



# **Tamworth Borough Council Housing Delivery Paper 2024/25**

## 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 2024 to 31st March 2025. 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 2025 to 2030<sup>1</sup> 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 2024/25.

<b>Housing Provision in Tamworth 01 April 2024 to 31 March 2025</b>	
	Dwelling numbers
Local Plan housing requirement 2006 to 2031	4425
Gross completions 01 April 2006 to 31 March 2025	4498
Net completions 01 April 2006 to 31 March 2025	4310

*Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2025*

Based on the local plan target of an average of 177 dwellings per year, at the end of 2024/25 it is expected that the number of dwellings delivered should be in the region

<sup>1</sup> [Five-year housing land supply 2025-2030 | Tamworth Borough Council](#)

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.

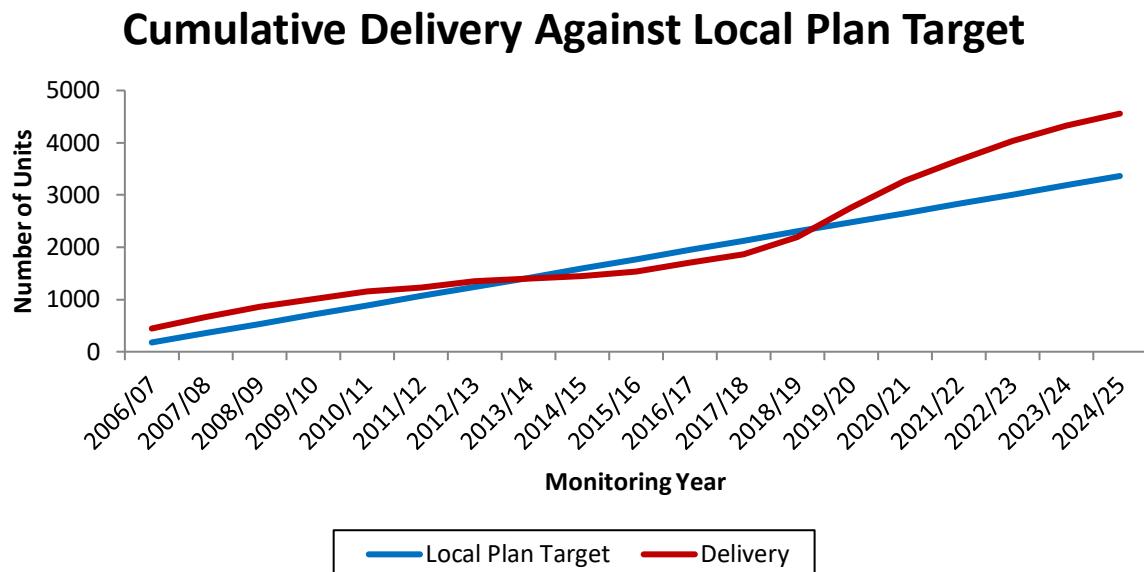


Figure 1: Cumulative Housing Delivery

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.

