

Five Year Housing Supply
As at 31 March 2017

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, proposed allocation sites as well as considering other sites that the Borough Council is confident will come forward. The 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.

2 **Sites with Planning Permission**

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 2017**.
- 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 2017**.
- d) Individually identify all smaller sites, with planning permission, of 5 to 9 dwellings net capacity and their development status at **31 March 2017**.
- e) For sites of 1-4 dwellings, with planning permission, identify the total capacity not started or under construction at **31 March 2017**.
- f) Identify care home units since 1 April 2011 and their development status at **31 March 2017**.

a: Sites identified in North Warwickshire Local Plan 2006

2.2 One site is still available for development. This site is:

Site 1 Britannia Mill, Coleshill Road, Atherstone

Planning application being considered.

(Table 1)

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

2.3 There are twenty four sites which fall within this category giving a gross total of 1130 dwellings. Five of the sites have work in progress. **(Table 2)**

c: 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 119 dwellings. **(Table 3)**

d: Smaller sites of 5-9 dwellings with planning permission

2.5 Twenty one sites fall within this category giving a gross total of 134 dwellings, with an average of 6 dwellings per site. **(Table 4)**

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

2.6 There are one hundred and thirty nine sites within this category, too many to list individually with a gross total of 217 dwellings. (Table 5)

f: Care Homes sites since 1 April 2011

2.7 There are 50 gross units within this category covering 2 sites. (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	0.44	0.44	59	59
2	Large Sites Of 10 Or More Dwellings On Sites Of 0.4 Ha And Above With Planning Permission	42.17	40.45	1130	712
3	Medium Sites Of 10 Or More Dwellings On Sites Below 0.4 Ha	2.25	2.25	119	110
4	Smaller Sites Of 5-9 Dwellings With Planning Permission	6.40	6.40	134	85
5	Small Sites Of 1-4 Dwellings With Planning Permission	20.77	20.73	217	166
6	Care Homes sites since 1 April 2011	1.85	1.85	50	3
	TOTAL	73.88	72.12	1709	1135

The net capacity figure (total commitments) is arrived at by taking the gross capacity minus total completions to date.

The gross capacity figure is taken from the planning application both for full & outline planning permissions.

3 Other Sites

3.1 In addition to the sites with planning consent and saved Local Plan allocations, the Borough Council has looked at sites potentially coming forward which equates to 77.(Table 7)

3.2 The Borough Council has approved for consultation on 3 August 2016 (LDF Sub-Committee) a draft Local Plan. This Plan brings together the adopted Core Strategy, the draft Site Allocations Plan, the Draft Development Management Plan & updates them where necessary. The emerging Plan has housing sites which the Council is confident will be delivered in part or in full during the next 5 years. These have therefore been added to the list of sites making up the 5 year housing table. Table 8 lists the sites.

The delivery potential of these sites has been assessed as a “net” based on the following calculation:

- A density of 30 dwellings per hectare calculated at 60% net for sites over 150 units and 70% net for sites less than 150 units.

The only situation where this calculation has not been applied is where there are current planning applications submitted on the site allocated. The specific numbers will have been taken from the planning application submitted.

Figure 2:-Sites potentially coming forward:

Table		Net
7	Sites potentially coming forward not covered in tables 1-6 above	77

Figure 3: Draft Local Plan Allocated Sites:

Table		Net
8	Proposed allocation sites not covered in tables 1-6 above	761

Figure 4: Five Year Housing Supply

Table	Title	Five Year Housing Figure with 5% flexibility factor
9	Five Year Housing Supply using SHMA, allocated sites in the draft local plan & sites potentially coming forward (Sedgefield Approach)	5.1

4 Conclusion

- 4.1 A number of planning applications are coming forward including the proposed allocations. It is reasonable to expect that all of these sites covered in table 7 & 8 above will come forward over the next five years. 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 5.1 five year supply with a 5% flexibility factor. **(Table 9)**

Table 1: Adopted Local Plan - Land Allocation and Proposals

Site Address	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Site Status	Comments
Britannia Mill, Coleshill Road, Atherstone	0.44	0.44	59	59	-	Planning application under consideration
TOTAL	0.44	0.44	59	59		

Table 2: Large Sites Of 10 or More Dwellings on Sites of 0.4 Ha and Above With Planning Permission (new sites in red)

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
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	37	0	COM	SITE COMPLETE
Wagstaff Farm, Shustoke	PAP/2009/0592	13/12/10	0.67	0.67	14	14	U/C	
Applegarth & Norton Hill, Austrey	PAP/2014/0157	28/7/15	0.79	0.79	14	14	N/S	OUTLINE
Father Hudson's, Coleshill The gross capacity figure includes a 39 flat retirement complex developed by McCarthy & Stone	PAP/2013/0168	23/8/13	3.13	2.48	113	0	COM	SITE COMPLETE
Land at Lister Road, Atherstone	PAP/2012/0598	16/4/13	0.69	0.69	24	0	COM	SITE COMPLETE
Land at Rowland Way, Atherstone	PAP/2013/0449	04/09/13	2.94	2.31	88	0	COM	SITE COMPLETE
31 Plough Hill Road, Hartshill	PAP/2015/0699	12/9/16	0.46	0.46	11	11	N/S	
Land south of Dairy House Farm, Grendon	PAP/2013/0224	25/4/13	3.68	3.68	85	0	COM	SITE COMPLETE
Land south of Church Walk, Mancetter	PAP/2013/0582	15/4/14	1.11	1.11	10	0	COM	THIS RELATES TO 10 BUNGALOWS. CARE HOME ELEMENT

