



**Tamworth Borough Council
Housing Delivery Paper
2016/17**

Introduction

This paper is intended to complement the Local Plan Monitoring Report and provides additional information on housing delivery in the Borough for the period 1st April 2016 to 31st March 2017. Information is provided on the following:

- Progress against the Local Plan housing target;
- Progress on sites allocated for housing under Local Plan policy HG1;
- Completions in the monitoring year;
- Proportion of developments on brownfield/greenfield land and Local Plan/windfall sites; and
- Delivery on sites with extant planning permission.

Information relating to other Local Plan housing policies, such as affordable housing (HG4) and housing mix (HG5) can be found in the Local Plan Monitoring Report and details of the Council’s five year supply of housing land can be found in the Tamworth Borough Council Five year housing land supply 2017 to 2022 document.

Local Plan Housing Requirement

The Local Plan establishes Tamworth’s objectively assessed need over the Plan period (to 2031) as 6,250 dwellings. The Local Plan Spatial Strategy for Tamworth sets a target of at least 4,425 dwellings to be built within Tamworth over that period with the remaining 1,825 to be provided in Lichfield District or North Warwickshire Borough.

Table 1 shows progress towards the delivery of the Local Plan housing target at the end of 2015/16.

Housing Provision in Tamworth 01 April 2006 to 31 March 2016	
	Dwelling numbers
Local Plan housing requirement 2006 to 2031	4,425
Gross completions 01 April 2006 to 31 March 2016	1,585
Net completions 01 April 2006 to 31 March 2016	1,551

Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2016

Based on the Local Plan target of an average of 177 dwellings per year, at the end of the year 2015/16 it is expected that the number of dwellings delivered should be in the region of 1,770. Table 1 shows that actual net delivery is slightly behind that

target. This is the result of a number of years of under delivery in the recent past as shown in figure 1 and table 4 below.

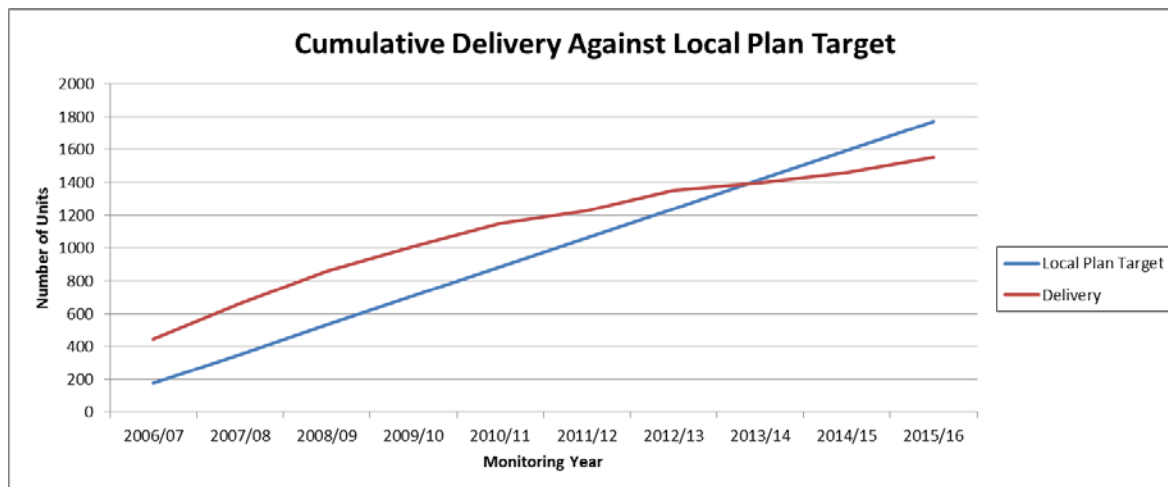


Figure 1: Cumulative Housing Delivery

Despite the cumulative delivery currently being below the Local Plan target, the current deficit is not considered to be significant and it is anticipated that the Local Plan target of 4,425 can be achieved by 2031. Further information on projected delivery can be found in the Local Plan Monitoring Report and the Housing Trajectory.

Completions in 2016/17 monitoring year

During the year 01 April 2016 to 31 March 2017 there were net completions of 162 dwellings within the borough (see table 2 below).

