

Availability of Residential Land

31st March 2015



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Summary



HOUSING PROVISION IN TAMWORTH 1 APRIL 2014 - 31 March 2015		
Current Housing Requirement ¹ , 1 April 2006 - 31 March 2031		4250
Gross Completions ² , 1 April 2006 – 31 March 2014		1430
Net Completions ² , 1 April 2006 - 31 March 2014		1390
1 April 2014 - 31 March 2015		
Completions (Gross)		64
Under Construction (position as at 31 March 2015)		58
Commitments (position as at 31 March 2015)		407
Units Lost in Current Year		3
Net Completions		61
TOTAL PROVISION		1916

1 April 2014 - 31 March 2015 Breakdown			
	Brownfield	Greenfield	Total
Completions on Local Plan sites	0	0	0
Small Windfall Completions (less than 10 dwellings)	49	0	49
Large Windfall Completions (10 dwellings or more)	15	0	15
Total	64 (100%)	0	64

Commentary

The data for completions is established from site visits carried out after the end of the monitoring year. This information is then checked against Council Tax records, Building Control records and the Naming and Numbering database.

1 - The new Tamworth Local Plan (2006-2031) was submitted for independent examination in February 2015 and proposes a housing requirement of 4,250 dwellings for the plan period with a further 2,000 to be delivered outside of the Borough to meet the objectively assessed need of 6,250 dwellings.

2 – Completions figure for previous years has been corrected as 5 dwellings from conversion were recorded as complete, which had not commenced, at Ross House, John Street in 2012/13

Previous Years Summary				
Year	Source	Brownfield	Greenfield	Total
2006-2007	Local Plan	202	0	458
	Windfall	239	17	
2007-2008	Local Plan	143	19	211
	Windfall	49	0	
2008-2009	Local Plan	0	34	211
	Windfall	177	0	
2009-2010	Local Plan	0	27	161
	Windfall	133	1	
2010-2011	Local Plan			138
	Windfall	138	0	
2011-2012	Local Plan	0	0	70
	Windfall	70	0	
2012-2013	Local Plan	14	0	130
	Windfall	114	2	
2013-2014	Local Plan	0	0	51
	Windfall	51	0	
Total		1,330 (93%)	100 (7%)	1430

Site Location	Source	Brownfield or Greenfield	Tenure	PS	Planning Permission	Date of Permission	Site Area (ha)	Site Area not started (ha)	Total Units	Units not started	Starts in year	U/C	Finishes in current year	Total Finishes	Units Lost	Units lost in current year
Key																
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - CU = Change of Use, Out = Outline, RM = Reserved Matters																
Land south of St. Peter's Close	LP	Brownfield	Private	RM	0346/2013	15/01/2014	2.61	2.61	86	86	0	0	0	0	0	0
Land south of Hedging Lane	LP	Brownfield	Private	Out	0034/2013	19/04/2013	1.97	1.97	78	78	0	0	0	0	0	0
Coton Hall Farm	SW	Brownfield	Private	Full	0416/2013	21/02/2014	0.376	0	9	0	9	0	9	9	1	0
Kerria Centre	W	Brownfield	Private	Full	0226/2011	27/07/2011	0.06	0	12	0	12	12	0	0	0	0
Land off Pennine Way, Stonydelph	W	Greenfield	Private	Out	0349/2012	30/04/2013	3.56	3.26	94	86	8	8	0	0	0	0
Former Wake Industries Ltd, Basin Lane	W	Brownfield	Private	Full	0071/2013	14/08/2013	0.299	0.299	14	14	0	0	0	0	0	0
Land off Freasley Lane Hockley	W	Greenfield	Private	Out	0081-2013	08/11/2013	1.21	1.21	29	29	0	0	0	0	0	0
Masefield Drive/Thackeray Drive	W	Brownfield	RSL	Full	0213/2013	23/08/2013	0.159	0	15	0	0	0	15	15	0	0
Halford Court, Halford Street	W	Brownfield	RSL	Full	0133/2014	09/07/2014	0.1	0.1	10	10	0	0	0	0	0	0
Land at and to the rear of, 198 Tamworth Road	LP	Brownfield	Private	Full	0172/2014	01/10/2014	0.504	0.504	23	23	0	0	0	0	0	0
Amington Road, 'Rosedale', Land Adj.	SW	Brownfield	Private	Full	0153/2013	25/06/2013	0.052	0.052	1	1	0	0	0	0	0	0

