

Ashby St. Mary Parish Council

Parish Clerk - Linda Gray

14 November 2011

Response by Ashby St. Mary to the GNDP consultation - Proposed Community Infrastructure Levy.

Executive Summary

1. The parish of Ashby St Mary has been proposed to be placed in Zone B for the Community Infrastructure Levy.
2. The GVA presentation to the GNDP Developers Forum in May 2011 stated it had used Land Registry data of residential house prices used to determine its zone boundaries. Ashby St Mary parish council (Ashby PC) has gathered its own evidence from Land Registry sources to robustly test the fairness and correctness of this proposal.
3. Ashby PC is satisfied from the weight of evidence it has found, that, based on the adopted test of residential property prices, the boundary between zone A and B should be amended to place Ashby St Mary within zone A.

Introduction

- Ashby St. Mary parish council is aware it's neighbouring parish council, Thurton, has made it's own case regarding amending the proposed zoning area in South Norfolk.
- In respect of the boundary between zones A and B in South Norfolk, it is understood from GVA that the measures used to position that boundary is determined by actual prices achieved rather than notional house prices. Ashby PC has therefore undertaken to seek and test all evidence to determine whether Ashby St. Mary warrants inclusion in zone B as currently proposed by GVA.

The NR14 area

- As of the date of this submission the NR14 area contains approximately 22,000 residences and 9,500 occupiers.
- The NR14 postcode district lies within or includes part of the following towns, counties, localities, electoral wards and stations: Alpington, Arminghall, Ashby St Mary, Bixley, Bracon Ash, Bramerton, Brooke, Caistor St Edmund, Carleton St Peter, Chedgrave, Chedgrave and Thurton, Claxton, Dunston, East Carleton, Framingham Earl, Framingham Pigot, Gillingham, Haddiscoe, Hales, Hardley, Heckingham, Hellington, Hethel, Holverston, Kirby Bedon, Langley, Loddon, Markshall, Mulbarton, Mundham, Newton Flotman, Norfolk, Norton Subcourse, Norwich, Poringland, Poringland with the Framinghams, Raveningham, Rockland, Rockland St Mary, Sisland, Sprowston East, Stoke Holy Cross, Surlingham, Swainsthorpe, Swardeston, Thorpe Next Haddiscoe, Thorpe-Next-Haddiscoe, Thurlton, Thurton, Trowse, Yelverton.
- Ashby St Mary is situated towards the north eastern edge of the postcode district NR14. NR14 is believed to be one of the largest, if not the largest, NR area of Norfolk in terms of land mass. It is reasonable to conclude therefore, that average property prices taken for the whole

NR14 area will contain a huge imbalance of property prices having regard to the size of that area and the infinite types of property within it. The NR14 area contains domestic housing of all ages and constructions, including council-owned property, leasehold and freehold dwellings.

- The NR14 areas of closely populated, developed centres include Chedgrave, Framingham Earl, Hales, Poringland, Loddon, Mulbarton, Newton Flotman, Stoke Holy Cross and Swardston where, inevitably, a much greater turnover of property sales have taken place when compared to the rural parish of Ashby St Mary and, indeed, its neighbouring parish of Thurton.
- It is noted that the zoneA/zone B boundary is currently shown as splitting the NR14 postal district.

Ashby St Mary

- Ashby St Mary is a large widespread parish with no 'centre' that has 123 residences and approximately 250 occupiers.
- A very high proportion of properties in Ashby, estimated to be 90%, are detached. The majority are older type, freehold dwellings in private ownership.
- The make-up of the parish is such that the majority of properties are scatter-situated and not built in 'estate' clusters. In the 1990s, 32 houses were built by Bovis on a development comprising two new roads. The most recently built properties in the parish are believed to be two bungalows on Mill Road, Ashby St Mary built approximately ten years ago.

Evidence providers

- To examine whether zone A is correct and fair for Ashby St Mary, Ashby PC has sought evidence of actual property prices of domestic property in its parish including the following internet-based providers as reliable sources for land registry entries and other information to assist in its examination of this subject – Home, Houseladder, Nethouseprices, Ourproperty, Mouseprice, Rightmove, Upmystreet, and Zoopla.

