



# **Tamworth Borough Council Monitoring Report 2024/25**

## Summary

The timeframe measured within this monitoring report is the period 01 April 2024 to 31 March 2025 unless otherwise stated.

### Local plan progress

- An updated Local Development Scheme was published in March 2025.

### Housing

- The latest five-year supply figures show that Tamworth currently has a housing supply of 1.6 years.
- 75 dwellings (net) were granted planning permission.
- 236 dwellings were completed, and one was lost giving a net gain of 235. This is significantly above the local plan target of 177.
- 70% of the dwellings granted planning permission were for two bed homes. This is not in line with the local plan housing mix policy.
- 11 affordable dwellings were granted consent. 46 affordable dwellings were completed in the monitoring year which is above the local plan target of 40 per year.
- There are currently 60 entries on the Self-Build and Custom Housebuilding Register. In 2024/25, one planning permission was granted for dwellings that were expressly described as custom or self-build properties.

### Employment land and office development

- During 2024/25, there were two planning permissions granted which could result in a net gain of 235 sqm of employment floorspace (B2, B8). The permissions granted during the year included a change of use, and a demolition and erection of one small-scale single storey units.

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## **Purpose, scope and content of the report**

Monitoring is an important part of the planning process as it allows the planning authority to establish how effective policies are at achieving their objectives and to determine whether changes need to be made in order to improve their effectiveness.

The Planning and Compulsory Purchase Act 2004<sup>1</sup> (as amended) sets out the requirement for local planning authorities to make available to the public a report (or reports) which provides information on the implementation of the Local Development Scheme and the extent to which policies set out in local development documents are being achieved.

In line with these requirements, this report first provides an overview of the current development plan for Tamworth and the progress against the milestones set out in the adopted Local Development Scheme, and then goes on to consider how the plan is performing in relation to key targets and milestones. At the time of publication, the data herein is the most robust available, however, as it represents estimates at a given point in time it can be subject to change.

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<sup>1</sup> [Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2004/20)

## The development plan for Tamworth

The following documents currently form the development plan for Tamworth.

### Tamworth local plan 2006-2031

The Tamworth local plan was adopted in February 2016 and, along with the proposals map, is the main document of Tamworth's development plan. It sets out the vision and spatial planning strategy for Tamworth up to 2031 and allocates parts of the town for new homes and employment development required to meet local needs. It also sets out policies and guidance for new development in Tamworth including ensuring that appropriate supporting infrastructure is delivered, and the area's built and natural environment is protected and enhanced.

### Saved Policies of the Tamworth local plan 2001-2011

The majority of the policies contained within the local plan 2001-2011 have been superseded by policies within the adopted local plan 2006-2031 with the exception of policy EMP7 Working from Home which remains in effect.

### Statement of Community Involvement (SCI)

The SCI sets out standards and the approach to involving stakeholders and the community in the production of all Local development documents and the assessment of planning applications through the development management process. It is the council's service level agreement with the community and stakeholders.

### **Local Development Scheme progress**

The Council's current Local Development Scheme (2025-2028) was adopted in 2025 and sets out the Council's programme for the preparation of Local Development Documents (LDDs) over a three-year period. One of the objectives of the monitoring report is to establish the progress being made towards delivery of the objectives set out within the LDS. The following workflows have delivery objectives set out within the LDS for this monitoring year.

- Statement of Community Involvement
- Local plan update
- Design Supplementary Planning Document
- Planning Obligations Supplementary Planning Document

### Statement of Community Involvement (SCI)

The SCI was updated in March 2024 with no further updates in this monitoring period.

### Local plan update

In 2020 the Council carried out a review<sup>2</sup> of the adopted local plan to establish if the plan was still in compliance with national policy and how the policies were performing against targets in the monitoring framework. The review concluded that, considering the impact of changes to national policy along with the more minor amendments that would be beneficial to the plan, a number of changes were required to the existing plan. As any changes to the plan would require the collection of new evidence and an extension to the plan period, it was considered that work should commence on a new local plan for Tamworth. An updated Local Development Scheme (LDS)<sup>3</sup> has been published covering the period 2022 – 2025 to reflect the proposed timetable for the development of a new local plan. The issues and options consultation were launched in September 2022 in line with the timetable set out in the LDS.

