



## Strategic Housing Land Availability Assessment 2011

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## **Foreword**

The Strategic Housing Land Availability Assessment (SHLAA) is a snapshot of land which is known to be, or has the potential to be, made available for housing development in Tamworth Borough for the next 15 years based on the information currently available. It identifies sites which have the potential to accommodate housing, estimates their future potential capacity and assesses the status of sites already allocated for housing in the existing Tamworth Local Plan, as well as sites which have planning permission for housing.

It is recognised that settlements evolve and urban uses may change and therefore additional sites may become available in time. Therefore this is not a one-off document but will be reviewed and updated as necessary. This is the second edition of the SHLAA which follows on from the document which was published in February 2008. As a consequence of a change in the Guidance the document has been revised and reflects that of Lichfield District Council to ensure a consistent approach between the authorities.

The SHLAA will form part of the evidence base for the production of the Local Development Framework (LDF), including the Core Strategy Development Plan Document (DPD). The policies and proposals to be contained within the LDF, which will cover housing development, will be based on many considerations, of which this study is only one.

The inclusion of any site in this assessment **does not** indicate that it will be allocated or successfully obtain permission for housing. This version of the SHLAA is published with a view that it will be submitted alongside the Core Strategy as part of the evidence supporting it. Similarly, the non-inclusion of a site in this study does not in any way preclude future residential development, providing it meets the planning policy framework that exists at the time a site comes forward.

As a result of the above considerations of the role of the SHLAA and its consideration of individual potential housing sites as part of the assessment, it is necessary to include the disclaimer below:

*The appraisal of sites within the SHLAA has been undertaken on a 'without prejudice' basis. It should not be presumed that their identification in a particular category within this report would result in the sites being allocated in the LDF or given planning permission. These sites may never be allocated in the LDF, for example where they are inconsistent with an approved Core Strategy and/or national planning policy. Sites which are allocated for housing in the LDF will be required to provide necessary infrastructure (e.g. roads, open space, affordable housing) in order to be developed. Furthermore, landowners should not assume that their sites have risen in value as a result of mention in this report.*

## 1. What is a Strategic Housing Land Availability Assessment?

Practice Guidance on Strategic Housing Land Availability Assessments (henceforth called the Guidance) was published by the Department for Communities and Local Government in July 2007. The Guidance makes clear that SHLAAs are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The primary role of the SHLAA is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

The sites identified by the Tamworth SHLAA can be broadly divided into three categories based on their suitability, availability and achievability:

- **Deliverable sites** are those that are considered to be: available now, situated in a suitable location for housing and achievable i.e. that there is reasonable prospect that housing will be delivered on the site within the next 5 years.
- **Developable sites** are those that are considered to be suitable now or in the future, likely to become available for housing development in the foreseeable future, and where there is a reasonable prospect they could be developed in the future if

constraints can be overcome. These sites will form part of a 6 to 10 and 11 to 15 year supply.

- **Not currently developable sites** (in the context of the Tamworth SHLAA), are those that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development in the foreseeable future. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable.

In identifying these potential sites, the SHLAA has assessed:

- The likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Land availability by identifying buildings or areas of land (including previously developed land and greenfield land) that have development potential for housing, including within mixed use developments.
- The potential level of housing that can be provided on identified land.
- Constraints affecting particular sites and what action, if considered possible, could be taken to overcome these.

The assessment includes:

- The context provided by potential regional housing requirements and the scale and nature of recent housing development within the District.
- A list of identified sites, cross-referenced to maps which shows their locations, boundaries, and the constraints.
- An assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability).
- An estimate of the potential quantity of housing that could be delivered on each site.
- The constraints on the delivery of identified sites.
- Recommendations on how these constraints could be overcome and when.

The SHLAA will inform the Core Strategy DPD which will include any strategic allocations of land.

This SHLAA does not make judgements as to what the spatial strategy of the Core Strategy should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Development Framework. Furthermore, the SHLAA identifies all areas where housing could be provided, not just the main urban area, in order to look at all potential sources of supply.

The assessment will be kept up-to-date at least annually as part of the Annual Monitoring Report (AMR) exercise, in order to update the housing trajectory and the five-year supply of specific deliverable sites.