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320 Glascote Road	SW	Brownfield	Private	Full	0252/2013	26/09/2013	0.036	0	4	0	2	2	0	0	1	1
61-63 High Street, Dosthill	SW	Brownfield	Private	Full	0025/2002	12/03/2002	0.08	0	8	0	0	8	0	0	0	0
Land Adjacent 87 Comberford Road	SW	Brownfield	Private	Full	0123/2013	27/06/2013	0.1	0.1	1	1	0	0	0	0	0	0
Ross House	SW	Brownfield	Private	Full	0030/2014	10/04/2014	0.11	0.069	8	5	0	0	0	3	0	0
5 Albert Road	SW	Brownfield	Private	Full	0369/2014	04/12/2014	0.019	0.019	1	1	0	0	0	0	0	0
67 Salters Lane	SW	Greenfield	Private	Full	0222/2013	09/09/2013	0.04	0	2	0	2	2	0	0	0	0
156 Watling Street	SW	Brownfield	Private	Full	0588/2011	23/01/2012	0.088	0	2	0	0	2	0	0	0	0
78 Kirtley	SW	Brownfield	Private	Full	0343/2013	06/11/2013	0.017	0.017	2	2	0	0	0	0	1	0
7 Lower Gungate	SW	Brownfield	Private	Full	0558/2011	13/03/2012	0.067	0.067	2	2	0	0	0	0	0	0
Land Adjacent 1 Thurne	SW	Brownfield	Private	Full	0448/2014	22/01/2015	0.034	0.034	1	1	0	0	0	0	0	0
21 St Austell Close	SW	Brownfield	Private	Full	0040/2012	06/04/2012	0.014	0	1	0	0	1	0	0	0	0
Land to the rear of 1 Bellingham	SW	Greenfield	Private	Full	0115/2012	30/05/2012	0.06	0.06	1	1	0	0	0	0	0	0
6 - 7 Albert Road	SW	Brownfield	Private	Full	0148/2012	30/05/2012	0.06	0	5	0	5	5	0	0	0	0
10 High Street Dosthill Tamworth	SW	Brownfield	Private	Full	0294/2012	23/10/2012	0.036	0.036	2	2	0	0	0	0	1	0

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Ladbrook Lodge 45 Salters Lane	SW	Brownfield	LA	Out	0296/2012	14/11/2012	0.093	0.093	3	3	0	0	0	0	1	0
36 - 38 Watling Street	SW	Brownfield	Private	Full	0308/2012	10/01/2013	0.14	0	2	0	2	2	0	0	0	0
36 - 38 Watling Street	SW	Brownfield	Private	Full	0352/2013	15/01/2014	0.116	0.116	2	2	0	0	0	0	0	0
39 - 41 Lower Gungate Tamworth	SW	Brownfield	Private	Full	0342/2012	16/01/2013	0.024	0.024	2	2	0	0	0	0	0	0
Land Adjacent 178 Watling Street, Tamworth,	SW	Brownfield	Private	Full	0358/2012	17/01/2013	0.02	0.02	1	1	0	0	0	0	0	0
Garages at Tennyson Avenue	SW	Brownfield	RSL	Full	0015/2013	13/03/2013	0.14	0	8	0	0	0	8	8	0	0
Garages at Milton Avenue	SW	Brownfield	RSL	Full	0016/2013	12/03/2013	0.103	0	3	0	0	0	3	3	0	0
Garages at Milton Avenue	SW	Brownfield	RSL	Full	0017/2013	12/03/2013	0.08	0	3	0	0	0	3	3	0	0
Garages at Thackeray Drive	SW	Brownfield	RSL	Full	0018/2013	13/03/2013	0.1	0	3	0	3	0	3	3	0	0
Garages at Masefield Drive	SW	Brownfield	RSL	Full	0019/2013	13/03/2013	0.082	0	3	0	0	0	3	3	0	0
The Railway Inn, Watling Street	SW	Brownfield	Private	Full	0407/2011	12/04/2013	0.128	0.128	3	3	0	0	0	0	0	0
Sue Ryder, 56 Church Street	SW	Brownfield	Private	Full	0025/2014	28/03/2014	0.034	0	4	0	4	4	0	0	0	0
37 Orchard Street	SW	Brownfield	Private	Full	0031/2014	21/03/2014	0.029	0	1	0	1	1	0	0	0	0
Land to rear of 60-66 Dosthill Road	SW	Brownfield	Private	Full	0072/2013	03/07/2013	0.408	0	9	0	6	0	9	9	0	0

