

Demonstrating a 5 Year Supply of Deliverable Sites

June 2009

Background

1. PPS3 requires Local Planning Authorities from 1 April 2007 to assess and demonstrate the extent to which existing plans already fulfill the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing (paragraph 7).
2. There are three main stages to demonstrating the 5 year supply as follows:
 - a. Identify the level of housing provision to be delivered over the following 5 years. Where available, housing provision figures in adopted Developable Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan). Where figures are not available in the Development Plan for the following 5 years then the best estimate should be used. This may include having regard to the evidence underpinning housing provision policies in the emerging RSS, projecting forward based upon current Development Plan figures or drawing on other relevant and up-to-date information.
 - b. Sites should be identified that have the potential to deliver housing over the following 5 years. These can include allocated sites in the Development Plan, sites that have planning permission and specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.
 - c. The deliverability of all identified sites should be assessed on the basis of:
 - i. Availability – the site is available now. Does current information / knowledge indicate that the site is available now?
 - ii. Suitability – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
 - iii. Achievability – there is a reasonable prospect that housing will be delivered on the site within 5 years. This should be based on an informed judgment having discussed the situation with developers / landowners and / or current housing market conditions.

Housing Provision

3. Up to September 2007 the Development Plan consisted of the West Midlands Regional Spatial Strategy (RSS), Staffordshire and Stoke on Trent Structure Plan 1996-2011 and the Tamworth Local Plan 2001-2011. A number of policies in the Structure Plan have been deleted, namely H1 Housing provision. The Tamworth Local Plan was adopted on the 6th July 2006 and under the provisions of the Planning and Compulsory Purchase Act 2004, the policies will remain in force for three years. The Council has applied to the Secretary of State to save a number of policies beyond the 6th July 2009. From a housing perspective the RSS replaces the Structure Plan as the strategic document on which future local development documents will need to conform.
4. Policy CF3, Table 1, of the adopted RSS indicates annualised housing figures for Staffordshire of 2900 up to 2007, 2500 from 2007 to 2011 and 1600 from 2011 to 2021. There is no separate figure for Tamworth so a number of approaches could be used for identifying the level of housing that should be provided.
5. The first approach is to apply the Structure Plan proportions. The Structure Plan figure for the period 1996 – 2011 for Staffordshire was 51,800 of which 5000 was to be built in Tamworth. This represents a proportion of 9.65% for Tamworth. Applying this to the RSS figures above equates to 279 units per annum up to 2007, 241 units per annum from 2007 to 2011 and 154 units per annum from 2011 to 2021. Therefore for the period 2009-2014, 944 units are required. However, between 2001 and 2009 there have been 1980 net completions against a requirement of 2162, giving an undersupply of 182 units. This undersupply translates as an additional 15.16 dwellings per year between 2009 and 2021, or an additional 76 dwellings 2009-2014. Using this approach, 1020 units should be provided in the period 2009 to 2014.
6. The second approach is to apply the proportions in the emerging RSS against the published RSS figures. The emerging RSS makes provision for 54,900 dwellings for Staffordshire, of which 2,900 are to be provided for in Tamworth, representing 5.28%. Applying this to the published RSS figures equates to 153 units per annum up to 2007, 132 units per annum from 2007 to 2011 and 84 units per annum from 2011 to 2021. Therefore for the period 2009-2014, 517 units are required. However, between 2001 and 2009, there have been 1980 net completions against a requirement of 1183, giving an oversupply of 797 units. This oversupply translates as 66 units per year between 2009 and 2021, or an oversupply of 331 units from 2009-2014. Using this approach, 186 units should be provided in the period 2009-2014.
7. The final approach is to use the figures in the West Midlands RSS Phase 2 Revision Preferred Option which considers housing figures to the district level. An Examination in Public (EIP) is due to be held in 2009. Subject to any proposed changes by the Secretary of State following the EIP, this requirement is 2900 for Tamworth for the period 2006 to 2026. This represents an annualised figure of 145 units. However, between 2006 and 2009, there have been 849 net completions against a requirement of 435 units giving an oversupply of

413 units. This oversupply translates as 24 units per year between 2009 and 2026, or an oversupply of 121 units from 2009-2014. Using this approach, 604 units should be provided in the period 2009-2014.

Identified Sites.