## **2. Aims & Objectives**

Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing. These assessments are required by national planning policy, as set out in Planning Policy Statement 3: Housing (PPS3). The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to build more homes.

The objective of an Assessment is to provide robust information on potential housing sites to:

- Identify a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites);
- Identify specific developable sites for the medium term (years 6–10) and ideally in the long term (years 11–15), to enable the five-year supply to be topped-up;
- Where it is not possible to identify specific sites, to indicate broad locations for future growth in years 11 – 15 of the SHLAA period

## **Data availability and baseline**

The base date for the SHLAA is the current monitoring year of 2010-2011 including completions and sites with planning permission up to the end of March 2011. The SHLAA follows PPS3 and the SHLAA guidance by projecting expected housing supply over the next 15 years.

## **3. Targets & Tamworth Borough Context**

PPS3 sets out a new approach to planning for housing in Development Plan Documents (DPDs). In their DPDs, local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years, identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. Local authorities should also identify a further supply of sites, developable for years 6-10 and, where possible, for years 11-15. The role of the Core Strategy will include the Council's approach to this task and may allocate strategic sites for housing and identify broad areas or types of land for new housing in order to meet these requirements. The Tamworth Core Strategy will cover the period of at least to 2026, and therefore the SHLAA will assess land availability for this whole period. This SHLAA and subsequent revisions will inform the options for strategic housing within the Core Strategy.

Since the formation of the Coalition Government and the subsequent abolition of Regional Spatial Strategies (RSS) by the Secretary of State which was in turn the subject of a successful High Court challenge, there has been uncertainty surrounding the status of the RSS. At present, in relation to considering overall housing targets, Local Authorities are allowed to set their own housing targets provided they are based on robust evidence. Tamworth Borough Council has agreed to maintain the figures set out in the Phase Two Revision of the West Midlands RSS which identifies a requirement of 2,900 dwellings for the period 2006 to 2026. The Phase Two Revision Panel Report subsequently identified a requirement of 4,000 dwellings of which 1,000 dwellings should be provided outside the Borough boundary. However the panel report also recognised that further work is required to investigate potential need for additional housing outside the Borough boundary and therefore this assessment will focus on supply in relation to the requirement of 2,900 over the next 15 years.

In addition, any possible changes to these figures will need to be address through the Core Strategy rather than matters for the SHLAA, although the SHLAA will inform the potential for flexibility within the Core Strategy.

Housing figures (permissions, completions and commitments) for each year are compiled and checked in time to be published in Spring on the Councils website and in Autumn for the Annual Monitoring Report of that year. This information has now been updated to the end of March 2011. It identifies 1,144 completions in the Borough since 1st April 2006 and there remains a committed supply of 476 dwellings of which 114 dwellings are under construction and 362 dwellings have consent. Taking into consideration these existing commitments this leads to a net remaining requirement of 1,280 dwellings. However, not including these commitments as they are considered to contribute to forthcoming supply calculations the remaining net requirement is identified as 1,756 dwellings.

## **4. Undertaking the Assessment**

### **Stage 1: Planning the Assessment**

The Practice Guidance (CLG 2007) advocates SHLAAs should be produced on a sub-regional basis in partnership with other authorities. However, due to the time constraints to produce a position to inform the Core Strategy for the Local Development Framework and the different timetables for adjacent Local Authorities, Tamworth Borough Council has decided that (as is permitted by the Guidance) the SHLAA will be produced Borough wide. However, its production has had regard to SHLAAs being produced by neighbouring authorities, in particular it is has used the same methodology as Lichfield District Council and involved North Warwickshire Borough Council on the panel. Furthermore additional members of C1 housing market area were invited, specifically Birmingham City Council and Solihull Metropolitan Borough Council and although they could not formally sit on the panel because of resource issues they would be kept informed of the process.

