



**Tamworth Borough Council
Housing Delivery Paper
2018/19**

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 2018 to 31st March 2019. 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 2019 to 2024 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 delivered within Tamworth over that period with the remaining 1,825 to be delivered outside of Tamworth.

Table 1 shows progress towards the delivery of the Local Plan housing target at the end of 2017/18.

Housing Provision in Tamworth 01 April 2017 to 31 March 2018	
	Dwelling numbers
Local Plan housing requirement 2006 to 2031	4425
Gross completions 01 April 2006 to 31 March 2018	1981
Net completions 01 April 2006 to 31 March 2018	1853

Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2018

Based on the Local Plan target of an average of 177 dwellings per year, at the end of the year 2017/18 it is expected that the number of dwellings delivered should be in the region of 2,124. 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.

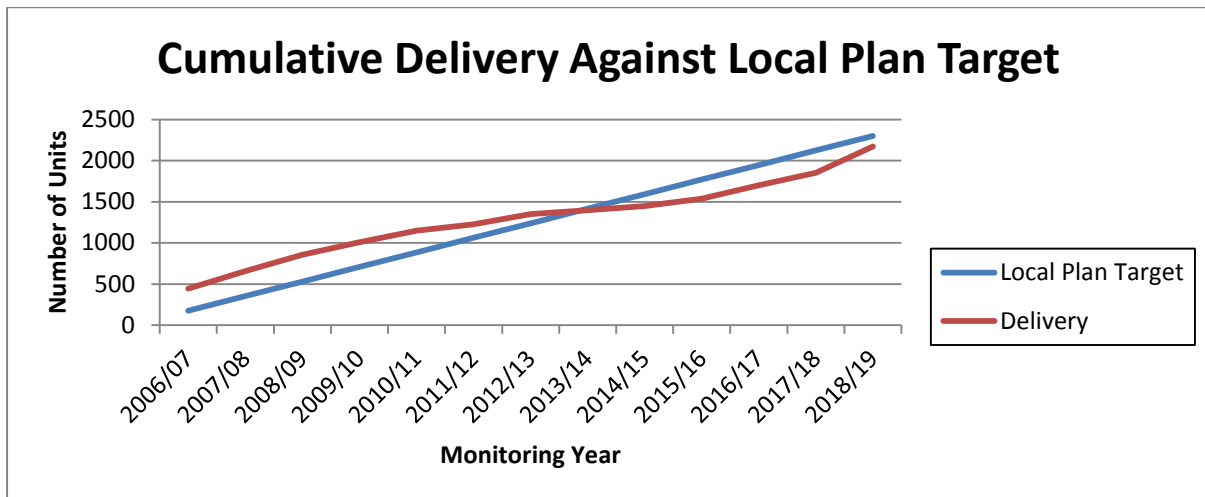


Figure 1: Cumulative Housing Delivery

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 Housing Trajectory in appendix A of the adopted Local Plan.

Completions in 2018/19 monitoring year

During the year 01 April 2018 to 31 March 2019 there were net completions of 317 dwellings within the borough (see table 2 below).

01 April 2018 to 31 March 2019	
Gross completions	358
Units lost	41
Net completions	317
Net completions 01 April 2006 to 31 March 2019	2170
Permitted dwellings and dwellings under construction at 31 March 2017	3328

Table 2: Completions in 2018/19 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	30	281	311
Small Windfall (less than 10 dwellings)	20	8	28
Windfall (10 dwellings or more)	-22	0	-22
Total	28	289	317

Table 3: 2018/19 Completions (Net) Breakdown

The net completions figure of 317 is significantly above the Local Plan annual requirement of 177 and is the second highest delivery rate during the plan period (see table 4 below).

Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
Local Plan	202	161	79	34	4	-1	14	0	0	6	27	114
Windfall	242	55	117	120	134	80	110	48	48	82	140	38
Total	444	216	196	154	138	79	124	48	48	88	167	152

Table 4: Comparison to Delivery (Net) in Previous Years

Progress on Local Plan sites

Local Plan policy HG1 allocates land at 20 sites for housing and a further three sites are allocated for sustainable urban extensions under policy HG2. Of those sites, two have been completed, four are currently under construction, two have permission either in full or outline, and a further two sites are subject to planning applications. One of the sites is considered unlikely to come forward within the Plan period and the remaining 12 sites have no progress to date. The current progress of all allocated sites is summarised in table 5 below.