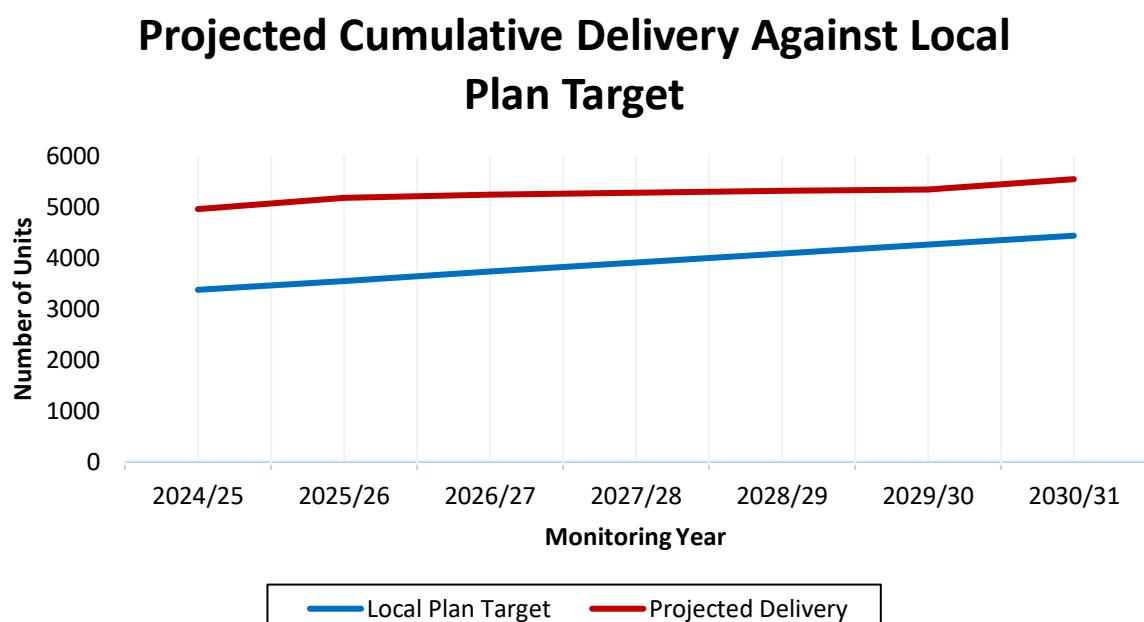


Figure 2: Projected cumulative housing delivery

### Completions in 2024/25 monitoring year

During the year 01 April 2024 to 31 March 2025 there were net completions of 235 dwellings within the borough (see Table 2 below).

<b>01 April 2024 to 31 March 2025</b>	
Gross completions	236
Units lost	1
Net completions	235
Net completions 01 April 2006 to 31 March 2025	4545
Permitted dwellings and dwellings under construction as of 31 March 2025	469

*Table 2: Completions in 2024/25 Monitoring Year*

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

	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>
Local Plan sites	20	178	198
Small Windfall (less than 10 dwellings)	25	13	38
Windfall (10 dwellings or more)	0	0	0
Units lost	1	0	1
<b>Total</b>	<b>44</b>	<b>191</b>	<b>235</b>

*Table 3: 2024/25 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	24/25
<b>Local Plan</b>	202	161	79	34	4	0	14	0	0	6	27	125	299	432	408	365	357	285	198
<b>Windfall</b>	248	58	120	130	137	80	111	52	65	86	144	111	75	133	104	36	13	9	38
<b>Total</b>	450	219	199	164	141	80	125	52	65	92	171	236	374	565	512	401	370	294	236

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.

Site Ref	Site Name	Indicative capacity	Current position
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	Part of site granted permission for 54 dwellings (0261/2022)
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).

Site Ref	Site Name	Indicative capacity	Current position
591 & 593	Co-op filling station and land to the west	22	Western part of site is completed. Eastern part of site is completed.
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 4: 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 2025.

Reference	Site Location	Source	Brownfield or Greenfield	Tenure	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
0025/2002	61-63 High Street, Dosthill	SW	Brownfield	Private	Full	09/06/2003	0.08	8	0	0	8	0	0	0
Various permissions	Former Municipal Golf Course	LP	Greenfield	Private	RM	Various	10.27	1022	304	50	0	60	668	0
0249/2018 & 0433/2019	Land at Dunstall Farm, Dunstall Lane, B78 3AX	LP	Greenfield	Private	RM	04/10/2018	56	800	0	32	0	52	768	0
0085/2019	Spring Tree Rest Home, 433 Watling Street, Two Gates, B77 1EL	SW	Brownfield	Private	Full	04/09/2019	0.22	0	0	0	0	0	0	0
0447/2020	21-22 Church Street, B79 7BX	SW	Brownfield	Private	Full	04/02/2021	0.07	1	0	0	1	0	0	0
0020/2019	Coton House Farm, Coton Lane, B79 7SS	LP	Greenfield	Private	Full	11/03/2021	4.74	141	0	32	0	41	109	0