The first version of the SHLAA, undertaken by Halcrow was published in February 2008 seeking comments on the selected sites and also any additional sites that anyone felt should be added. As a consequence of the previous SHLAA being undertaken using the old guidance it was decided that a panel would be established for different stages of the SHLAA process to be consulted on. The panel comprises representatives of house

builders operating both nationally and locally, agents, Registered Social Landlords, representatives from Development Plan teams of adjoining local authorities, relevant statutory consultees and members of Tamworth Borough Council's Strategic Planning and Development Service. The full details of the Panel are set out in Appendix A.

The Panel agreed on the proposed assumptions in undertaking the assessment which included density assumptions, suitability assumptions, availability assumptions and achievability assumptions. In addition the Panel considered detailed issues about how sites would be assessed, including a checklist approach for each site and considering how potential yield would be assessed in terms of availability, appropriate site density and appropriate assumptions on the potential developable areas of a range of site sizes and their build out rates. Having agreed the approach to assessment the Panel then considered a sample of sites to which the methodology was applied to review whether the approach gave reasonable results. As a result the following approach to site assessment has been applied to all the potential sites within the assessment.

## **Stage 2: Determining the sources of sites to be included in the assessment**

The following types of sites were included in the assessment:

### *Sites in the Planning Process;*

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses
- Existing housing allocations and site development briefs
- Unimplemented/outstanding planning permissions for housing
- Planning permissions for housing that are under construction

### *Sites outside the Planning Process;*

- Vacant and derelict land and buildings
- Surplus public sector land
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development

- Additional housing opportunities in established residential areas, such as underused garage blocks or low quality and low value Open Space
- Large scale redevelopment and re-design of existing residential areas
- Urban extensions

Due to the constrained nature of the Borough no particular land types or areas were excluded. However in order to make an efficient use of resource, beyond sites which had been submitted through the Call for Sites, only sites which had been identified for potential release through other studies, such as the Employment Land Review or Open Space Assessment were included in the assessment.

The various potential sources of potential housing supply were then taken through to the next stage, Stage 3 - the Desktop review.

### **Stage 3: Desktop review of existing information**

The Council were able to use a number of existing sources of information on potential housing sites to derive an initial site database: These are detailed below:

#### *Sites in the planning process;*

- Site allocations in the Local Plan (2006) not yet the subject of planning permission
- Planning permissions/sites under construction (checked up to 31/03/11)
- Site specific development briefs
- Planning application refusals/sites where the permission lapsed
- Dwellings starts and completion records (checked on site visits and Building Regulations recording up to 31/03/11)

#### *Other sources of information that may help to identify sites*

- Urban Capacity Study (undertaken in 2003)
- National Land Use Database (Updated Annually)
- Land Asset Review (2010)
- Employment Land Study (Published in November 2009)
- Ordnance Survey maps (Cadcorp and aerial photography)
- Halcrow SHLAA (February 2008)

The Council has also carried out a 'Call for Sites' at various stages of the Core Strategy consultation process. This process invited the submission of any sites from across the Borough that they considered to be suitable for consideration, by way of a standard pro-forma.

In order to get an up-to-date picture of the supply, sites which were listed as Under Construction, or with Full or Outline Planning Permission not yet implemented as of the 31<sup>st</sup> March 2011 have been used. In total, the survey and assessment has identified some 355 potential housing sites for consideration, ranging in scale from single dwellings to an urban extension of 1150 dwellings.

#### **Stage 4: Determining sites and areas to be surveyed**

All sites identified during the desktop review in Stage 3 have been visited during December 2010 at in order to get an up-to-date view on the suitability of each site. Whilst visiting sites, the policy team also considered if there were any additional potential sites missed by the desktop review that may be deliverable and developable.

#### **Stage 5: Carrying out the survey**

All sites identified in the Desktop study process, including sites identified through the 'Call for Sites' were visited and assessed internally against a pro-forma which had been agreed with the Panel. This ensured information was recorded and assessed with a degree of consistency, allowing an up-to-date assessment on development progress, physical features, characteristics and the identification of any possible constraints to development.

