

**From:** Dittman, Mike  
**Sent:** 22 June 2015 17:24  
**To:** External Email for Programme Officer  
**Subject:** North Warwickshire current 5year housing supply information and Site Allocations Plan information.

Hi Amanda,

Further to last week's hearings I said I would forward the following links and information to the Inspector that may help in his deliberations. The following information addresses the North Warwickshire Borough Council's current 5 year housing supply and some extracted information indicating the sites that are being delivered that would be appropriate to consider as able to address Tamworth's needs.

For information the North Warwickshire Borough's latest Local Development Scheme was agreed on the 21<sup>st</sup> January this year and includes the proposed programme for the Site Allocations Plan DPD process, Meaningful Gap consultation regarding Core Strategy Policy NW19 and the emerging Development Management Policies Plan consultation.

The Board report dealing with the LDS and other documents were considered at the Local Development Framework subcommittee meeting on the 21<sup>st</sup> January 2015, the web link to the Report is included

below; [http://www.northwarks.gov.uk/download/meetings/id/1293/download\\_the\\_agenda\\_reports\\_and\\_appendices](http://www.northwarks.gov.uk/download/meetings/id/1293/download_the_agenda_reports_and_appendices)

Please see pages 14 to 68 of the pdf document which addresses the LDS and Meaningful Gap Report.

The Meaningful Gap Report and Area has been amended following the public consultation that was undertaken and was presented to the 15<sup>th</sup> June Planning and Development Board.

See Agenda item 5 (the Board report) from page 3 to page 12 of the pdf document and pages 38 to 63 for the Main Amended Report in the following hyperlink download;

[http://www.northwarks.gov.uk/download/meetings/id/1361/download\\_the\\_agenda\\_reports\\_and\\_appendices](http://www.northwarks.gov.uk/download/meetings/id/1361/download_the_agenda_reports_and_appendices)

The latest Report was deferred from the 15<sup>th</sup> June Planning and Development Board to allow Members to give more detailed consideration of the Report and will be returning to the Local Development Framework Sub Committee meeting on the 14<sup>th</sup> July 2015 for Members consideration and agreement. This does, however, mean that at the current time (18<sup>th</sup> June 2015) the amended Meaningful Gap Area and Report has yet to be agreed and confirmed but the clear intention and direction of travel is to finalise this Report on/by the 14<sup>th</sup> July.

With regards to the Borough council's 5 year housing land supply this was 6.6 years at 30/9/2014, using a 20% buffer, see link at –

[http://www.northwarks.gov.uk/download/downloads/id/5621/five\\_year\\_housing\\_supply\\_report\\_as\\_of\\_3092014](http://www.northwarks.gov.uk/download/downloads/id/5621/five_year_housing_supply_report_as_of_3092014)

I have also attached the latest 5 yr supply record as at 31<sup>st</sup> March 2015 which indicates a 7.6 year supply.

In terms of planning consents on sites that are sustainably located, relevant to and appropriate to Tamworth's housing needs these include the following sites (table extracts from 5 yr supply report);

**Table 2: Large Sites Of 10 or More Dwellings on Sites of 0.4 Ha and Above With Planning Permission**

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Phoenix Yard, Church St, Atherstone	PAP/2013/0405	02/10/13	0.77	0.69	73	69	U/C	4 completions (previous years)
Kingsbury Hall, Kingsbury	PAP/2008/0482	06/05/09	1.16	0.87	29	29	U/C	
Land south of Dairy House Farm, Grendon	PAP/2013/0224	25/4/13	3.68	3.68	85	85	-	Outline
Land south of Grendon Road, Polesworth	PAP/2014/0072	10/12/14	6.52	6.52	150	150		Outline
<b>TOTAL</b>			<b>12.13</b>	<b>11.76</b>	<b>337</b>	<b>333</b>		

**Table 3: Medium Sites Of 10 or More Dwellings on Sites below 0.4 Ha with Planning Permission**

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
12 Fosters Yard Hotel, Polesworth	PAP/2012/0006	20/02/12	0.15	0.15	12	12		Outline permission
Land rear of 70-78 New Street, Dordon	PAP/2012/0498	18/12/12	0.30	0.30	11	11	N/S	
Land at South Street to the rear of Atherstone Garage	PAP/2012/0078	21/11/12	0.30	0.30	36	0	COM	36 completed
Baddesley Ensor Social	PAP/2013/0459	19/12/13	0.21	0.21	10	0	COM	10 completed

