

**Tamworth Borough Council**

**Housing Delivery Paper**

**2023/24**

**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 2023 to 31st March 2024. 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. 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 2024 to 2029[[1]](#footnote-1) 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 2023/24.

|  |  |
| --- | --- |
| **Housing Provision in Tamworth 01 April 2023 to 31 March 2024** |  |
|  | Dwelling numbers |
| Local Plan housing requirement 2006 to 2031 | 4425 |
|  |  |
| Gross completions 01 April 2006 to 31 March 2024 | 4498 |
| Net completions 01 April 2006 to 31 March 2024 | 4310 |

*Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2024*

Based on the local plan target of an average of 177 dwellings per year, at the end of 2023/24 it is expected that the number of dwellings delivered should be in the region of 3186. Table 1 shows that actual net delivery is ahead of the local plan target. This is the result of a number of years of over delivery in recent years as shown in figure 1 and table 4.

*Figure 1: Cumulative Housing Delivery*

It is anticipated that the delivery rate will decrease towards the latter years of the adopted local plan. Despite this, it is predicted that the local plan target of 4,425 will be surpassed based on the projected cumulative delivery (see Figure 2). Further information on projected delivery can be found in the Housing Trajectory in appendix A of the adopted Local Plan.

*Figure 2: Projected cumulative housing delivery*

**Completions in 2023/24 monitoring year**

During the year 01 April 2023 to 31 March 2024 there were net completions of 279 dwellings within the borough (see table 2 below).

|  |  |
| --- | --- |
| **01 April 2023 to 31 March 2024** |  |
| Gross completions | 280 |
| Units lost | 1 |
| Net completions | 279 |
|  |  |
| Net completions 01 April 2006 to 31 March 2024 | 4310 |
|  |  |
| Permitted dwellings and dwellings under construction as of 31 March 2024 | 691 |

*Table 2: Completions in 2023/24 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 | 36 | 235 | 271 |
| Small Windfall (less than 10 dwellings) | 9 | 0 | 9 |
| Windfall (10 dwellings or more) | 0 | 0 | 0 |
| Units lost | 1 | 0 | 1 |
| **Total** | **44** | **235** | **279** |

*Table 3: 2023/24 Completions (Net) Breakdown*

The net completions figure of 279 is significantly above the Local Plan annual requirement of 177 and is in keeping with previous years delivery rates 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** | **18/19** | **19/20** | **20/21** | **21/22** | **22/23** | **23/24** |
| **Local Plan** | 202 | 161 | 79 | 34 | 4 | 0 | 14 | 0 | 0 | 6 | 27 | 125 | 299 | 437 | 408 | 365 | 355 | 271 |
| **Windfall** | 248 | 58 | 120 | 130 | 137 | 80 | 111 | 52 | 65 | 86 | 144 | 111 | 75 | 133 | 104 | 36 | 13 | 9 |
| **Total** | **444** | **216** | **196** | **154** | **138** | **79** | **124** | **48** | **48** | **88** | **167** | **163** | **332** | **566** | **510** | **395** | **367** | **279** |

*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, six have been completed, five are currently under construction, 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 nine 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 | Site completed. |
| 347 | Phoenix Special Purpose Machines, Hospital Street | 18 | Site completed. |
| 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. |
| 387 | Coton House Farm, Coton Lane | 77 | Part of site granted permission for two self-build properties. Application submitted for land including part of the site (0020/2019) for 141 dwellings. Currently under construction. |
| 390 | Coton Hall Farm, Coton Lane | 35 | Site completed. |
| 399 | Coton's Van Hire/Millfield House, Lichfield Road | 12 | No progress to date. |
| 406 | Land north of Coton Lane | 170 | Site completed. |
| 462 | Car park off Park Farm Road | 13 | No progress to date. |
| 488 | Staffs County Council care home, New Road | 16 | Site completed. |
| 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 | Western part of site is completed. Eastern part of site has been granted permission (0206/2021) for 11 dwellings. |
| NA | Former golf course SUE site | 1100 | Outline permission granted for 1100 dwellings. Reserved matters approved for 1022 dwellings. Development has commenced. |
| NA | Anker Valley SUE site | 535 | Site completed. |
| NA | Dunstall Lane SUE site | 723 | Outline consent granted for up to 800 dwellings (0308/2016). Reserved matters approved for 405 dwellings (0249/2018) and 395 dwellings (0433/2019). Development has commenced. |