The following characteristics were recorded in the site database:

- Current land use
- Land classification
- Original site area
- Considered developable site area
- Source of the site including the number of dwellings completed, under construction etc where applicable
- The following constraints (informed using the GIS and site visits)
  - Conservation Area
  - Greenbelt

- Listed Building
- TPO
- Flood zone 3a/3b
- Potential contaminated land
- Designations; SBI, BAS, RIGS, LNR, SSSI
- Initial assessment of the suitability of the site taking into consideration the contribution to Sustainable mixed communities, policy restrictions, physical problems, potential impacts on landscape features and the suitable environmental conditions.
- A photograph of each site was taken and all sites were plotted on the Council's GIS system.

Furthermore using the GIS software public transport times to different services were recorded based on modelling carried out for the Tamworth Future Development and Infrastructure Study<sup>1</sup>, this was used to assist with the assessment regarding the suitability of the site and included access times to:

- Town Centre
- Primary School
- Secondary School
- Nursery
- Local Centre
- Employment
- Leisure Centre
- GP
- Higher Education
- Hospital

#### **Stage 6: Estimating the housing potential of each site**

- If a site has an existing layout and proposed yield this was considered and used if felt appropriate.

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<sup>1</sup> Tamworth Future Development and Infrastructure Study (July 2009) examined how the scale of development identified within submitted Regional Spatial Strategy Phase Two Revision could be most effectively accommodated, with a particular focus on Tamworth and its environs.

- Sites with planning permission over 10 dwellings were re-assessed for potential yield.
- Sites with lapsed planning permission were reviewed in terms of yield against the reasons for not being implemented.
- For other sites, the character of the surrounding area or similar nearby permissions were taken into consideration including using the Typical Urban Area (TUA's) densities (based on the TUA's set out in the Halcrow SHLAA, February 2008) derived in GIS, but generally:
  - i. 30dph applied in urban locations
  - ii. 35dph applied for sites within the Town Centre and in close proximity to public transport nodes.
  - iii. Sensitivity allowance for certain sites e.g. within a conservation area

The following net density ratios were applied which are in line with those used by neighbouring Lichfield District Council and agreed by the panel:

Site Size	Gross net ratio standard
Up to 0.4 hectares	100%
0.4 to 2 hectares	80%
2 hectares and above	60%

The ratio standards derive from "Tapping the Potential"<sup>2</sup> and use the mid-point of each suggested standard. It was considered by the SHLAA panel that these figures acted as a good starting point for the purpose of this assessment.

It is important to recognise that yields may be affected by issues not currently evident, such as ground conditions in certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.

### **Stage 7: Assessing when and whether sites are likely to be developed**

The Guidance divides Stage 7 into four sub stages to assess suitability, availability and achievability of potential sites for new housing and to consider overcoming constraints.

<sup>2</sup> Tapping the Potential: Assessing urban housing capacity: towards better practice (DETR, 2000)

The sites were all assessed under these stages and based on the following agreed approach with the SHLAA panel which largely reflects that set out in the Guidance:

### ***7a Assessing the Suitability for housing***

#### *Sustainable Mixed Communities*

- A site has been classified as suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- Sites within the existing Tamworth urban area have, at a broad level, been considered sustainable. However it should be recognised that development may have to make further contributions to improve its sustainability credentials (e.g. public transport, open space) therefore sites have only been considered on a site by site basis.
- Sites outside the urban area, but adjacent to it, which would form an extension to the urban area, have in principle been considered to have the potential to be sustainable. Accessibility to services and facilities will be an important consideration and have been informed by the Future Growth and Infrastructure Study.
- Sites not within or adjacent to the urban area and that do not meet the necessary requirements for accessibility and infrastructure have generally be classed as unsustainable.

#### *Policy Restrictions*

Sites were assessed against any policy designation including both national or local policy, for example if a site is situated within the Greenbelt it will be assessed in relation to PPG2, or if a site is situated on existing employment land which is protected from change of use under policy EMP3.