Property sales evidence in Ashby

- From the evidence Ashby PC has found, property sales in the parish unsurprisingly reflect either its older, established, more scattered dwellings or in the steady turnover of the more modern Bovis-built properties in the St Marys Road and Foxglove Close development. With no newly built properties, no such sales evidence exists.
- In the opinion of Ashby PC, the dearth of new or recently built domestic property in Ashby has resulted in low numbers of annual property sales compared to the average in the rest of the NR14 area. This is hardly surprising given that many places in NR14 contain areas of higher density buildings of proportionally lower values (than Ashby), where turnover is naturally much higher.

2011 Ashby sales evidence (Source: Houseladder)

£235,000; 229,725; 224,975; 210,000; 212,498; 215,000 (6 properties)

Year average = £221,200

2010 Ashby sales evidence

£290,000; 259,000; 226,500; 330,000; 194,995; 317,000 (6 properties)

Year average = £269,582

Average 2011 to 2010 = £245,391 (12 properties)

2009 Ashby sales evidence
 £140,000; 210,000; 189,950; 395,000 (4 properties)
 Year average = £231,237
 Average 2011 to 2009 = £241,852 (16 properties)

2008 Ashby sales evidence
 £290,000
 Year average = £290,000
 Average 2011 to 2008 = £244,684 (17 properties)

2007 Ashby sales evidence
 £297,500; 345,500; 270,000; 152,500 (4 properties)
 Year average = £213,100
 Average 2011 to 2007 = £248,816 (21 properties)

2006 Ashby sales evidence
 £252,990; 360,000; 225,000; 228,000; 247,000; 285,000; 249,995 (7 properties)
 Year average = £263,997
 Average 2011 to 2006 = £252,611 (28 properties)

Excluding the incomplete 2011 sales evidence, which in itself reflects the continuing depressed property market conditions, the average sales figure of a property in Ashby for every year between and including 2006 to 2010 is in excess of £240,000.

Other property price evidence

- Average current values – land registry figures
 (Source: Mouseprice - updated 1st October 2011):

Size	NR14	NR	National
2 bed	£169,000	£139,900	£163,500
3 bed	£205,600	£169,600	£190,800
4 bed	£287,100	£262,800	£344,000
- National average property price
 April – June 2011 (Source: BBC) £179,693
- NR average property price
 (Source: Zoopla.co.uk) £182,148 (1 yr) 181,988 (3 yrs) 185,384 (5 yrs)
 April – June 2011 (Source: BBC) £198,906
- NR14 average property price
 (Source: Home.co.uk)
 January 2010 – July 2011 £221,879
- All the other property price evidence found (produced above) demonstrates the 2010-2011 average value of property in Ashby St Mary of £245,391, exceeds that of the average for both NR14 and the whole NR postal district.

Other parishes currently in zone B warranting zone A inclusion

- Ashby PC has seen and supports the view expressed by Thurton PC on this aspect and the following is offered as supplementary evidence.
- Ashby PC contends that there are other higher value areas currently outside zone A, reinforced by average house price sales for neighbouring villages, which warrant inclusion in zone B, such as -

Claxton (NR14)	£379,300	2010 – 09.2011
Seething (NR15)	£247,700	2010 – 08.2011

 (Source: Zoopla)

- Ashby PC notes Bergh Apton is shown largely within zone A but with part of its village also shown in zone B. It finds it difficult to support, and somewhat puzzling, to split a parish into different zones. In the same way, it understands the view of Thurton PC that Thurton and Ashby should be treated as joined up for the process of the zoning boundaries as the boundary between the two parishes divides its single most residentially-developed road where it joins the busy A146.

Conclusion

- Ashby PC considers all its evidence to the GNDP consultation to be directly of relevance to its proposal. It is the weight attributed to that evidence which determines how compelling it is and in the view of Ashby PC the evidence is strong.
- Ashby PC supports the view submitted by Thurton PC that there is a case for extending the southern boundary for zone A to include Thurton, Claxton, Seething and the remaining area of Bergh Apton, along with Ashby St Mary. Ashby PC recommends this extension be adopted.
- The conclusion of Ashby PC is that there is ample, compelling evidence to support the view that Ashby warrants being included within zone A. Accordingly Ashby PC requests the boundary of zone A and B be changed to place the parish of Ashby St Mary in zone A.

Ashby St Mary Parish Council
11th November 2011