8. The adopted Local Plan contains a number of housing allocations totaling 1127 units. A number of these benefit from planning permission. The remaining allocations include Anker Valley (800 dwellings), part of land south of St. Peter's Close (17 dwellings), Parkfield House (6 dwellings) and land off Cottage Farm Road (40 dwellings) giving a total of 863 dwellings.
9. As of 1st April 2009, there are 599 units with planning permission that have not been implemented.
10. As of 1st April 2009, there are 129 units under construction.
11. The Tamworth Borough Council Strategic Housing Land Availability Assessment was produced in February 2008 and identified 65 sites with capacity for 24,357 units which were considered suitable. These were split into sites which were considered suitable for the ten year supply (48 sites with capacity for 7003 units) and those for the longer term supply, post 10 years. Some of the sites identified were local plan allocations, some have been granted planning permission and some of the sites were on greenfield sites. For the purposes of this paper, these sites were removed as only specific unallocated Brownfield sites should be identified through this stage. A table of those sites identified for the first ten years of the plan in the SHLAA which are outside of the planning process can be found in appendix 1. This gives a total capacity of brownfield sites of 1064 units.

Deliverability

12. The deliverability of all of the sites has been assessed and detailed in Appendix 3 and 4.

Sites with Planning Permission

13. For those sites that are under construction, and have not stalled, it is reasonable to assume that they are available, suitable and achievable. If any site under construction has stalled on site, the reasons behind this have been reviewed and an assumption made as to whether it would stop the rest of the site coming forward. No such sites were identified. For those sites with permission but not yet started, each site has been reviewed to identify any changes to the availability of the site. No such changes were identified. All sites with planning permission, with the exception of one, are considered to be suitable, as no new information has come to light since the granting of permission to indicate otherwise. It has also been assumed that they are achievable as no new information has come to light to indicate otherwise. The maximum length a permission may have is 3 years, so it is reasonable to assume that all of the sites will start within 5 years. However,

depending on the number of units a site has permission for, it may not be achievable to develop all units on a site within the 5 year period. Each site has been reviewed to calculate how many units are achievable within 5 years. For sites with planning permission, including those that are under construction the number of deliverable units is considered to be 726.

Local Plan

14. Each of the local plan allocations has been assessed in a similar way. The Anker Valley scheme is considered available and suitable, however, it is unlikely that all 800 units would be developed within 5 years. After discussions with the agent, it is envisaged that an application would be made in early 2010 and 250 units could be completed within the first 5 years. Part of the allocation at St Peters Close has planning permission. However, the owner of the remaining part has indicated that the site is not available at present for housing. The site is considered suitable and achievable, but is unlikely to commence within the next 5 years. The Parkfield House allocation (6) is considered suitable and achievable, but there has been no recent indication that the site is available at present and so does not contribute to the 5 year supply. Finally, the land off Cottage Farm Road allocation has been assessed, and is still considered suitable. The agent has confirmed that the site is available for development within the next 5 years and is achievable and so is considered deliverable. For allocated sites the number of deliverable units is considered to be 299.

Unallocated, brownfield sites

15. The Strategic Housing Land Availability Assessment has identified unallocated brownfield sites with a capacity of 1064, all of which were considered suitable and achievable in the first 10 years of the plan. Further work has been undertaken on assessing the availability of sites and where agents / landowners have confirmed that the site is available within the next five years then it has been considered available and deliverable. The remaining sites are considered to come forward after the next five years. Specific, unallocated brownfield sites have been identified with capacity for 265 units to make a significant contribution to housing delivery during the 5 year period.

Total

16. The total amount of housing that could be built on deliverable sites for the 5 year period 2009-2014 is therefore 1290. An indicative housing trajectory is included in Appendix 5.

5 Year Land Supply

17. DCLG requires Local Planning Authorities to monitor their 5 year housing land supply in line with National Indicator 159 by applying the following formula:

$(x/y)*100$
 where,
 X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)
 Y = the planned housing provision required for the 5 year period (net additional dwellings)

18. This has been applied to the three approaches outlined above and has also been translated into a yearly supply as follows:

	Approach 1	Approach 2	Approach 3
X	1290	1290	1290
Y	1020	186	604
x/y*100	126%	694%	214%
Number of Years supply= x/annual requirement	x/(184)=7.01years (note 1)	x/(26)=49.61 years (note 2)	x/(145-24)=10.66 years

Note 1:

Total County figure in RSS = $(2900*6)+(2500*4)+(1600*10)=43400$

Apply 9.65% to get Tamworth number = 4188.1

Divide by 20 = 209.405 a year.