### Design Supplementary Planning Document

The Design Supplementary Planning Document (SPD) was completed in the monitoring year 2018/19 and adopted on the 25<sup>th</sup> July 2019. A review of the document is being undertaken in line with the timetable set out in the LDS.

### Planning Obligations Supplementary Planning Document

The Planning Obligations Supplementary Planning Document August 2018 was adopted on 01 August 2018. A revised National Planning Policy Framework (NPPF) was published in February 2025, a review of the document is being undertaken in line with the timetable set out in the LDS.

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<sup>2</sup> [review of TBC local plan 2006-2031 \(tamworth.gov.uk\)](https://www.tamworth.gov.uk)

<sup>3</sup> [Local Development Scheme | Tamworth Borough Council](#)



## Housing

### Five-year supply

Paragraph 78 of the NPPF states that local planning authorities should ‘*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*’ (the five-year supply).

The importance of the five-year supply is underlined by paragraph 11 and footnote 8 of the NPPF which states that the presumption in favour of sustainable development applies where the relevant development plan policies are out of date, and this includes where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

As of April 2025, the supply of housing land in Tamworth amounts to 1.6 years. Further information on how this figure is calculated can be found in the Tamworth Borough Council Five-year housing land supply 2025 to 2030<sup>4</sup> document.

### Permissions granted

The local plan sets a target delivery of 177 dwellings per year over the life of the plan. In order to achieve this level of delivery, Tamworth Borough Council needs to be granting a sufficient level of appropriate planning permissions each year. For the year 01 April 2024 to 31 March 2025, permission was granted for a total of 75 dwellings (net); these are detailed in Table 1 below. Planning permissions granted in 2024/25 are lower than in previous years, however, evidence shown in Figure 1 identifies that there is no impact on the overall target delivery defined in the current local plan.

Reference	Location	Type	Net change in dwellings
0178/2024	19 Victoria Road, B79 7HU	Prior Notification	2
0370/2023	Land Adjacent 26 Summerfield Road, Bolehall, B77 3PG	Full	2
0070/2024	Hartshill Cottage, Parson Street, Wilnecote, B77 5BD	Full	1
0082/2024	6 Magnolia, Amington, B77 4EH	Full	1
0182/2024	8 Market Street, B79 7LS	Change of Use	5
0195/2024	Albert House 21 & 21A Albert Road, B79 7JS	Prior Notification	9
0179/2024	Land off Slade Lane, Slade Lane Dosthill, B77 1LX	Full	1

<sup>4</sup> [Five-year housing land supply 2025-2030 | Tamworth Borough Council](#)



0261/2022	Police Station, Spinning School Lane, B79 7BB	Full	54
			75

Table 1 Permissions granted 2024/25

## Delivery

Within the monitoring year 2024/25 a total of 236 dwellings were completed whilst one was lost, giving a net gain of 235 dwellings. This is significantly above the local plan target of 177 dwellings per year, and results mostly from completions on the golf course and Dunstall Lane SUE sites. A separate housing delivery document (Housing Delivery Paper 2024/25) has been published which provides further details in relation to the dwellings delivered during 2024/25. Figure 1 below shows the cumulative delivery of housing over the local plan period to date.

