-1,760	-2,360	-2,060	-900	-2,200	-2,500	-900	-2,300	1,000	-3,900	-2,900	-3,500	-2,500
Nottinghamshire	980	740	860	1,900	2,400	1,800	-1,100	-100	-3,300	1,100	2,300	200	3,400
Ashfield	-160	420	130	100	100	100	-700	-400	-100	400	500	300	1,000
Bassetlaw	80	340	210	-200	0	-100	900	-200	-700	400	700	400	900
Broxtowe	180	-520	-170	300	700	1,200	-400	-900	-1,400	-700	0	-400	-100
Gedling	340	-160	90	600	300	-200	-100	1,100	-1,100	300	100	-500	400
Mansfield	-320	-600	-460	-100	-200	-300	-700	-300	-1,000	-600	-200	-500	-700
Newark and Sherwood	180	480	330	0	600	-200	0	500	300	400	600	300	800
Rushcliffe	640	800	720	1,100	800	1,300	-100	100	700	800	700	700	1,100
Former County	-780	-1,620	-1,200	1,000	200	-700	-2,000	-2,400	-2,300	-2,800	-600	-3,300	900

Source: ONS Components of change series - 'other changes': These include other (small) non-migration changes such as boundary changes.
Table 9 Mid-1991 to Mid-1992 Population Estimates: Components of population change for local authorities in England and Wales; estimates revised in light of the results of the 2001 Census¹