2001-2009 =net completions are 1980 against requirement of

$209.405*8=1675.24$

Oversupply of 304.76

2009 to 2021 requirement = $209.405*12 = 2512.86$, minus oversupply = 2208.1

Annual requirement = 184

Note 2:

Total County figure in RSS = $(2900*6)+(2500*4)+(1600*10)=43400$

Apply 5.28% to get Tamworth number = 2291.52

Divide by 20 = 114.576 a year.

2001-2009 =net completions are 1980 against requirement of

$114.576*8=916.608$

Oversupply of 1063.392

2009 to 2021 requirement = $114.576*12 = 1374.912$, minus oversupply = 311.52

Annual requirement = 26

19. The three approaches demonstrate a wide range of provision for the 5 year supply from 186 to 1020 units and consequently a wide range of number of years supply.
20. While Planning Policy Statement 3 clearly states that windfalls should not be included it is worth noting that windfalls have been a key element of housing supply in the Borough for a number of years, the average annual provision being 130 since 1996, and will continue to contribute to provision in the short term.
21. This assessment will inform decisions on planning applications for housing determined after the 1st April 2009 in accordance with PPS3 paragraphs 68-74. All three approaches indicate that there is a 5 year supply of deliverable land for housing to meet strategic requirements set out in the Regional Spatial Strategy.
22. Accordingly planning applications for housing will be considered having regard to PPS3, in particular paragraph 69, policies in the adopted Development Plan and other material considerations

(The assessment of the five year land supply will be refreshed once the outcome of the Examination in Public relating to the revision to the Regional Spatial Strategy is known. If you should have queries please contact the Assistant Director Strategic Planning and Development; telephone: 01827 709276; e-mail: ray-vanstone@tamworth.gov.uk or the Development Plan Manager; telephone 01827 709279; email Matthew-Bowers@tamworth.gov.uk

APPENDIX 1 :

Identified Unallocated Sites outside Planning Process in Tamworth SHLAA Feb 2008

Sites Suitable for Ten Year Supply		Net Number of Units
Site Ref	Site Name	
54	Derelict buildings south of B5404	9
52	Derelict buildings north of B5404	7
51	Garage on Tamworth Road	2
59	Off town wall	14
42	Land adj. to The Lamb, Tamworth Football Club	9
53	Station Car Park off B5404	40
9	Ashby Road Service Station	5
29	Jewsons, Saxon Drive	20
56	Garla group Learning Centre, north of B5404	56
57	Factory north of B5404	14
10	Land/buildings off Wardle Street	15
11	Hyundai Garage, Lichfield Street	32
43	Kettlebrook WMC, Tame Street	2
45	Land adjacent to Marlborough Way	63
46	Land off Mercian Way	75
44	Glascote Social Club	44
64	Dostill Boys Club (Cadogen Road)	149
16	Phoenix Special Purpose Machines, Hospital Street	13
28	REK Mechanics, Court Hotel, Victoria Road	13
27	Telephone Exchange, Victoria Road	16
13	Norris Brothers Lichfield Street	15
14	37,38 & 39 Aldergate	23
18	Arriva Bus Depot, Aldergate	52
21	Car garage, Lower Gungate	9
24	McGregor's Solicitors, College Lane	5
15	Aldergate Car Park	32
25	Marmion Street Car Park	35
26	Albion Street Car Park	9
17	Hospital Street Car Park	23
19	Church Lane Car Park 1	11
20	Church Lane Car Park 2	5
22	Lower Gungate Car Park	8
49	Land off Pennine Way	153
30	WH Horton, West Street	4
31	Mill Lane Car Park	9
32	Old Rover dealership, Saxon Drive	19
7	Coton's Van Hire / Millfields House, Lichfield Road	54
		1064

APPENDIX 2 :
Net Completions in Tamworth Borough
2001-2009

Year	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	TOTAL
Net Completions	252	181	134	329	235	452	197	200	1980

APPENDIX 3

Assessment of Deliverability – Sites within Planning Process as at 1st April 2009