*Table 5: Progress on Allocated Housing Site*

**Progress on Permitted Sites**

Table 6 below lists sites with extant planning permission and the progress on each of those sites as of 31 March 2024.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Reference** | **Site Location** | **Source** | **Brownfield or Greenfield** | **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 | Full | 09/06/2003 | 0.08 | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 |
| Various permissions | **Former Municipal Golf Course** | LP | Greenfield | RM | Various | 10.27 | 1022 | 414 | 50 | 75 | 81 | 608 | 0 | 0 |
| 0466/2017 | **15 - 16 Hospital Street, B79 7EE** | SW | Brownfield | Full | 04/12/2017 | 0.02 | 4 | 0 | 0 | 2 | 0 | 2 | 0 | 0 |
| 0249/2018 & 0433/2019 | **Land at Dunstall Farm, Dunstall Lane, B78 3AX** | LP | Greenfield | RM | 04/10/2018 | 56 | 800 | 84 | 75 | 50 | 128 | 716 | 0 | 0 |
| 0048/2019 | **1a Thurne, Belgrave, B77 2NT** | SW | Greenfield | Full | 27/03/2019 | 0.03 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 0061/2019 | **Woodcroft, 130 Lichfield Road, B79 7SE** | SW | Brownfield | Full | 04/09/2019 | 0.41 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0432/2020 | **Land Adjacent to Kilchattan, Lichfield Road, B79 7SA** | SW | Greenfield | Full | 05/02/2021 | 0.03 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 0447/2020 | **21-22 Church Street, B79 7BX** | SW | Brownfield | Full | 04/02/2021 | 0.08 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 0371/2020 | **Rear of 35 Clifford Street, Glascote, B77 2BU** | SW | Greenfield | Full | 16/11/2020 | 0.11 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 0220/2020 | **Rear of The Old Bungalow, The Dell, B79 8BJ** | SW | Greenfield | Full | 29/09/2020 | 0.04 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 0020/2019 | **Coton House Farm, Coton Lane, B79 7SS** | LP | Greenfield | Full | 11/03/2021 | 4.74 | 141 | 110 | 11 | 4 | 24 | 31 | 0 | 0 |
| 0033/2021 | **Land Adjacent to 19 Gresley, Glascote, B77 2HN** | SW | Greenfield | Full | 01/03/2021 | 0.01 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0426/2020 | **2 Heath Street, B79 7JH** | SW | Brownfield | Full | 04/06/2021 | 0.02 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0242/2021 | **148 High Street, Dosthill, B77 1LP** | SW | Brownfield | Full | 03/08/2021 | 0.04 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 0207/2021 | **Amington House, The Green, Amington, B77 4AD** | SW | Brownfield | Full | 26/08/2021 | 0.01 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0273/2021 | **Dunstall Farm Cottage, Dunstall Lane, B78 3AX** | LP | Brownfield | Full | 23/09/2021 | 0.06 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 |
| 0550/2021 | **1 Doriscroft, Dog Lane, Amington, B77 4AH** | SW | Brownfield | Full | 04/12/2022 | 0.13 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0134/2022 | **73 Wigginton Road, B79 8RN** | SW | Brownfield | CU | 05/11/2022 | 0.12 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0090/2022 | **Land off Bonehill Road** | SW | Greenfield | Full | 09/06/2022 | 0.22 | 9 | 0 | 0 | 8 | 1 | 1 | 0 | 0 |
| 0231/2022 | **76 Tamworth Road, Amington, B77 3BU** | SW | Brownfield | Full | 15/08/2022 | 0.06 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0272/2022 | **Northcote, 103 Fazeley Road, B78 3LW** | SW | Brownfield | Full | 18/08/2022 | 0.03 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0272/2021 | **Land at Dosthill Road, Tamworth (Cottage Farm Road)** | LP | Greenfield | Full | 31/08/2022 | 1.02 | 37 | 17 | 20 | 20 | 0 | 0 | 0 | 0 |
| 0322/2022 | **26 Bridge Cottage, Bridge Street, Amington, B77 3BX** | SW | Brownfield | Full | 09/01/2022 | 0.04 | -1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 0466/2022 | **15 & 15A Tamworth Road Amington, B77 3BS** | SW | Brownfield | CU | 30/01/2023 | 0.03 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0464/2022 | **13 Victoria Road, B79 7HS** | SW | Brownfield | CU | 02/01/2023 | 0.04 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0001/2023 | **23 & 25 Dosthill Road, Two Gates, B77 1HZ** |  | Brownfield | CU | 23/03/2023 | 0.09 | -2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0015/2023 | **8 & 9 Colehill, B79 7HE** | SW | Brownfield | Full | 24/05/2023 | 0.21 | 5 | 0 | 5 | 5 | 0 | 0 | 0 | 0 |
| 0034/2023 | **The Store, 33 High Street, Dosthill, B77 1LG** | SW | Brownfield | Full | 04/04/2023 | 0.02 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 0043/2019 | **86-87 Bolebridge Street, B79 7PD** | SW | Brownfield | CU | 24/05/2019 | 0.02 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 0053/2023 | **The Orchard, 9 Clifford Close, Glascote, B77 2DD** | SW | Brownfield | Full | 31/05/2023 | 0.01 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0057/2023 | **77 Bolebridge Street, B79 7PD** | SW | Brownfield | CU | 17/04/2023 | 0.02 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0062/2023 | **53 Mildenhall, B79 8RU** | SW | Brownfield | CU | 28/04/2023 | 0.04 | 2 | 0 | 1 | 1 | 0 | 0 | 1 | 1 |
| 0094/2023 | **11 Aldergate, B79 7DL** | SW | Brownfield | CU | 23/06/2023 | 0.08 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0100/2023 | **Land Adjacent to 72 Dosthill Road, Two Gates, B77 1JB** | SW | Greenfield | Full | 30/06/2023 | 0.23 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0102/2023 | **224 Tamworth Road, Amington, B77 3DE** | SW | Greenfield | Full | 19/01/2024 | 0.08 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 0150/2023 | **2 Bolebridge Street, B79 7PA** | SW | Brownfield | Full | 19/06/2023 | 0.01 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0209/2023 | **92 Lichfield Street, B79 7QF** | SW | Brownfield | CU | 27/09/2023 | 0.02 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0222/2023 | **178 Watling Street, Wilnecote, B77 5BJ** | SW | Brownfield | CU | 28/02/2024 | 0.09 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0237/2016 | **1 Swift, Glascote, B77 2RP** | SW | Brownfield | Full | 11/08/2016 | 0.06 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 0271/2023 | **77 Bolebridge Street, B79 7PD** | SW | Brownfield | CU | 02/11/2023 | 0.02 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0310/2023 | **6 Tutehill, Stonydelph, B77 4LT** | SW | Brownfield | Full | 25/01/2024 | 0.02 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0324/2021 | **Land North of Overwoods Road Hockley** | SW | Greenfield | Out | 17/02/2023 | 0.70 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0354/2023 | **21c Lichfield Street, B79 7QD** |  | Brownfield | CU | 24/01/2024 | 0.01 | -1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 0356/2023 | **Tamworth Central Methodist Church, Aldergate, B79 7DJ** | SW | Brownfield | CU | 06/02/2024 | 0.05 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0429/2022 | **The Castle Hotel, Decadence, Holloway, B79 7NB** | SW | Brownfield | CU | 07/07/2023 | 0.04 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0465/2022 | **435 Watling Street, Two Gates, B77 1EL** | SW | Brownfield | Full | 25/04/2023 | 0.06 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0543/2018 | **Woodcroft, 61 Salters Lane, B79 8BH** | SW | Brownfield | CU | 17/12/2023 | 0.11 | 5 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 0206/2021 | **Tamworth Co-op Garage & MOT Centre, Bonehill Road, B78 3HQ** | LP | Brownfield | Full | 18/01/2024 | 0.32 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0207/2023 | **42 Heath Street, B79 7JH** | SW | Brownfield | CU | 13/09/2023 | 0.03 | 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 2023 and 31 March 2024. 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[[2]](#footnote-2)** | **Brownfield or Greenfield** | **Permission Type[[3]](#footnote-3)** | **Date of Permission** | **Site Area (ha)** | **Total Units** | **Units Lost** |
| 0189/2021 | Caledonian, Glascote | SW | Brownfield | Full | 06/10/2021 | 0.15 | 5 | 0 |
| 0519/2021 | Land North of 114 Hockley Road, Wilnecote, B77 5EQ | SW | Brownfield | Full | 21/01/2022 | 0.02 | 1 | 0 |
| 0334/2021 | Tamworth Day Care Centre, Hockley Road, Wilnecote, B77 5EB | LP | Brownfield | CoU | 02/03/2022 | 0.34 | 24 | 0 |
| 0379/2022 | The Three Tuns, 15 Lichfield Street, B79 7QD | SW | Brownfield | Full | 02/10/2023 | 0.08 | 3 | 0 |
| 0435/2015 & 0331/2018 | Land South of Ashby Road (Anker Valley) | LP | Greenfield | RM | 27/04/2016 | 32.79 | 555 | 0 |