#### *Physical Problems or limitations*

Sites were assessed against any identified physical problems which may impact on the suitability of the site, including:

- Potential access issues based on site visits and previous discussion about longstanding sites with the relevant Highways agency.
- Potential land contamination derived from the GIS database, it was considered that prior to site specific information the potential for contaminated land would not make the site unsuitable but may lead to associated land decontamination costs.
- The agricultural quality of sites (where applicable).
- Assessment of flood risk based on the latest flood risk maps from the Environment Agency used from the Strategic Flood Risk Assessment which forms part of the Core Strategy Evidence Base. Where a site is included in Flood zone 3a, and FRA may be required and meeting the exception test criteria in accordance with PPS25. Where a site is identified in Flood zone 3b, this element was considered unsuitable and the yield was calculated on the remaining 'developable' site area.
- Any other physical problems were identified on site and noted including landform features that could have implications on capacity and design, for example any protected trees situated on the site.

#### *Potential Impacts*

Sites were assessed for the effect of any development on the landscape features or conservation. This included looking at conservation areas, listed buildings, SSSI's, SBI's, BAS's, LNR's or any additional considered impact. It is likely that further survey work will be required to identify more precisely the impact the presence of these areas and species would have on the suitability of the sites.

#### *Environmental Conditions*

Each site was assessed to see if there would be conditions experienced by prospective residents that would make them unsuitable.

#### *Overall Suitability*

As agreed with the panel these different criteria related to suitability subsequently lead to a site being classified into 1 of 3 categories:

1. Sites that are suitable now i.e. those sites which have no restrictions which would stop them coming forward at present.

2. Sites that are subject to some form of constraint, such as a current policy designation which may affect the sites current suitability, but where this constraint could be overcome in the future through for example, policy changes.
3. Sites that are unlikely to be classified as suitable during the plan period, such as those subject to a European habitat designation.

### ***7b Assessing availability for housing***

In determining the availability for housing, where a site has planning permission, it has been assumed the development will commence within 5 years, unless informed otherwise. On sites which have been submitted, advice from the promoter and the panel has been taken and the consideration of any other work required before building can commence to inform the assessment of availability. Where sites have not been considered to be able to be developed until after the first 5 years then these will be considered as 'developable' and assigned an appropriate time period.

### ***7c Assessing achievability for housing***

A site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is most likely to be in relation to viability. If a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development. The Council acknowledges that further viability assessments may need to take place. The SHLAA Practice Guidance 2007 states that viability can be affected by:-

**Market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)

**Cost factors** - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development

**Delivery factors** - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates),

whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Information that was received and gathered for individual sites contributed to the assessment of achievability as detailed in the appendices. The SHLAA Panel has also played a key role in viability analysis by contributing commercial judgement and advice where appropriate.

For sites that have outstanding permission, then owners/ agents were asked if and when the permission would be implemented. Where they have confirmed that they will not implement the permission, consideration will be given to the reasons behind this and whether it is likely that the site can come forward again in the future. Where an owner/ agent has advised that the permission will be implemented then it is considered that the site is achievable.

Feedback on required infrastructure has been given to promoters of sites and they have been asked about the impact such requirements would have on viability.

#### ***7d Overcoming constraints***

The assessment has identified potential constraints that will need to be overcome to, where possible, ensure that the site can be developed. These are detailed in the pro forma set out in Appendix C.

## **5. Summary of Potential Provision**

The study identified and assessed 318 sites (355 in total prior to sites being combined) and identified a total potential of 3,690 dwellings (including those sites with planning permission and classified as under construction) that could come forward during the plan period. Specifically the study identifies 1,071 dwellings as deliverable i.e. that could come forward in the next 5 years, and 2,619 as developable of which it is considered that 1,358 dwellings could come forward in 6-10 years and 1,261 dwellings in 11-15 years.

The results of the assessments are set out in table 1 below. As a consequence of the urban nature of the Borough the study has been broken into 7 analysis areas to

correspond with other studies which form part of the evidence base, such as the emerging Open Space Study and the Joint Indoor and Outdoor Sports and Playing Pitch Strategy. Appendix D shows the different analysis areas mapped. It is important to note that for the purposes of this report the Town Centre has been included as a separate analysis area. A full table outlining each site, the assessment category and the key constraints has been included in Appendix B to provide a context for each site, a full pro-forma detailing each site is included in Appendix C.

