



**Tamworth Borough Council
Housing Delivery Paper
2017/18**

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 2017 to 31st March 2018. 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 2018 to 2023 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 2016/17.

Housing Provision in Tamworth 01 April 2016 to 31 March 2017	
	Dwelling numbers
Local Plan housing requirement 2006 to 2031	4425
Gross completions 01 April 2006 to 31 March 2017	1757
Net completions 01 April 2006 to 31 March 2017	1702

Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2017

Based on the Local Plan target of an average of 177 dwellings per year, at the end of the year 2016/17 it is expected that the number of dwellings delivered should be in the region of 1,947. 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.

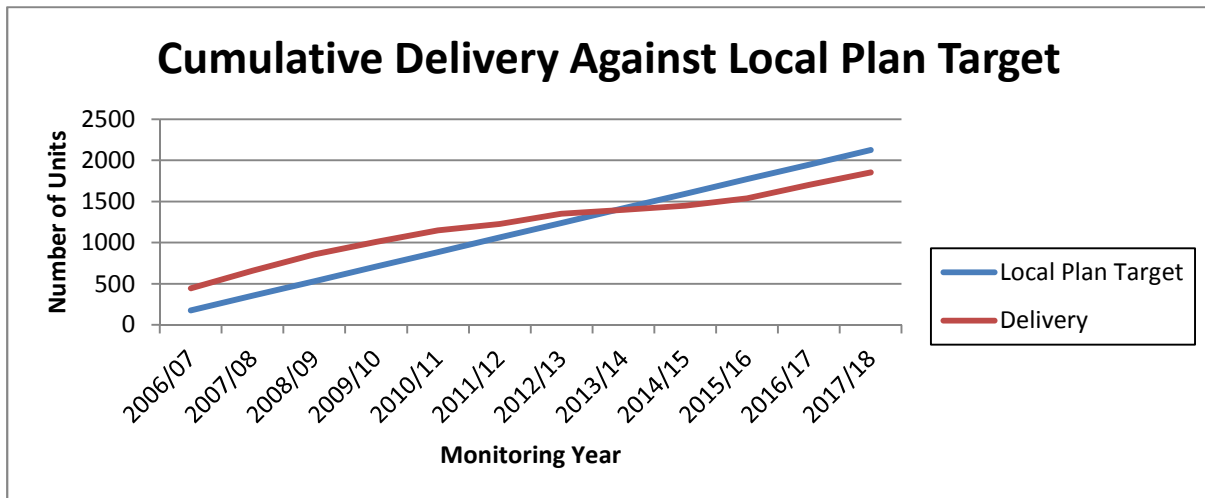


Figure 1: Cumulative Housing Delivery

Despite the cumulative delivery continuing to be 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 2017/18 monitoring year

During the year 01 April 2017 to 31 March 2018 there were net completions of 151 dwellings within the borough (see table 2 below).

01 April 2017 to 31 March 2018	
Gross completions	224
Units lost	73
Net completions	151
Net completions 01 April 2006 to 31 March 2017	1853
Permitted dwellings and dwellings under construction at 31 March 2017	2819

Table 2: Completions in 2017/18 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	38	76	114
Small Windfall (less than 10 dwellings)	30	2	32
Windfall (10 dwellings or more)	75	3	78
Total	143	81	224

Table 3: 2017/18 Completions Breakdown

Although the net delivery of 151 dwellings is below the Local Plan target of 177 per year, the gross completions of 224 is significantly above the 177 dwellings target and only the exceptionally high level of losses as a result of estate regeneration has caused the net figure to be below the target. Whilst the net figure is below the 2016/17 figure it is still significantly higher than in six of the seven previous years (see table 4 below).

Year	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Local Plan	202	161	79	34	4	-1	14	0	0	6	27
Windfall	242	55	117	120	134	80	110	48	48	83	139
Total	444	216	196	154	138	79	124	48	48	89	166

Table 4: Comparison to Previous Years

Progress on Local Plan sites

Local Plan policy HG1 allocates land at 22 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. One of the sites is now considered unlikely to come forward within the Plan period and the remaining 14 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	2018/19	Site under construction for 23 dwellings (0172/2014). Anticipated completion by February 2019.
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	> 2031	Owner states that the site has been let out on a 15 year lease and is unlikely to be developed before 2031.
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	2018 - 2019	Development of 35 dwellings commenced (0185/2016). Anticipated completion within 2018/19.
399	Coton's Van Hire/Millfield House, Lichfield Road	12	2019 - 2024	No progress to date.
406	Land north of Coton Lane	170	2019 - 2022	Development of 170 dwellings (0027/2017) commenced. Development anticipated to be completed by 2022.
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). Not anticipated to be developed as permitted though. Site is currently up for sale.
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 permission for up to 800 dwellings (0308/2016). Reserved matters submitted for 405 dwellings (0249/2018).
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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 2018.