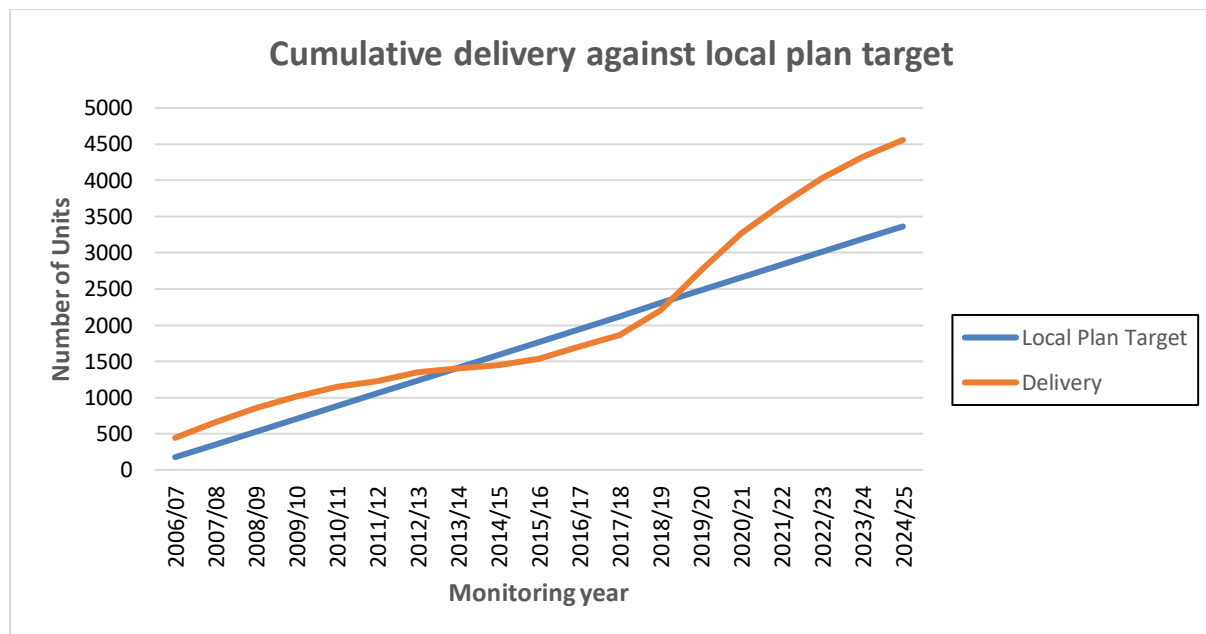


Figure 1: Cumulative Housing Delivery

Commencement of development on the SUE sites has increased the cumulative delivery and surpassed the local plan target. During the next three years the remaining two SUE sites are due to complete, however, the gap between the local plan target and actual delivery will remain substantial as can be seen in Figure 2 below.