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Garage Site off Shelley Road	SW	Brownfield	RSL	Full	0108/2013	11/06/2013	0.105	0	3	0	0	0	3	3	0	0
Fontenaye Road (Garages)	SW	Brownfield	RSL	Full	0111/2013	11/06/2013	0.049	0	1	0	1	0	1	1	0	0
6 Market Street	SW	Brownfield	Private	Full	0157/2013	25/06/2013	0.012	0	1	0	0	0	1	1	0	0
Unit 1 Ninefoot Lane	SW	Brownfield	Private	Full	0177/2013	12/07/2013	0.066	0.066	6	6	0	0	0	0	0	0
Garage Site Keats Close/Kipling Rise	SW	Brownfield	RSL	Full	0193/2013	16/07/2013	0.195	0	3	0	0	0	3	3	0	0
Land rear of 33 Market Street	SW	Brownfield	Private	Full	0214/2013	05/09/2013	0.013	0.013	2	2	0	0	0	0	0	0
10 Colehill	SW	Brownfield	Private	Full	0243/2013	09/09/2013	0.046	0.046	5	5	0	0	0	0	0	0
12 Calder	SW	Brownfield	Private	Full	0250/2013	12/09/2013	0.013	0.013	2	2	0	0	0	0	1	0
3 Faringdon	SW	Brownfield	Private	Full	0285/2013	04/10/2013	0.024	0	2	0	2	0	2	2	1	1
36 Whiting	SW	Brownfield	Private	Full	0355/2013	20/11/2013	0.016	0	1	0	1	1	0	0	0	0
Land at 4 Beyer Close	SW	Brownfield	Private	Out	0415/2013	10/12/2013	0.069	0.069	2	2	0	0	0	0	0	0
27 Hillcrest	SW	Brownfield	Private	Full	0204/2013	19/02/2014	0.03	0.03	1	1	0	0	0	0	0	0
Dheli Divan, Albert Road/Lower Gungate	SW	Brownfield	Private	Full	0046/2014	29/05/2014	0.01	0.01	4	4	0	0	0	0	0	0

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1 Swift	SW	Brownfield	Private	Full	0062/2014	24/07/2014	0.046	0.046	1	1	0	0	0	0	0	0
11B Church Street	SW	Brownfield	Private	Full	0070/2014	02/04/2014	0.099	0	1	0	1	1	0	0	0	0
Land Adjacent 47 Cornel	SW	Brownfield	Private	Full	0121/2014	10/06/2014	0.04	0.04	1	1	0	0	0	0	0	0
The Manna House, 258 - 264 Glascoate Road	SW	Brownfield	Private	Full	0125/2014	03/06/2014	0.237	0.237	1	1	0	0	0	0	0	0
Victoria Mews, Victoria Road	SW	Brownfield	Private	Full	0146/2014	26/06/2014	0.1	0	4	0	4	4	0	0	0	0
45 St Georges Market	SW	Brownfield	Private	Full	0183/2014	04/09/2014	0.027	0.027	3	3	0	0	0	0	0	0
Garage Site, Arden Road	SW	Brownfield	RSL	Full	0258/2014	12/09/2014	0.06	0.06	2	2	0	0	0	0	0	0
Garage Site, Cherry Tree Walk	SW	Brownfield	RSL	Full	0259/2014	17/09/2014	0.111	0.111	4	4	0	0	0	0	0	0
Garage Site, Chapelon	SW	Brownfield	RSL	Full	0260/2014	17/09/2014	0.09	0.09	6	6	0	0	0	0	0	0
Wigginton Grange, 163 Gilway Lane	SW	Brownfield	Private	Full	0262/2014	11/09/2014	0.35	0.35	1	1	0	0	0	0	0	0
The Croft, 9 Comberford Road	SW	Brownfield	Private	Full	0485/2013	08/09/2014	0.45	0.15	6	2	4	4	0	0	0	0
Former Children's Nursery, 26 Moor Lane	SW	Brownfield	Private	Full	0155/2014	24/06/2014	0.043	0	1	0	1	1	0	0	0	0
29 Dosthill Road	SW	Brownfield	Private	Full	0352/2014	27/11/2014	0.056	0.056	1	1	0	0	0	0	1	1
Land to the Rear, 121 Amington Road	SW	Brownfield	Private	Full	0355/2014	27/11/2014	0.015	0.015	1	1	0	0	0	0	0	0

