

NON-CONFIDENTIAL
BOROUGH OF TAMWORTH



CABINET

12th December 2023

Thursday, 14th December, 2023, 6.00 pm in Town Hall, Market Street, Tamworth

SUPPLEMENT – ADDITIONAL DOCUMENTS

Further to the Agenda and Papers for the above meeting, previously circulated, please find attached the following further information, which was not available when the agenda was issued:

Agenda No. Item

10. **Publication of planning monitoring reports** (Pages 3 - 54)
(Report of the Portfolio Holder for Housing and Planning)
12. **Homeless Hub & Severe Weather Emergency Protocol Arrangements** (Pages 55 - 84)
(Report of the Portfolio Holder for Housing and Planning)

Yours faithfully

A handwritten signature in black ink, appearing to be 'AJS', followed by a long horizontal line extending to the right.

Chief Executive

To Councillors: T Jay, A Cooper, S Smith, P Thompson, M Summers and T Clements.

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Thursday, 14 December 2023

Report of the Portfolio Holder for Housing and Planning

Publication of planning monitoring reports

Exempt Information

None.

Purpose

The purpose of this report is to seek Cabinet approval for the publication of three monitoring reports that support the Local Plan. In addition the report seeks to delegate the publication of the Monitoring Report, the Housing Delivery Paper in future years. Furthermore, the Neighbourhood Community Infrastructure Levy (CIL) allocation projects require to be determined by Cabinet.

Recommendations

It is recommended that:

1. The report attached as Appendix A and named draft 'Authority Monitoring Report' be approved for publication on Tamworth Borough Council's website;
2. The report attached as Appendix B and named draft 'Housing Delivery Paper' be approved for publication on Tamworth Borough Council's website;
3. Delegate authority to publish future editions of the Authority's Monitoring Report and Housing Delivery Paper to the Assistant Director – Growth & Regeneration in consultation with the Portfolio Holder responsible for planning;
4. The report attached as Appendix C and named draft 'Infrastructure Funding Statement' be approved for publication on Tamworth Borough Council's website;
5. Neighbourhood CIL funding is allocated to the projects within Castle and Wilnecote ward as set out in the report.

Executive Summary

Implementation of the local plan requires performance reviews, which the Authority's Monitoring Report, Housing Delivery Paper and Infrastructure Funding Statement report on. These reports are required to be published in line with legislation and Government guidance and this report seeks approval for the publication of the draft reports contained within the appendices.

The Authority's Monitoring Report and Housing Delivery Paper are both factual in nature and do not require any decisions to be made. It is therefore recommended, in order to improve efficiency, that authority to publish these two reports in future be delegated to the Assistant Director – Growth and Regeneration.

Finally, the Neighbourhood CIL allocation process requires Cabinet to determine which project/s are to be funded from the applications received. Two applications have been received this year with a total value of £11,030. The funds are in place to be able to fund both of these projects, so it is therefore recommended that Cabinet approve the allocation of the funds to these two projects.

Options Considered

Authority's Monitoring Report and Housing Delivery Paper

The council is required to publish an Authority's Monitoring Report and the contents of the report are factual and prescribed by guidance published by Government. The associated Housing Delivery Paper contains additional information associated with the Authority's Monitoring Report.

The alternative options would be to not publish the reports or publish a different version of the reports containing different information. Both of these options would not be in line with the requirements set out by Government and are therefore not considered appropriate.

Delegation of authority to publish future reports

The alternative option would be for publication of these reports to continue to be approved by Cabinet each year. However, the reports contain factual information that is required to be published by Government and in previous years there has been little to no discussion of the reports at meetings of Cabinet. It is therefore considered to be more efficient for authority to publish the reports to be delegated to the relevant assistant director.

Infrastructure Funding Statement

The council is required to publish an IFS by the end of 2023 and most of the content is factual and prescribed by guidance published by Government. The alternative options would again be to not publish the report or publish a different version of the report containing different information. Both of these options would not be in line with the requirements set out by Government and are therefore not considered appropriate.

CIL neighbourhood funding

It is recommended that funding from the neighbourhood element of CIL income be awarded to the two projects set out later in this report. The alternative options would be to not fund one or both of the projects put forward, or to allocate a different sum of money than has been requested to the projects. There are sufficient funds within the CIL neighbourhood pot to fund both of the projects and there are no alternative projects proposed at this time. The money available is only able to be spent on specific things in line with the CIL regulations (as set out elsewhere in this report) and the requests for funding have been submitted in line with the agreed process. It is therefore considered that the proposed approach is the most appropriate option.

Resource Implications

Authority's Monitoring Report and Housing Delivery Paper

There are no resource implications associated with the publication of the reports.

Infrastructure Funding Statement

The draft IFS at Appendix C sets out the income, allocation, and expenditure of planning obligations (both via s106 agreements and CIL) during the period 01 April 2022 to 31 March 2023. There are no resource implications associated with the publication of the Infrastructure Funding Statement.

Legal/Risk Implications Background

Authority's Monitoring Report and Housing Delivery Paper

The publication of the Monitoring Report is set out in The Planning and Compulsory Purchase Act 2004 (as amended). There are no legal/risk implications associated with the publication of the Housing Delivery Paper.

Delegation of authority to publish future reports

There are not considered to be any risks to the delegation of authority to publish future versions of the Authority's Monitoring Report and Housing Delivery Paper. The publication of this information is required by legislation as set out above, and so there likely to be more risk in not publishing the report.

Infrastructure Funding Statement

The relevant legal basis for the collecting and spending of CIL is the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) (the regulations). Section 121A of the regulations sets out the requirement for each receiving authority to publish a report annually that sets out the infrastructure, or types of infrastructure on which the authority intends to spend CIL income; a report relating to CIL for the previous financial year; and a report relating to other planning obligations for the previous financial year.

As regards the strategic element, the regulations state that a charging authority must apply CIL to funding the provision, improvement, replacement, operation, or maintenance of infrastructure to support the development of its area and the act sets out the types of infrastructure to which this element of CIL can be applied. These are:

- (a) roads and other transport facilities,
- (b) flood defences,
- (c) schools and other educational facilities,
- (d) medical facilities,
- (e) sporting and recreational facilities,
- (f) open spaces.

The council has previously determined to spend the strategic element of CIL on public realm works related to the Future High Streets Fund projects. This is considered to be in line with the requirements.

Equalities Implications

There are no equalities implications for the publication of any of the proposed documents.

Environment and Sustainability Implications (including climate change)

The proposals set out relate to the sustainable development of Tamworth in line with the objectives of the adopted local plan. There are no additional sustainability implications as a result of the proposals set out in this report.

Background Information

Authority's Monitoring Report

The Planning and Compulsory Purchase Act 2004 (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. An Authority Monitoring Report has not been published since 2018/19 due to issues with monitoring and collection of data throughout Covid-19, however, the information where appropriate is reflected in the current report.

Housing Delivery Paper

The housing delivery paper complements the Local Plan Monitoring Report and provides additional information on housing delivery in the borough. Information provided in the paper includes progress against the Local Plan housing targets, progress on allocated sites and completions within the financial year. A Housing Delivery Paper has not been published since 2018/19 due to issues with monitoring and collection of data throughout Covid-19, however, the information where appropriate is reflected in the current report.