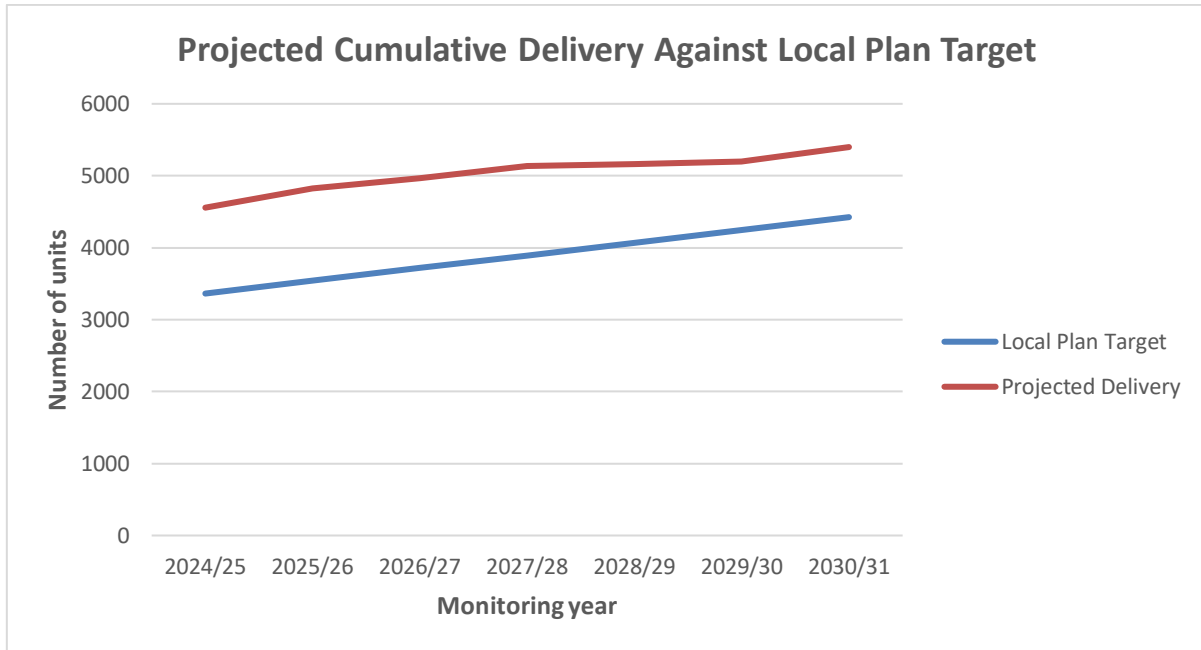


Figure 2: Projected cumulative delivery

### Affordable housing

The affordable housing target set out in the local plan (policy HG4) is a minimum of 1,000 dwellings by the end of the plan period, which equates to 40 dwellings per annum. During 2024/25, 11 planning permissions were granted for developments that could result in the delivery of affordable dwellings within the borough.

46 affordable dwellings were completed during the monitoring period from three permissions (Table 2). The completion rate is higher than the local plan target and the delivery of affordable housing surpasses the projected delivery at this time (see Figure 3 below).

Reference	Location	Affordable Completions
0433/2019	Land at Dunstall Farm, Dunstall Lane, B78 3AX	11
0136/2016, 0400/2016, 0129/2018	Tamworth Municipal Golf Course, Eagle Drive, B77 4EG	13
0272/2021	Land at Dosthill Road, (Cottage Farm Road), B77 1EP	6
0020/2019	Coton House Farm, Coton Lane, B79 7SS	16

Table 2: Affordable Completions 2024/25

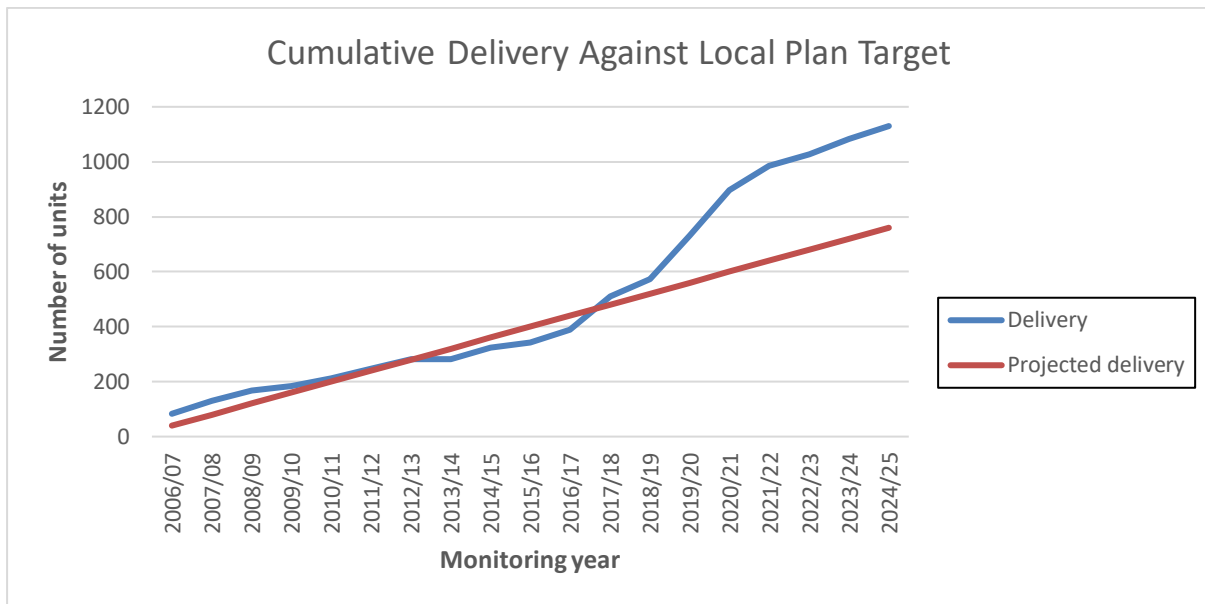


Figure 3: Cumulative delivery of affordable housing

### Housing mix

Local plan policy HG5 (Housing Mix) aims to secure housing sizes and types that reflect local need. The policy sets out the required housing size mix for new developments as follows:

- 4% - one-bedroom units
- 42% - two-bedroom units
- 39% - three-bedroom units
- 15% - four or more-bedroom units

Figure 4 below shows the size mix for dwellings granted planning permission during 2024/25. The mix is not in line with the requirements of policy HG5 with the majority (70%) of approved units being 2-bedroom properties.