ID	Site Name	Total Gross Capacity	Total Completions	Under Construction at 31st March	Completions this year	Remaining Yield	Planning App No:	Availability	Suitability	Achievability	5 Year supply capacity	Time Frame	Assessment
SITES WITH FULL PLANNING PERMISSION													
252	435-457 Watling Street	7	0			7	0221/2006	YES	YES	YES	7	0-5 years	Deliverable
255	Land at the rear of 42 Dosthill Road	1	0			1	0184/2006	YES	YES	YES	1	0-5 years	Deliverable
257	24 Victoria Road	1	0			1	0233/2004	YES	YES	YES	1	0-5 years	Deliverable
258	Rear of 40 Tamworth Road	1	0			1	0256/2004	YES	YES	YES	1	0-5 years	Deliverable
259	Land adj. 336 Tamworth Road	1	0			1	0309/2004	YES	YES	YES	1	0-5 years	Deliverable
260	The Old Bungalow	1	0			1	0323/2004	YES	YES	YES	1	0-5 years	Deliverable
261	The Colin Grazier	1	0			1	0440/2004	YES	YES	YES	1	0-5 years	Deliverable
262	3 Albert Road	1	0			1	0509/2004	YES	YES	YES	1	0-5 years	Deliverable
264	Land adj. 1 Thurne	1	0			1	0442/2008	YES	YES	YES	1	0-5 years	Deliverable
273	68-69 Church Street	1	0			1	0334/2005	YES	YES	YES	1	0-5 years	Deliverable
277	The Gardeners Arms	18	0			18	0453/2004	YES	YES	YES	18	0-5 years	Deliverable
278	Land adj. 30 Nightingale, Manor Hill	1	0			1	0039/2006	YES	YES	YES	1	0-5 years	Deliverable
279	47 Houting	1	0			1	38899	YES	YES	YES	1	0-5 years	Deliverable
281	Plot 15, Keepers Gate, off Basin Lane/Blythe Street	1	0			1	0292/2006	YES	YES	YES	1	0-5 years	Deliverable
284	Land adjoining Malham House	2	0			2	0396/2006	YES	YES	YES	2	0-5 years	Deliverable
285	44 Victoria Road	1	0			1	0362/2006	YES	YES	YES	1	0-5 years	Deliverable
292	5, 7 and 9 Brain Street	2	0			2	0575/2006	YES	YES	YES	2	0-5 years	Deliverable
293	Land to the rear of 478 Watling Street	1	0			1	0580/2006	YES	YES	YES	1	0-5 years	Deliverable
295	Glascote Farm	1	0			1	0604/2006	YES	YES	YES	1	0-5 years	Deliverable
300	76 Cottage Farm Road	2	0			2	0048/2007	YES	YES	YES	2	0-5 years	Deliverable
302	17 Victoria Road	3	0			3	0334/2007	YES	YES	YES	3	0-5 years	Deliverable
303	Rear of the Old Bungalow	1	0			1	0038/2006	YES	YES	YES	1	0-5 years	Deliverable
304	241-245 Glascote Road	1	0			1	0480/2006	YES	YES	YES	1	0-5 years	Deliverable
305	The Stonydelph	27	0			27	0151/2007	YES	YES	YES	27	0-5 years	Deliverable
309	282 Tamworth Road	2	0			2	0079/2007	YES	YES	YES	2	0-5 years	Deliverable
310	Land adjacent to 87 Comberford Road	1	0			1	0148/2007	YES	YES	YES	1	0-5 years	Deliverable
311	91 Upper Gungate	1	0			1	0156/2007	YES	YES	YES	1	0-5 years	Deliverable
312	2a Bitterscote Lane	2	0			2	0207/2007	YES	YES	YES	2	0-5 years	Deliverable
313	Alders Cottage	3	0			3	0214/2007	YES	YES	YES	3	0-5 years	Deliverable
314	Brookside Way	14	0			14	0249/2007	YES	YES	YES	14	0-5 years	Deliverable
319	Jak-Dor	5	0			5	0344/2007	YES	YES	YES	5	0-5 years	Deliverable
320	38 Ealingham	2	0			2	0354/2007	YES	YES	YES	2	0-5 years	Deliverable
321	17 Gorsey Bank Lane	1	0			1	0504/2007	YES	YES	YES	1	0-5 years	Deliverable
324	Suncream Dairies	5	0			5	0623/2007	YES	YES	YES	5	0-5 years	Deliverable
325	55-56 Church Street	12	0			12	0024/2008	YES	YES	YES	12	0-5 years	Deliverable
328	Kerria Centre	12	0			12	0129/2008	YES	YES	YES	12	0-5 years	Deliverable
330	243 Tamworth Road	1	0			1	0141/2008	YES	YES	YES	1	0-5 years	Deliverable
331	229 Tamworth Road	2	0			2	0020/2008	YES	YES	YES	2	0-5 years	Deliverable
333	42 Watling Street	1	0			1	0415/2008	YES	YES	YES	1	0-5 years	Deliverable
334	2 Bolebridge	2	0			2	0427/2008	NO - Work is being	YES	YES	0	15 years	Not Currently