01 April 2016 to 31 March 2017	
Gross completions	166
Units lost	4
Net completions	162
Net completions 01 April 2006 to 31 March 2017	1712
Permitted dwellings and dwellings under construction at 31 March 2017	1543

Table 2: Completions in 2016/17 Monitoring Year

Table 3 shows the distribution of completions across Local Plan and windfall sites as well as across greenfield and brownfield sites.

	Brownfield	Greenfield	Total
Local Plan sites	27	0	27
Small Windfall (less than 10 dwellings)	42	1	43
Windfall (10 dwellings or more)	0	92	92
Total	69	93	162

Table 3: 2016/17 Completions Breakdown

Although the delivery of 162 dwellings is below the Local Plan target of 177 per year, it is significantly higher than in recent years and is the highest delivery rate since 2008/09 (see table 4 below).

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Local Plan	202	161	79	34	4	-1	14	0	0	6
Windfall	243	55	117	120	133	80	110	49	62	83
Total	445	216	196	154	137	79	124	49	62	89

Table 4: Comparison to Previous Years

Progress on Local Plan sites

Local Plan policy HG1 allocates land at 25 sites for housing and a further three sites are allocated for sustainable urban extensions under policy HG2. Ten of those sites currently are either subject to a planning application, have a planning permission (either outline or full) in place, or are under construction. The remaining 15 sites have no progress to date. The current progress of all allocated sites is summarised in table 5 below. Anticipated future progress on the allocated sites is set out in the Council's Housing Trajectory.

Site Ref	Site Name	Indicative capacity	Anticipated delivery	Current position
341	Land south of St Peter's Close - phase 2	23	2017/18	Site under construction for 23 dwellings (0172/2014). Anticipated completion during 2017/18.
343	Land off Cottage Farm Road	48	2019 - 2024	No progress to date.
344	Derelict buildings south of B5404	6	2019 - 2024	No progress to date.
347	Phoenix Special Purpose Machines, Hospital Street	18	2019 - 2024	No progress to date.
348	Norris Bros, Lichfield Street	20	2024 - 2029	No progress to date.
349	Arriva bus depot, Aldergate	40	2024 - 2029	No progress to date.
357	Northern part of Beauchamp employment area	34	2019 - 2024	No progress to date.

358	Whitley Avenue	35	2018/19	Permission granted for 21 dwellings (0416/2016). Works commenced on site.
387	Coton House Farm, Coton Lane	77	2019 - 2024	Part of site granted permission for 2 self-build properties.
390	Coton Hall Farm, Coton Lane	35	2019 - 2024	Permission granted for 35 dwellings (0185/2016). Development anticipated to commence within 2017/18.
399	Coton's Van Hire/Millfield House, Lichfield Road	12	2019 - 2024	No progress to date.
406	Land north of Coton Lane	170	2019 - 2024	Permission granted for 170 dwellings (0027/2017), work to discharge conditions underway. Development anticipated to commence within 2017/18.
462	Car park off Park Farm Road	13	2019 - 2024	No progress to date.
488	Staffs County Council care home, New Road	16	2024 - 2029	No progress to date.
496	Seaton Hire Ltd and land to the south of Wilnecote Lane	14	2024 - 2029	No progress to date.
507	Club, Spinning School Lane	12	2019 - 2024	No progress to date.
508	Magistrate's court and police station	46	2019 - 2024	No progress to date.
509	Youth centre, Albert Road	16	2019 - 2024	No progress to date.
521	Former railway goods yard, Wilnecote	30	2019 - 2024	No progress to date.
541	Land adjacent to Tame Valley Alloys	26	2024 - 2029	No progress to date.
550	Solway Close	26	2019 - 2024	Outline application for 20 dwellings currently held in abeyance (0424/2015).
591 & 593	Co-op filling station and land to the west	22	2019 - 2024	Permission granted for western part of the site for mixed use scheme including 14 apartments (0443/2016).
NA	Former golf course SUE site	1100		Outline permission granted for 1100 dwellings. Reserved matters approved for 472 dwellings. Development has commenced.
NA	Anker Valley SUE site	535		Permission granted for 535 dwellings. Development has commenced.
NA	Dunstall Lane SUE site	723		Outline application currently under consideration for up to 800 dwellings (0308/2016).