Delegation of the publication of reports in future

The content of both the Authority's Monitoring Report and the associated Housing Delivery Paper are factual and required to be published by Government. There is therefore no decision to be made in association with the publication of the reports and it is considered that there is therefore no need for Cabinet approval for the publication of the report in future. The Chair of the Infrastructure, Safety and Growth Scrutiny Committee was consulted and was content that the reports did not need to be considered by that committee on that basis. It is

therefore considered that it would be more efficient for authority to publish the reports on an annual basis to be delegated to the Assistant Director – Growth and Regeneration.

The Infrastructure Funding Statement contains additional information on the spending of income from developer contributions and Community Infrastructure Levy payments. This report does include a statement of the Council's intention on what the Community Infrastructure Levy income will be spent on, so it is considered that it would be appropriate for the publication of this report to continue to be authorised by Cabinet at this time.

Infrastructure Funding Statement

In 2019 the CIL regulations were amended to include a requirement for councils to produce an annual Infrastructure Funding Statement (IFS) to give communities a better understanding of how developer contributions have been used to deliver infrastructure in their area. The statement should include details of the money received through s106 and CIL during the previous financial year and information on what projects that money has been allocated to and/or spent on. The statement should also set out the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly through CIL.

The IFS sets out income and expenditure of both CIL and s106 income each year along with the council's spending priorities for the strategic element of CIL.

Neighbourhood CIL allocation

In accordance with the established process for the spending of the neighbourhood element of CIL councillors were invited to apply for funding for projects within their wards and two such applications were received as follows:

- Cllr Lee Wood, Cllr Peter Thurgood, and Cllr Ben Price (Castle) – £5,850+vat (vat exempt as Grade I listed) towards the renovation of the Grade I listed, 13th century mediaeval crypt at St. Editha's church. The allocation of these funds will allow for the crypt to be transformed into a useable space, as it has fallen into disrepair. The vision is that a new facility can be open to all, for the benefit of the whole community which can be used for many different functions, such as arts installations, heritage tours, children's activities and an exhibition space.
- Cllr Daniel Maycock (Wilnecote) - £5,180 as a contribution towards new community notice boards, flag poles and a bench on Tamar Road. A suggestion was made by the resident's association that it was hard to access information for those with limited social media skills, therefore, a community notice board would make information more accessible to those members of the community. The flag poles and flags are proposed to draw attention to the notice boards and install a sense of civic pride into the area. Residents have suggested having a bench installed at the bus stop on Tamar Road as people with limited mobility are unable to stand for prolonged periods of time waiting for their desired bus to arrive.

In accordance with the established process, it is recommended that the amount allocated to the Castle ward project is £5,850 and the amount allocated to Wilnecote project is £5,180.

Report Author

Stephanie Tipper – Planning Information and Monitoring Officer
Richard Powell – Planning Policy and Delivery Team Leader

List of Background Papers

None.

Appendices

Appendix A – Draft Monitoring Report 2022/23
Appendix B – Housing Delivery Paper 2022/23

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Tamworth Borough Council Monitoring Report 2022/23

Summary

The timeframe measured within this monitoring report is the period 01 April 2022 to 31 March 2023 unless otherwise stated.

Local plan progress

- An updated Local Development Scheme was published in September 2022.

Housing

- The latest five-year supply figures show that Tamworth currently has a housing supply of 10.5 years.
- 67 dwellings (net) were granted planning permission of which 14 were given outline consent; reserved matters approval is required on this outline consent.
- 359 dwellings were completed, and one was lost giving a net gain of 358. This is significantly above the local plan target of 177.
- 77% of the dwellings granted planning permission were for 2 or 3 bed homes. This is broadly in line with the local plan housing mix policy.
- 8 affordable dwellings were granted consent. 41 affordable dwellings were completed in the monitoring year which is in line with the local plan target of 40 per year.
- There are currently 50 entries on the Self-Build and Custom Housebuilding Register. In 2022/23, no planning permissions were granted for dwellings that were expressly described as custom or self-build properties.

Employment land and office development

- During 2022/23, there were two planning permissions granted which could result in a net gain of 230 sqm of employment floorspace (B2, B8). Planning permission was granted during 2022/23 that could result in a net gain of 1254 sqm of office development floorspace (B1a¹). The permissions granted during the monitoring year were for changes of use or small-scale extensions to existing operations, there were no permissions granted for large scale employment sites.

¹ [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2020/1231/contents/making)

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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 2004² (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.

² [Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2004/10)

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 (2022-2025) was adopted in 2022 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
- Community Infrastructure Levy

Statement of Community Involvement (SCI)

The SCI was updated in September 2022 with no further updates in this monitoring period.

Local plan update

In 2020 the Council carried out a review³ 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, taking into account 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 LDS⁴ 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 25th July 2019. A review of the document is anticipated to be undertaken by 2025 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 on 24 July 2018, in between the Council's resolution to adopt the SPD and its actual adoption date.

A commitment to update the document to reflect the relevant changes set out in the revised NPPF was included in the LDS. This included an update to the document and public consultation before adoption of the revised document in November 2018. The revised version of the document was adopted in November 2018 in line with the timetable set out in the LDS. A review of the document is anticipated to be undertaken by 2025 in line with the timetable set out in the LDS.

³ [review of TBC local plan 2006-2031 \(tamworth.gov.uk\)](https://www.tamworth.gov.uk)

⁴ [Local Development Scheme | Tamworth Borough Council](#)

Housing

Five-year supply

Paragraph 74 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 7 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 2023, the supply of housing land in Tamworth amounts to 10.5 years. Further information on how this figure is calculated can be found in the Tamworth Borough Council Five-year housing land supply 2022 to 2027⁵ 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 2022 to 31 March 2023, permission was granted for a total of 67 dwellings (net). Permission was granted for an outline permission with all matters reserved and this permission has been included in these figures (*). Planning permissions granted in 2022/23 are lower than in previous years, however, evidence shown in Figure 1 identifies that there is no impact on the overall target delivery.

Reference	Location	Type	Net change in dwellings
0001/2023	23 & 25 Dosthill Road, Two Gates	Change of Use	-2
0379/2022	The Three Tuns, 15 Lichfield Street	Full	3
0464/2022	13 Victoria Road	Change of Use	1
0466/2022	15 & 15A Tamworth Road, Amington	Change of Use	1
0322/2022	26 Bridge Cottage, Bridge Street, Amington	Full	-1
0272/2021	Land at Dosthill Road, Tamworth (Cottage Farm Road)	Full	37
0272/2022	Northcote, 103 Fazeley Road	Full	1

⁵ [Five-year housing land supply 2022-2027 | Tamworth Borough Council](#)

0231/2022	76 Tamworth Road, Amington	Full	1
0090/2022	Land off Bonehill Road	Full	9
0134/2022	73 Wigginton Road	Change of Use	1
0550/2021	1 Doriscroft, Dog Lane, Amington	Full	2
0324/2021	Land North of Overwoods Road, Hockley	Outline application (*)	14
			67

Table 1 Permissions granted ((*) Outline application with all matters reserved)

Delivery

Within the monitoring year 2022/23 a total of 359 dwellings were completed whilst one was lost, giving a net gain of 358 dwellings. This is significantly above the local plan target of 177 dwellings per year, and results mostly from completions on the golf course, Dunstall Lane and Anker Valley SUE sites. A separate housing delivery document (Housing Delivery Paper 2022/23) has been published which provides further details in relation to the dwellings delivered during 2022/23. Figure 1 below shows the cumulative delivery of housing over the local plan period to date.