0207/2021	Amington House, The Green, Amington, B77 4AD	SW	Brownfield	Private	Full	26/08/2021	0.01	2	0	0	2	0	0	0
0273/2021	Dunstall Farm Cottage, Dunstall Lane, B78 3AX	LP	Brownfield	Private	Full	23/09/2021	0.06	2	0	0	2	0	0	0
0134/2022	73 Wigginton Road, B79 8RN	SW	Brownfield	Private	CU	05/11/2022	0.12	1	1	0	0	0	0	0
0231/2022	76 Tamworth Road, Amington, B77 3BU	SW	Brownfield	Private	Full	15/08/2022	0.06	1	1	0	0	0	0	0
0272/2022	Northcote, 103 Fazeley Road, B78 3LW	SW	Brownfield	Private	Full	18/08/2022	0.03	1	1	0	0	0	0	0
0322/2022	26 Bridge Cottage, Bridge Street, Amington, B77 3BX	SW	Brownfield	Private	Full	09/01/2022	0.01	-1	0	0	0	0	0	0
0466/2022	15 & 15A Tamworth Road, Amington, B77 3BS	SW	Brownfield	Private	CU	30/01/2023	0.03	1	1	0	0	0	0	0
0464/2022	13 Victoria Road, B79 7HS	SW	Brownfield	Private	CU	02/01/2023	0.04	1	1	0	0	0	0	0

0001/2023	23 & 25 Dosthill Road, Two Gates, B77 1HZ	SW	Brownfield	Private	CU	23/03/2023	0.09	-2	0	0	0	0	0	0
0043/2019	86-87 Bolebridge Street, B79 7PD	SW	Brownfield	Private	CU	24/05/2019	0.02	1	0	0	1	0	0	0
0057/2023	77 Bolebridge Street, B79 7PD	SW	Brownfield	Private	CU	17/04/2023	0.02	2	2	0	0	0	0	0
0062/2023	53 Mildenhall, B79 8RU	SW	Brownfield	Private	CU	28/04/2023	0.04	2	0	0	2	0	0	1
0094/2023	11 Aldergate, B79 7DL	SW	Brownfield	Private	CU	23/06/2023	0.08	8	8	0	0	0	0	0
0100/2023	Land Adjacent to 72 Dosthill Road, Two Gates, B77 1JB	SW	Greenfield	Private	Full	30/06/2023	0.23	7	0	7	0	0	0	0
0102/2023	224 Tamworth Road, Amington, B77 3DE	SW	Greenfield	Private	Full	19/01/2024	0.08	3	3	0	0	0	0	1
0150/2023	2 Bolebridge Street, B79 7PA	SW	Brownfield	Private	Full	19/06/2023	0.01	3	3	0	0	0	0	0

0209/2023	92 Lichfield Street, B79 7QF	SW	Brownfield	Private	CU	27/09/2023	0.02	4	4	0	0	0	0	0
0237/2016	1 Swift, Glascote, B77 2RP	SW	Brownfield	Private	Full	11/08/2016	0.06	1	0	0	1	0	0	0
0271/2023	77 Bolebridge Street, B79 7PD	SW	Brownfield	Private	CU	02/11/2023	0.02	1	1	0	0	0	0	0
0310/2023	6 Tutehill, Stonydelph, B77 4LT	SW	Brownfield	Private	Full	25/01/2024	0.02	1	1	0	0	0	0	0
0324/2021	Land North of Overwoods Road, Hockley	W	Greenfield	Private	Out	17/02/2023	0.70	14	14	0	0	0	0	0
0354/2023	21c Lichfield Street, B79 7QD	SW	Brownfield	Private	CU	24/01/2024	0.01	-1	0	0	0	0	0	1
0356/2023	Tamworth Central Methodist Church, Aldergate, B79 7DJ	SW	Brownfield	Private	CU	06/02/2024	0.05	6	6	0	0	0	0	0
0429/2022	The Castle Hotel, Decadence, Holloway, B79 7NB	SW	Brownfield	Private	CU	07/07/2023	0.04	2	2	0	0	0	0	0