Site Ref	Site Name	Indicative capacity	Current position
341	Land south of St Peter's Close - phase 2	23	Site completed.
343 & 344	Land off Cottage Farm Road and derelict buildings south of B5404	54	No progress to date.
347	Phoenix Special Purpose Machines, Hospital Street	18	No progress to date.
348	Norris Bros, Lichfield Street	20	No progress to date.
349	Arriva bus depot, Aldergate	40	No progress to date.
357	Northern part of Beauchamp employment area	34	No progress to date.
358	Whitley Avenue	35	Site completed.

Site Ref	Site Name	Indicative capacity	Current position
387	Coton House Farm, Coton Lane	77	Part of site granted permission for 2 self-build properties. Application submitted for land including part of the site (0020/2019) for 163 dwellings.
390	Coton Hall Farm, Coton Lane	35	Permission granted for 35 dwellings (0185/2016). Currently under construction.
399	Coton's Van Hire/Millfield House, Lichfield Road	12	No progress to date.
406	Land north of Coton Lane	170	Permission granted for 170 dwellings (0027/2017). Currently under construction.
462	Car park off Park Farm Road	13	No progress to date.
488	Staffs County Council care home, New Road	16	No progress to date.
496	Seaton Hire Ltd and land to the south of Wilnecote Lane	14	No progress to date.
507, 508 & 509	Club, Spinning School Lane, former magistrate's court and police station and youth centre, Albert Road	74	No progress to date.
521	Former railway goods yard, Wilnecote	30	No progress to date.
541	Land adjacent to Tame Valley Alloys	26	No progress to date.
550	Solway Close	26	Outline application for 20 dwellings currently held in abeyance (0424/2015).
591 & 593	Co-op filling station and land to the west	22	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 730 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 consent granted for up to 800 dwellings (0308/2016). Reserved matters approved for 405 dwellings (0249/2018). Works expected to commence during 2019/20.

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 2019.

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	0.07	2	0	0	2	0	0	0	0
0214/2013	Land rear of 33 Market Street	SW	Brownfield	Private	Full	05/09/2013	0.01	2	0	0	2	0	0	0	0
0183/2014	45 St Georges Market	SW	Brownfield	Private	Full	04/09/2014	0.03	3	0	0	3	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
0365/2015	29 Dosthill Road	SW	Brownfield	Private	Full	06/10/2015	0.06	1	0	0	1	0	0	0	0
0435/2015	Land South of Ashby Road (Anker Valley)	LP	Greenfield	Private	RM	27/04/2016	32.79	448 ⁴	311	102	35	67	102	0	0
0136/2016	Former Municipal Golf Course	LP	Greenfield	Private	RM	01/07/2016	10.27	211*	81	75	25	72	105	0	0

¹ LP = Local Plan, SW = Small Windfall, W = Windfall

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

⁴ The 448 figure is the total number of dwellings with 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
0400/2016	Former Municipal Golf Course	LP	Greenfield	Private	RM	09/11/2016	13.09	250 ⁵	218	50	28	54	54	0	0
0473/2016	16 Bradford Street	SW	Brownfield	Private	Full	25/01/2017	0.03	1	1	0	0	0	0	0	0
0076/2017	Land at Coton Hall Farm, Coton Lane, Tamworth	LP	Greenfield	Private	RM	25/04/2017	1.55	35	13	11	2	19	19	0	0
0116/2017	4 Beyer Close, Glascote, Tamworth, B77 2DP	SW	Brownfield	Private	Full	28/04/2017	0.12	2	0	2	2	0	0	0	0
0129/2017	404 Tamworth Road, Amington, Tamworth, B77 4AQ	SW	Greenfield	Private	Full	08/05/2017	0.05	1	0	1	1	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
0027/2017	Land off Coton Lane, Tamworth (Windmill Farm)	LP	Greenfield	Private	RM	07/06/2017	7.91	170	92	78	66	12	12	0	0
0191/2017	15 - 16 Hospital Street, Tamworth, B79 7EE	SW	Greenfield	Private	Full	14/08/2017	0.01	1	0	1	1	0	0	0	0

