This report has been produced by Wolverhampton CC on behalf of the 7 Metropolitan Authorities and Telford as an input to the Phase Two Revision of the WMRSS. The report was formally received by the West Midlands Planning and Transportation Sub-Committee on 24th November 2006.

The West Midlands Regional Assembly (WMRA) has adopted the report as background evidence to support the consultation on Strategic Options as part of the Phase Two Revision. Whilst the WMRA believes the findings represent a reasonable picture of the situation in the Region, it does not however accept any responsibility for any direct or indirect loss or damage or other consequences arising from the use of the information supplied.

REGIONAL HOUSING LAND AND URBAN CAPACITY STUDY

REFRESH

BIRMINGHAM, THE BLACK COUNTRY, COVENTRY, SOLIHULL, AND TELFORD & WREKIN

November 2006

ANALYSIS REPORT

This report has been produced by Wolverhampton CC on behalf of the 7 Metropolitan Authorities and Telford as an input to the Phase Two Revision of the WMRSS.

CONTENTS

EXECUTIVE SUMMARY

The main findings of the 2006 Housing Land and Urban Capacity Study Refresh are summarised below.

- The refresh covers the West Midlands Metropolitan area (Birmingham, the Black Country, Coventry and Solihull) and Telford & Wrekin, to reflect the important role of Telford as a sub-regional focus for longer term strategic housing development.

GROSS CAPACITY

- A gross capacity of 260,700 dwellings has been identified for the period 2001-2026. An additional 11,700 has been identified from potential density increases, the majority relating to committed supply, resulting in a maximum potential gross capacity of 272,400.

- The gross capacity of the refresh area has increased by 16,900 dwellings (7%) between the 2004 and 2006 Housing Capacity Studies. However, this masks considerable variations. The capacity of Telford & Wrekin has increased by 41% (10,900), whereas the capacity of Coventry has dropped by 39% (15,900), in both cases following completion of a detailed Housing Capacity Study. Sandwell's capacity has also increased by a significant 26% (7,000) following completion of the Black Country Study and the capacity of the Black Country as a whole has increased by 15%.

- In the Metropolitan Area, a gross capacity of 187,600 dwellings has been identified for the period 2001-21, compared with the overall RSS Table 1 minima target of 140,700 dwellings. Following adjustment to take account of additional demolitions, this represents an additional supply of 30,000 dwellings. In Telford & Wrekin, the RSS Table 1 target is a maxima. For Telford & Wrekin, 16,300 of gross capacity has no specified time period. If this is excluded from gross capacity, the maxima target is met almost exactly.

COMPARISON WITH RSS OPTIONS

- **Following completion of the 2006 study, RSS Phase 2 Review Consultation Option 2 housing figures were amended for the Metropolitan authorities to mirror gross capacity 2001-26. Option 3 housing figures for all Metropolitan authorities except Coventry were amended to reflect Option 2 plus a pro rata increase in line with Option 2 proportions.**

- Demolition estimates for the period 2001-26 have reduced by 15,300 overall since the 2004 Study. This masks considerable variations. The Birmingham demolition estimate has been reduced by 10,800, and the Coventry estimate by 4,000. However, the Solihull demolition estimate has increased by 2,200.

- RSS Phase 2 Review Consultation Options 2 and 3 include an allowance for one-for-one demolition replacements (plus a 3% vacancy rate) based on 2004 Study demolition estimates. Therefore, the Preferred Option will need to take these changes into account. **Comparing the adjusted Option 3 with the gross capacity identified in the 2006 Study (Table 3), there is a 21,300 under-supply in the refresh area.**

NET CAPACITY

- A net capacity of 188,400 dwellings has been identified for the period 2001-26. This takes into account loss of dwellings through demolitions and conversion losses, but also increases in capacity due to better use of housing stock.

COMMITMENTS

- Of the gross capacity identified, 15% is already built, 17% has planning permission, 9% is allocated in an adopted or draft plan or otherwise committed, and the remaining 59% (154,000 dwellings) is expected to be found from other potential sources.

SOURCES OF SUPPLY

- The most important named potential source of supply is the redevelopment of housing sites (59,000 - 38%), with redevelopment of existing employment land coming second (39,800 - 26%) and gross conversions third (6%).

- Because of an overall drop in the demolitions estimate of 15,300 and a two year reduction in the time period over which it is calculated (i.e. from 2004-26 to 2006-26), capacity on redevelopment of housing demolition sites has dropped by 23% since the 2004 study.

- Potential capacity from the re-use of existing employment sites over the period to 2026 has increased slightly by 1,400 dwellings since the 2004 study, despite a two year reduction in the time period. The capacity from this source has reduced significantly in Coventry. However, it has increased by 9,100 in the Black Country to 28,500 dwellings as a result of housing capacity study work carried out as part of RSS Review Phase 1: The Black Country Study. This will involve the redevelopment of, on average, 32 hectares of employment land per annum in the Black Country for housing, as part of wider mixed use schemes, to be phased as set out in the Black Country Core Strategy. One third of this capacity is located in Sandwell and one quarter in Wolverhampton. In comparison, the forecast loss for Birmingham amounts to only 4.5 ha per annum.

- It is important to note that Black Country figures for redevelopment of existing employment land quoted in the 2006 study are not directly comparable to those quoted in The Black Country Study Report – Technical

Executive Summary for "public transport corridors". These figures include an unspecified level of commitments, exclude employment sites in and around Strategic Centres, and also cover a longer time period (up to 2031). In addition, returns for the 2006 study have assumed a 5 year time lag between existing employment site release and redevelopment for sites in Dudley and Sandwell, and individual site data has been updated since completion of the Black Country Study Housing Capacity Study.

DENSITIES

- The average net density of completions to date is highest in Wolverhampton (54 dph) and Birmingham (50 dph) and lowest in Telford and Wrekin (21 dph). Average densities are predicted to rise over the next 20 years to 50 - 60 dph in all areas, with the exception of Telford and Wrekin (30 - 37 dph), although this excludes almost half of gross capacity predicted to come forward from unidentified sources 2006-26. Densities are predicted to be highest on former employment sites (60–75 dph) and lowest on redevelopment of housing sites (30-55 dph).

PREVIOUSLY-DEVELOPED VS GREENFIELD

- 90% of potential gross capacity 2006-26 is on previously developed land. Of the 18,200 potential capacity identified on greenfield land, 80% falls within the urban areas of Telford & Wrekin (defined as Telford and Newport), and most of this is predicted to come forward from unidentified sources 2006-26. Half of the remaining 3,700 is accounted for by adopted and draft plan allocations within the Metropolitan Area.