The proportion of one-bed dwellings is 22% lower than the target, the proportion of three-bed dwellings is 35% lower and the proportion of four-bed dwellings is 15% lower. These figures are made up by the proportion of two-bed properties being 28% higher than the policy requirement. This is a significant variation from the target and from reviewing data from other recent monitoring periods, there appears to be a trend away from the required mix.

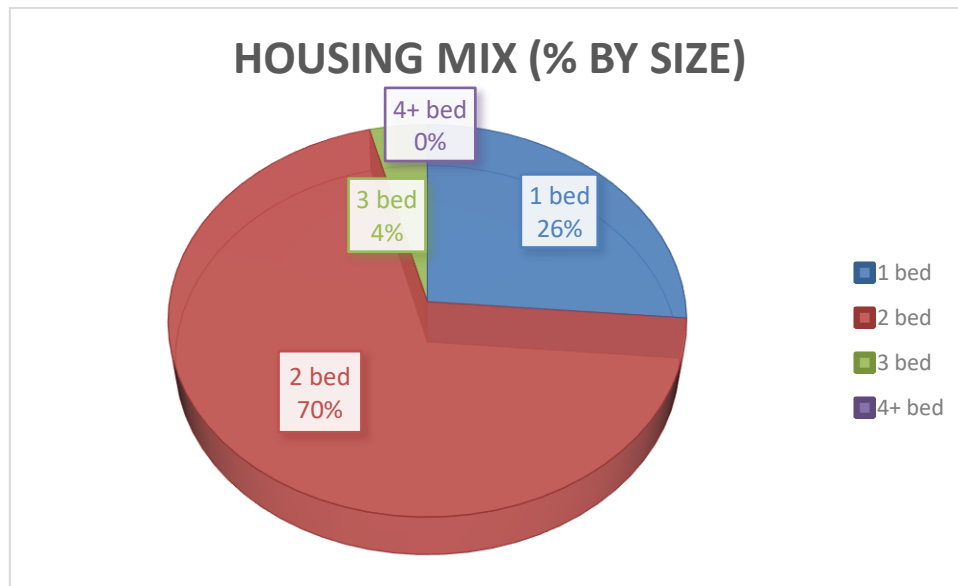


Figure 4: Percentages of housing mix by size 2024/25

## Self-build and custom housebuilding

The NPPF requires local planning authorities to take account of the needs of different groups in the community including people wishing to build their own homes.

To this end, the Government enacted the Self-build and Custom Housebuilding Act 2015 (subsequently amended) which places a duty on certain public authorities to keep a Self-build and Custom Housebuilding register. The register is a list of people who are looking to acquire a serviced plot of land to bring forward self-build and custom housebuilding projects, and the regulations require the authority to 'have regard' to the register in carrying out planning and other functions.

The Housing and Planning Act 2016 requires an authority to '*give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period*'. A 'base period' is a period of 12 months running from 01 November to the following 30 October.

By the end of the monitoring period, Tamworth's Self-Build and Custom Housebuilding Register contained 60 entries, all of which are individuals who have expressed an interest in building a variety of different types and sizes of houses in the borough.

During the last base period, 5 individuals were added to the register. In 2024/25, there was one planning permission granted where the development was known to be for custom or self-build dwellings.

The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 sets the time limit for delivery of the serviced plots identified in each base period as three years beginning immediately after the end of that base period. This means that, from 01 November 2024, the Council has three years to deliver 29 plots to service the need identified by the register up to 31 October 2024.

The Council remains committed to exploring ways in which self-build and custom housebuilding projects can be brought forward within the borough where there is evidence of demand for such projects.

## Employment land

### Local plan requirement

The local plan states that *‘[allocations will be promoted within Tamworth to support the delivery of at least 18 hectares (ha) of B1 (b,c), B2 and B8 employment land to meet an overall minimum need of 32ha. A further minimum 14ha of employment land will be required outside of the Borough within locations which assist the delivery of Tamworth’s strategy and those of its neighbours.]’*

Since the Tamworth local plan was adopted in February 2016 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 has revised the Use Classes Order<sup>5</sup>. B1 business use classes have been reformed and are incorporated into Class E ‘Commercial, business and service’. This revision to the Use Classes Order has not impacted on the statistics for the monitoring period 2024/25.