⁵ 254 dwellings originally permitted. Re-plan of 4 dwellings recorded against 0396/2017

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
0311/2017	141 Gillway Lane, Tamworth, B79 8PN	SW	Greenfield	Private	S73	01/09/2017	0.06	1	0	0	1	0	0	0	0
0235/2017	48 Tamworth Road, Dosthill, Tamworth	SW	Greenfield	Private	Full	26/09/2017	0.05	1	1	0	0	0	0	0	0
0042/2016	112 Lichfield Street, Tamworth, B79 7QB	SW	Brownfield	Private	Full	20/04/2016	0.04	3	3	0	0	0	0	0	0
0289/2016	Land to the rear of The Leys House, Barbara Street, Tamworth, B79 7EJ	SW	Brownfield	Private	Full	04/11/2016	0.09	2	2	0	0	0	0	0	0
0308/2016	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	LP	Greenfield	Private	Out	27/09/2017		395 ⁶	395	0	0	0	0	0	0
0179/2016	112 Lichfield Street, Tamworth, B79 7QB	SW	Brownfield	Private	Full	11/11/2016	0.05	1	1	0	0	0	0	0	0
0429/2016	Plot 2 Newlands Farm, Stonydelph Lane, Wilnecote, Tamworth, B77 5PJ	SW	Greenfield	Private	Full	24/11/2016	0.04	2	0	0	2	0	0	0	0

⁶ The original outline consent was for 800 dwellings. 405 have reserved matters approval and are recorded separately under 0249/2018.

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
0430/2016	Plot 3 Newlands Farm, Stonydelph Lane, Wilnecote, Tamworth, B77 5PJ	SW	Greenfield	Private	Full	24/11/2016	0.04	2	0	0	2	0	0	0	0
0443/2016	Land adjacent to Co-op Garage, Bonehill Road, Tamworth, B78 3HQ	LP	Brownfield	Private	Full	23/02/2017	0.22	14	14	0	0	0	0	0	0
0497/2016	First and Second Floors, The White House, 16-20 Church Street, Tamworth, B79 7DH	SW	Brownfield	Private	CU	22/02/2017	0.08	5	5	0	0	0	0	0	0
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
0441/2017	Land adj 87 Comberford Road, Tamworth, B79 8PE	SW	Brownfield	Private	S73	20/10/2017	0.04	1	0	0	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