**Table 1 SHLAA Results**

Time Period	Deliverable			Developable				Not Currently Developable
	0-5 years			6-10 years		11-15 years		Not considered likely to be developed thus no time period applied
Source	PP/UC	Local Plan Sites	SS Sites	Local Plan Sites	SS Sites	Local Plan Sites	SS Sites	SS Sites
Town Centre	20	0	47		118		388	174
North	45	250	0	450	387	450	47	3719
North East	77	0	3		100		157	1719
East	1	0	102		96		28	279
South East	298	0	72		91		133	953
South West	35	30	85		55		9	1296
Mid West	0	0	6		61		49	2428
Sub Total	476	280	315	450	908	450	811	
<b>Total</b>	<b>1071</b>			<b>1358</b>		<b>1261</b>		<b>10568</b>
	<b>3690</b>							

SS = Survey/Submission sites

### Indicative Housing Trajectory

Sites listed as Not Currently Developable have been included in the results above but not considered in the overall supply set out below. Currently they do not represent sites that are considered appropriate to contribute towards housing provision. If additional information becomes available regarding these sites, then the assessment may change in

future revisions. Appendix B outlines each site in detail including the main constraints against each site.

The deliverable sites identified within Tamworth for the period of 1<sup>st</sup> April 2011 to the 31<sup>st</sup> March 2016 total 1071 dwellings. Of this figure 476 dwellings are either Under Construction or have Planning Permission, 280 dwellings are sites allocated within the Local Plan, of which it is considered 250 dwellings at Anker Valley will be developed in this period. 315 dwellings have also been identified as survey/submission sites identified as deliverable based on intent from the developer where a number of sites have been discussed at pre-application stage. Beyond 2016 and in addition to those sites deemed deliverable, a developable supply of 2,619 dwellings have been identified.

The RSS requirement for 2,900 dwellings between 2006 and 2026 equates to an annual requirement of 145 dwellings. 1,144 dwellings were built from 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2011 which is above the annual RSS requirement which leaves a remaining requirement of 1,756 dwellings. However the rate of completions has declined in relative terms in recent years due to the economic downturn which has affected house building across the Country. However as mentioned on page 6 this assessment must also consider further evidence relating to housing requirements in the form of the Phase 2 Revision Panel Report. This identified a requirement of 4,000 dwellings of which 900-1,100 dwellings should be provided outside the Borough boundary but to meet Tamworth's need. However the panel report also recognised that further work is required to investigate potential need for additional housing outside of the Borough and therefore this SHLAA assessment will only focus on supply in relation to the requirement of 2,900.

Through discounting all net completions thus far against the overall requirement of 2,900 (specifically the aforementioned 1,144 completions from 2006 to 2011) leaves a requirement of 1,756 dwellings to at least 2026. It is evident that with a potential deliverable (1,071) and developable (2,619) supply of approximately 3,690 dwellings there are sufficient potential housing sites within the Borough of Tamworth to meet the currently identified requirements i.e. 2,900. This consequently leads to an oversupply of approximately 1,934 dwellings as calculated overleaf:

Total requirement **2,900** dwellings – Existing completions **1,144**

=

**1,756** (remaining requirement to 2026)

Overall Supply (deliverable and developable) **3,690** – Remaining Requirement **1,756**

=

**1,934** dwellings over supply

### **Sensitivity Analysis: *Density Reductions and Lapsed Permissions***

However it is important to carry out the following sensitivity analysis to consider the implications on supply of different densities being applied to sites and sites lapsing.

In terms of testing different density reductions of the SHLAA results it is not considered appropriate to test densities of sites either Under Construction or with Planning Permission. The supply outlined in table 1 identifies a total supply of 3,214 units for the next 15 years consisting of Local Plan Sites and Survey/Submission sites. The sites have been tested at different density reductions, specifically a reduction of 5 dph, 10 dph and 15 dph whilst maintaining the existing net density ratios.

It is also important to consider sites lapsing. Looking at previous monitoring it is evident that there have been of average 12 units that have lapsed per annum from the Period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2011. Applying this to the supply for the next 15 years it is considered that 180 units may lapse during the plan period, consequently the outlined supply of 3,690 dwellings may be reduced to 3,510 dwellings.