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	0	5	5	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
0214/2013	Land rear of 33 Market Street	SW	Brownfield	Private	Full	05/09/2013	0.0126	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	18	7	19	28	41	0	0
0183/2014	45 St Georges Market	SW	Brownfield	Private	Full	04/09/2014	0.0268	3	0	3	3	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	0	20	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

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

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
0456/2014	8a Victoria Road	SW	Brownfield	Private	Full	06/02/2015	0.0148	3	3	0	0	0	0	0	0
0094/2015	355 Wilnecote Lane	SW	Brownfield	Private	Full	26/06/2015	0.04	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	0	1	1	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
0435/2015	Land South of Ashby Road (Anker Valley)	LP	Greenfield	Private	RM	27/04/2016	32.79	448 ⁴	375	75	40	35	35	0	0
0046/2016	Land Off Town Wall, Wilnecote	SW	Greenfield	Private	RM	21/06/2016	0.23	1	0	0	1	0	0	0	0
0136/2016	Former Municipal Golf Course	LP	Greenfield	Private	RM	01/07/2016	10.27	218	218	55	22	33	33	0	0
0400/2016	Former Municipal Golf Course	LP	Greenfield	Private	RM	09/11/2016	13.09	254	222	32	32	0	0	0	0
0353/2016	Garages Adjacent 38 Broadsmeath	SW	Brownfield	LA	Full	15/11/2016	0.03	2	0	2	0	2	2	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

⁴ The 448 figure is the total number of dwellings with outline consent (535) minus the 87 units which were substituted under (0042/2017) and 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
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	0	1	1	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	0	3	13	0	0	0	0
0496/2016	Parking spaces adjacent 69-90 Broadsmeath	SW	Brownfield	LA	Full	01/03/2017	0.08	1	0	1	0	1	1	0	0
0076/2017	Land at Coton Hall Farm, Coton Lane, Tamworth	LP	Greenfield	Private	RM	25/04/2017	1.55	35	24	11	11	0	0	0	0
0116/2017	4 Beyer Close, Glascote, Tamworth, B77 2DP	SW	Brownfield	Private	Full	28/04/2017	0.12	2	2	0	0	0	0	0	0
0129/2017	404 Tamworth Road, Amington, Tamworth, B77 4AQ	SW	Greenfield	Private	Full	08/05/2017	0.05	1	1	0	0	0	0	0	0
0056/2017	34A George Street, Tamworth, B79 7LJ	SW	Brownfield	Private	Full	17/05/2017	0.03	2	2	0	0	0	0	1	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
0027/2017	Land off Coton Lane , Tamworth(Windmill Farm)	LP	Greenfield	Private	RM	07/06/2017	7.91	170	170	0	0	0	0	0	0
0255/2017	11A Albert Road, Tamworth, B79 7JN	SW	Brownfield	Private	CoU	03/08/2017	0.01	1	0	1	1	0	0	0	0
0191/2017	15 - 16 Hospital Street, Tamworth, B79 7EE	SW	Greenfield	Private	Full	14/08/2017	0.01	1	1	0	0	0	0	0	0
0311/2017	141 Gillway Lane, Tamworth, B79 8PN	SW	Greenfield	Private	S73	01/09/2017	0.06	1	0	1	1	0	0	0	0
0197/2017	The Red Lion Inn, Quarry Hill, Wilnecote, B77 5BS	SW	Brownfield	Private	Full	21/09/2017	0.11	5	0	5	5	0	0	1	1
0235/2017	48 Tamworth Road, Dosthill, Tamworth	SW	Greenfield	Private	Full	26/09/2017	0.05	1	1	0	0	0	0	0	0
0308/2016	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	LP	Greenfield	Private	Out	27/09/2017		800	800	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
0418/2017	2 Faringdon, Glascote, Tamworth, B77 2HP	SW	Brownfield	Private	Full	13/10/2017	0.03	2	2	0	0	0	0	1	0
0428/2017	31 Whiting, Dosthill, Tamworth, B77 1HP	SW	Greenfield	Private	Full	20/10/2017	0.03	1	0	1	1	0	0	0	0
0441/2017	Land adj 87 Comberford Road, Tamworth, B79 8PE	SW	Brownfield	Private	S73	20/10/2017	0.04	1	0	1	1	0	0	0	0
0355/2017	Land adjacent 59 Fazeley Road, Tamworth, B78 3JN	SW	Brownfield	Private	Full	15/11/2017	0.05	2	2	0	0	0	0	0	0
0466/2017	15 - 16 Hospital Street, Tamworth, B79 7EE	SW	Brownfield	Private	Full	04/12/2017	0.02	4	4	0	0	0	0	1	0
0533/2017	Land adjacent to Maybank, Hodge Lane, Amington, Tamworth, B77 4AN	SW	Greenfield	Private	Full	02/01/2018	0.37	1	1	0	0	0	0	0	0
0156/2017	Land off Quarry Hill, Wilnecote, Tamworth	SW	Greenfield	Private	Full	25/01/2018	0.5	7	7	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
0502/2017	High Wynard, Highfield Avenue, Amington, Tamworth, B77 3JB	SW	Greenfield	Private	Full	31/01/2018	0.12	3	3	0	0	0	0	0	0
0539/2017	Land rear of 7 Quarry Hill, Wilnecote, Tamworth, B77 5BN	SW	Brownfield	Private	Full	16/02/2018	0.04	4	4	0	0	0	0	0	0
0566/2017	Land at Kerria Centre, Kerria Road, Amington, Tamworth, B77 4EW	W	Brownfield	LA	RM	21/02/2018	1.06	44	44	0	0	0	0	36	0
0567/2017	Land off Tinkers Green Road, Wilnecote, Tamworth, B77 5DD	W	Brownfield	LA	RM	28/03/2018	2.58	96	96	0	0	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 2017 and 31 March 2018. 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 ⁵	Brownfield or Greenfield	Tenure ⁶	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Lost
0040/2012	21 St Austell Close	SW	Brownfield	Private	Full	06/04/2012	0.014	1	0
0222/2013	67 Salters Lane	SW	Brownfield	Private	Full	09/09/2013	0.04	2	0
0046/2014	Dheli Divan, Albert Road/Lower Gungate	SW	Brownfield	Private	Full	29/05/2014	0.102	4	0
0365/2014	Land off Pennine Way, Stonydelph	W	Greenfield	Private	RM	13/02/2015	3.56	94	0
0043/2016	Land south of Hedging Lane	OLD LP	Brownfield	Private	RM	27/04/2016	1.97	75	0
0258/2016	31 Bloomfield Way	SW	Brownfield	LA	Full	09/08/2016	0.09	2	0
0263/2016	Garages, Cambrian, Glascote	SW	Brownfield	LA	Full	09/08/2016	0.05	3	0
0259/2016	Electric sub Station, Kirtley	SW	Brownfield	LA	Full	12/10/2016	0.17	4	0
0260/2016	Garages Adjacent to 11 Chestnut Avenue	SW	Brownfield	LA	Full	12/10/2016	0.09	2	0
0354/2016	Garage Site, Ferrers Road	SW	Brownfield	LA	Full	12/10/2016	0.09	3	0
0364/2016	Linden Lea, 30 Hockley Road	SW	Brownfield	Private	Full	19/10/2016	0.15	3	0
0464/2016	7 Quarry Hill, Wilnecote	SW	Brownfield	Private	CoU	12/12/2016	0.005	1	0