								undertaken to build offices. Unlikely to implement permission currently				+	Developable
335	Adj 336 Old Tamworth Road	1	0			1	0556/2008	YES	YES	YES	1	0-5 years	Deliverable
337	31 Market Street	1	0			1	39814	YES	YES	YES	1	0-5 years	Deliverable
338	8 Aldergate	1	0			1	39873	YES	YES	YES	1	0-5 years	Deliverable
339	Adj 178 Watling Street	1	0			1	39904	YES	YES	YES	1	0-5 years	Deliverable
										TOTAL	146		
SITES ALLOCATED IN THE LOCAL PLAN													
340	Anker Valley	800	0			800		YES - Agent has confirmed site is available	YES - The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities	YES - it is likely that development will be phased. An application for 250 homes is expected early 2010 and these will be constructed within the next 5 years.	250	0-5 years	Deliverable
341	Land south of St.Peter's Close Phase 2	20	0			20		NO - Landowner has indicated unwilling to sell at present. When adjacent development starts likely to see benefits and reconsider.	YES - The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities	YES - No known constraints to delivering housing on this site	0	6-10 years	Developable
342	Parkfield House	6	0			6		NO - No interest shown	YES - The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities	YES - No known constraints to delivering housing on this site, a conversion of the existing premises may be more realistic than demolition and rebuild.	0	15 years	Not Currently Developable
343	Land off Cottage Farm Road	49	0			49		YES - Agent has confirmed site is available	YES - The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities	YES - The preferred access may be constrained by a 'ransom strip' but access still possible from Watling Street and Dosthill Road	49	0-5 years	Deliverable
										TOTAL	299		
SITES WITH OUTLINE PLANNING PERMISSION													
280	Site of St Matthews Church, Gorsey Bank Road	1	0			1	0100/2006	YES	YES	YES	1	0-5 years	Deliverable
282	Land adj. 16 Hartleyburn	1	0			1	0274/2006	YES	YES	YES	1	0-5 years	Deliverable
286	Land south of Hedging Lane, Dosthill	78	0			78	0194/2006	YES	YES	YES	78	0-5 years	Deliverable
296	Land to rear of Hockley Road/Hedging Lane	2	0			2	0611/2006	YES	YES	YES	2	0-5 years	Deliverable
315	Park Special School	25	0			25	0357/2006	YES	YES	YES	25	0-5 years	Deliverable
316	Standon House Care Home and 10 Ashby Road	25	0			25	0396/2007	YES	YES	YES	25	0-5 years	Deliverable
332	Land south of St.Peter's Close Phase 1	87	0			87	0322/2008	YES	YES	YES	87	0-5 years	Deliverable
										TOTAL	219		
SITES UNDER CONSTRUCTION													
253	61-63 High Street, Dosthill	8	0	8		0	0025/2002	YES	YES	YES	8	0-5 years	Deliverable
265	Rear of 66 Ashby Road	1	0	1		0	0735/2004	YES	YES	YES	1	0-5 years	Deliverable
266	Land at Argyle Street	18	0	18		0	0099/2005	YES	YES	YES	18	0-5 years	Deliverable
267	Former Tame Valley Alloys	229	219	10	17	0	0846/2004	YES	YES	YES	10	0-5 years	Deliverable
271	Rear of 229 Tamworth Road	1	0	1		0	0269/2005	YES	YES	YES	1	0-5 years	Deliverable
272	30 Nightingale	1	0	1		0	0234/2005	YES	YES	YES	1	0-5 years	Deliverable
274	Victoria Court Hotel	18	6	12		0	0467/2004	YES	YES	YES	12	0-5 years	Deliverable
275	359 Glascote Road	2	0	2		0	0577/2005	YES	YES	YES	2	0-5 years	Deliverable
283	Former Two Gates Primary	39	14	4	14	21	0615/2005	YES	YES	YES	25	0-5 years	Deliverable