The results of both the density reduction testing and sites lapsing have summarised in the following table:

**Table 2 Density Testing and Lapsed Sites**

Density	Supply from 0-15 years not including Sites with PP and UC	Existing Supply of Sites with PP and UC	Total Supply	Minus Lapsed Sites (180 units)	Number above or below remaining requirement
Current density assumptions (30-35dph)	3,214	476	3,690	3510	1,754
Less 5dph	2,598	476	3,074	2894	1,138
Less 10dph	1,983	476	2,459	2289	523
Less 15dph	1,368	476	1844	1664	-92

This table demonstrates that when reducing densities and considering sites possibly lapsing over the remaining plan period (with the exception of a reduction of 15 dph) that there remains a sufficient supply of dwellings. However it is important to focus in detail on the variations in the site size as this has implications for the viability of the supply outlined.

### Site Size Variations

**Table 3 Number of sites by site size**

Site size	0-5 years	6-10 years	11-15 years	Total Number of sites	Total Capacity
1 - 4	30	50	7	87	202
5 - 14	24	26	27	77	673
15 - 24	3	8	14	25	441
25 - 49	4	3	5	12	398
50 - 99	4	2	2	8	546
100+	2	2	1	5	1430
<b>Total</b>	<b>67</b>	<b>91</b>	<b>56</b>	<b>214</b>	<b>3690</b>

Table 3, above, demonstrates that of the 214 sites which make up the supply of 3,690, the majority of sites are less than 14 dwellings, 164 sites. In contrast only 45 sites offer a capacity of between 15 and 99 dwellings and only 3 sites contain 100 or more dwellings, Anker Valley, Land at Pennine Way (100 dwellings) and Land North of Coton Lane (180 dwellings). It is therefore evident that, linked to the constrained nature of the Borough the identified supply is reliant on small sites coming forward, of which there are considered to be potentially greater concerns over viability (which is not possible to ascertain at this stage due to limited information related to land values on small sites being available). This reinforces the importance of maintaining flexibility in the supply.

Focusing on the site size by capacity rather than the number of sites further reinforces this.

**Table 4 Site capacity by site size**

<b>Site size</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>	<b>Total Capacity</b>
1 - 4	52	129	21	202
5 - 14	218	220	235	673
15 - 24	53	133	255	441
25 - 49	112	115	171	398
50 - 99	286	131	129	546
100+	350	630	450	1430
<b>Total</b>	<b>1071</b>	<b>1358</b>	<b>1261</b>	<b>3690</b>

This table demonstrates that in relation to the overall supply of 3,690 dwellings; 1,316 dwellings are situated on sites of 24 or less dwellings and 944 dwellings on sites of a capacity between 25 and 99 dwellings. Therefore 2,260 dwellings are situated on small to medium sized sites. The remaining 1,430 dwellings are situated on sites of 100 dwellings or more, of which, as referred to above, there are only 3 sites - one of which is the Anker Valley site.

## **6: Conclusions**

It is apparent that this assessment has demonstrated an oversupply which largely remains in place when taking into consideration both lapsed sites and different densities. Importantly this oversupply allows for flexibility within the Borough to enable the Council to Plan, Monitor and Manage the delivery of housing over the remaining plan period. This flexibility is crucial as sites with planning permission may lapse beyond what has already been accounted for. The constrained nature of the Borough is also likely to lead to greater pressure on existing land in the future for a variety of uses. The importance of this flexibility is reinforced based on the outlined small to medium scale nature of a large proportion of the sites and their importance to the supply. It is also considered that there may be issues around the viability of some these sites identified particularly if their densities are reduced substantially.

Therefore in relation to the supply, it is evident that the Anker Valley site is the only strategic site within the Borough which is considered to provide a consistent number of dwellings through the duration of the plan period. Away from this site the assessment has demonstrated that the supply consists of a number of small to medium sized sites within or adjoining the urban area which are not considered to be strategic.

Consequently policies contained within the Core Strategy will be used to determine individual sites on their merit at planning application stage some of which may not have been identified within this version of the SHLAA.