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
0466/2017	15 - 16 Hospital Street, Tamworth, B79 7EE	SW	Brownfield	Private	Full	04/12/2017	0.02	4	0	4	4	0	0	1	1
0533/2017	Land adjacent to Maybank, Hodge Lane, Amington, Tamworth, B77 4AN	SW	Greenfield	Private	Full	02/01/2018	0.37	1	0	1	1	0	0	0	0
0156/2017	Land off Quarry Hill, Wilnecote, Tamworth	SW	Greenfield	Private	Full	25/01/2018	0.5	7	2	5	5	0	0	0	0
0502/2017	High Wynard, Highfield Avenue, Amington, Tamworth, B77 3JB	SW	Greenfield	Private	Full	31/01/2018	0.12	3	0	3	3	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	14	14	0	0	36	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
0567/2017	Land off Tinkers Green Road, Wilnecote, Tamworth, B77 5DD	W	Brownfield	LA	RM	28/03/2018	2.58	96	96	36	36	0	0	0	0
0170/2018	Wigginton Grange, 163 Gillway Lane, Tamworth, B79 8PN	SW	Greenfield	Private	Full	24/04/2018	0.1	1	1	0	0	0	0	0	0
0097/2018	54 Wigginton Road, Tamworth, B79 8RL	SW	Greenfield	Private	Full	31/05/2018	0.04	1	0	1	1	0	0	0	0
0129/2018	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	LP	Greenfield	Private	RM	06/06/2018	10.75	252	252	0	0	0	0	0	0
0091/2018	The Old Coalyard, Glascote Road, Glascote, B77 2GD	SW	Brownfield	Private	Full	08/06/2018	0.11	3	1	2	2	0	0	0	0
0263/2018	Rear of The Old Bungalow, The Dell, Tamworth, B79 8BJ	SW	Greenfield	Private	Full	02/07/2018	0.04	1	1	0	0	0	0	0	0
0260/2018	19 Sykesmoor, Stonydelph, Tamworth, B77 4LE	SW	Greenfield	Private	Full	31/07/2018	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
0320/2018	Rear of 2 Bolebridge Street, Tamworth, B79 7PA	SW	Brownfield	Private	CU	01/08/2018	0.04	2	2	0	0	0	0	0	0
0119/2018	Land Adjacent to 397 Wilnecote Lane, Wilnecote Lane, Tamworth	SW	Greenfield	Private	Full	01/08/2018	0.03	2	2	0	0	0	0	0	0
0274/2018	80 Angelica, Amington, Tamworth, B77 3JY	SW	Brownfield	Private	Full	21/08/2018	0.04	2	2	0	0	0	0	1	0
0249/2018	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	LP	Greenfield	Private	RM	04/10/2018	56	405	405	0	0	0	0	0	0
0379/2018	229 Tamworth Road, Kettlebrook, Tamworth, B77 1BT	SW	Brownfield	Private	Full	04/10/2018	0.04	2	0	2	2	0	0	1	1
0042/2017	Land South of Ashby Road, Tamworth (Anker Valley)	LP	Greenfield	Private	RM	26/04/2017		87	6	66	31	46	48	0	0
0240/2017	Former Golf Course, Eagle Drive, Amington, Tamworth	LP	Greenfield	Private	RM	19/06/2017	0.09	3	3	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
0396/2017	Former Golf Course, Eagle Drive, Amington, Tamworth	LP	Greenfield	Private	RM	13/09/2017	0.13	4	4	0	0	0	0	0	0
0545/2017	Former Golf Course, Eagle Drive, Amington, Tamworth	LP	Greenfield	Private	RM	22/12/2017	0.19	4	4	0	0	0	0	0	0
0436/2018	The Old Coalyard, Glascote Road, Glascote, Tamworth, B77 2GD	SW	Brownfield	Private	Full	29/10/2018	0.05	2	0	2	2	0	0	0	0
0403/2018	Land adjacent to 12 Goldsborough, Stonydelph, Tamworth, B77 4DE	SW	Brownfield	Private	Full	30/11/2018	0.03	1	1	0	0	0	0	0	0
0480/2018	35 Wiggington Road, Tamworth, B79 8RL	W	Greenfield	Private	Full	05/12/2018	0.43	11	11	0	0	0	0	1	0
0506/2018	Kings Gambit, 10 Hodge Lane, Amington, Tamworth, B77 4AN	SW	Greenfield	Private	Full	25/01/2019	0.09	1	1	0	0	0	0	0	0
0451/2018	6 - 9 Ladybank, Holloway, Tamworth, B79 7NB	SW	Brownfield	Private	Full	0/02/2019	0.12	9	9	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 2018 and 31 March 2019. 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	Brownfield or Greenfield	Tenure	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Lost
0046/2016	Land Off Town Wall, Wilnecote	SW	Greenfield	Private	RM	21/06/2016	0.23	1	0
0417/2016	474 Watling Street, Two Gates	SW	Brownfield	Private	Full	08/12/2016	0.02	1	0
0401/2016	Rear of Tamworth Co-operative Society, 69 High Street, Dosthill	W	Brownfield	Private	Full	28/02/2017	0.34	13	0
0255/2017	11A Albert Road, Tamworth, B79 7JN	SW	Brownfield	Private	CU	03/08/2017	0.01	1	0
0197/2017	The Red Lion Inn, Quarry Hill, Wilnecote, B77 5BS	SW	Brownfield	Private	Full	21/09/2017	0.11	5	1
0428/2017	31 Whiting, Dosthill, Tamworth, B77 1HP	SW	Greenfield	Private	Full	20/10/2017	0.03	1	0
0434/2015	Unit 1 Ninefoot Lane, Wilnecote, Tamworth, B77 2NA	SW	Brownfield	Private	Full	18/01/2016	0.06	1	0
0276/2016	Unit 1 Ninefoot Lane, Wilnecote, Tamworth, B77 2NA	SW	Brownfield	Private	Full	13/09/2016	0.04	1	0
0283/2016	Land adjacent to 150 Comberford Road, Tamworth, B79 8PG	SW	Brownfield	Private	Full	30/09/2016	0.03	1	0
0416/2016	Land off Whitley Avenue, Amington, Tamworth, B77 3QU	LP	Greenfield	Private	RM	10/11/2016	0.93	21	0
0428/2016	Plot 1 Newlands Farm, Stonydelph Lane, Wilnecote, Tamworth, B77 5PJ	SW	Greenfield	Private	Full	23/11/2016	0.03	1	0
0461/2016	Land to the rear of Coton Dairy, Coton Lane, Tamworth, B79 7SU	SW	Greenfield	Private	Full	08/02/2017	0.35	2	0
0118/2018	Wigginton Grange, 163 Gillway Lane, Tamworth, B79 8PN	SW	Greenfield	Private	Full	10/04/2018	0.29	1	0