Club								
1-7 Church Walk, Mancetter	PAP/2014/0228	22/8/14	0.29	0.29	20	20	N/S	
Land rear of Barge & Bridge PH, Coleshill Road, Atherstone	PAP/2013/0316	22/1/14	0.1	0.1	11	11	N/S	
<b>TOTAL</b>			<b>1.35</b>	<b>1.35</b>	<b>100</b>	<b>54</b>		

Nevertheless, it should still be noted that in the Inspector's report on the North Warwickshire Core strategy the only ward indicated as not serving Tamworth's need/area was the Fillongley Ward.

This would therefore increase the amount of potential available housing delivery that could contribute to meeting that need.

The Borough Council's latest version of the Site Allocations Plan, which includes a significant number of sites that could and will address the agreed 500 Tamworth need (as identified in the MOU) is accessible via the following link;

[http://www.northwarks.gov.uk/download/downloads/id/5425/draft\\_pre-submission\\_site\\_allocations\\_plan\\_june\\_2014](http://www.northwarks.gov.uk/download/downloads/id/5425/draft_pre-submission_site_allocations_plan_june_2014)

I hope the above information is helpful but if you require any further clarification regarding the above please do not hesitate to contact me.

Regards,

Mike Dittman

Forward planning team

North Warwickshire Borough Council

## 1. Introduction

- 1.1 This paper sets out the latest situation with the Borough Council's five year housing supply. It looks at the various sites with planning permission; the sites brought forward from the saved Local Plan 2006 as well as considering other sites that the Borough Council is confident will come forward. This includes those from the Local Investment Plan, those that have been granted planning permission since 1 April 2014 up to 31 March 2015. The new Planning Practice Guidance states that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2 against their housing requirement. (Paragraph: 037Reference ID: 3-037-20140306). In terms of care bedrooms, we have assumed that two thirds of bedrooms will release a house on the market. This is based on the assumption that in some cases a partner will be left in the main home. Thus, for a care home of 100 bedrooms, 67 bedrooms would be counted.
- 1.2 Following the analysis it is clear that the Borough Council does have a five year housing supply, with an element of flexibility.

## 2 Sites with Planning Permission

### a: Calculation of the 5 Year Housing Supply: Identified sites with planning permission

- 2.1 The following approach has been taken:

- a) Identify sites allocated for development in the North Warwickshire Local Plan 2006.
- b) Individually identify all large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission and their development status at **31 March 2015**
- c) Individually identify all medium sites with planning permission for 10 or more dwellings on sites up to 0.4 and their development status at **31 March 2015**.
- d) Individually identify all smaller sites, with planning permission, of 5 to 9 dwellings net capacity and their development status at **31 March 2015**.
- e) For sites of 1-4 dwellings, with planning permission, identify the total capacity not started or under construction at **31 March 2015**.
- f) Identify care home units since 1 April 2011 and their development status at **31 March 2015**.

### b: Sites identified in North Warwickshire Local Plan 2006

- 2.2 Five sites were identified in the adopted local plan following the Inspectors report. Of these only one is still available for development following successful completion on two of the sites and two sites are under construction. The one remaining site is:

Site 1 Britannia Mill, Coleshill Road, Atherstone

Discussion is currently underway for Site 1  
**(Table 1)**

### c: Large sites of 10 or more dwellings on sites of 0.4 ha and above with planning permission.

- 2.3 There are thirteen sites which fall within this category giving a gross total of 667 dwellings. Nine of the sites have work in progress. One site is complete, This is Atherstone Police Station & Magistrates Court **(Table 2)**

### d: Medium sites of 10 or more dwellings on sites below 0.4 ha with planning permission.

- 2.4 There are nine sites which fall within this category giving a gross total of 140 dwellings. Four sites are now complete with a total of 76 dwellings **(Table 3)**