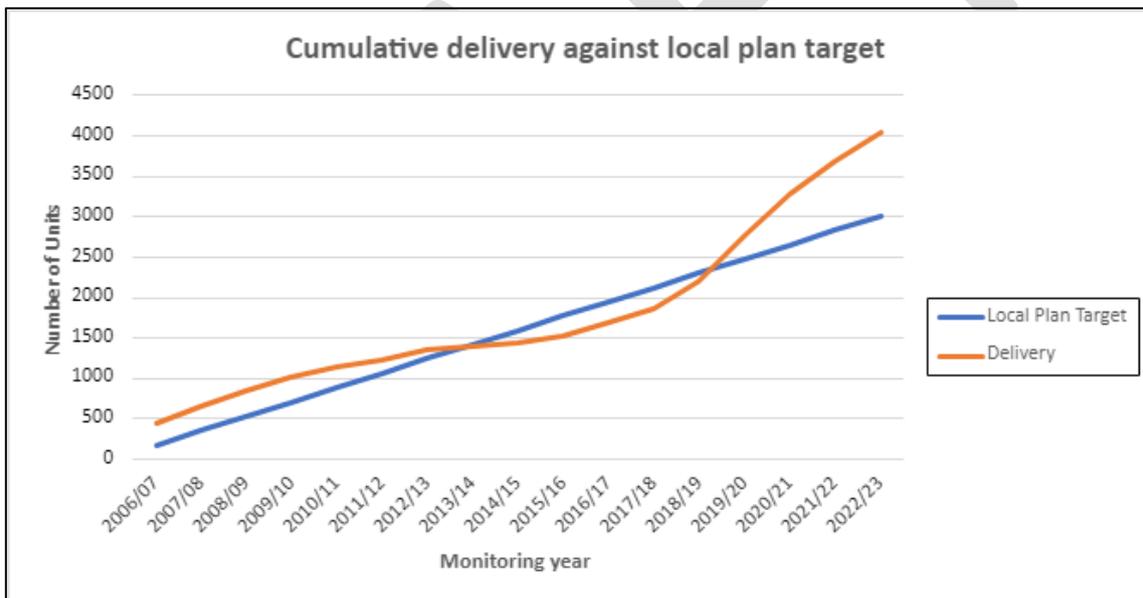


Figure 1: Cumulative Housing Delivery

Commencement of development on all three SUE sites has increased the cumulative delivery and surpassed the local plan target. During the next 2 years the 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.

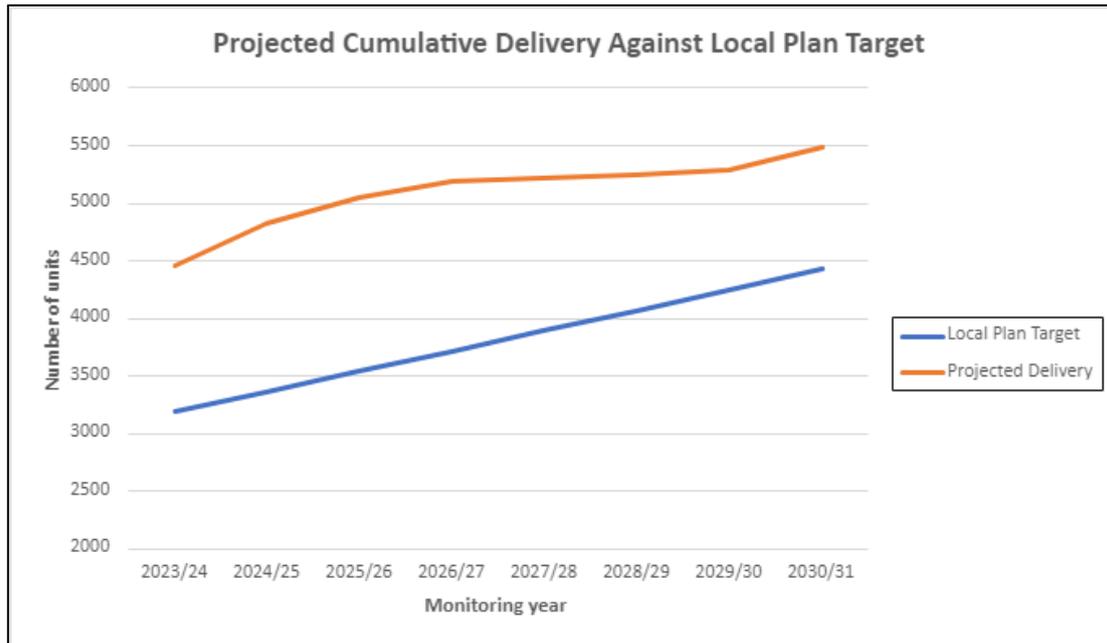


Figure 2: Projected cumulative delivery

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 2022/23 planning permissions were granted for developments that could result in the delivery of 8 affordable dwellings within the borough (Table 2).

Reference	Location	Application Type	Affordable Dwellings
0272/2021	Land at Dosthill Road, Tamworth (Cottage Farm Road)	Full	8

Table 2: Affordable Housing Permissions

41 affordable dwellings were completed during the monitoring period from one permission (Table 3). The completion rate is equivalent to the local plan target and the delivery of affordable housing surpasses the projected delivery at this time.

Reference	Location	Affordable Completions
0249/2018, 0433/2019	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	41