								SHOWN IN TABLE 6
Land south of Grendon Road, Polesworth	PAP/2014/0072	10/12/14	6.52	6.52	143	100	U/C	43 COMPLETIONS FROM 1/4/16 – 31/3/17
Crisp Farm, Austrey	PAP/2014/0569	10/8/15	3.18	3.18	40	40	N/S	OUTLINE
Shortwoods Day Centre, Dordon	PAP/2015/0383	22/9/15	0.44	0.44	21	21	N/S	
Corley Nurseries, Corley	PAP/2015/0655	16/11/15	0.74	0.74	17	17	U/C	
Land to the north of Overwoods Road, Hockley	PAP/2014/0181	24/11/15	3.57	3.57	88	88	N/S	OUTLINE
Dordon Ambulance Station, Dordon	PAP/2015/0478	9/2/16	0.58	0.58	14	0	COM	SITE COMPLETE AFFORDABLE HOUSING
Land south of Berry House, Gypsy Lane, Dordon	PAP/2015/0745	7/7/16	0.49	0.49	14	14	N/S	
Land at Manor Farm, Austrey Lane, Newton Regis	PAP/2016/0266	12/7/16	0.79	0.79	14	14		OUTLINE
Durnos Nursery, Atherstone	PAP/2014/0540	Pending	3.66	3.66	121	121		
Grimstock Hill, Coleshill	PAP/2015/0584	8/11/16	1.23	1.23	24	24		OUTLINE
Land rear of Village Hall, Ansley	PAP/2015/0692	18/11/16	1.15	1.15	34	34	N/S	
Land north of Manor Barns, Austrey	PAP/2015/0350	14/11/16	0.56	0.56	23	23	U/C	WON AT APPEAL
Land north of Nuthurst Crescent, Ansley	PAP/2015/0370	13/11/16	3.15	3.15	79	79		OUTLINE

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TOTAL			42.17	40.45	1130	712		
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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
The Headlands, Austrey	PAP/2016/0251	22/8/16	0.39	0.39	10	10	N/S	
1-7 Church Walk, Mancetter	PAP/2014/0228	22/8/14	0.29	0.29	20	20	U/C	4 DEMOLITIONS
Land at Delves Farm, Boulters Lane, Wood End	PAP/2014/0322	18/6/15	0.18	0.18	12	7	U/C	5 COMPLETIONS FROM 1/4/16 – 31/3/17
Chapel End Social Club	PAP/2014/0404	16/6/15	0.22	0.22	13	13	N/S	
Croft Mead Business Centre, Ansley	PAP/2016/0519	7/2/17	0.21	0.21	10	10	N/S	
Bridge House, Atherstone	PAP/2013/0104	12/4/11	0.17	0.17	21	17	U/C	4 COMPLETIONS FROM 1/4/16-31/3/17
Land to the rear of 6 Moorbrooke, Hartshill	PAP/2016/0318	9/10/16	0.24	0.24	10	10	N/S	
5 Fairfields Hill, Polesworth	PAP/2015/0634	15/6/16	0.38	0.38	10	10	N/S	OUTLINE
Atherstone College, Ratcliffe Road, Atherstone	PAP/2015/0680	28/6/16	0.17	0.17	13	13	N/S	OUTLINE
TOTAL			2.25	2.25	119	110		

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
Hatters Arms, Warton	PAP/2015/0040	17/7/15	0.09	0.09	7	7	N/S	
Warwick House, Atherstone	PAP/2015/0360	21/7/15	0.12	0.12	8	0	COM	SITE COMPLETE
Castle Farm, Maxstoke	PAP/2013/0263	3/2/14	0.73	0.73	5	5	N/S	
Grendon Boarding Kennels	PAP/2017/0035	23/5/17	1.33	1.33	5	5	N/S	FOR SALE
Land on the west side of the Fox & Dogs, Warton	PAP/2013/0594	15/4/14	0.91	0.91	7	0	COM	SITE COMPLETE
Land east of Firtree Cottage, Newton Regis	PAP/2013/0231	3/5/13	0.33	0.33	9	0	COM	SITE COMPLETE
BEC Engineering Ltd, Atherstone	PAP/2016/0097	PENDING	0.11	0.11	6	6	N/S	
9 High Street, Hurley	PAP/2014/0523	16/12/14	0.13	0.13	5	0	COM	SITE COMPLETE
Devereux House, Coleshill	PAP/2015/0021	11/3/15	0.04	0.04	7	7	U/C	
The Paddock, Ansley	PAP/2015/0712	4/6/15	0.26	0.26	8	0	COM	SITE COMPLETE
Land adj to Lodge Cottages, Polesworth	PAP/2015/0547	28/10/15	0.10	0.10	5	5	N/S	OUTLINE
Holly Bank Farm, Austrey	PAP/2015/0144	12/4/16	0.07	0.07	5	0	COM	SITE COMPLETE