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35 High Street Dosthill	SW	Brownfield	Private	Full	0359/2014	11/11/2014	0.014	0	1	0	1	0	1	1	0	0
The Bungalow, 22 New Street	SW	Brownfield	Private	Full	0040/2015	26/02/2015	0.044	0.044	1	1	0	0	0	0	0	0
Post Office, 95 Amington Road	SW	Brownfield	Private	Full	0301/2014	16/02/2015	0.039	0.039	1	1	0	0	0	0	0	0
8A Victoria Road	SW	Brownfield	Private	Full	0456/2014	06/02/2015	0.015	0.015	3	3	0	0	0	0	0	0
92 Lichfield Street	SW	Brownfield	Private	Full	0458/2014	20/02/2015	0.063	0.063	4	4	0	0	0	0	0	0

Availability of Residential Land

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Sites completed in previous year



All Residential Sites Completed in Previous Year, 1 April 2013 - 31 March 2014									
Site Location	Source	Brownfield or Greenfield	Tenure	Planning Status	Planning Permission	Date of Permission	Site Area (ha)	Total Units	Last Completion Date
Former Doulton Works	W	Brownfield	Private	Full	0227/2007	39303	3.8	164	31/03/2014
Jak-dor, 1 Dumolos Lane	SW	Brownfield	Private	Full	0122/2013	41474	0.25	4	31/03/2014
Land between 42 and 42a Victoria Road	W	Brownfield	Private	Full	0293/2012	41204	0	6	31/03/2014
Adj 336 Old Tamworth Road	SW	Brownfield	Private	Full	0556/2008	39793	0.05	1	31/03/2014
Land Rear of 368-370 Tamworth Road	SW	Brownfield	Private	Full	0582/2010	40652	0.03	1	31/03/2014
22 Lichfield Street	W	Brownfield	Private	Full	0078/2012	41026	0.044	1	31/03/2014
Suncream Dairies, Dumolos Lane	W	Brownfield	Private	Full	0152/2012	41088	0.07	4	31/03/2014
233 Glascote Road Glascote	SW	Brownfield	Private	Full	0204/2012	41156	0.0184	1	31/03/2014
The Park Inn PH, Kettlebrook Road	W	Brownfield	Private	RM	0370/2012	41318	0.29	10	31/03/2014
Bolehall House	SW	Brownfield	Private	Full	0183/2013	41471	0.3	6	31/03/2014
Land at Coton Hall Farm	W	Brownfield	Private	Full	0026/2013	41353	0.0623	1	31/03/2014
67A Halford Street Tamworth	SW	Brownfield	Private	Full	0067/2013	41381	0.021	1	31/03/2014
82 Claremont	SW	Brownfield	Private	Full	0143/2013	41436	0.05	1	31/03/2014
235 Tamworth Road	SW	Brownfield	Private	Full	0203/2013	41479	0.05	1	31/03/2014
108 Medway	SW	Brownfield	LA	Full	0244/2013	41527	0.016	1	31/03/2014
Suffield Lodge Working Mens Club, 77 Wigginton Rd	SW	Brownfield	Private	Full	0310/2013	41572	0.99	5	31/03/2014
56 Deltic Glascote	SW	Brownfield	Private	Full	0024/2013	41381	0.019	1	31/03/2014
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Availability of Residential Land

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Sites Removed from database



Sites that have been removed because Planning Permission has lapsed during the monitoring year

Site Location	Source	Brownfield or Greenfield	Tenure	Planning Status	Planning Permission	Date of Permission	Expiry Date	Total Units
229 Tamworth Road	SW	Brownfield	Private	Full	0140/2011	11/05/2011	10/05/2014	2
Site of Gardeners Arms	W	Brownfield	Private	Full	0100/2011	16/08/2011	15/08/2014	18
12 Victoria Road	SW	Brownfield	Private	Full	0398/2011	21/09/2011	20/09/2014	2
Land adjacent to 1 Thurne	W	Brownfield	Private	Full	0025/2012	20/03/2012	20/03/2015	1
Bolehall Manor Club	SW	Greenfield	Private	Out	0520/2010	23/02/2011	23/02/2014	4
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Produced by:

Development Plans Team
Strategic Planning & Development Services
Tamworth Borough Council

Marmion House
Lichfield Street
Tamworth
Staffordshire
B79 7BZ

Enquiries concerning the contents of
This document should be made to:
Andrew Ruck
Telephone: (01827) 709274
Fax: (01827) 209277