Table 5: Progress on Allocated Housing Sites

Progress on Permitted Sites

Table 6 below lists sites with extant planning permission and the progress on each of those sites as at 31 March 2017.

Reference	Site Location	Source ¹	Brownfield or Greenfield	Tenure ²	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Not Started	Starts in Year	Under Construction	Finishes in Current Year	Total Finishes	Units Lost	Units Lost in Current Year
0025/2002	61-63 High Street, Dosthill	SW	Brownfield	Private	Full	09/06/2003	0.08	8	0	0	8	0	0	0	0
0052/2007	Ross House	SW	Brownfield	Private	Full	03/04/2007	0.11	8	5	0	0	0	3	0	0
0226/2011	Kerria Centre	W	Brownfield	LA	Full	27/07/2011	0.06	12	0	0	12	0	0	0	0
0558/2011	7 Lower Gungate	SW	Brownfield	Private	Full	13/03/2012	0.0673	2	0	0	2	0	0	0	0
0040/2012	21 St Austell Close	SW	Brownfield	Private	Full	06/04/2012	0.014	1	0	0	1	0	0	0	0
0214/2013	Land rear of 33 Market Street	SW	Brownfield	Private	Full	05/09/2013	0.0126	2	2	0	0	0	0	0	0
0222/2013	67 Salters Lane	SW	Brownfield	Private	Full	09/09/2013	0.04	2	0	0	2	0	0	0	0
0346/2013	Land South of St Peter's Close	Old LP	Brownfield	Private	RM	15/01/2014	2.61	78	25	47	40	13	13	0	0
0046/2014	Dheli Divan, Albert Road/Lower Gungate	SW	Brownfield	Private	Full	29/05/2014	0.102	4	0	0	0	0	0	0	0
0125/2014	The Manna House, 258-264 Glascote Road	SW	Brownfield	Private	Full	03/06/2014	0.237	1	1	0	0	0	0	0	0

¹ LP – Allocated in the current Local Plan; Old LP – Allocated in a previous Local Plan; W – Windfall site; SW – Small windfall site (windfall sites of less than 10 dwellings)

² Private – Sites in private ownership; LA – Sites in local authority ownership

Reference	Site Location	Source ¹	Brownfield or Greenfield	Tenure ²	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Not Started	Starts in Year	Under Construction	Finishes in Current Year	Total Finishes	Units Lost	Units Lost in Current Year
0183/2014	45 St Georges Market	SW	Brownfield	Private	Full	04/09/2014	0.0268	3	3	0	0	0	0	0	0
0262/2014	Wigginton Grange, 163 Gilway Lane	SW	Brownfield	Private	Full	11/09/2014	0.35	1	1	0	0	0	0	0	0
0172/2014	Land at and to rear of 198 Tamworth Road	LP	Brownfield	Private	Full	01/10/2014	0.504	23	0	0	3	14	20	0	0
0355/2014	Land to the rear of 121 Amington Road	SW	Brownfield	Private	Full	27/11/2014	0.0147	1	1	0	0	0	0	0	0
0088/2015	Tamworth Municipal Golf Course	LP	Greenfield	Private	Out	21/01/2015	60	628 ³	628	0	0	0	0	0	0
0448/2014	Land Adjacent 1 Thurne	SW	Brownfield	Private	Full	22/01/2015	0.0335	1	1	0	0	0	0	0	0
0456/2014	8a Victoria Road	SW	Brownfield	Private	Full	06/02/2015	0.0148	3	3	0	0	0	0	0	0
0365/2014	Land off Pennine Way, Stonydelph	W	Greenfield	Private	RM	13/02/2015	3.56	94	0	55	3	64	91	0	0
0301/2014	Post Office, 95 Amington Road	SW	Brownfield	Private	Full	16/02/2015	0.0389	1	1	0	0	0	0	0	0
0458/2014	92 Lichfield Street	SW	Brownfield	Private	Full	20/02/2015	0.0627	4	4	0	0	0	0	0	0

³ The 628 figure is the total number of dwellings with outline consent (1,100) minus the number with Reserved Matters approval (472); the dwellings with Reserved Matters approval are listed separately under their own reference