Table 3: Affordable Completions

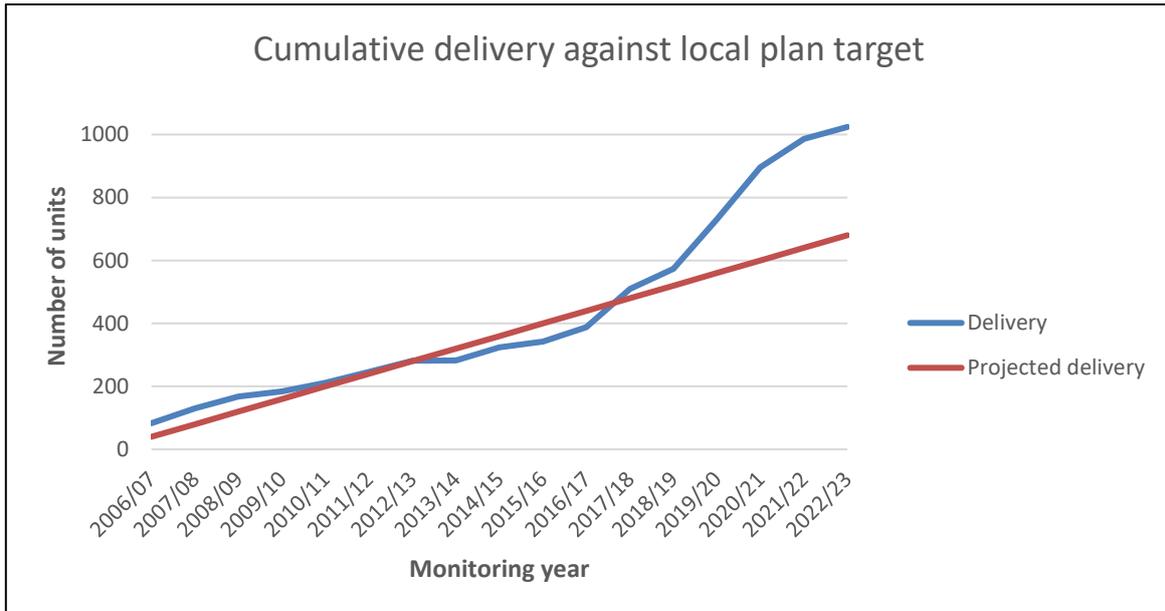


Figure 3: Cumulative delivery of affordable housing

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% - 1-bedroom units
- 42% - 2-bedroom units
- 39% - 3-bedroom units
- 15% - 4 or more-bedroom units

Figure 3 below shows the size mix for dwellings granted planning permission during 2022/23. The mix is broadly in line with the requirements of policy HG5 with the majority (77%) of approved units being 2- or 3-bedroom properties. The proportion of 2-bed dwellings is 11% lower than the target, and this is mostly made up by the proportion of 3-bed properties being 8% higher than the policy requirement. This is not a significant variation from the target and, from reviewing data from other recent monitoring periods, there does not appear to be a trend away from the required mix.

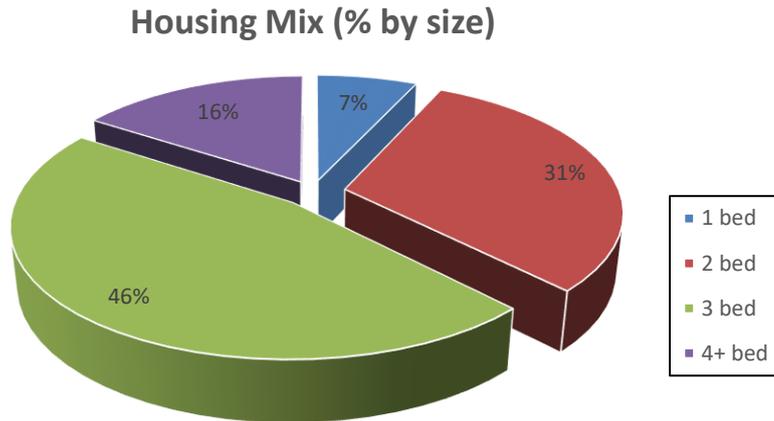


Figure 4: Percentages of housing mix by size

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 50 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, 14 individuals were added to the register. In 2022/23, there were no planning permissions granted where the development was known to be for custom or self-build dwellings, however there were 2 permissions granted for developments of a single dwelling which could potentially have been for a custom or self-build project.

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 2022, the Council has three years to deliver 14 plots to service the need identified by the register up to 30 October 2022.

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 Order⁶. 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 2022/23. A single application was granted in 2022/23 which was submitted before the transition period of the amendment; therefore, this application remains as a B1a use⁷.

Allocated sites

Policy EC6 allocates eight sites to provide 18ha of employment land within Tamworth. During 2022/23, 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,

⁶

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.

⁷ [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(legislation.gov.uk\)](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.)

			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).
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 4: Progress on Allocated Employment Sites

Permissions granted

There were three permissions granted during the monitoring year which were relatively small scale, and no permissions were granted for large scale employment sites during 2022/23. 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 2022/23, planning permissions were granted which could result in the loss of 359 sqm of floorspace for B class uses and a gain of 1,627 sqm, giving a net gain of 1,484 sqm. The permitted applications are shown in Table 5 below.

Permission reference	Proposal	Location	B Class loss	B Class gain	B Class net change
0280/2022	Demolition of warehouse and erection of new replacement portal frame warehouse, revised parking and new retaining wall to the southern boundary.	Unit 1 And 2 Sandy Way, Amington Industrial Estate	251	373	122
0463/2022	Change of Use from retail (E class) to general industry (B2 class) MOT Services (retrospective)	Unit 2 Beauchamp Industrial Park Watling Street Two Gates	108	0	108
0337/2020	Construction of new 2 storey office building with associated multi storey car park	Sandy Hill Business Park, Sandy Way, Amington Industrial Estate	0	1254	1254
			359	1627	1484

Table 5: 2022/23 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).

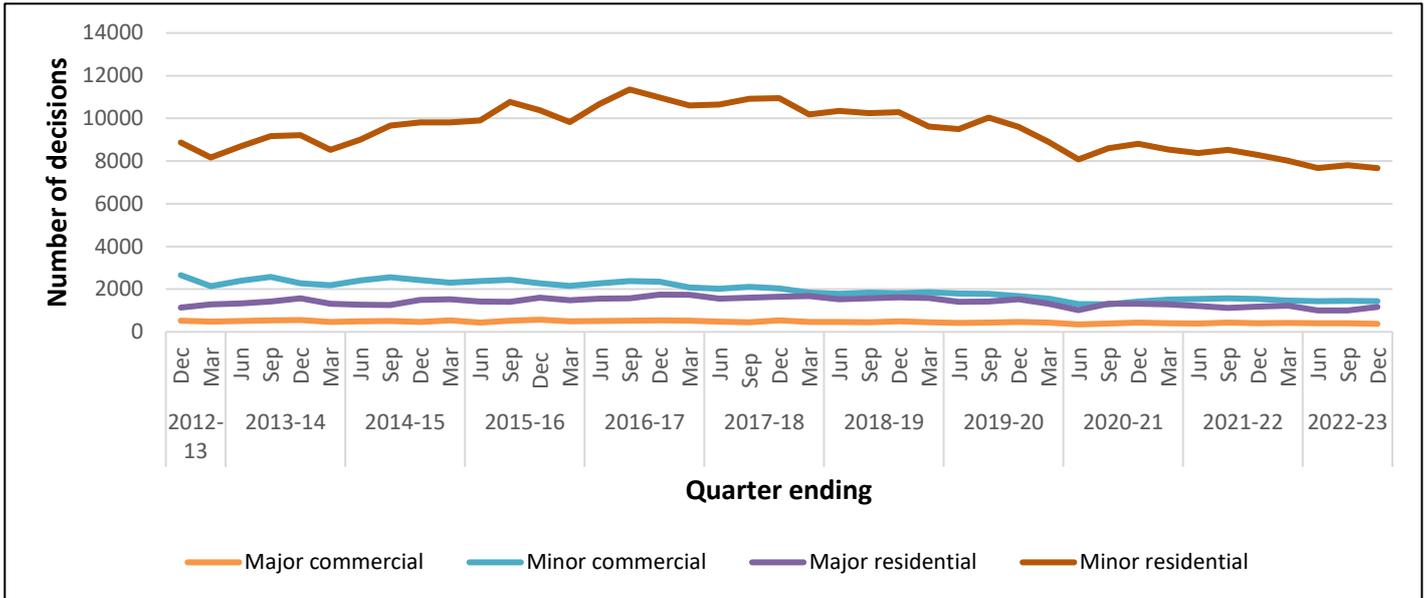


Figure 5: Number of planning applications decided by district authorities, by type of development; England, quarter ending March 2012 to quarter ending December 2022; Source: MHCLG Planning Applications in England⁸

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 are required by early 2025 and a review of the Statement of Community Involvement is due by August 2027.
- The net delivery of 358 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.
- The 41 affordable dwellings delivered during 2022/23 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 2022/23 were broadly in accordance with the mix required by the local plan policy; however, the situation will need

⁸ [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

to be monitored closely to ensure that developments are delivered in accordance with the approved mix.