MAJOR URBAN AREA

- 83% of potential gross capacity 2006-26 falls within the Major Urban Area. Of the 29,100 capacity identified outside the Major Urban Area, 98% is located in Telford & Wrekin. 90% of Telford & Wrekin's gross capacity is located within the urban area of Telford.

REPLACEMENT RATES

- Approximate replacement rates for housing redevelopment sites average 1:1 across the refresh area – which is the RSS assumed replacement rate. However, this rate varies from 0.8:1 in the Black Country to 1.7:1 in Coventry and Solihull.

PART I – BACKGROUND AND METHODOLOGY

1.0 BACKGROUND

1.1 Three full Regional Housing Land and Urban Capacity Studies have taken place in the West Midlands Region. The first study was conducted in 2000 as part of the preparation of the draft Regional Planning Guidance. Following an assessment of that study, a second housing land and urban capacity study was undertaken in 2001. The results from these contributed to the development of the housing proposals in RSS, particularly Policy CF3.

1.2 Building on the successes of the 2001 study and progressing it in line with national and regional guidance, a third Housing Land and Urban Capacity Study was conducted in 2004. The purpose of this study was to inform the partial review of RSS and further debate on the Regional Housing Strategy.

1.3 However, as part of the preparation and evidence gathering necessary for the RSS Phase 2 Revision, the Regional Planning Body identified a need for an additional partial refresh of the 2004 Study for the City Region Area, which comprises the West Midlands metropolitan area (Birmingham, Dudley, Sandwell, Walsall, Wolverhampton, Coventry and Solihull) and Telford & Wrekin, for reasons outlined below.

1.4 Since the 2004 Study was produced there have been a number of important national and regional developments. The Government's response to the Barker Review has outlined a series of commitments to address the increasing demand for housing from an increasing and ageing population and the highest house price increase in Europe. One of these commitments is to increase the rate of house-building nationally to 200,000 per year by 2016. It is also an aim to make planning more responsive to housing needs by ensuring that regional and local plans set out measures to release more land for housing, while at the same time guarding against urban sprawl.

1.5 As part of it's response to the Barker Review, the Government announced the New Growth Points Initiative to deliver additional homes in sustainable growth points, delivered through town centre redevelopment, increasing densities, the use of brownfield land and sustainable urban extensions. However, growth proposals should also be compatible with RSS and statutory planning procedures and realistic in terms of supporting infrastructure.

1.6 During March 2006, the Government published its new household projections, showing a projected increase in households nationally from 20.9m in 2003 to 25.7m in 2026, an increase of 209,00 households per year of which 150,000 are likely to be single person households. For the West Midlands Region, the average annual growth in households is now projected to be 17,800 per annum. The RPB has calculated the effect of the new projections on the housing requirements to be taken on board in the Phase 2 Revision work and have identified a crude estimate of 575,000 new dwellings required 2001-2026. This will require a build rate of approximately 23,000 dwellings per annum across the Region.

1.7 The West Midlands City Region has developed a response to the Government's recent policies for sustainable communities and housing growth, through the City Region Development Plan (CRDP). The aim of the CRDP is to create sustainable housing markets by accelerating population growth to facilitate a growth in household numbers. The CRDP will give priority to development within core urban regeneration areas, involving accelerating the rate of house-building and stock renewal. This growth agenda will require a significant change in the pattern of land uses, particularly through the redevelopment of old and underused industrial areas. The Black Country are already promoting this transformational change through the Black Country Study and RSS Phase 1. In addition, the CRDP has stated that key investment and renewal activity will be concentrated in the regeneration areas of East Birmingham and North Solihull (the Eastern Corridor); south-west Birmingham; North-West Birmingham and Sandwell (HMRA); North Coventry, the Black Country and Telford.

1.8 The urban renaissance strategy set out in RSS Policy CF3 is to progressively concentrate new housing development within the Major Urban Areas (MUA's). The MUA's cover a large proportion of the West Midlands metropolitan area and Stoke-on-Trent. The robustness of the current RSS strategy will therefore depend to a great extent upon the ability of the West Midlands metropolitan area to meet the challenge of the new household projections. In this context, it is also important to explore the capacity of Telford and Wrekin to reflect the important role of Telford as a sub-regional focus for longer term strategic housing development as set out in Policy CF2. The recent City Region Development Plan work and Black Country Study technical work also provide a context to re-evaluate the housing capacity of the City Region area.

2.0 METHODOLOGY

2.1 During August 2006, all local authorities in the West Midlands metropolitan area (Birmingham, the Black Country, Coventry and Solihull) and Telford & Wrekin were asked to complete a questionnaire. Responses related to a base date of April 2006. The covering letter, guidance notes and questionnaire sent out are attached as Appendices 1, 2 and 3 to this report.

2.2 The questionnaire asked local authorities to make estimates of potential supply available from a number of different sources, by whether this supply was expected to come from previously developed land or greenfield sites, by whether it was likely to be within urban or rural areas and whether it would be within or outside the Major Urban Areas as defined in RSS. Site based work could be used wherever possible but the emphasis of the work was intended to be on producing realistic overall estimates over a 25 year period rather than restricting coverage to sites which could be identified at April 2006 by authorities who were sufficiently well advanced in preparing urban capacity studies.

2.3 The definitions used in the study generally follow those set out in PPG3. Within the West Midlands Region, however, there is one significant issue, relating to the definition of 'previously developed' land in Telford & Wrekin where a large potential capacity is available on land which was reclaimed by the former New Town Development Corporation, over 20 years ago, for long term development, but which, under the definitions set out in PPG3 is assumed to be greenfield development. Telford & Wrekin Council, supported by the RPB take the view that these sites should be considered to be previously developed land and this capacity has been included as such in the tables throughout this report.

2.4 Because many of the figures contained in the returns are estimates rather than site based capacity, it was not considered appropriate to ask about 'undiscounted' capacity. Instead, local authorities were asked to indicate levels of 'discounted' capacity, thus leaving each authority free to consider strategic market issues, infrastructure constraints, etc. on the bases of their local knowledge. It will be the responsibility of individual local authorities to discuss the returns for their areas, if necessary, in subsequent work.

2.5 The questionnaire considered capacity from the sources set out below. It was felt to be important that local authorities had the opportunity to include all potential sources of supply and not to constrain estimates at this stage by artificially restricting the sources of potential supply. Local authorities were asked to consider capacity sequentially through a list of questions, never including capacity in response to a later question that had already been included in response to an earlier question. Local authorities were asked to provide separate estimates for each category for the periods 2006-2011, 2011-2021 and 2021-2026.