Reference	Site Location	Source ¹	Brownfield or Greenfield	Tenure ²	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Not Started	Starts in Year	Under Construction	Finishes in Current Year	Total Finishes	Units Lost	Units Lost in Current Year
0117/2015	10 Colehill	SW	Brownfield	Private	Full	30/04/2015	0.0455	8	8	0	0	0	0	0	0
0110/2015	Land off Tinkers Green Road	W	Brownfield	LA	Out	09/06/2015	2.31	108	108	0	0	0	0	86	0
0094/2015	355 Wilnecote Lane	SW	Brownfield	Private	Full	26/06/2015	0.04	1	1	0	0	0	0	0	0
0111/2015	Land at Kerria Centre	W	Brownfield	LA	Out	08/07/2015	1.06	44	44	0	0	0	0	36	0
0282/2015	141 Gilway Lane	SW	Brownfield	Private	Full	01/09/2015	0.09	1	1	0	0	0	0	0	0
0298/2015	59 Fazeley Road	SW	Brownfield	Private	Out	10/09/2015	0.05	1	1	0	0	0	0	0	0
0365/2015	29 Dosthill Road	SW	Brownfield	Private	Full	06/10/2015	0.056	1	1	0	0	0	0	0	0
0444/2015	Buildings rear of The White House	SW	Brownfield	Private	Full	19/01/2016	0.02	3	0	0	3	0	0	0	0
0149/2015	Land North of Coton Lane	LP	Greenfield	Private	Out	28/01/2016	7.9	170	170	0	0	0	0	0	0
0043/2016	Land south of Hedging Lane	OLD LP	Brownfield	Private	RM	27/04/2016	1.97	78	27	51	51	0	0	0	0
0435/2015	Land South of Ashby Road (Anker Valley)	LP	Greenfield	Private	RM	27/04/2016	32.79	535	535	0	0	0	0	0	0
0046/2016	Land Off Town Wall, Wilnecote	SW	Greenfield	Private	RM	21/06/2016	0.23	1	0	1	1	0	0	0	0
0136/2016	Former Municipal	LP	Greenfield	Private	RM	01/07/2016	10.27	218	218	0	0	0	0	0	0

Reference	Site Location	Source ¹	Brownfield or Greenfield	Tenure ²	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Not Started	Starts in Year	Under Construction	Finishes in Current Year	Total Finishes	Units Lost	Units Lost in Current Year
	Golf Course														
0258/2016	31 Bloomfield Way	SW	Brownfield	LA	Full	09/08/2016	0.09	2	0	2	2	0	0	0	0
0263/2016	Garages, Cambrian, Glascote	SW	Brownfield	LA	Full	09/08/2016	0.05	3	0	3	3	0	0	0	0
0259/2016	Electric sub Station, Kirtley	SW	Brownfield	LA	Full	12/10/2016	0.17	4	0	4	4	0	0	0	0
0260/2016	Garages Adjacent to 11 Chestnut Avenue	SW	Brownfield	LA	Full	12/10/2016	0.09	2	0	2	2	0	0	0	0
0354/2016	Garage Site, Ferrers Road	SW	Brownfield	LA	Full	12/10/2016	0.09	3	0	3	3	0	0	0	0
0364/2016	Linden Lea, 30 Hockley Road	SW	Brownfield	Private	Full	19/10/2016	0.15	3	0	3	1	2	2	1	1
0111/2016	Land adj Tamworth Football Ground	SW	Brownfield	Private	Full	08/11/2016	0.16	6	0	6	6	0	0	0	0
0400/2016	Former Municipal Golf Course	LP	Greenfield	Private	RM	09/11/2016	13.09	254	254	0	0	0	0	0	0
0353/2016	Garages Adjacent 38 Broadsmeath	SW	Brownfield	LA	Full	15/11/2016	0.03	2	0	2	2	0	0	0	0
0417/2016	474 Watling Street, Two Gates	SW	Brownfield	Private	Full	08/12/2016	0.02	1	1	0	0	0	0	0	0