- Delivery of employment sites remains significantly slower than for housing developments; however, this is in line with broader national trends.

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Related documents

Tamworth Borough Council Five-year housing land supply 2022 to 2027
Housing Delivery Paper 2022/23

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

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**Tamworth Borough Council
Housing Delivery Paper
2022/23**

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 2022 to 31st March 2023. 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 2022 to 2027¹ 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 2022/23.

Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2023

Housing Provision in Tamworth 01 April 2022 to 31 March 2023	
	Dwelling numbers
Local Plan housing requirement 2006 to 2031	4425
Gross completions 01 April 2006 to 31 March 2023	4224
Net completions 01 April 2006 to 31 March 2023	4040

Based on the local plan target of an average of 177 dwellings per year, at the end of 2022/23 it is expected that the number of dwellings delivered should be in the region

¹ [Five-year housing land supply 2022-2027 | Tamworth Borough Council](#)

of 3009. 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.

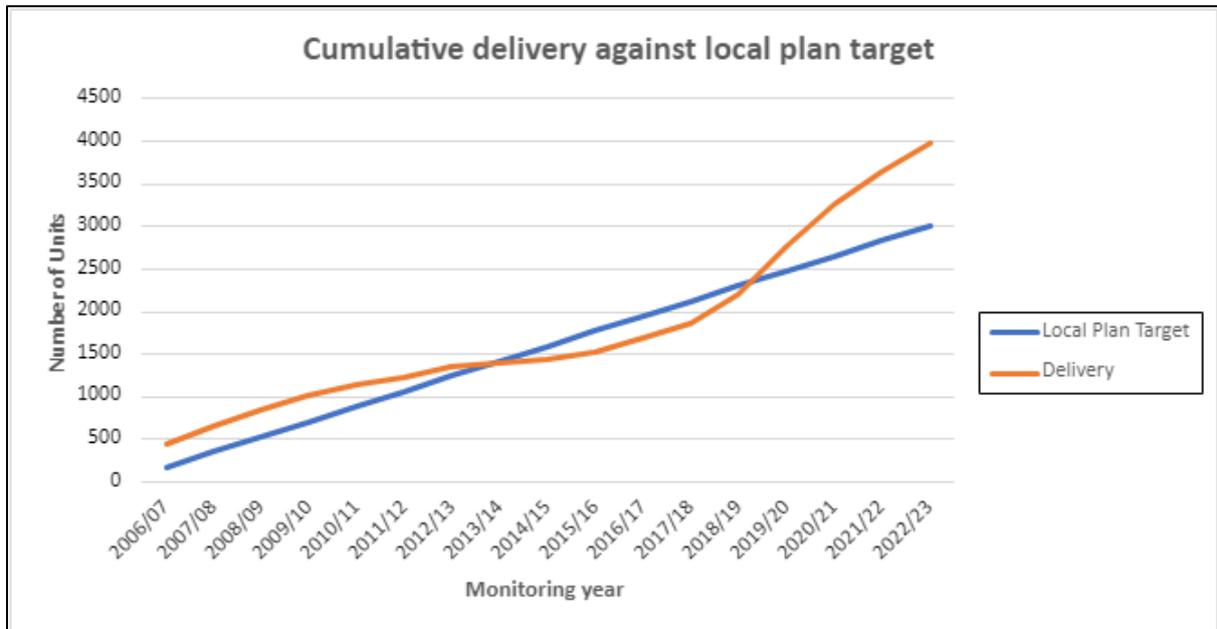


Figure 1: Cumulative Housing Delivery

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.

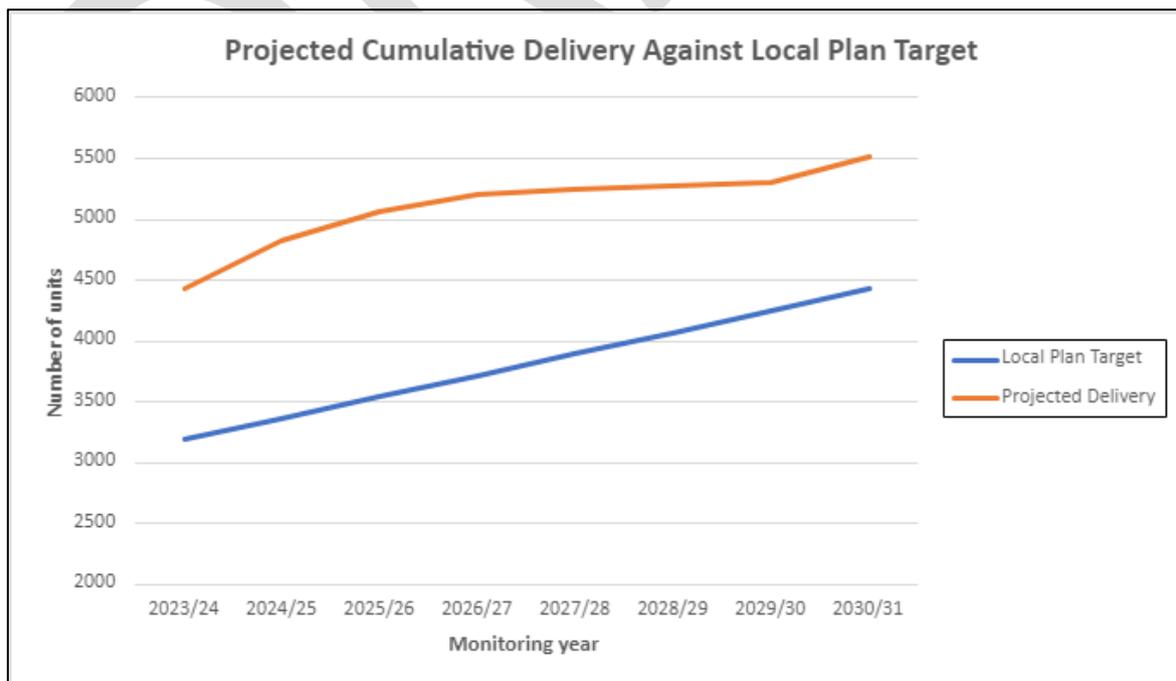


Figure 2: Projected cumulative housing delivery

Completions in 2022/23 monitoring year

During the year 01 April 2022 to 31 March 2023 there were net completions of 358 dwellings within the borough (see table 2 below).