2.6 The categories covered were:

(i) Capacity expected to be found from the redevelopment of housing demolition sites;

(ii) Capacity expected from conversions of both former residential and non-residential buildings;

(iii) Capacity expected to be found from new build completions on derelict, vacant and under-used land;

(iv) Capacity expected to be found from redevelopment of existing employment sites;

(v) Capacity expected to be found from windfall sites, not included elsewhere

(vi) Additional capacity which might be found from making more efficient use of the existing housing stock, i.e. bringing vacant stock back into use or by reducing the time when stock remains vacant. This question includes any reduction in vacancies expected to arise from future demolitions.

(vii) A residual category of capacity from any other sources that have not been included in any of the categories of potential supply included above. Local authorities were asked to explain the source and rationale for including any capacity within this category.

(viii) Consideration of whether there is any additional capacity on land that is constrained but which could be released with intervention

2.7 Where relevant, authorities were asked about the assumptions they had made on average densities and whether there was any potential to increase these densities further. Responses to these questions have provided a transparent record of individual authorities' judgements on density issues.

2.8 The questionnaire also asked for updated demolition estimates. Households needing to be re-housed from demolished stock are considered as part of the housing demand estimates in any housing demand / supply analysis for RSS.

2.9 The study had a 100% response rate and is considered robust. An analysis of the results does however show that different local authorities assigned capacity to the various sources of supply slightly differently. Therefore, the study is best considered as a whole rather than a sum of its parts.

3.0 CHANGES SINCE THE 2004 STUDY

3.1 When completing the questionnaire, local authorities were asked to ensure that their answers reflected the Government's objectives as set out below:

The Barker Review
- increase the rate of house building
- release more land for housing development

New Growth Points Initiative
- deliver additional homes in sustainable growth points
- redevelopment of town centres
- increasing densities
- assess the impact and capacity of sustainable urban extensions
- be realistic in terms of supporting infrastructure

City Region Development Plan

- development within Core Regeneration Areas of East Birmingham and North Solihull (the Eastern Corridor), South-West Birmingham, North-West Birmingham and Sandwell HMRA, North Coventry, the Black Country and Telford.
- accelerating the rate of house-building and stock renewal
- the transformation of old and under-used industrial areas

3.2 There have been a small number of changes to the questionnaire since the 2004 study which should be noted. These are as follows:

- The questions relating to potential capacity from existing employment land have been amended to reflect the growing importance of this source of capacity and the potential for higher densities in sustainable locations. A question regarding the amount of land (gross developable hectares) to be redeveloped from this source has also been added.

- The capacity from the redevelopment of housing sites now includes the potential capacity achievable from the intensification of existing housing areas where demolition has taken place, for consistency when calculating replacement rates. For the 2004 study, the capacity from this source excluded small sites of less than 10 dwellings.

- Local authorities were asked to ensure that the density assumptions should reflect current Government thinking and were prompted to ensure that density figures quoted were net, not gross.

PART II – RESULTS AND ANALYSIS

1.0 INTRODUCTION

1.1 The key results of the questionnaire survey are set out in a Technical Appendix to this report, produced as a separate document. This section sets out a summary and analysis of these results.

2.0 GROSS CAPACITY

2.1 A gross capacity of 260,700 dwellings has been identified for the refresh area for the period 2001-2026. An additional 11,700 has been identified from potential density increases, the majority relating to committed supply, resulting in a maximum potential gross capacity of 272,400. This potential density increase figure is not, however, included in the subsequent analysis unless otherwise stated.

2.2 The gross capacity of the refresh area has increased by 16,900 dwellings (7%) between the 2004 and 2006 Housing Capacity Studies. However, this masks considerable variations. The capacity of Telford & Wrekin has increased by 41% (10,900), whereas the capacity of Coventry has dropped by 39% (15,900), in both cases following completion of a detailed Urban Capacity Study. Sandwell's capacity has also increased by a significant 26% (7,000) following completion of the Black Country Study and the capacity of the Black Country as a whole has increased by 15%.

2.3 In the Metropolitan Area, a gross capacity of 187,600 dwellings has been identified for the period 2001-21, compared with the overall RSS Table 1 minima target of 140,700 dwellings. Following adjustment to take account of additional demolitions, this represents an additional supply of 30,000 dwellings. In Telford & Wrekin, the RSS Table 1 target is a maxima. For Telford & Wrekin, 16,300 of gross capacity has no specified time period. If this is excluded from gross capacity, the maxima target is met almost exactly.

3.0 COMPARISON WITH RSS PHASE 2 OPTIONS

3.1 Following completion of the 2006 study, RSS Phase 2 Review Consultation Option 2 housing figures were amended for Metropolitan authorities to mirror gross capacity 2001-26. Option 3 housing figures for all Metropolitan authorities except Coventry were amended to reflect Option 2 plus a pro rata increase in line with Option 2 proportions.

3.2 There is an overall difference of 15,400 between the 2004 Study and the 2006 Study demolition estimates. This masks considerable variations. The Birmingham demolition estimate has been reduced by 10,800, and the Coventry estimate by 4,000. However, the Solihull demolition estimate has increased by 2,200.

3.3 RSS Phase 2 Review Consultation Options 2 and 3 include an allowance for one-for-one demolition replacements (plus a 3% vacancy rate) based on 2004 Study demolition estimates. Therefore, the Preferred Option will need to take these changes in demolition estimates into account. Comparing the adjusted Option 2 with the gross capacity identified in the 2006 Study (Table 3 of the Technical Appendix), there is a 22,500 over-supply in the refresh area (7,900 of which is in Telford & Wrekin). However, comparing the adjusted Option 3 with the gross capacity identified in the 2006 Study (Table 3), there is a 21,300 under-supply.

4.0 NET CAPACITY

4.1 A net capacity of 188,400 dwellings has been identified for the period 2001-26. This takes into account loss of dwellings through demolitions and conversion losses, but also increases in capacity due to better use of housing stock.

5.0 COMPLETIONS AND COMMITMENTS

5.1 Of the gross capacity identified, 15% is already built, 17% has planning permission, 9% is allocated in an adopted or draft plan or otherwise committed, and the remaining 59% (154,000 dwellings) is expected to be found from other potential sources.

