

separately by the Council in relation to this important site.

- 5.60 Site HG1Rc, South of Harlow Wood is now under construction. Site HG1Rd at Fackley Road, Teversal represents modest infilling between two cul-de-sacs of former British Coal housing, which will also create an improved access to an adjacent leisure and recreational facility. This site now has the benefit of planning permission.

OTHER RESIDENTIAL DEVELOPMENT IN THE MAIN URBAN AREAS AND NAMED SETTLEMENTS

POLICY HG2 IN THE MAIN URBAN AREAS AND NAMED SETTLEMENTS, RESIDENTIAL DEVELOPMENT ON LAND NOT ALLOCATED OR SAFEGUARDED FOR OTHER PURPOSES WILL BE PERMITTED.

- 5.61 This policy allows for development in the Main Urban Areas and Named Settlements additional to that provided for in policy HG1. The policy also allows for new small sites and for windfalls, comprising as yet unidentified sites of 0.4 hectares or more, to be developed in the Main Urban Areas and Named Settlements during the Plan period provided they are not allocated or safeguarded for other purposes within this Local Plan, for example allocated for employment uses or safeguarded open space areas. This accords with strategic policies ST2 and ST3, which aim to concentrate new development in the Main Urban Areas and to allow limited development in the Named Settlements.
- 5.62 Table 5.1 has shown that, based upon an assumed proportion of past completion rates, and the detailed urban capacity exercise undertaken, some 195 or so dwellings will be completed on as yet unidentified small sites, including changes of use and conversions, in the period 2000-2011. Of these, approximately 42 are expected in Hucknall and the remainder in the Rest of the District, particularly in the Main Urban Areas of Kirkby-in-Ashfield and Sutton-in-Ashfield.
- 5.63 Some of the large sites completed since 1995 in Kirkby-in-Ashfield and Sutton-in-Ashfield were not allocated in the adopted Ashfield Local Plan, i.e. they are classified as windfalls. It is likely that further windfall sites may become available in addition to those sites identified in policy HG1. A windfall allowance of 200 has therefore been included in the housing supply figures in Table 5.1.

HOUSING DENSITY

POLICY HG3 PROPOSED RESIDENTIAL DEVELOPMENT ON SITES OF 0.4 HECTARES AND GREATER WITHIN THE WALKING DISTANCES INDICATED BELOW FROM DISTRICT SHOPPING CENTRES, ROBIN HOOD LINE STATIONS OR NOTTINGHAM EXPRESS TRANSIT RAIL STOPS WILL BE PERMITTED SUBJECT TO THE FOLLOWING MINIMUM NET DENSITY REQUIREMENTS.

- a) 40 DWELLINGS PER HECTARE WITHIN 400 M.
- b) 34 DWELLINGS PER HECTARE WITHIN 1 KM.
- c) 30 DWELLINGS PER HECTARE ELSEWHERE

- 5.64 This policy aims to assist in the Council's strategy to ensure the most efficient and economic use of land in the District and reflects the requirements of PPG3 and Structure Plan Review Policy 4/3. Developments carried out at a higher density in accordance with this policy will bring more people within walking distance of the District Shopping Centres, Robin Hood Line Stations and proposed NET tram stops. This will encourage a subsequent reduction in private car journeys and improved usage of these services. The policy will also assist in encouraging the development of an increased number of smaller and more affordable properties. As such the policy reflects the advice contained in the Department of the Environment, Transport and the Regions, publication: 'Planning for Sustainable Development: Towards Better Practice', October 1998, which in Section 4 explains the benefits of increasing urban densities.
- 5.65 Policy HG3 indicates the overall minimum housing density levels that will be expected across

any site over 0.4 hectares. This will make more efficient use of land and in particular encourage a greater density of development around District Shopping Centres and major public transport nodes on public transport corridors. A variety of densities will be permitted within each site, so long as the average density meets the required density criterion for the whole site. It is recognised that it may not always be possible or appropriate to achieve the minimum density requirements. Densities of 30 dwellings per hectare or over may not be compatible with a site or its surroundings. This may for instance include the presence of physical constraints such as site topography and landscape features or capacity constraints such as vehicular access and drainage. A lower density may also be more appropriate to accord with a particular character of an area such as a village or conservation area. There may also be cases where it is appropriate to allow development at a lower density to contribute towards providing a range and choice of house types in accordance with PPG3. Proposals which significantly exceed the density requirements in the policy may also be appropriate where design solutions can be demonstrated within the scope of residential design standards.

- 5.66 Walking distances in the two density zones have been established at 400 metres within which it is likely that many people will choose to walk to District Shopping Centres and rail stops, and 1 kilometre within which a smaller but still significant number of people are likely to choose to walk. The 1 kilometre zone is also considered to be the principle catchment of the Public Transport Corridor. Outside of these two zones a higher proportion of people are likely to use a private car rather than walk and as such a lower target density is appropriate.
- 5.67 Walking distance should be measured as the shortest route on paths/footways with public access between the proposed residential development site and District Shopping Centres or existing or proposed rail stops. Proposed sites which do not fall wholly within the distance criteria specified will be considered according to the size of the site and the proportion of the site falling within the zone and the compatibility of the site with the general objectives of the policy.
- 5.68 Density levels for the two zones have been established through surveys of recent developments in Ashfield and reviews of best practice elsewhere. The lower density target figure of 30 dwellings per hectare is advised in PPG3. These have been set at a level which when implemented with other policies in the Ashfield Local Plan Review and supplementary guidance will ensure acceptable residential design standards are capable of being achieved without detriment to the environment.
- 5.69 Net residential density is measured as the number of individual dwelling units per hectare of land developed specifically for housing and directly associated uses. This includes access roads within the site, private garden space, car parking and incidental open space/landscaping. It does not include distributor roads, open space serving a wider area, significant landscape buffer areas and other facilities such as schools, shops and community buildings.
- 5.70 The increase in density resulting from the policy will require careful design. In some cases it may be appropriate to incorporate conditions removing the usual permitted development rights enjoyed by households in order to prevent over-development, or unsympathetic extensions.
- 5.71 Appendix 5 lists housing land allocations from policy HG1 and identifies the number of dwellings for each site, this information is then added in Table 5.1 to show the total supply of housing as opposed to Structure Plan Review land requirements. The dwelling totals in Appendix 5 either reflect the number of dwellings with planning permission or the expected number of dwellings following application of density requirements and targets on each site from policy HG3 as appropriate.

AFFORDABLE HOUSING

POLICY HG4

ON HOUSING DEVELOPMENT SITES OF ONE HECTARE OR MORE, OR 25 DWELLINGS OR MORE, THE COUNCIL WILL NEGOTIATE THE PROVISION OF A PROPORTION OF AFFORDABLE DWELLINGS ON THE SITE TO CONTRIBUTE TOWARDS THE OVERALL TARGETS FOR THE AREAS