### Smaller sites of 5-9 dwellings with planning permission

2.5 Eleven sites fall within this category giving a gross total of 71 dwellings, with an average of 6. dwellings per site. Two sites are complete with a total of 16 dwellings. **(Table 4)**

### e: Small sites of 1-4 dwellings with planning permission

2.6 There are one hundred and fifteen sites within this category, too many to list individually. However, of the possible gross total of 200 dwellings with consent, 10 sites require demolitions amounting to a loss of 11 dwellings. **(Table 5)**

### 2.7 Care Homes sites since 1 April 2011

There are 191 gross units within this category covering 7 sites. Using the two thirds calculation (see paragraph 1.1) this equates to 126 units. Two sites are complete, 12 Grange Road, Hartshill & The Manor & Cottages, Over Whitacre with a total of 33 units.**(Table 6)**

**Figure 1: Summary Table of Planning Permissions**

Table		Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity
1	Adopted Local Plan - Land Allocation And Proposals	0.42	0.42	56	56
2	Large Sites Of 10 Or More Dwellings On Sites Of 0.4 Ha And Above With Planning Permission	22.81	21.09	667	589
3	Medium Sites Of 10 Or More Dwellings On Sites Below 0.4 Ha	2.22	2.22	140	64
4	Smaller Sites Of 5-9 Dwellings With Planning Permission	5.46	5.44	71	55
5	Small Sites Of 1-4 Dwellings With Planning Permission	17.78	17.75	200	163
6	Care Homes sites since 1 April 2011	7.72	7.72	126	93
	<b>TOTAL</b>	<b>56.41</b>	<b>54.64</b>	<b>1260</b>	<b>1020</b>

### 3 Other Sites

3.1 In addition to the sites with planning consent and saved Local Plan allocations, the Borough Council is working with the Homes & Communities Agency to deliver its Local Investment Plan from 2015 - 2020. This plan has identified and is delivering on a number of sites. These are listed in **Table 7**.

**Figure 2: Warwickshire Local Investment Plan Sites**

Table		Gross	Net
7	Local Investment Plan ending March 2020 allocation not covered in tables 1-6 above	1024	1024

**Figure 3: Five Year Housing Supply**

<b>Table</b>	<b>Title</b>	<b>Five Year Housing Figure with 20% flexibility factor</b>
8	Five Year Housing Supply using SHMA and including sites from the Warwickshire Local Investment Plan (Sedgefield Approach)	<b>7.6</b>

**4 Conclusion**

4.1 A number of planning applications are coming forward including applications for the sites in the Warwickshire Local Investment Plans (LIP). It is reasonable to expect that all of the LIP sites covered in table 7 above will come forward over the next five years. In the 2015-2020 Local Investment Plan a cautious approach has been taken on which sites to include and sites have only been included where discussions have already taken place and where planning applications are due to be submitted for permission. The Planning Practice Guidance states 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'. This is dealt with by using the Sedgefield approach. This approach provides a 7.6 five year supply with a 20% flexibility factor. **(Table 8)**

**Table 1: Adopted Local Plan - Land Allocation and Proposals**

<b>Site Address</b>	<b>Gross Site Area (ha)</b>	<b>Net Site Area (ha)</b>	<b>Gross Capacity</b>	<b>Net Capacity</b>	<b>Site Status</b>	<b>Comments</b>
Britannia Mill, Coleshill Road, Atherstone	0.42	0.42	56	56	-	Planning application discussion currently underway
<b>TOTAL</b>	<b>0.42</b>	<b>0.42</b>	<b>56</b>	<b>56</b>		