6.0 POTENTIAL CAPACITY - SOURCES OF SUPPLY

6.1 Table 5 of the Technical Appendix sets out the contribution of different sources of supply towards the overall supply. The source of supply against which a particular capacity has been recorded will be dependant on the stage that has been reached, in any particular authority, in the development plan process. For example, derelict or underused sites that had been included in a draft local plan would be recorded as part of the latter category rather than the former.

6.2 The most important named potential source of supply 2006-26 is the redevelopment of housing demolition sites (59,000 - 38%), with redevelopment of existing employment land coming second (39,800 - 26%) and gross conversions third (6%).

Redevelopment of Housing Demolition Sites

6.3 The large potential capacity from redevelopment of housing demolition sites is consistent with the estimated pattern of demolitions across the refresh area and reflects the aspirations of the Pathfinder area and other initiatives including New Deal for Communities areas. 60,000 demolitions are expected to take place across the refresh area over the period 2006-26. This would appear realistic, as it represents a continuation of historic rates (there were 15,000 demolitions over the period 2001-6). However, ultimately, the level of demolitions is dependent upon the availability of finance and the commitment of the Government and local authorities to pursue compulsory purchase and clearance programmes in the private and public sectors.

6.4 Demolition estimates for the period 2001-26 have reduced by 15,300 overall since the 2004 Study. This masks considerable variations. The Birmingham demolition estimate has reduced by 10,800, due to a move towards improving existing housing rather than demolition. The Coventry estimate has also reduced by 4,000, and this may be linked to an increase in capacity from making better use of the existing housing stock. However, the Solihull demolition estimate has increased by 2,200. It is of note that demolition estimates increased by 27,800 in the West Midlands MUA between the 2001 and 2004 studies. The refresh estimates therefore represent a tempering of this previous increase, perhaps in the light of more realistic expectations.

6.5 Because of the overall drop in the demolitions estimate and a two year reduction in the time period over which it is calculated (i.e. from 2004-26 to 2006-26), capacity on redevelopment of housing demolition sites has dropped by 23% since the 2004 study.

6.6 Approximate replacement rates for housing redevelopment sites average 1:1 across the refresh area, which accords with the RSS assumed replacement rate. However, the replacement rate varies from 0.8:1 in the Black Country to 1.7:1 in Coventry and Solihull. These variations are broadly consistent with the 2004 Study. However, the Telford & Wrekin rate has changed dramatically from 0.6:1 in the 2004 study to 5:1, which raises some concerns, particularly as the assumed density for this source of capacity is so low (30 dph).

6.7 Replacement rates should be treated with caution, as in some cases they may have been affected by a timelag between demolition and redevelopment. In particular: a capacity of 2,700 dwellings has been estimated for Swanswell in Coventry, where most demolitions are known to have taken place before 2006. It is impossible to derive accurate replacement rates for the period 2001-11, as information on the number of completions and commitments on housing demolition sites is currently unavailable.

6.8 There are a number of other possible reasons for the large variation in replacement rates across the Metropolitan area. It may be that the net density of the stock to be demolished varies significantly from area to area e.g. high-rise estates can generate a very low replacement rate.

6.9 Local authorities are also known to have used different methods to calculate likely capacity. Some authorities have used detailed, individual site-based information to derive future replacement rates, some have extrapolated forwards using historic site-based data and others have made estimates without access to any site-based information.

6.10 In addition, it is not clear how many local authorites have ensured that only capacity arising from housing demolition land is taken into account in these calculations. It is possible that land within housing renewal areas which was previously / is currently in other uses e.g. public open space, derelict land, employment sites, etc., has been included in a global figure, which may give rise an over-estimate of replacement rates.

6.11 Another reason could be a variation in densities assumed for redevelopment of housing demolition sites. However, Sandwell has the lowest replacement rate at 0.64:1, but assumed densities are high, at 49 dph. In contrast, Dudley's replacement rate is a reasonable 1:1, whilst assumed densities are low, at 35 dph. Further work is required to provide clarity on these issues.

Redevelopment of Existing Employment Land

6.12 Potential capacity from the redevelopment of existing employment land over the period to 2026 has increased slightly by 1,400 dwellings since the 2004 study, despite a two year reduction in the time period. The capacity from this source has reduced significantly in Coventry. However, it has increased by 9,100 in the Black Country to 28,500 dwellings as a result of housing capacity study work carried out as part of RSS Review Phase 1: The Black Country Study. This will involve the redevelopment of, on average, 32 hectares of employment land per annum in the Black Country for housing, as part of wider mixed use schemes, to be phased as set out in the Black Country Core Strategy. One third of this capacity is located in Sandwell and one quarter in Wolverhampton. In comparison, the forecast loss for Birmingham amounts to only 4.5 ha per annum.

6.13 It is important to note that Black Country figures for redevelopment of existing employment land quoted in the 2006 study are not directly comparable to those quoted in The Black Country Study Report – Technical Executive Summary for "public transport corridors". These figures include an unspecified level of commitments, exclude employment sites in and around Strategic Centres, and also cover a longer time period (up to 2031). In addition, returns for the 2006 study have assumed a 5 year time lag between existing employment site release and redevelopment for sites in Dudley and Sandwell, and individual site data has been updated since completion of the Black Country Study Housing Capacity Study.

7.0 DENSITIES

7.1 The average net density of completions to date is highest in Wolverhampton (54 dph) and Birmingham (50 dph) and lowest in Telford and Wrekin (21 dph). Average densities are predicted to rise over the next 20 years to 50 -60 dph in all areas, with the exception of Telford and Wrekin (30 - 37 dph), although this excludes almost half of gross capacity which is predicted to come forward from unidentified sources 2006-26. Densities are predicted to be highest on former employment sites (60–75 dph) and lowest on redevelopment of housing sites (30-55 dph).

7.2 In general, density assumptions have increased markedly across all sources of capacity since the 2004 study and in all local authority areas. By way of illustration, total average assumed densities over the key period 2011-21 have gone up by 22 dwellings per hectare in both Birmingham (from 43 dph to 65 dph) and Wolverhampton (from 40 dph to 62 dph). Corresponding increases are 19 dph for Walsall, 17 dph for Coventry, 14dph for Dudley, 11 dph for Sandwell, 7dph for Telford, and 2 dph for Solihull. Such increases would, in themselves, be expected to account for substantial increases in capacity.

7.3 All local authorities except Solihull identified the potential to increase densities even further. The potential additional capacity arising from these increases totals 11,700 across the refresh area for the period 2006-26, which would increase gross capacity by 4.5%. However, the majority (9,200) of this is likely to arise from the committed supply, where densities were “fixed” a number of years ago and are therefore generally lower. There is little potential for increasing densities on other potential sources of supply as higher densities have already been assumed for these sources, broadly in line with draft PPS3.