### Allocated sites

Policy EC6 allocates eight sites to provide 18ha of employment land within Tamworth. During 2024/25, no planning permissions were granted for development on the allocated employment land sites. Progress on the development of the allocated sites is shown in Table 4 below.

Site Ref	Site Name	Site area (ha)	Current position
EMP 1	Land south of the A5, Bitterscote south	9.8	Permission granted for a car showroom with associated sales facility, car repairs, MOT, storage and valet facility (0055/2018). The permission has now expired.
EMP 2	Cardinal Point	1.45	Site developed as a BMW car showroom with associated workshop/service area (0004/2014).

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[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxi0d\\_20200757\\_en.pdf#:~:text=The%20primary%20legislation%20allows%20the%20Secretary%20of%20State,development%20and%20therefore%20does%20not%20require%20planning%20permission.](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxi0d_20200757_en.pdf#:~:text=The%20primary%20legislation%20allows%20the%20Secretary%20of%20State,development%20and%20therefore%20does%20not%20require%20planning%20permission.)

EMP 7	Land north of Bonehill Road, part of Bonehill Road employment area	0.7	Part of site included in Dunstall Lane SUE application (0308/2016) as land for a convenience store.
EMP 8	Land adjacent to Relay Park	2.84	Site developed as a Distribution and Manufacturing Unit with ancillary offices (Use Classes B1, B2 and B8) (0464/2018).
EMP 9	Land adjacent to Centurion Park	0.74	Site developed as employment carpark. Retrospective application (0397/2019) for part use of land as car park. Certificate of Lawful Development (0365/2019).
EMP 10, 30, 34	Sandy Way, part of Amington employment area	1.64	Site developed as employment units (0428/2020).
EMP 26	Land adjacent to Sandy Hill Business Park	0.95	No progress.
EMP 33	Site off Bonehill Road	0.57	Site developed as a Mini showroom with associated workshop/service area (0052/2014).

Table 3: Progress on Allocated Employment Sites

### Permissions granted

There were two permissions granted during the monitoring year which were small scale, and no permissions were granted for large scale employment sites during 2024/25. The relative change in employment land has therefore been stated as the actual employment floorspace (in sqm) rather than site area (in ha) as that is a more appropriate measure of the scale of development.

During 2024/25, planning permissions were granted which could result in the loss of 90 sqm of floorspace for B class uses and a gain of 325 sqm, giving a net gain of 235 sqm. The permitted applications are shown in Table 4 below.

Permission reference	Proposal	Location	B Class loss (sqm)	B Class gain (sqm)	B Class net change (sqm)
0025/2024	Demolition of existing two storey offices and an erection of single storey workshop and MOT facility with car storage	104A Mariner, Lichfield Road Industrial Estate, B79 7UL	0	325	325
0179/2024	Change of use of a building from a former storage barn for equestrian use to a dwelling (self build)	Land off Slade Lane , Slade Lane, Dosthill, B77 1LX	90	0	90
			<b>90</b>	<b>325</b>	<b>235</b>

Table 4: 2023/24 B Class permissions granted

Delivery of employment sites is significantly slower than for residential sites, which remains in line with a broader national trend. Nationally, the number of applications for both major and minor residential developments was on an upward trend until the second quarter of 2016. The number for major commercial developments has remained at a low level and minor commercial applications are steadily decreasing (see Figure 5 below).