### **Stage 8: Review of the assessment**

At this point of the assessment, once the surveying and the assessment of developability of each site has been undertaken, the housing potential of all the sites is drawn together to produce a housing trajectory that will set out how much housing could be provided in Tamworth Borough and when it could be provided.

This review dated July 2011 is the first assessment review which includes additional sites and aligns the study with the most up-to-date guidance. The outcome of the assessment has demonstrated that there is a sufficient supply of deliverable sites within the first 5 years and a further sufficient supply of developable sites from 6-10 and 11-15 years within or adjoining the existing urban area. This is without the need to lose Greenbelt, substantial employment land and open space.

This outcome means that at present there is no need to seek further sites to top up the assessment or re-visit the assumptions made through the assessment process. This options stage in the SHLAA process is identified within the SHLAA methodology only where the assessment has identified insufficient sites. However it will still be important for the Council to include additional sites as and when they become available to ensure a degree of flexibility in the process is maintained.

### **Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)**

It is not considered necessary to identify broad locations as a result of the findings of this assessment.

### **Stage 10: Determining the housing potential of windfalls**

PPS3 places the onus on SHLAAs to be based upon specific sites and broad locations where necessary and only to include an allowance for windfalls if it can be justified by local circumstances. Whilst there is a history of windfall developments taking place within the Borough of Tamworth, taking account of the results of the site based assessment it is not

proposed to include any allowance for windfalls within the estimates of housing potential made in this assessment.

Where windfall developments do occur in the future they will be accounted for future reviews of the SHLAA.

### **Stage 11: Completions**

As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been removed from the Assessment.

## **7. Monitoring and review**

The preparation of a SHLAA enables a clear base for the future monitoring of housing provision against appropriate targets based on up to date evidence, of which the RSS is considered to be the most up to date and robust. This is the second edition of the SHLAA, which is a live document. Additional sites (or any changes), will be added to the SHLAA database upon submission to Tamworth Borough Council.

The SHLAA will be subject to a process of annual review as part of the preparation of the Annual Monitoring Report

## **Appendix A: SHLAA Panel**

The SHLAA guidance advocates that the SHLAA should be prepared in partnership with key stakeholders, preferably the housing market partnership (where it exists). This should include house builders, social landlords, local property agents, local communities and other agencies and should be involved from the outset of the assessment.

This was the first time the SHLAA panel has been established for Tamworth Borough Council. The Panel comprised representatives from the local authorities, local agents, developers and others with property interest/infrastructure knowledge within the area. The Panel comprised:

- Tamworth Borough Council: representatives from Planning Policy and Development Control
- Representatives from strategic planning at Lichfield District Council and North Warwickshire Borough Council
- An Environment Agency representative;
- A representative from the Homes and Communities Agency
- Representatives from planning consultants active in the area: CT Planning, GL Hearn
- Mark Evans estate agent
- Representatives from the house building industry; William Davis Homes, McInerey Homes
- Representatives from the Development Teams at Lovell and Waterloo Housing Groups.

The principal function of the Panel was to establish the potential deliverability and developability of sites identified for housing development. The specific terms under which the panel operated were agreed by the Panel and defined as:

- i. To act as an independent body that is representative of key stakeholders, for the sole purpose of the preparation of the SHLAA.

- ii. To advise and agree on proposed assumptions for the assessment as set out by Tamworth Borough Council.
- iii. To assess the “achievability” of potential sites for housing which are being assessed for the purpose of the SHLAA. This will essentially be a judgement about the economic viability of each site, and the capacity of a developer to complete and sell the housing over a certain period – being affected by market, cost and delivery factors. Each Panel Member will have regard to relevant published documents and draw from their own experience in giving a view on the “achievability” of each potential housing site.
- iv. To consider and give advice and opinions on the SHLAA report prior to its consideration and approval by Tamworth Borough Council.
- v. To undertake any other task identified and agreed with the Council for the purpose of preparing the SHLAA report.

The SHLAA panel have now met twice since October 2010, and the most recent meeting proposed amendments to the initial assessments. The panel have played a vital role in formulating the SHLAA methodology and ensuring a consistent approach is taken. The panel have specifically advised on areas such as affordable housing, housing density, physical and other constraints, sustainability approaches and viability.