8.0 PREVIOUSLY-DEVELOPED LAND VS GREENFIELD

8.1 90% of potential gross capacity (which excludes sites with planning permission) identified for the period 2006-26 is on previously developed land. Of the 18,200 potential gross capacity identified on greenfield land, 80% falls within the urban areas of Telford & Wrekin (defined as Telford and Newport), and most of this is predicted to come forward from unidentified sources 2006-26. Half of the remaining 3,700 is accounted for by adopted and draft plan allocations within the Metropolitan Area.

8.2 93% of gross capacity identified for the period 2001-11 within the Metropolitan Area is on previously developed land, which is identical to the target set out for Metropolitan Boroughs in Table 3 of RSS. The proportion of capacity expected to be found in the Metropolitan Area on previously developed land over the whole period 2001-26 (96%) has decreased slightly when compared with the 2004 Study (97%).

9.0 MAJOR URBAN AREA VS NON-MAJOR URBAN AREA

9.1 83% of potential gross capacity 2006-26 falls within the Major Urban Area. Of the 29,100 capacity identified outside the Major Urban Area, 98% is located in Telford & Wrekin. 90% of Telford & Wrekin's gross capacity is located within the urban area of Telford.

10.0 RESULTS BY LOCAL AUTHORITY AREA

Birmingham

10.1 Birmingham have identified a further potential capacity, beyond existing completions, planning permissions and UDP allocations, of 50,100 dwellings over the period 2006-26. 26,900 (54%) of this is expected to come from the redevelopment of housing sites. The return includes 6,200 (12%) capacity from the redevelopment of existing employment sites, which is higher than the 2004 study estimate of 4,500, but still relatively low compared with the Black Country. However, the windfalls estimate is high, at 12,000 (24%). It is notable that Birmingham has identified the highest level of estimated gross conversions – 5,000.

The Black Country

10.2 The Black Country, as a whole, has identified a further potential capacity, beyond existing completions, planning permissions, UDP allocations / draft plans and other commitments, of 59,700 dwellings over the period 2006-26. 19,600 (33%) of this is expected to come from redevelopment of housing sites and 28,500 (48%) from the redevelopment of existing employment sites. As stated above, the latter source of capacity has increased by 9,100 since the 2004 study as a result of housing capacity study work carried out as part of RSS Review Phase 1: The Black Country Study (see para's 6.12-6.13 above).

10.3 Windfalls (including derelict, vacant and under-used land) are low, at 8,200 (14%) of total potential capacity. This is because the Black Country Study has provided more certainty regarding potential sources of capacity, in particular from existing employment sites.

Coventry

10.4 Coventry has identified a further potential capacity, beyond existing completions, planning permissions and UDP allocations, of 12,900 dwellings over the period 2006-26. 4,500 (35%) of this is expected to come from the redevelopment of housing sites. The return includes 4,900 (38%) capacity from the redevelopment of existing employment sites, which is far lower than the 2004 study estimate of 12,000. The 2004 study included a high windfall estimate of 10,750 and this has now reduced to 2,500. These changes result from the completion of a detailed Housing Capacity Study (2006), which is yet to be published.

Solihull

10.5 Solihull has identified a further potential capacity, beyond existing completions, planning permissions and UDP allocations, of 9,600 dwellings over the period 2006-26. The majority (7,300 dwellings - 76%) of this is expected to come from the redevelopment of housing sites. The return includes 2,000 (21%) capacity from derelict, vacant and under-used land, but minimal capacity from the redevelopment of existing employment sites,

Telford & Wrekin

10.6 Outside of the MUAs, Policy CF2 of the Regional Spatial Strategy aims to focus longer-term strategic housing development in locations capable of balanced and sustainable growth. Telford is one of the sub-regional foci identified in the RSS to fulfil this role.

10.7 Telford & Wrekin have identified a further potential capacity, beyond existing completions, planning permissions, Local Plan allocations and other commitments, of 4,900 dwellings over the period 2006-26. An additional capacity of 16,300 was identified as arising from the Telford & Wrekin Housing Capacity Study (2005) and likely to come forward sometime over the period 2011-26. The source of this extra capacity (which is not included in Table 5 of the Technical Appendix) is not specified, although it is known that 100% is located in the Telford and Newport urban areas and 11,700 (72%) is categorised as greenfield. Of the 4,900 where a source is specified, 2,400 (49%) is from derelict, vacant and under-used land, and 900 (18%) from the redevelopment of housing sites.

11.0 DIFFERENCES IN CAPACITY BETWEEN THE 2004 & 2006 STUDIES

11.1 In the two years between the 2004 and 2006 studies, local authorities have progressed further with their development plans and capacity studies and can reasonably be expected to have a better vision of future housing capacity. Table 14 of the Technical Appendix, which compares the results of the 2004 and 2006 studies, shows that the estimated gross capacity 2001-26 is now 16,900 dwellings (7%) higher than two years ago.

11.2 However, this masks considerable variations. The capacity of Telford & Wrekin has increased by 41% (10,900), whereas the capacity of Coventry has dropped by 39% (15,900), in both cases following completion of a detailed Housing Capacity Study. Sandwell’s capacity has also increased by a significant 26% (7,200) and the capacity of the Black Country as a whole has increased by 15% following completion of the Black Country Study. An explanation of the detail of these changes and possible reasons are set out in the paragraphs above.

PART III – CONCLUSIONS

1.0 CONCLUSIONS & OTHER FACTORS AFFECTING CAPACITY

1.1 The distribution and location of new housing development has an important role to play in delivering the RSS urban and rural renaissance agenda. The findings of this Housing Land and Urban Capacity Study are encouraging in that they suggest an increase in potential capacity across the refresh area since 2004 and provide evidence to support the achievability of the RSS strategy. However, the limitations of this study also need to be recognised along with the many factors that can affect capacity.

1.2 Firstly, it needs to be stressed that much of the study is based on estimates, rather than on specific sites. The methodology includes, in some cases, estimates based on past trends (e.g. conversions and windfalls) and estimates for former employment land and derelict/underused land which are dependant on developers and landowners being willing to develop the sites.

1.3 Not surprisingly, authorities have had a great deal of difficulty thinking about potential capacity in the longer term. Many authorities have carried forward assumptions made for certain sources of supply for the period up to 2011, to the post 2011 period.