Reference	Site Location	Source	Brownfield or Greenfield	Tenure	Permission Type	Date of Permission	Site Area (ha)	Total Units	Units Lost
0242/2018	Byatt House, 8 Albert Road, B79 7JN	SW	Brownfield	Private	CU	13/06/2018		4	0
0364/2018	Woodfield, 63 Salters Lane, Tamworth, B79 8BH	SW	Brownfield	Private	Full	19/11/2018	0.12	6	1
0029/2019	7 St Marys Way, Glascote, Tamworth, B77 3EY	SW	Brownfield	Private	CU	28/02/2019	0.01	1	0
0139/2016	19 Orchard Street	SW	Greenfield	Private	Full	27/01/2017	0.02	1	0
0346/2013	Land South of St Peter's Close	Old LP	Brownfield	Private	RM	15/01/2014	2.61	60	0
0172/2014	Land at and to rear of 198 Tamworth Road	LP	Brownfield	Private	Full	01/10/2014	0.504	23	0

Table 7: Sites Completed During 2018/19

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	Brownfield or Greenfield	Tenure	Permission Type	Date of Permission	Total Units	Units Lost	Reason
0456/2014	8a Victoria Road	SW	Brownfield	Private	Full	06/02/2015	3	0	Permission lapsed
0094/2015	355 Wilnecote Lane	SW	Brownfield	Private	Full	26/06/2015	1	0	Permission lapsed
0298/2015	59 Fazeley Road	SW	Brownfield	Private	Out	10/09/2015	1	0	Permission lapsed
0444/2015	Buildings rear of The White House	SW	Brownfield	Private	Full	19/01/2016	3	0	Permission lapsed
0353/2016	Garages Adjacent 38 Broadsmeath	SW	Brownfield	LA	Full	15/11/2016	2	0	Completed in a previous year
0496/2016	Parking spaces adjacent 69-90 Broadsmeath	SW	Brownfield	LA	Full	01/03/2017	1	0	Completed in a previous year
0427/2016	Land adjacent to Maybank, Hodge Lane, Amington, Tamworth, B77 4AN	SW	Greenfield	Private	Full	25/11/2016	2	0	Superseded
0419/2016	Land adjacent to Larkrise, 14 Glascote Road, Glascote, B77 2GD	SW	Brownfield	Private	Out	13/02/2017	4	0	Superseded
0215/2018	Land adjacent 1 Thurne, Belgrave, Tamworth, B77 2NT	SW	Greenfield	Private	Full	08/06/2018	1	0	Superseded

Table 8: Sites Removed During 2018/19