Table 2: Completions in 2022/23 Monitoring Year

01 April 2022 to 31 March 2023	
Gross completions	359
Units lost	1
Net completions	358
Net completions 01 April 2006 to 31 March 2023	4040
Permitted dwellings and dwellings under construction as of 31 March 2023	985

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

Table 3: 2022/23 Completions (Net) Breakdown

	Brownfield	Greenfield	Total
Local Plan sites	17	329	346
Small Windfall (less than 10 dwellings)	10	3	13
Windfall (10 dwellings or more)	0	0	0
Units lost			1
Total	27	332	358

The net completions figure of 358 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).

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

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
Local Plan	202	161	79	34	4	0	14	0	0	6	27	125	299	438	412	374	346
Windfall	248	58	120	130	137	80	111	52	65	86	144	111	75	133	104	36	13
Total	444	216	196	154	138	79	124	48	48	88	167	163	332	567	514	404	358

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.

Table 5: Progress on Allocated Housing Site

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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 163 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	Permission granted for 24 dwellings (0334/2021). Currently under construction.
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) which has expired.

Site Ref	Site Name	Indicative capacity	Current position
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	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) and 395 dwellings (0433/2019). Development has commenced.

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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 2023.

Reference	Site Location	Source ²	Brownfield or Greenfield	Tenure	Permission Type ³	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
0435/2015 & 0331/2018	Land South of Ashby Road (Anker Valley)	LP	Greenfield	Private	RM	27/04/2016	32.79	555	0	43	4	142	551	0	0
Various permissions	Former Municipal Golf Course	LP	Greenfield	Private	RM	Various	10.27	1022	450	50	75	179	552	0	0
02027/2017	Land off Coton Lane, Tamworth (Windmill Farm)	LP	Greenfield	Private	RM	07/06/2017	7.91	170	0	0	0	4	170	0	0
0235/2017	48 Tamworth Road, Dosthill	SW	Greenfield	Private	Full	26/09/2017	0.05	1	1	0	0	0	0	0	0
0355/2017	Land adjacent 59 Fazeley Road	SW	Brownfield	Private	Full	15/11/2017	0.05	2	2	0	0	0	0	0	0
0466/2017	15 - 16 Hospital Street	SW	Brownfield	Private	Full	04/12/2017	0.02	4	0	0	3	1	1	0	0
0263/2018	Rear of The Old Bungalow, The Dell	SW	Greenfield	Private	Full	02/07/2018	0.04	1	1	0	0	0	0	0	0
0260/2018	19 Sykesmoor, Stonydelph	SW	Greenfield	Private	Full	31/07/2018	0.02	1	1	0	0	0	0	0	0
0119/2018	Land Adjacent to 397 Wilnecote Lane	SW	Greenfield	Private	Full	01/08/2018	0.03	2	2	0	0	0	0	0	0

² LP – Allocated in the current local plan; SW – Small windfall site (windfall sites of less than ten dwellings)

³ RM – Reserved matters; Out – Outline permission; PN – Prior notification; CoU – Change of use

0249/2018 & 0433/2019	Land at Dunstall Farm, Dunstall Lane,	LP	Greenfield	Private	RM	04/10/2018	56	800	61	75	50	321	515	0	0
0403/2018	Land adjacent to 12 Goldsborough, Stonydelph,	SW	Brownfield	Private	Full	30/11/2018	0.03	1	1	0	0	0	0	0	0
0506/2018	Kings Gambit, 10 Hodge Lane, Amington,	SW	Greenfield	Private	Full	25/01/2019	0.09	1	1	0	0	0	0	0	0
0451/2018	6 - 9 Ladybank, Holloway	SW	Brownfield	Private	Full	06/02/2019	0.12	9	9	0	0	0	0	0	0
0048/2019	1a Thurne, Belgrave	SW	Greenfield	Private	Full	27/03/2019	0.03	1	0	1	1	0	0	0	0
0261/2018	Land adjoining Alders Cottage, Alders Lane	SW	Greenfield	Private	Full	05/06/2019	0.18	3	3	0	0	0	0	0	0
0912/2019	Land rear of 226 Tamworth Road, Amington	SW	Greenfield	Private	Out	10/07/2019	0.09	2	2	0	0	0	0	0	0
0961/2019	Woodcroft, 130 Lichfield Road	SW	Brownfield	Private	Full	04/09/2019	0.41	3	3	0	0	0	0	0	0
0066/2019	St Catherine's Community Church, 104 Tamworth Road, Two Gates	SW	Brownfield	Private	Full	04/09/2019	0.05	2	0	2	0	2	2	0	0
0085/2019	Spring Tree Rest Home, 433 Watling Street, Two Gates		Brownfield	Private	Full	04/09/2019	0.22	0	0	0	0	0	0	0	0
0208/2019	Land adjacent 251 Tamworth Road, Amington	SW	Greenfield	Private	Full	19/09/2019	0.03	1	0	1	0	1	1	0	0
0217/2019	8 Offa Street	SW	Brownfield	Private	Full	17/10/2019	0.04	5	0	0	0	5	5	1	0
0429/2019	Land Adjacent to 16 Bradford Street	SW	Brownfield	Private	Full	18/12/2019	0.05	2	2	0	0	0	0	0	0
0452/2019	Land to rear of 26 Comberford Road	SW	Greenfield	Private	Full	14/01/2020	0.07	1	1	0	0	0	0	0	0

0484/2019	Adjacent 3 Ragley Close	SW	Greenfield	Private	Full	03/02/2020	0.19	2	0	0	0	2	2	0	0
0533/2019	Kings Gambit, 10 Hodge Lane	SW	Greenfield	Private	Full	04/02/2020	0.07	1	1	0	0	0	0	0	0
0558/2019	282a Tamworth Road, Amington	SW	Greenfield	Private	Full	10/02/2020	0.05	1	1	0	0	0	0	0	0
0543/2019	Land to the rear of the leys House, Barbara Street	SW	Greenfield	Private	Full	25/02/2020	0.09	2	0	2	0	2	2	0	0
0008/2020	Land rear of 226 Tamworth Road, Amington	SW	Greenfield	Private	Full	27/03/2020	0.11	2	0	2	0	2	2	0	0
0397/2020	Land to rear of 26 Comberford Road	SW	Greenfield	Private	Full	02/12/2020	0.06	1	0	1	0	1	1	0	0
0432/2020	Land Adjacent to Kilchattan, Lichfield Road	SW	Greenfield	Private	Full	05/02/2021	0.03	1	1	0	0	0	0	0	0
0447/2020	21-22 Church Street	SW	Brownfield	Private	Full	04/02/2021		1	1	0	0	0	0	0	0
0396/2020	Land Adjoining Malham House, Malham Road, Stonydelph	SW	Greenfield	Private	Full	21/12/2021	0.05	1	1	0	0	0	0	0	0
0371/2020	Rear of 35 Clifford Street, Glascote	SW	Greenfield	Private	Full	16/11/2020	0.11	1	0	1	1	0	0	0	0
0107/2020	16 Bradford Street	SW	Brownfield	Private	Full	18/05/2020	0.03	2	0	2	0	2	2	0	0
0123/2020	Land adjacent 12 Goldsborough, Stonydelph	SW	Brownfield	Private	Full	30/06/2020	0.03	2	0	2	0	2	0	0	0
0126/2020	36 Brook Avenue, Wilnecote	SW	Greenfield	Private	Full	16/06/2020	0.05	1	1	0	0	0	0	0	0
0156/2020	Land off Hospital Street	LP	Brownfield	Private	Full	17/09/2020	0.33	20	0	20	0	20	20	0	0
0220/2020	Rear of The Old Bungalow, The Dell	SW	Greenfield	Private	Full	29/09/2020	0.04	1	0	1	1	0	0	0	0

