



**Tamworth Borough Council  
Five year housing land supply  
2019 to 2024**

### Need for a five year housing land supply

The latest version of the National Planning Policy Framework (NPPF) was published in 2019 and sets out the Government’s planning policies for England and how these are expected to be applied.

Paragraph 73 states that local planning authorities should ‘*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirement set out in adopted strategic policies*’ (the five year supply).

### The five year supply calculation

Local Plan Requirement:	177	dpa is	885	over 5 years
Plan period deficit	130			
5% buffer	51			
Total requirement	1066	or	213	dpa
Extant permitted units (commenced sites)	718			
Extant permitted units (uncommenced sites)	1018			
Historic lapse rate	10%			
Projected Local Plan sites (not yet permitted)	116			
Windfall allowance (2 years)	76			
Total supply	1826			
Net supply (surplus or deficit)	760			
Number of years supply	8.6			

### Methodology

The following information sets out the methodology used to calculate the five year supply.

Note: For average read mean unless otherwise stated.

### Housing requirement

The total housing requirement is calculated as the sum of the Local Plan requirement for the next five years and the deficit of delivery over the plan period to date (2006 –

2018) with an additional buffer applied to ensure choice and competition in the market for land.

As the current adopted Local Plan is less than five years old, the housing requirement used for this calculation is that set out in the adopted Local Plan and not a calculation using the standard method set out in national planning guidance.

The adopted Local Plan identifies an Objectively Assessed Housing Need for Tamworth of 6,250 additional dwellings between 2006 and 2031. There is insufficient land within Tamworth to meet the whole of the need and so the Plan sets a minimum target of 4,425 additional dwellings to be delivered within the borough with the remaining 1,825 to be delivered in neighbouring authority areas.

Aiming to provide at least 4,425 dwellings over the Plan period leads to a minimum target of 177 dwellings per year to be provided within Tamworth. On this basis, by the end of 2018/19, at least 2,301 additional dwellings should have been provided within Tamworth. In that time only 2,171 additional dwellings have been provided leading to a delivery deficit of 130 dwellings. This figure has been added to the minimum requirement for the next five years (885) to give a basic requirement of 1,066 additional dwellings by the end of 2023/24.

Paragraph 73 of the NPPF (2019) states that an additional buffer of 5% should be added to the requirement, moved forward from later in the plan period, to ensure choice and competition in the market for land. The NPPF goes on to state that where there has been significant under delivery of housing over the previous three years, the buffer should be set at 20% to achieve the prospect of achieving the planned supply.

As of November 2018, this under delivery is measured against the Housing Delivery Test and the 20% buffer is triggered when delivery falls below 85%. The 2018 Housing Delivery Test measurement (published by MHCLG) puts Tamworth's delivery rate at 86% and so the 20% buffer requirement is not triggered. A 5% buffer has therefore been applied to the requirement.

2019 – 2024 total requirement

Adopted Local Plan annual requirement: 177

Five year Local Plan requirement: 885

Plan period deficit of delivery since 2006 (using adopted Local Plan requirement):  
130

Requirement: 1,015

**Total requirement with 5% buffer applied: 1,066**

## **Housing Supply**

The housing supply is the total number of units anticipated to be built within the next five years. This includes extant permissions that have yet to commence, uncompleted units on sites currently under development and an allowance for windfall sites. A lapse rate is also applied to take account of extant permissions that may never be commenced.

### Lapse rate

A lapse rate of 10% has been applied to extant permissions where the development has not yet commenced. This figure is based on the number of dwellings granted permission between 01 April 2006 and 31 March 2016 where the planning permission subsequently lapsed. The calculation does not take account of developments where permission was granted after 31 March 2016 as the majority of those permissions should still be within their three year commencement period.

Taking the total number of dwellings where permission has lapsed as a percentage of the total number of dwellings permitted during that period, the lapse rate would be approximately 8.5%. However, taking an average of the percentage lapse rate for each of the ten years gives a rate of approximately 11.5%. It was therefore considered that applying a 10% lapse rate would be appropriate to avoid underestimating the number.

### Commenced developments

Where development has already been commenced and not yet completed, the remaining number of dwellings expected to be completed in the next five years have been included in the calculation. The lapse rate has not been applied to these dwellings as it was considered that, once the development has commenced, the chance of the permitted number of units not being completed is significantly reduced.

### Local Plan sites

The Local Plan sites included in the calculation are those which do not currently have planning permission but where development is anticipated to commence within the five year period. This information comes from discussions with landowners and developers.

The only exceptions to this are the golf course and Dunstall Lane sustainable urban extension sites which have outline consent for the entire site but approved reserved matters for only parts of the development. It was not considered appropriate to include the remaining dwellings as uncommenced extant permissions, and therefore apply the 10% lapse rate, as this would significantly affect the supply figure when the probability of those developments not being fully completed is currently considered to be low.

The phases of the two developments with reserved matters approval have been included in the commenced sites part of the supply calculation. The remaining dwellings with outline approval have been included in the local plan sites figure where appropriate.

#### Windfall sites

The windfall rate has been calculated based on planning permissions granted between 01 May 2006 and 31 March 2019. The rate only takes into account small windfall sites (developments of fewer than 10 dwellings) as these are considered to come forward on a more consistent basis than larger windfall developments.

The average number of dwellings permitted on small windfall sites each year over the 13 year period was 42 dwellings. As this figure is based on dwellings permitted over the period, not completions, the same 10% lapse rate has been applied as for extant permissions. Applying the 10% lapse rate gives a windfall allowance figure of 38 dwellings per year.

As many of the extant permissions included in the calculation are also windfall sites, it would not be appropriate to include five years of windfall allowance as this could result in double counting of some developments. To ensure there is no double counting of extant permissions, the figure is only included for years four and five, when current extant permissions would have either commenced or lapsed.

#### 2019 – 2024 total supply

Extant permitted units (commenced sites): 718  
Extant permitted units (uncommenced sites): 1018  
Historic lapse rate: 10%  
Projected Local Plan sites (not yet permitted): 116  
Windfall allowance (2 years only): 76

**Total supply: 1,826**

#### **Five year supply calculation**

Taking into account the total requirement and total supply as identified above, the five year supply is expressed as a number of years calculated as follows:

Total supply / (total requirement/5)

This equates to the total anticipated supply of housing over the five year period, divided by the number of units required per year over the five year period.

**1826 / 213 = 8.6 years supply**