1.4 The following factors are thought likely to influence the amount of capacity which is actually realised i.e. developed for housing:

a) The buoyancy of the market is of key importance. In a buoyant market, developers can bring forward previously developed sites that would be too expensive to develop in a depressed market. Capacity could therefore be ultimately higher or lower than suggested by this study.

b) There is a tension between the amount of greenfield land released for development and the willingness of developers to take on regeneration sites. At the moment, the policy of restraint appears to be working and previously developed sites are coming forward. If some of the Barker recommendations are taken on board and there is greater release of greenfield land, the impetus for regeneration could be quickly lost.

c) The availability of funding for housing demolition and redevelopment work plays a key role.

d) The availability of suitable buildings for conversion in centres, particularly Birmingham where conversions have produced relatively large numbers of new dwellings in recent years.

e) The acceptability of higher densities. It is clear from the results of the 2006 study that higher densities are now far more acceptable than they were two years ago.

f) The differing attitudes of local authorities towards the release of existing employment land for housing will have a significant impact on this potentially very large source of supply. Some authorities feel it is important to retain existing employment land rather than develop new areas of greenfield land for employment uses. The Black Country authorities have developed a robust and ambitious approach towards the release of large areas of employment land for housing through the Black Country Study. Nevertheless, it should be appreciated that bringing forward land which is currently in employment use for housing development is usually subject to a number of major constraints, including the need for: land assembly; master planning; support / relocation of local businesses; remediation of contaminated site; access improvements; new or improved residential infrastructure; mitigation of the effects of bad neighbour uses, etc.

g) Replacement rates for redevelopment of housing sites will have an impact on the numbers of houses being built. Some authorities may have low rates of replacement because tower blocks are to be replaced with lower density housing, as in Sandwell. In contrast, Solihull and Coventry hope to achieve a replacement rate of around 1.7:1. This can be achieved if the types of housing being demolished are relatively low density.

1.5 It is important to note that many of the factors which have resulted in changes to estimated capacity in the Metropolitan area and Telford & Wrekin over the past two years, would also be likely to affect capacity estimates in the rest of the Region to some degree.

APPENDIX 1 COVERING LETTER

My Ref: PCS/Regional UCS
Your Ref:
Please ask for Philippa Smith
Telephone No. 0121 569 4195
E-mail: philippa_smith@sandwell.gov.uk
Date: 28th July 2006

Dear

Refresh of Housing Land and Urban Capacity Study 2004: Metropolitan Area and Telford

As part of the preparation and evidence gathering necessary for the RSS Phase 2 Revision, the Regional Planning Body has identified a need for a refresh of particular information concerning urban housing capacity to inform, policy options for housing targets and distribution over the long-term strategic timeframe.

These are challenging times ahead for the West Midlands region. As you will be aware the Government's response to the Barker Review has outlined a series of commitments to address the increasing demand for housing from an increasing and ageing population and the highest house price increase in Europe. One of these commitments is to increase the rate of house-building nationally to 200,000 per year by 2016. It is also an aim to make planning more responsive to housing needs by ensuring that regional and local plans set out measures to release more land for housing, while at the same time guarding against urban sprawl.

In addition to responding to the Barker Review, the Government also announced the New Growth Points Initiative to deliver additional homes in sustainable growth points, delivered through town centre redevelopment, increasing densities, the use of brownfield land and sustainable urban extensions. The Government anticipate that concentrating development in growth points will help to protect the environment from inappropriate development and reduce pressure on Greenfield land. However, growth proposals should also be compatible with RSS and statutory planning procedures and realistic in terms of supporting infrastructure.

During March 2006, the Government published its new household projections, showing a projected increase in households nationally from 20.9m in 2003 to 25.7m in 2026, an increase of 209,00 households per year of which 150,000 are likely to be single person households. For the West Midlands Region, the average annual growth in households is now projected to be 17,800/year. The RPB has calculated the effect of the new projections on the housing requirements to be taken on board in the Phase 2 Revision work and have identified a crude estimate of 576,000 new dwellings required 2001-2026. This will require a build rate of approximately 23,000 dwellings per annum across the Region.

The West Midlands City Region has developed a response to the Government's recent policies for sustainable communities and housing growth, through the City Region Development Plan (CRDP). The aim of the CRDP is to create sustainable housing markets by accelerating population growth to facilitate a growth in household numbers. The CRDP will give priority to development within core urban regeneration areas, involving accelerating the rate of housebuilding and stock renewal. This growth agenda will require a significant change in the pattern of land uses, particularly through the redevelopment of old and underused industrial areas. The Black Country are already promoting this transformational change through the Black Country Study and RSS Phase 1. In addition, the CRDP has stated that key investment and renewal activity will be concentrated in the regeneration areas of East Birmingham and North Solihull (the Eastern Corridor); south-west Birmingham; North-West Birmingham and Sandwell (HMRA); North Coventry, the Black Country and Telford.

This letter is to inform you that a refresh of the 2004 Regional Urban Capacity Study is to be undertaken. Questionnaires for the Study are being sent to all of the West Midlands Metropolitan Districts and Telford. The questions should be answered in response to the Barker Review, the New Growth Initiative, the 2003-Based Household Projections and the City Region Development plan, as outlined above.

The questionnaires should be returned to Michele Ross at Wolverhampton City Council. Her details can be found on the questionnaire. We appreciate the short timescale for completing the questionnaire and that some people may be taking their summer holiday. However, the policy options for the Communities for the Future Chapter are currently being determined and it is vital that the results of this exercise are incorporated.

If you have any queries regarding the questionnaire please contact either myself or Michele Ross. Thank you very much for completing the questionnaire.

Yours sincerely,

Philippa Smith.

Philippa Smith
Planning Policy

APPENDIX 2 GUIDANCE NOTES

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY (METROPOLITAN AREA & TELFORD)

(JULY 2006)

NOTES TO ACCOMPANY QUESTIONNAIRE

1(a) Purpose of Survey

The purpose of this survey is to refresh the Regional Housing Land and Urban Capacity Study undertaken in September 2004. The aim is to provide a comprehensive description of the capacity of all the potential sources of land supply for housing within the Metropolitan area and Telford, including completions from 2001 to 2006, the capacity which is committed and is likely to become available (a) between 2006 and 2011 (b) between 2011 and 2021 and (c) between 2021 and 2026.

Through analysis, the information that you have provided will be used to describe potential levels of previously developed land and greenfield land, in both urban and rural areas, in relation to the policy framework set out in the Communities for the Future chapter of the Regional Spatial Strategy (RSS). This will be a very important input to the partial review of RSS.