**Table 2: Large Sites Of 10 or More Dwellings on Sites of 0.4 Ha and Above With Planning Permission**

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Phoenix Yard, Church St, Atherstone	PAP/2013/0405	02/10/13	0.77	0.69	73	69	U/C	4 completions (previous years)
Kingsbury Hall, Kingsbury	PAP/2008/0482	06/05/09	1.16	0.87	29	29	U/C	
Land rear of 29-41, New Road, Water Orton	PAP/2006/0182	30/11/06	0.71	0.64	31	31	U/C	Ground work underway
Wagstaff Farm, Shustoke	PAP/2009/0592	13/12/10	0.67	0.67	14	14	U/C	
Atherstone Police Station & Magistrates Court	PAP/2010/0374	27/9/12	0.48	0.48	14	0	COM	14 completed
Father Hudson's, Coleshill	PAP/2013/0168	23/8/13	3.13	2.48	113	99	U/C	14 completions
Land at Lister Road, Atherstone	PAP/2012/0598	16/4/13	0.69	0.69	24	15	U/C	9 completions
Whitacre Garden Centre, Nether Whitacre	PAP/2013/0435	12/11/13	1.6	1.6	25	11	U/C	14 completions
Land at Rowland Way, Atherstone	PAP/2013/0449	12/11/13	2.94	2.31	88	65	U/C	23 completions
31 Plough Hill Road, Hartshill	PAP/2011/0527	6/11/13	0.46	0.46	11	11	-	Outline
Land south of Dairy House Farm, Grendon	PAP/2013/0224	25/4/13	3.68	3.68	85	85	-	Outline
Land south of Church Walk, Mancetter	PAP/2013/0582	15/4/14	Inc in care home table 6	Inc in care home table 6	10	10	U/C	(10 bungalows)
Land south of Grendon Road, Polesworth	PAP/2014/0072	10/12/14	6.52	6.52	150	150		Outline



<b>TOTAL</b>			<b>22.81</b>	<b>21.09</b>	<b>667</b>	<b>589</b>		
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**Table 3: Medium Sites Of 10 or More Dwellings on Sites below 0.4 Ha with Planning Permission**

<b>Site Address</b>	<b>Application No</b>	<b>Date of Permission</b>	<b>Gross Site Area (ha)</b>	<b>Net Site Area (ha)</b>	<b>Gross Capacity</b>	<b>Net Capacity</b>	<b>Site Status</b>	<b>Comments</b>
12 Fosters Yard Hotel, Polesworth	PAP/2012/0006	20/02/12	0.15	0.15	12	12		Outline permission
Ex Corley Motors Site off George St, Arley	PAP/2012/0487	27/11/12	0.21	0.21	10	10	N/S	
Arley Working Men's Club, Arley	PAP/2012/0008	20/03/12	0.38	0.38	16	0	COM	16 completed
Land rear of 70-78 New Street, Dordon	PAP/2012/0498	18/12/12	0.30	0.30	11	11	N/S	
32 Parkfield Road, Coleshill	PAP/2012/0192	4/02/13	0.28	0.28	14	0	COM	14 completed
Land at South Street to the rear of Atherstone Garage	PAP/2012/0078	21/11/12	0.30	0.30	36	0	COM	36 completed
Baddesley Ensor Social Club	PAP/2013/0459	19/12/13	0.21	0.21	10	0	COM	10 completed
1-7 Church Walk, Mancetter	PAP/2014/0228	22/8/14	0.29	0.29	20	20	N/S	
Land rear of Barge & Bridge PH, Coleshill Road, Atherstone	PAP/2013/0316	22/1/14	0.1	0.1	11	11	N/S	
<b>TOTAL</b>			<b>2.22</b>	<b>2.22</b>	<b>140</b>	<b>64</b>		

**Table 4: Smaller Sites of 5-9 Dwellings with Planning Permission**

Site Address	Application No	Date of Permission	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
The Bungalow, Coleshill	PAP/2013/0019	12/12/13	0.25	0.23	7	7	N/S	
Land to the rear of 58-82 St Georges Rd, Atherstone	PAP/2012/0470	18/12/12	0.35	0.35	9	0	COM	9 completed
22/24 Park Cottages, Coleshill	PAP/2012/0540	16/01/13	0.17	0.17	7	0	COM	7 completed
Castle Farm, Maxstoke	PAP/2013/0263	3/2/14	0.73	0.73	5	5	N/S	
Poplars Yard, Shuttington	PAP/2013/0071	10/6/13	1.11	1.11	5	5	N/S	
Grendon Boarding Kennels	PAP/2013/0496	29/5/14	1.33	1.33	5	5	N/S	
Land on the west side of the Fox & Dogs, Warton	PAP/2013/0594	15/4/14	0.91	0.91	7	7	N/S	
Land rear of Newton Farm, Newton Regis	PAP/2013/0231	3/5/13	0.33	0.33	7	7		Outline
BEC Engineering Ltd, Atherstone	PAP/2014/0432	12/11/14	0.11	0.11	6	6	N/S	
9 High Street, Hurley	PAP/2014/0523	16/12/14	0.13	0.13	6	6	N/S	
Devereux House, Church Hill, Coleshill	PAP/2015/0021	11/3/15	0.04	0.04	7	7	N/S	
<b>TOTAL</b>			<b>5.46</b>	<b>5.44</b>	<b>71</b>	<b>55</b>		