*Table 7: Sites Completed During 2023/24*

**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[[4]](#footnote-4)** | **Brownfield or Greenfield** | **Permission Type** | **Date of Permission** | **Total Units** | **Units Lost** | **Reason** |
| 0396/2020 | Land Adjoining Malham House, Malham Road, Stonydelph, B77 4LL | SW | Greenfield | Full | 21/12/2021 |  | 1 | Expired |
| 0126/2020 | 36 Brook Avenue, Wilnecote, B77 5BT | SW | Greenfield | Full | 16/06/2020 |  | 1 | Expired |
| 0159/2020 | Woodcroft, 130 Lichfield Road, B79 7SE |  | Brownfield | Full | 13/11/2020 |  | 0 | Expired |

*Table 8: Sites Removed During 2023/24*

1. [Five-year housing land supply 2024-2029 | Tamworth Borough Council](https://www.tamworth.gov.uk/five-year-housing-land-supply-2024-2029) [↑](#footnote-ref-1)
2. LP – Allocated in the current local plan; SW – Small windfall site (windfall sites of less than 10 dwellings) [↑](#footnote-ref-2)
3. CoU – change of use [↑](#footnote-ref-3)
4. SW – Small windfall site (windfall sites of less than 10 dwellings) [↑](#footnote-ref-4)