It is important to stress, however, that you should not be constrained in your answers by using the housing proposals in Policy CF3 as an upper limit to development. It is likely that, in reviewing the RSS housing figures the implications of higher (or lower) levels of development across the Region or a different spatial distribution will need to be explored, particularly in the light of the recently released 2003 household projections which indicate the need for significant additional dwellings and the Government's response to the Barker Report as set out in Draft PPS3. It will be important that the Regional Planning Body (RPB) can respond quickly and effectively to any issues that are raised.

Therefore, your answers need to reflect the Government's objectives as set out below:

The Barker Review
- increase the rate of house building
- release more land for housing development

New Growth Points Initiative
- deliver additional homes in sustainable growth points
- redevelopment of town centres
- increasing densities
- assess the impact and capacity of sustainable urban extensions
- be realistic in terms of supporting infrastructure

City Region Development Plan

- development within Core Regeneration Areas of East Birmingham and North Solihull (the Eastern Corridor), South-West Birmingham, North-West Birmingham and Sandwell HMRA, North Coventry, the Black Country and Telford.
- accelerating the rate of house-building and stock renewal
- the transformation of old and under-used industrial areas

1(b) <u>Changes Since the Last Survey</u>

There have been a small number of changes to the questionnaire since the last survey in 2004. These are as follows:

- The questions relating to potential capacity from existing employment land have been amended to reflect the growing importance of this source of capacity and the potential for higher densities in sustainable locations.
- The capacity from the redevelopment of housing sites should now include the potential capacity achievable from the intensification of existing housing areas where demolition has taken place, for consistency.
- The density assumptions should reflect current Government thinking.

1(c) <u>Analysis</u>

Analysis will relate to the requirements of the Regional Planning Body.

1(d) <u>Completing the Survey</u>

This is a complex and lengthy questionnaire to deal with a complex issue. It has been simplified as much as possible. A comprehensive response from your authority is <u>essential</u> to enable the Regional Planning Body to adequately address the issues in the forthcoming RSS Phase 2 revision.

In relation to the capacity questions, you should start at Question 5, and work down the list to the end, not including any capacity in a response which you have already included in a preceding question. Try to answer each question separately, rather than merging answers, as this will give greater flexibility in any analysis. Provide an answer to every question. If the answer is nil, please write 'nil, zero or 0'. Do not leave a line blank. Do not answer with question marks. If you wish to provide additional evidence on any matter, please include it in an accompanying statement. If you require advice, please contact any of the following:

Michele Ross, Wolverhampton City Council
Tel: (01902) 554038, E-mail: michele.ross@wolverhampton.gov.uk

Philippa Smith, Sandwell MBC
Tel: (0121) 569 4195, E-mail: philippa_smith@sandwell.gov.uk

2. DETAILED NOTES AND DEFINITIONS

2(a) General

(i) Urban areas

- All settlements or agglomerations of settlements with a population over 10,000.
- All settlements or agglomerations of settlements which have the potential to meet a population of 10,000 by 2021.
- Any settlement which acts as a service centre for surrounding rural areas.

This is consistent with the definition used for the Residential Land Availability Return.

(ii) Previously Developed Sites

Please use the definition given in Annex A to Draft PPS3, which is set out below:

Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure[aa]*. The definition covers the curtilage of the development*[b]*. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal*[c] *where provision for restoration has not been made through development control procedures*[d]*.*

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features, such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural

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[a] Urban land uses as defined within the DCLG's Land-Use Change Statistics Guidance (excluding "urban land not previously developed"). This Guidance is available at www.dclg.gov.uk.

[b] The definition of curtilage is subject to the interpretation of the Courts and regard should be had to case law. All of the land within the curtilage of the developed land will also be defined as previously developed.

[c] These land uses are in addition to the Land Use change Statistics "urban" groups.

[d] This relates to former minerals and waste sites where:

- an extant planning permission included a valid restoration condition, the intention of which was to restore the site for the purposes of a "hard" after use. In such cases the site will be considered to be previously-developed land; or
- - an extant planning permission included a valid restoration condition, the intention of which was to restore the site for the purposes of a "soft" after use, the site will be considered to be Greenfield.

surroundings), and where there is a clear reason that could outweigh the reuse of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment[e]*.*

If you have a particular concern about the effect of applying these definitions to your local circumstances, please set this out in writing (together with changes to relevant capacity figures) but include capacity within the questionnaire as per the quoted definitions.

(iii) Density

Please use 'net site density' as set out in Draft PPS3 (Annex C, para 4) which states that "*densities should be expressed as net residential density in dwellings per hectare (dph) and should be expressed as a range……..The presumption is that the minimum density should be no less than 30 dph.*"Net site density" is a more refined estimate than a gross site density and includes only those areas which will be developed for housing and directly associated uses. The definitions of net and gross site area used should be as set out in Draft PPS3 (Annex A).

Net site area should therefore include:
- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- local children's play areas where these are to be provided.

The following are included in gross site area but excluded from net site area:
- major distributor roads;
- primary schools;
- open spaces, including children's play areas, serving a wider area; and
- significant landscape features such as buffer strips.

(iv) Major Urban Area

Identified in RSS as the focus of urban renaissance which will underpin the spatial strategy. There are four MUAs in the West Midlands: Birmingham; the Black Country; Coventry; and the North Staffordshire Conurbation. For more detail, please refer to the spatial strategy diagram on page 17 of the Regional Spatial Strategy for the West Midlands.

For each source of capacity identified in the questionnaire, authorities are requested to provide dwelling figures divided by whether or not that

[e] The definition does not supersede or in any way change the policy in respect of the redevelopment of major developed sites in the green belt set out in Annex C to Planning Policy Guidance Note 2 : Green Belts

capacity is within the Major Urban Area. This division has been included because some authorities boundaries will include land within both of these categories (e.g. Solihull MBC) and the distinction needs to be made in order to effectively analyse the results against the RSS policy framework.

2(b) <u>Section 1 – Completions (this note refers to Questions 5-6)</u>

Please cross-reference your completions figures to those provided for the Regional Residential Land Availability Return 2006. While it is appreciated that you may not be able to provide an accurate assessment of the density of recent development, it is important to provide an estimate (perhaps from Ordnance Survey material) so that a pattern of increasing densities over the period of RSS can be documented.

Please note that an urban extension should be included within the 'urban' category.

2(c) <u>Section 2 – Capacity on Committed Sites (these notes refer to Questions 7-11)</u>

(i) Section 106 Agreements, etc.