Chapel House, Dunns Lane, Dordon	PAP/2015/0215	5/8/16	0.25	0.25	8	8	N/S	
Land rear of Barge & Bridge PH, Coleshill Road, Atherstone	PAP/2013/0316	22/1/14	0.10	0.10	9	9	U/C	
Mythe Bridge Farm, Atherstone	PAP/2014/0597	20/3/15	0.23	0.23	5	5	N/S	
The Angel Inn, Atherstone	PAP/2015/0110	7/4/16	0.10	0.10	7	7	N/S	
49 High St, Polesworth	PAP/2016/0497	17/1/17	0.00	0.00	5	5		OUTLINE
L S Court, Fillongley	PAP/2015/0502	5/1/17	0.94	0.94	5	5		OUTLINE
Clinic & Welfare Centre, Kingsbury	PAP/2016/0368	26/7/16	0.16	0.16	6	6	N/S	
Ashleigh, Coventry Road, Fillongley	PAP/2015/0687	29/7/16	0.32	0.32	5	5	N/S	
20 Coleshill Road, Atherstone	PAP/2014/0249	1/9/14	0.08	0.08	7	0	COM	SITE COMPLETE
TOTAL			6.40	6.40	134	85		

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

Site Address	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity	Net Capacity	Comments
There are currently 139 small sites covering North Warwickshire Borough area	20.77	20.73	217	166	51 completions between 1/4/16 – 31/3/17

TOTAL	20.77	20.73	217	166	
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Table 6: Care Home Units since 1 April 2011

Site Address	Gross Site Area (ha)	Net Site Area (ha)	Gross Capacity (units)	Net Capacity (units)	Comments
There are 2 care home sites – Land south of Church Walk, Mancetter & Yew Tree Cottage, Whitacre Heath	1.85	1.85	50	3	Land south of Church Walk, Mancetter is now complete Net capacity is based on the 2/3 calculation as detailed in paragraph 1.1 $5/3 * 2 = 3$
TOTAL	1.85	1.85	50	3	

Table 7: Sites potentially coming forward:

Site	Number of dwellings
Land rear of 1 – 6 Copeland Close, Warton	30
Trinity Close, Warton	10
Ridge Lane	6
Land south of 1 – 7 The Beeches, Laurel Avenue, Polesworth	31
TOTAL	77

Table 8: Draft Local Plan Allocated Sites

Site	Number of dwellings
Holly Lane, Atherstone	150
Coleshill Road, Ansley Common	72
Blythways, Coleshill	27
Land west of Woodpack Farm, Polesworth	32
Land at Windridge, Dunns Lane, Dordon	9
Former Sparrowdale School, Grendon	39
Former recycling site, Grendon	5
Land between Church Road, & Nuneaton Road, Hartshill	100
Land north of Orton Road, Warton	72
Former Polesworth Learning Centre, High St, Polesworth	14
Land north of Grendon Community Hall, Boot Hill, Grendon	7
Land south of Shuttington Village Hall, Shuttington	24
Leisure Centre site, Coleshill	10
Land west of Robey's Lane, adjacent Tamworth	200
TOTAL	761

Table 9: Five Year Housing Supply using SHMA (Sedgefield Approach)

Housing Dwellings to be delivered to 2031

		Dwellings Net	Average Dwellings per annum
a)	Housing requirement 2011-2031 (5280 ÷ 20yrs=)	5280	264
b)	Number of dwellings that should have been built – 1/4/11 – 31/3/17 = 6 years	1584	6 x 264
c)	Net additions to stock 1/4/11 – 31/3/17 Net completions that have already taken place.	1069	2011/2012 = 75 2012/2013 = 38 2013/2014 = 119 2014/2015 = 223 2015/2016 = 251 2016/2017 = 363
d)	Shortfall	515	

Amount required for next five years:

e)	Requirement for 5 years April 2017 - April 2022	1320	(264 x 5yrs)
f)	Plus the shortfall (d+e)	515 = 1835	1320+515
g)	Plus a 5% flexibility factor	92	(1835*5%)
hf)	Housing requirement for next five years (f+g)	1927	1927/5=385

	Sites potentially coming forward	77	
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Amount of Housing Land left to find for remaining Plan period

	Housing in the Pipeline = 1135(sites already with planning permission) allocated sites in the draft local plan = 761, sites potentially coming forward = 77 Total = 1973	1973	
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Five year housing supply 1973/385 = 5.1