Reference	Site Location	Source ¹	Brownfield or Greenfield	Tenure ²	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Not Started	Starts in Year	Under Construction	Finishes in Current Year	Total Finishes	Units Lost	Units Lost in Current Year
0464/2016	7 Quarry Hill, Wilnecote	SW	Brownfield	Private	CoU	12/12/2016	0.005	1	0	1	0	1	0	0	0
0473/2016	16 Bradford Street	SW	Brownfield	Private	Full	25/01/2017	0.03	1	1	0	0	0	0	0	0
0139/2016	19 Orchard Street	SW	Greenfield	Private	Full	27/01/2017	0.02	1	1	0	0	0	0	0	0
0401/2016	Rear of Tamworth Co-operative Society, 69 High Street, Dosthill	W	Brownfield	Private	Full	28/02/2017	0.34	13	3	10	10	0	0	0	0
0496/2016	Parking spaces adjacent 69-90 Broadsmeath	SW	Brownfield	LA	Full	01/03/2017	0.08	1	0	1	1	0	0	0	0

Table 6: Progress on Sites with Planning Permission

Sites Completed in the Monitoring Year

Table 7 below lists the sites where the permitted residential development is considered to have been completed between 01 April 2016 and 31 March 2017. This includes sites that either had an extant permission at the start of the monitoring year, or were granted planning permission during the year, and where the total number of permitted dwellings are now considered to be completed.

Reference	Site Location	Source ⁴	Brownfield or Greenfield	Tenure ⁵	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Lost
0386/2015	166 Wigginton Road	SW	Brownfield	Private	Full	03/12/2015	0.0442	1	0
0263/2015	Garage Site, Cherry Tree Walk	SW	Brownfield	RSL	Full	23/07/2015	0.111	5	0
0204/2013	27 Hilcrest	SW	Brownfield	Private	Full	19/02/2014	0.03	1	0
0485/2013	The Croft, 9 Comberford Road	SW	Brownfield	Private	Full	08/09/2014	0.45	6	0
0369/2014	5 Albert Road	SW	Brownfield	Private	Full	04/12/2014	0.019	1	0
0252/2013	320 Glascote Road	SW	Brownfield	Private	Full	26/09/2013	0.0355	4	1
0336/2015	1 Tamworth Road	SW	Brownfield	Private	Full	02/10/2015	0.11	1	0
0153/2013	Land Adjacent 'Rosedale', Amington Road	SW	Brownfield	Private	Full	25/06/2013	0.052	1	0
0025/2014	Sue Ryder, 56 Church Street	SW	Brownfield	Private	Full	28/03/2014	0.0337	4	0
0199/2015	35 Market Street	SW	Brownfield	Private	Full	18/06/2015	0.0238	4	0
0440/2015	89 Amington Road	SW	Brownfield	Private	Full	08/12/2015	0.02	2	1
0432/2015	25 Kettlebrook Road	SW	Brownfield	Private	Full	27/11/2015	0.025	2	1
0509/2015	Land to rear of 188 Hockley Road	SW	Brownfield	Private	Full	18/04/2016	0.22	6	0
0405/2014	Land off Freasley Lane, Hockley	W	Greenfield	Private	Full	16/07/2015	1.21	29	0
0509/2015	Land to the rear of 188 Hockley Road	SW	Brownfield	Private	S73	18/04/2016	0.22	6	0
0079/2016	28 Lichfield Street	SW	Brownfield	Private	CoU	20/05/2016		4	0
0189/2016	27 Marmion Street	SW	Brownfield	Private	Full	22/07/2016	0.01	2	1
0294/2016	59 Fazeley Road	SW	Brownfield	Private	Full	25/08/2016	0.05	2	1
0311/2016	11 Victoria Road	SW	Brownfield	Private	Full	06/10/2016	0.03	6	1

Table 7: Sites Completed During 2016/17

⁴ LP – Allocated in the current Local Plan; Old LP – Allocated in a previous Local Plan; W – Windfall site; SW – Small windfall site (windfall sites of less than 10 dwellings)

⁵ Private – Sites in private ownership; LA – Sites in local authority ownership

Sites Removed from the List

The basis of the list of extant permissions included in this report is taken from the previous Residential Land Availability report. The following sites have been removed from the monitoring list because they have either been completed in a previous monitoring year or the permission has lapsed or been superseded.