Please include the capacity of sites where there is a resolution to grant planning permission but where the S106 or other agreement has not yet been signed.

(ii) Increasing Densities

When considering the most appropriate average net density please consider all sites in a particular category across the whole of your local authority.

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

(iii) Sites Committed in Adopted Development Plans

Please include all committed sites in adopted Development Plans, even if you are proposing to de-allocate some of these sites. You will have the opportunity to provide information on sites you are proposing to de-allocate in Question 8.

(iv) De-allocating Sites in Development Plans

This question provides the option to take out any supply where there is a firm proposal not to continue with the allocation. However, it is assumed that capacity will only be included in this category in exceptional circumstances. Please do not remove any capacity where the issue is that it is already identified but may not be built until after 2011. A range of policy decisions and local circumstances will eventually determine the phasing of development.

2(d) Section 3 – Estimate of Other Capacity 2006 - 2011 (these notes refer to Questions 12-21)

(i) Increased Densities:

When considering the most appropriate average net density please consider all sites in a particular category across the whole of your local authority.

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

(ii) Housing Demolitions

Please specify the expected gross level of housing demolitions, by category. "Local authority / Housing Association" should include any anticipated demolitions in housing renewal areas. "Private: Compulsory Purchase Orders" relates to the private element of housing renewal sites, where acquisition will be required. The estimates for these two categories should be arrived at following a discussion between planning and housing officers, as the general level of demolitions expected up to 2011 and beyond may be very different from recent trends. "Private: Other" relates to other private demolitions brought forward by the market for residential intensification or individual replacement dwellings. Estimates for this last category can usually be made with reference to recent historic rates.

IMPORTANT: Estimated total demolitions figures for each Metropolitan area for the whole period 2006 – 2026 have already been provided as part of RSS Phase 2 review, and should be referred to when answering this question (copy available on request). If any change is proposed to the overall figure, a short explanation should be provided.

(iii) Redevelopment of Housing Sites

The capacity for each redevelopment of housing sites category should relate directly to estimates made for the relevant demolition category under (ii) Demolitions, with a reasonable allowance made for delay between demolition and rebuild.

IMPORTANT: Estimated average replacement rates for each Metropolitan area for the whole period 2006 – 2026 have already been provided as part of RSS Phase 2 review and should be referred to when answering this question (copy available on request). If any change is proposed to this overall rate, a short explanation should be provided.

(iv) Conversion Gains

Please provide gross new housing units, not a net calculation. Please cover the following categories:

- sub-division of existing housing;
- flats over shops;
- derelict and vacant buildings (non-housing);
- conversion of commercial buildings

Please note that under the definition of previously developed sites set out in Draft PPS3 and reproduced on page 4 of these notes, the conversion of barns and other agricultural buildings are classified as greenfield sites.

(v) Conversion Losses

Please specify the total number of dwellings expected to be lost from conversions up to 2011. This will include no. of dwellings lost through sub-division or amalgamation of existing housing units, on sites included in (iv).

(vi) Re-Use of Existing Employment Sites

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

This question allows you to include capacity which is expected to become available on all / part of sites currently in employment use (which may or may not be underused) where you are aware that housing use would be acceptable but the site has not yet received planning permission or been included in a Development Plan or development brief. When compiling your response, please bear in mind the CRDP requires a significant change in the pattern of land uses, particularly through the redevelopment of old and underused industrial areas. The Black Country is already promoting this change through the Black Country Study.

Please could you also supply this information in hectares of employment land to be redeveloped.

The capacity from these sites should be appropriately phased over the relevant time periods: 2006 to 2011; 2011-2021; and 2021-2026.

(vii) Derelict, Vacant and Underused Land

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

Please include the following relevant sources of capacity:

- previously developed vacant and derelict land;
- intensification of existing residential areas where demolition has not taken place e.g. residential gardens;
- redevelopment of car parks;
- vacant land not previously developed

The capacity included in this question should relate to both known sites and estimates of trend or policy based capacity. Please take care not to double-count with other sources of supply, particularly (vi) employment sites.

(viii) Windfall Sites

The capacity on windfall sites should largely have already been included in the responses to questions 12-15. However, this question allows you to incorporate any capacity that hasn't been included elsewhere. It is expected that only a relatively small capacity will be included in these answers. As the survey covers a discounted measure of capacity your answers should relate to expected completions on windfall sites rather than approved planning permissions.

(ix) Better Use of the Housing Stock

This question asks how many additional occupied housing units you expect to be added to the occupied stock in your authority through policies and strategies to make more efficient use of the existing housing stock. Do not include dwellings which are currently vacant but which you expect to be demolished rather than reused for housing purposes.

(x) Capacity from Other Sources

This question allows you to include any other capacity not covered in any of the preceding answers. It is expected that capacity included here will be limited and you need to include a statement as to what has been included and why. Examples might be 'white land' not yet included for development in a Development Plan or capacity from additional strategic allocations in relation to Structure Plans and Part 1 UDPs.

2(e) <u>Section 4 – Capacity 2011-2021</u>
<u>(these notes refer to Questions 22-30)</u>

Please refer to the relevant notes in Sections 2(c) and 2(d). Assumptions for the period 2011-2021 should be considered independently to those for the period 2001-2011.

(i) Commitments Carried Forward Beyond 2011

Please include any known capacity, not already included in Sections 2 or 3, which will be carried forward beyond 2011. This may include areas of development restraint included in Development Plans for consideration to meet post 2011 needs or sites otherwise phased to post-2011. Other examples may include long term housing sites or strategic allocations that have not yet been included in Development Plans.

2(f) Section 5 – Capacity 2021-2026 (these notes refer to Questions 31-38)

Please refer to the relevant notes in Sections 2(c) and 2(d). Please consider assumptions for the period 2021-2026 independently from the previous periods. While it is appreciated that it is difficult to look so far ahead, this information is essential for the consideration of the housing policies in the partial review of RSS and authorities are asked to give a full response, taking into account the factors set out in 1(a) above.

2(g) Section 6 – Other Capacity 2006-2026 (these notes refer to Question 39)

This question provides the opportunity to consider, within the factors set out in 1(a) above, what a change in circumstances or removal of a constraint could make to urban capacity. Examples could include the removal of funding constraints or new transport infrastructure. If you feel that there is a particular issue or constraint in your Local Authority area that would be appropriate to include here, please indicate the extent of any additional capacity and an explanation of the circumstances in which that additional capacity could arise.

APPENDIX 3 QUESTIONNAIRE