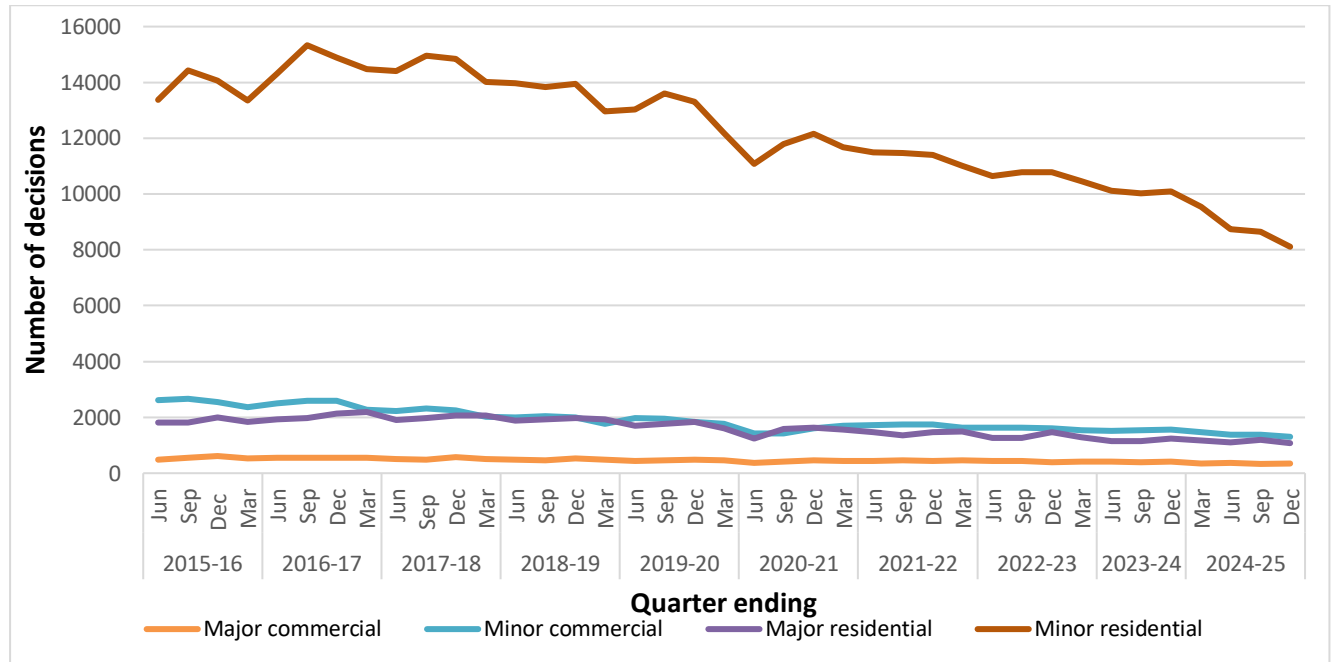


Figure 5: Number of planning applications decided by district authorities, by type of development; England, quarter ending June 2015 to quarter ending December 2025; Source: MHCLG Planning Applications in England<sup>6</sup>

## Conclusions and further work

- Projects set out in the current LDS are in the preparation stages. The new local plan completed the issues and options consultations in September 2022. Updates to the Obligations SPD and the Design SPD have been undertaken and a review of the Statement of Community Involvement is due by August 2027.
- The net delivery of 235 new dwellings is in keeping with recent years delivery and above the local plan target of 177 dwellings per year. The cumulative delivery over the whole of the plan period remains positive, however, continued monitoring will be required to ensure that delivery rates remain at the appropriate level.

<sup>6</sup> [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk)



- The 46 affordable dwellings delivered during 2024/25 meet the local plan target of 40 dwellings per year. The significant number of affordable dwellings granted permission in previous years means that there has been a consistent supply of affordable dwellings in the borough for a number of years.
- The sizes of dwellings delivered during 2024/25 were not in accordance with the mix required by the local plan policy; the situation will need to be monitored closely to ensure that developments are delivered in accordance with the approved mix in the next monitoring period.
- Delivery of employment sites remains significantly slower than for housing developments; however, this is in line with broader national trends.

## **Related documents**

Tamworth Borough Council Five-year housing land supply 2025 to 2030  
Housing Delivery Paper 2024/25

## **List of abbreviations**

IDP – Infrastructure Delivery Plan  
LDD – Local Development Document  
LDS - Local Development Scheme  
MHCLG – Ministry of housing, Communities & Local Government  
NPPF – National Planning Policy Framework  
NPPG – National Planning Policy Guidance  
SCI – Statement of Community Involvement  
SPD - Supplementary Planning Document  
SUE – Sustainable Urban Extension