Reference	Site Location	Source ⁶	Brownfield or Greenfield	Tenure ⁷	Permission Type	Date of Permission	Total Units	Units Lost	Reason
0588/2011	156 Watling Street	SW	Brownfield	Private	Full	23/01/2012	2	0	Completed in a previous year
0115/2012	Land to the rear of 1 Bellingham	SW	Brownfield	Private	Full	30/05/2012	1	0	Completed in a previous year
0308/2012	36-38 Watling Street	SW	Brownfield	Private	Full	10/01/2013	2	0	Completed in a previous year
0123/2013	Land Adjacent 87 Comberford Road	SW	Brownfield	Private	Full	27/06/2013	1	0	Expired
0071/2013	Former Wake Industries Ltd, Basin Lane	W	Brownfield	Private	Full	14/08/2013	14	0	Completed in a previous year
0250/2013	12 Calder	SW	Brownfield	Private	Full	12/09/2013	2	0	Expired
0343/2013	78 Kirtley	SW	Brownfield	Private	Full	06/11/2013	2	1	Expired
0355/2013	36 Whiting	SW	Brownfield	Private	Full	20/11/2013	1	0	Completed in a previous year
0415/2013	Land at 4 Beyer Close	SW	Brownfield	Private	Out	10/12/2013	2	0	Expired
0352/2013	36-38 Watling Street	SW	Brownfield	Private	Full	15/01/2014	2	0	Expired
0031/2014	37 Orchard Street	SW	Brownfield	Private	Full	21/03/2014	1	0	Completed in a previous year
0070/2014	11B Church Street	SW	Brownfield	Private	Prior Notification	02/04/2014	1	0	Completed in a previous year
0030/2014	Ross House	SW	Brownfield	Private	Full	10/04/2014	5	0	Expired

⁶ LP – Allocated in the current Local Plan; Old LP – Allocated in a previous Local Plan; W – Windfall site; SW – Small windfall site (windfall sites of less than 10 dwellings)

⁷ Private – Sites in private ownership; LA – Sites in local authority ownership

Reference	Site Location	Source ⁶	Brownfield or Greenfield	Tenure ⁷	Permission Type	Date of Permission	Total Units	Units Lost	Reason
0121/2014	Land Adjacent 47 Cornel	SW	Brownfield	Private	Full	10/06/2014	1	0	Expired
0155/2014	Former Children's Nursery, 26 Moor Lane	SW	Brownfield	Private	Full	24/06/2014	1	0	Completed in a previous year
0146/2014	Victoria Mews, Victoria Road	SW	Brownfield	Private	Full	26/06/2014	4	0	Completed in a previous year
0133/2014	Halford Court, Halford Street	W	Brownfield	RSL	Full	09/07/2014	10	0	Completed in a previous year
0062/2014	1 Swift	SW	Brownfield	Private	Full	24/07/2014	1	0	Superseded
0258/2014	Garage Site, Arden Road	SW	Brownfield	RSL	Full	12/09/2014	2	0	Completed in a previous year
0260/2014	Garage Site, Chapelon	SW	Brownfield	RSL	Full	17/09/2014	6	0	Completed in a previous year
0006/2015	6-7 Albert Road	SW	Brownfield	Private	Full	19/02/2015	2	0	Completed in a previous year
0105/2014	Land South of Ashby Road (Anker Valley)	LP	Greenfield	Private	Out	01/04/2015	535	0	Reserved matters approved
0228/2015	1 Swift	SW	Brownfield	Private	Full	09/07/2015	1	0	Completed in a previous year
0070/2015	Linden Lea, 30 Hockley Road	SW	Brownfield	Private	Out	28/08/2015	3	1	Superseded
0313/2015	The Bungalow, 22 New Street	SW	Brownfield	Private	Full	07/09/2015	1	0	Completed in a previous year
0309/2015	23 Holly Close	SW	Brownfield	Private	Full	06/11/2015	2	1	Completed in a previous year
0445/2015	Land off Town Wall	SW	Brownfield	Private	Out	04/01/2016	1	0	Reserved matters approved
0434/2015	Unit 1, Ninefoot Lane	SW	Brownfield	Private	Full	18/01/2016	2	0	Superseded