	School Annex												
287	Land adj. 107 Comberford Road	1	0	1		0	0500/2006	YES	YES	YES	1	0-5 years	Deliverable
290	4 Hodge Lane	1	0	1		0	0519/2006	YES	YES	YES	1	0-5 years	Deliverable
291	Site off Lud Lane/rear Fairview/adj. 4 Lud Lane	1	0	1		0	0532/2006	YES	YES	YES	1	0-5 years	Deliverable
297	Glascote Farm, Dumolos Lane	80	53	22	34	5	0175/2006	YES	YES	YES	27	0-5 years	Deliverable
299	23 Clematis	1	0	1		0	0028/2007	YES	YES	YES	1	0-5 years	Deliverable
306	Former Doulton Works	161	27	11	27	123	0227/2007	YES	YES	YES	134	0-5 years	Deliverable
307	Former Doulton Works	118	13	22	13	83	0228/2007	YES	YES	YES	105	0-5 years	Deliverable
308	Ross House	9	0	9		0	0052/2007	YES	YES	YES	9	0-5 years	Deliverable
318	The Vicarage	1	0	1		0	0123/2007	YES	YES	YES	1	0-5 years	Deliverable
326	Land adj 23 Clematis	1	0	1		0	0043/2008	YES	YES	YES	1	0-5 years	Deliverable
329	1 Tamworth Road	2	0	2		0	0116/2008	YES	YES	YES	2	0-5 years	Deliverable
										TOTAL	361		
SITES COMPLETE D IN THE LAST YEAR 2008-2009													
254	104 Comberford Road	1	1	0	1	0	0730/2002						
256	Land adj. 53 Collett	2	2	0	2	0	0472/2003						
263	41 Coton Lane	1	1	0	1	0	0410/2004						
268	Former Tame Valley Alloys	41	41	0	20	0	0524/2006						
269	33 High Street, Dosthill	1	1	0	1	0	0101/2005						
270	Hill View, Old Hedging Lane	1	1	0	1	0	0217/2005						
276	Land adj. Parkfield House	10	10	0	2	0	0567/2005						
288	40-46 Wigginton Road	16	16	0	16	0	0127/2006						
289	54 Quarry Hill	23	23	0	23	0	0509/2006						
294	Braddon House, Lichfield Road	13	13	0	2	0	0530/2006						
298	Adj. 32 Ivatt	1	1	0	2	0	0047/2006						
301	65-69 Amington Road	13	13	0	6	0	0029/2007						
317	Ravenswood	8	8	0	8	0	0114/2007						
322	Rear of 17 Coton Lane	1	1	0	1	0	0585/2007						
323	Land adj. 32 Ivatt	1	1	0	1	0	0500/2007						
327	Coton Hall Farm	13	12	0	12	0	0130/2008						
336	Olivers, 19 Lower Gungate	2	2	0	2	0	0571/2008						
					TOTAL	101							

Appendix 4

Assessment of Deliverability – Sites outside Planning Process as at 1st April 2009

ID	Site Name	Total Gross Capacity	Total Completions	Under Construction at 31st March	Completions this year	Remaining Yield	Planning App No:	Availability	Suitability	Achievability	5 Year supply capacity	Time Frame	Assessment
344	Derelict buildings south of B5404	9	0			9	0551/2007	Agent / landowner has confirmed site is available within first 5 years	The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities. There are no policy or physical constraints, no potential impacts or negative prospective environmental conditions identified.	The site is considered achievable. There are no known constraints and the presence of a permission, albeit on part of the site indicates desirability.	9	0-5 years	Deliverable
345	Off town wall	14	0			14		Agent / landowner has confirmed site is available within first 5 years	The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities. There are no policy or physical constraints or potential impacts identified. Design will need to ensure amenity of adjoining properties is not affected or that of prospective residents.	no known constraints.	14	0-5 years	Deliverable
346	land adj to The Lamb, Tamworth Football club	9	0			9		Agent / landowner has confirmed site is available within first 5 years	The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities. There are no policy or physical constraints or potential impacts identified. Design will need to ensure amenity of prospective residents from noise of adjacent football ground.	no known constraints	9	0-5 years	Deliverable
347	Phoenix Special Prpose Machines, Hospital Street	13	0			13		Agent / landowner has confirmed site is available within first 5 years	The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities. There are no policy or physical constraints, no potential impacts or negative prospective environmental conditions identified. Redevelopment would improve the amenity of adjacent residents. Mixed use incorporating offices may be appropriate.	no known constraints.	13	0-5 years	Deliverable
348	Norris Bros, Lichfield Street	15	0			15		Agent / landowner has confirmed site is available within first 5 years	The site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities. There are no policy or physical	There will be some cost to retention of listed building but not though to be significant.	15	0-5 years	Deliverable

Appendix 5 Housing Trajectory

	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Under Construction	258	71	32			361
Full Permission	30	50	66			146
Outline Permission		50	60	59	50	219
Local Plan	10	55	84	75	75	299
Unallocated brownfield			40	92	133	265
TOTAL	298	226	282	226	258	1290