Table 7: Sites Completed During 2017/18

⁵ 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)

⁶ Private – Sites in private ownership; LA – Sites in local authority ownership

Sites Removed from the List

The following sites have been removed from the monitoring list because the permission has either lapsed or been superseded in the monitoring year.

Reference	Site Location	Source ⁷	Brownfield or Greenfield	Tenure ⁸	Permission Type	Date of Permission	Total Units	Units Lost	Reason
0125/2014	The Manna House, 258-264 Glascote Road	SW	Brownfield	Private	Full	03/06/2014	1	0	Permission lapsed
0262/2014	Wigginton Grange, 163 Gilway Lane	SW	Brownfield	Private	Full	11/09/2014	1	0	Permission lapsed
0355/2014	Land to the rear of 121 Amington Road	SW	Brownfield	Private	Full	27/11/2014	1	0	Permission lapsed
0448/2014	Land Adjacent 1 Thurne	SW	Brownfield	Private	Full	22/01/2015	1	0	Permission lapsed
0301/2014	Post Office, 95 Amington Road	SW	Brownfield	Private	Full	16/02/2015	1	0	Permission lapsed
0458/2014	92 Lichfield Street	SW	Brownfield	Private	Full	20/02/2015	4	0	Permission lapsed
0117/2015	10 Colehill	SW	Brownfield	Private	Full	30/04/2015	8	0	Permission lapsed
0110/2015	Land off Tinkers Green Road	W	Brownfield	LA	Out	09/06/2015	108	0	Reserved Matters Approved
0111/2015	Land at Kerria Centre	W	Brownfield	LA	Out	08/07/2015	44	0	Reserved Matters Approved
0282/2015	141 Gilway Lane	SW	Brownfield	Private	Full	01/09/2015	1	0	Superseded
0149/2015	Land North of Coton Lane	LP	Greenfield	Private	Out	28/01/2016	170	0	Superseded
0111/2016	Land adj Tamworth Football Ground	SW	Brownfield	Private	Full	08/11/2016	6	0	Superseded

Table 8: Sites Removed During 2017/18

⁷ 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)

⁸ Private – Sites in private ownership; LA – Sites in local authority ownership