**Table 5: Small Sites of 1- 4 Dwellings with Planning Permission**

<b>Site Address</b>	<b>Gross Site Area (ha)</b>	<b>Net Site Area (ha)</b>	<b>Gross Capacity</b>	<b>Net Capacity</b>	<b>Comments</b>
There are currently 115 small sites covering North Warwickshire Borough area	17.78	17.75	200	163	37 complete
<b>TOTAL</b>	<b>17.78</b>	<b>17.75</b>	<b>200</b>	<b>163</b>	

**Table 6: Care Home Units since 1 April 2011**

<b>Site Address</b>	<b>Gross Site Area (ha)</b>	<b>Net Site Area (ha)</b>	<b>Gross Capacity (units)</b>	<b>Net Capacity (units)</b>	<b>Comments</b>
There are 7 care home sites since 1 April 2011	7.72	7.72	126	93	2 sites complete – 33 units
<b>TOTAL</b>	<b>7.72</b>	<b>7.72</b>	<b>126</b>	<b>93</b>	

**Table 7: Strategic Housing Sites for Warwickshire's Local Investment Plan up to 31 March 2018**

**Sites for North Warwickshire**

George Street, New Arley	10	Former School, Grendon	56
Applegarth, Austrey	14	Land off Park Road, Coleshill	52
Crisps Farm, Austrey	40	Ambulance Station, A5, Dordon	16
Land east of Holly Lane, Atherstone	92	Ridge Lane, Mancetter	14
Land west of Holly Lane, Atherstone	103	Corley Nurseries, Corley	17
Durno's Nursery, Atherstone	84	Coleshill Road, Ansley Common	77
1-6 Copeland Close, Warton	30	Lister Road, Atherstone (Phase 2)	11
Land at Dunn's Lane, Dordon	27	Grendon Road, Polesworth	40
Orchard Colliery Site, Dordon	112		
Orchard Colliery Site, R/O Simla, A5, Dordon	191		
Land at Laurel Avenue/Common Lane, Dordon	23		
Rear of Sycamore Avenue, Polesworth	15		
<b>TOTAL</b>	<b>1024</b>		

**Table 8: Five Year Housing Supply using SHMA and including sites from the Warwickshire Local Investment Plan (Sedgefield Approach)**

**Housing Dwellings to be delivered to 2029**

		Dwellings Net	Average Dwellings per annum
a)	Housing requirement 2011-2029 (3150 ÷ 18yrs=)	3150	175
	Number of dwellings that should have been built – 1/4/11 – 31/3/15 = 4 years	700	4 x175
b)	Net additions to stock 1/4/11 – 31/3/15 Completions that have already taken place.	455	2011/2012 = 75 2012/2013 = 38 2013/2014 = 119 2014/2015 = 223
c)	Shortfall	245	

Amount required for next five years:

d)	Requirement for 5 years April 2015 - April 2020	<b>875</b>	(175 x 5yrs)
	Plus the shortfall	<b>875 + 245 = 1120</b>	
e)	Plus a 20% flexibility factor	<b>224</b>	
f)	Housing requirement for next five years (d + e)	<b>1344</b>	269

Amount of Housing Land left to find for remaining Plan period

	Housing in the Pipeline (sites already with planning permission or allocated)	<b>1020+ 1024 from LIP sites 2015-2020 = 2044</b>	(of which 93 units are care homes)
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**Five year housing supply 2044/ 269 = 7.6**