0543/2018	Woodcroft, 61 Salters Lane, B79 8BH	SW	Brownfield	Private	CU	17/12/2023	0.11	5	5	0	0	0	0	1
0070/2024	Hartshill Cottage, Parson Street, Wilnecote, B77 5BD	SW	Brownfield	Private	Full	04/06/2024	0.02	1	1	0	0	0	0	0
0082/2024	6 Magnolia, Amington, B77 4EH	SW	Brownfield	Private	Full	23/05/2024	0.02	2	2	0	0	0	0	1
0179/2024	Land off Slade Lane , Slade Lane, Dosthill, B77 1LX	SW	Brownfield	Private	Full	06/12/2024	0.14	1	1	0	0	0	0	0
0182/2024	8 Market Street, B79 7LS	SW	Brownfield	Private	CU	11/10/2024	0.08	5	5	0	0	0	0	0
0195/2024	Albert House 21 & 21A Albert Road, B79 7JS	SW	Brownfield	Private	prior approval	08/10/2024	0.03	9	9	0	0	0	0	0
0370/2023	Land Adjacent 26 Summerfield Road, Bolehall, B77 3PG	SW	Brownfield	Private	Full	30/04/2024	0.08	2	2	0	0	0	0	0

0261/2022	Police Station Spinning School Lane	LP	Brownfield	Private	Full	31/07/2024	0.3	54	54	0	0	0	0
-----------	--	----	------------	---------	------	------------	-----	----	----	---	---	---	---

Table 5: 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 2024 and 31 March 2025. 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	Completed
0466/2017	15 - 16 Hospital Street, B79 7EE	SW	Brownfield	Private	Full	04/12/2017	0.02	4	0	2
0048/2019	1a Thurne, Belgrave, B77 2NT	SW	Greenfield	Private	Full	27/03/2019	0.03	1	0	1
0432/2020	Land Adjacent to Kilchattan, Lichfield Road, B79 7SA	SW	Greenfield	Private	Full	05/02/2021	0.03	1	0	1
0371/2020	Rear of 35 Clifford Street, Glascole, B77 2BU	SW	Greenfield	Private	Full	16/11/2020	0.11	1	0	1
0220/2020	Rear of The Old Bungalow, The Dell, B79 8BJ	SW	Greenfield	Private	Full	29/09/2020	0.04	1	0	1
0242/2021	148 High Street, Dosthill, B77 1LP	SW	Brownfield	Private	Full	03/08/2021	0.04	1	0	1
0090/2022	Land off Bonehill Road	SW	Greenfield	Private	Full	09/06/2022	0.22	9	0	9
0272/2021	Land at Dosthill Road, (Cottage Farm Road)	LP	Greenfield	Private	Full	31/08/2022	1.02	37	0	37
0015/2023	8 & 9 Colehill, B79 7HE	SW	Brownfield	Private	Full	24/05/2023	0.21	5	0	5
0034/2023	The Store, 33 High Street. Dosthill, B77 1LG	SW	Brownfield	Private	Full	04/04/2023	0.02	2	1	3

0053/2023	The Orchard, 9 Clifford Close, Glascote, B77 2DD	SW	Brownfield	Private	Full	31/05/2023	0.01	1	0	1
0222/2023	178 Watling Street, Wilnecote, B77 5BJ	SW	Brownfield	Private	CU	28/02/2024	0.09	4	0	4
0465/2022	435 Watling Street, Two Gates, B77 1EL	SW	Brownfield	Private	Full	25/04/2023	0.06	3	0	3
0206/2021	Tamworth Co-op Garage & MOT Centre, Bonehill Road, B78 3H	LP	Brownfield	Private	Full	18/01/2024	0.32	11	0	11
0207/2023	42 Heath Street, B79 7JH	SW	Brownfield	Private	CU	13/09/2023	0.03	1	0	1
0178/2024	19 Victoria Road, B79 7HU	SW	Brownfield	Private	Prior approval	04/10/2024	0.01	2	0	2

Table 6: Sites Completed During 2024/25

### 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
0159/2020	Woodcroft, 130 Lichfield Road, B79 7SE	SW	Brownfield	Private	Full	13/11/2020	0.41	0	Expired
0033/2021	Land Adjacent to 19 Gresley, Glascote, B77 2HN	SW	Greenfield	Private	Full	01/03/2021	0.01	1	Expired
0426/2020	2 Heath Street, B79 7JH	SW	Brownfield	Private	Full	04/06/2021	0.02	3	Expired
0550/2021	1 Doriscroft, Dog Lane, Amington, B77 4AH	SW	Brownfield	Private	Full	04/12/2022	0.13	2	Expired

Table 7: Sites Removed During 2024/25