0323/2019	4 and 6 Woodhouse Lane, Amington	SW	Brownfield	Private	Full	09/04/2020	0.14	12	0	12	0	12	12	2	0
0553/2019	The Red Lion Inn, Quarry Hill, Wilnecote	SW	Brownfield	Private	Full	18/05/2020	0.12	3	0	3	0	3	3	0	0
0020/2019	Coton House Farm, Coton Lane	LP	Greenfield	Private	Full	11/03/2021	4.74	141	130	11	4	7	7	0	0
0006/2021	91 Sharpe Street, Amington	SW	Greenfield	Private	Full	11/02/2021	0.03	1	0	1	0	1	1	0	0
0159/2020	Woodcroft, 130 Lichfield Road	SW	Brownfield	Private	Full	13/11/2020	0.41	0	0	0	0	0	0	0	0
0033/2021	Land Adjacent to 19 Gresley, Glascote	SW	Greenfield	Private	Full	01/03/2021	0.01	1	1	0	0	0	0	0	0
0426/2020	2 Heath Street	SW	Brownfield	Private	Full	04/06/2021	0.02	3	3	0	0	0	0	0	0
0229/2021	41 Albert Road	SW	Brownfield	Private	PN	15/06/2021	0.02	3	0	3	0	3	3	0	0
0232/2021	42 Albert Road	SW	Brownfield	Private	PN	15/06/2021	0.02	3	0	3	0	3	3	0	0
0242/2021	148 High Street, Dosthill	SW	Brownfield	Private	Full	03/08/2021	0.04	1	1	0	0	0	0	0	0
0207/2021	Amington House, The Green, Amington	SW	Brownfield	Private	Full	26/08/2021		2	2	0	0	0	0	0	0
0273/2021	Dunstall Farm Cottage, Dunstall Lane	LP	Brownfield	Private	Full	23/09/2021	0.06	2	2	0	0	0	0	0	0
0189/2021	Caledonian, Glascote	SW	Brownfield	Private	Full	06/10/2021	0.15	5	5	0	0	0	0	0	0
0405/2021	28 Roach, Dosthill	SW	Brownfield	Private	Full	26/10/2021	0.01	1	0	2	0	2	2	1	1
0502/2021	21A Lichfield Street	SW	Brownfield	Private	CoU	19/01/2022	0.00	-1	0	0	0	0	0	0	0
0519/2021	Land North of 114 Hockley Road, Wilnecote	SW	Brownfield	Private	Full	21/01/2022	0.02	1	0	1	1	0	0	0	0
0334/2021	Tamworth Day Care Centre, Hockley Road, Wilnecote	LP	Brownfield	Private	CoU	02/03/2022	0.34	24	0	24	24	0	0	0	0

0016/2022	14 Westmorland Close	SW	Brownfield	Private	CoU	02/03/2022	0.02	-1	0	0	0	0	0	1	1
0550/2021	1 Doriscroft, Dog Lane, Amington	SW	Brownfield	Private	Full	04/12/2022	0.13	2	2	0	0	0	0	0	0
0134/2022	73 Wigginton Road	SW	Brownfield	Private	CoU	05/11/2022	0.12	1	1	0	0	0	0	0	0
0090/2022	Land off Bonehill Road	SW	Greenfield	Private	Full	09/06/2022	0.22	9	0	9	9	0	0	0	0
0231/2022	76 Tamworth Road, Amington	SW	Brownfield	Private	Full	15/08/2022	0.06	1	1	0	0	0	0	0	0
0272/2022	Northcote, 103 Fazeley Road	SW	Brownfield	Private	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	Private	Full	31/08/2022	1.02	37	17	20	20	0	0	0	0
0322/2022	26 Bridge Cottage, Bridge Street, Amington	SW	Brownfield	Private	Full	09/01/2022		-1	0	1	1	0	0	0	0
0466/2022	15 & 15A Tamworth Road, Amington	SW	Brownfield	Private	CoU	30/01/2023	0.03	1	1	0	0	0	0	0	0
0464/2022	13 Victoria Road	SW	Brownfield	Private	CoU	02/01/2023	0.04	1	1	0	0	0	0	0	0
0379/2022	The Three Tuns, 15 Lichfield Street	SW	Brownfield	Private	Full	02/10/2023	0.08	3	3	0	0	0	0	0	0
0001/2023	23 & 25 Dosthill Road, Two Gates	SW	Brownfield	Private	CoU	23/03/2023	0.09	-2	0	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 2022 and 31 March 2023. 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 ⁴	Brownfield or Greenfield	Tenure ⁵	Permission Type ⁶	Date of Permission	Site Area (ha)	Total Units	Units Lost
0405/2021	28 Roach, Dosthill	SW	Brownfield	Private	Full	26/10/2021	0.01	1	0
0006/2021	91 Sharpe Street, Amington	SW	Greenfield	Private	Full	11/02/2021	0.03	1	0
0156/2020	Land off Hospital Street	LP	Brownfield	Private	Full	17/09/2020	0.33	20	0
0397/2020	Land to rear of 26 Comberford Road	SW	Greenfield	Private	Full	02/12/2020	0.06	1	0
0543/2019	Land to the rear of the Leys House, Barbara Street	SW	Greenfield	Private	Full	25/02/2020	0.09	2	0
0232/2021	42 Albert Road	SW	Brownfield	Private	PN	15/06/2021	0.02	3	0
0229/2021	41 Albert Road	SW	Brownfield	Private	PN	15/06/2021	0.02	3	0

Table 7: Sites Completed During 2022/23

⁴ LP – Allocated in the current local plan; SW – Small windfall site (windfall sites of less than 10 dwellings)

⁵ Private – Sites in private ownership

⁶ PN – Prior notification

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 ⁷	Brownfield or Greenfield	Tenure	Permission Type ⁸	Date of Permission	Total Units	Units Lost	Reason
0212/2019	Land rear of 226 Tamworth Road, Amington	SW	Greenfield	Private	Out	10/07/2019	0.09	2	Superseded
0235/2017	48 Tamworth Road, Dosthill	SW	Greenfield	Private	Full	26/09/2017	0.05	1	Expired
0263/2018	Rear of The Old Bungalow, The Dell	SW	Greenfield	Private	Full	02/07/2018	0.04	1	Superseded
0403/2018	Land adjacent to 12 Goldsbrough, Stonydelph	SW	Brownfield	Private	Full	30/11/2018	0.03	1	Superseded
0506/2018	Kings Gambit, 10 Hodge Lane, Amington	SW	Greenfield	Private	Full	25/01/2019	0.09	1	Expired
0533/2019	Kings Gambit, 10 Hodge Lane, Amington	SW	Greenfield	Private	Full	04/02/2020	0.07	1	Expired
0429/2019	Land Adjacent to 16 Bradford Street	SW	Brownfield	Private	Full	18/12/2019	0.05	2	Superseded
0452/2019	Land to rear of 26 Comberford Road	SW	Greenfield	Private	Full	14/01/2020	0.07	1	Superseded
0355/2017	Land adjacent 59 Fazeley Road	SW	Brownfield	Private	Full	15/11/2017	0.05	2	Expired
0260/2018	19 Sykesmoor, Stonydelph	SW	Greenfield	Private	Full	31/07/2018	0.02	1	Expired
0261/2018	Land adjoining Alders Cottage, Alders Lane	SW	Greenfield	Private	Full	05/06/2019	0.18	3	Expired
0558/2019	282a Tamworth Road, Amington	SW	Greenfield	Private	Full	10/02/2020	0.05	1	Expired

Table 8: Sites Removed During 2022/23

⁷ SW – Small windfall site (windfall sites of less than 10 dwellings)

⁸ Out – Outline permission

Infrastructure Funding Statement

Reporting Period
2022/23

Tamworth
Borough Council

Published 2023

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1.0. Introduction

- 1.1. The Infrastructure Funding Statement (IFS) provides an overview of all financial and non-financial developer contributions relating to Section 106 Agreements (S106) and the Community Infrastructure Levy (CIL) within Tamworth Borough for a given year. Such contributions are sought from developers to provide infrastructure which supports the wider economic and social development of the borough.
- 1.2. This report offers a summary of how contributions are collected, allocated and spent by Tamworth Borough, including further reference to the council's future expenditure priorities in relation to CIL income.
- 1.3. In summary, the report provides:
 - an overview of s106 agreements;
 - an overview of CIL;
 - the council's internal process relating to s106 contributions;
 - the s106 contributions paid to the council in the 2022/23 monitoring period;
 - s106 contributions and works estimated for future years; and
 - projects delivered in the borough via s106 agreements in the 2022/23 monitoring period.
- 1.4. To ensure that members of the public and other interested parties have readily available information regarding the amount of developer contributions received and spent, the council will continue to publish an annual report which can be found on the council's website.
- 1.5. At the time of publication, the data herein is the most robust available, however, as it represents estimates at a given point in time the developer contributions are imperfect and can be subject to change.

Regulation Requirements

- 1.6. This IFS has been prepared in accordance with the requirements of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. In line with government guidance, the information included in this report will be updated annually and subsequently published on the Tamworth Borough Council website.

Monitoring Period

- 1.7. Unless otherwise specifically stated, the monitoring period for this report is 1st April 2022 to 31st March 2023.

2.0. Developer Contributions

Section 106 Planning Obligations (S106)

- 2.1. A S106 is a legal agreement, typically between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of new development upon the local area.
- 2.2. Obligations can only be sought in instances where they are directly related to the development, to which they are reasonably related in both scale and kind, and necessary to ensure an acceptable development in planning terms.
- 2.3. S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the alternative form of financial payments. Such monies may contribute towards the provision or improvement of infrastructure, such as schools and leisure facilities.
- 2.4. Tamworth Borough Council's requirements for S106 planning obligations are published in the Planning Obligations Supplementary Planning Document (2018), which can be accessed online at <https://www.tamworth.gov.uk/supplementary-planning-documents>.

Community Infrastructure Levy (CIL)

- 2.5. CIL is a levy mechanism used to secure financial contributions from developers on viable developments. Monies levied and collected through CIL charging can be used to fund the provision, enhancement, maintenance or replacement of infrastructure intended to support the growth and development of Tamworth Borough.
- 2.6. Not all development is liable to financially contribute under CIL. Different forms and scales of development may encounter different charging rates.
- 2.7. The borough's CIL rates are set out via a published Charging Schedule, which was adopted in August 2018. Further information regarding both CIL liability and charging rates can be found on the following council webpage: <https://www.tamworth.gov.uk/cil>.

Infrastructure

- 2.8. S106 and CIL can be used to fund a wide range of infrastructure. For the purposes of this report, examples of infrastructure may be defined as:
 - Roads and other transport facilities;
 - Flood defences;
 - Educational, health and social care facilities;
 - Sporting and recreational facilities; and
 - Open spaces

3.0. CIL and S106 Headline Figures 2022/23

The following summaries have been provided in relation to the collection, allocation and expenditure of both CIL and S106 monies during 2022/23. Further detail can be found in the individual reports included in the following section.

CIL Headline Figures 2022/23

- Demand notices to the value of **£490,395.36** were issued.
- A total of **£584,025.97** was collected during the financial year from **four liable developments**.
- **£29,201.30** was retained towards the costs of monitoring and administration of CIL. This equates to **5%** of the income received during the year.
- Regulations 59E (0% money to be claimed back) and 59F (money that Tamworth Borough Council spent) apply to a total of **£87,603.89** (15% of the total amount of CIL collected, that being the neighbourhood proportion). Tamworth Borough does not contain any neighbourhood or parish localities, and as such these monies are to be retained for spending in line with Cabinet priorities.
- CIL income was **allocated** to one infrastructure project (Anker Valley footpath) from the neighbourhood proportion (15% of the CIL income).
- CIL income was **spent** on one infrastructure project (Anker Valley footpath) during the given monitoring period. This project was taken from the 15% neighbourhood portion.

S106 Headline Figures 2022/23

- Agreements were entered into during the year totaling **£30,000.00**. These funds relate to a biodiversity contribution.
- A total sum of **£938,911.25** was collected during the year from **three** relevant planning obligations.
- A total of **£269,882.22** was allocated towards one project but was not spent during the reporting period.
- A total of **£168,187.50** from **one** obligation was spent on infrastructural projects.
- A total of **£5,436,389.22** was retained at the end of the year. This includes commuted sums of **£168,154.00**, which are retained for fund longer term maintenance of infrastructure. A significant proportion of retained income has also been collected towards large scale projects which will take several years to deliver.
- A total of **0 affordable dwellings** have been provided.

- **£3,286.68** was spent on monitoring compliance with S106 Agreements.

4.0. Community Infrastructure Levy Report 2022/23

Table 1 below shows the summary of CIL income, allocation, spending, and retained receipts prior to and at the end of the reported period. CIL income, allocation, and spending are further detailed in Tables 2-6.

Table 1 - Summary of CIL for the monitoring period

Detail	Value (£)	Additional Information
CIL receipts retained from before the reported period but not allocated or spent	£377,017.04	Prior to reported period 2022/23.
The total value of CIL set out in all demand notices issued in the reported year.	£490,395.36	CIL demands dated 2022/23. Please see Table 2 below for a breakdown of demand notices by site.
The total amount of CIL receipts for the reported year.	£584,025.97	CIL receipts dated 2022/23. Please see Table 3 below for a breakdown of CIL receipts by site. Table 4 shows the breakdown of CIL into the administration, neighbourhood project and public realm proportions.
The total amount of CIL receipts which were allocated in the reported year.	£10,000	Anker Valley footpath project, the amount was allocated and spent in the same reported year.
The total amount of CIL receipts which were spent in the reported year.	£10,000	Anker Valley footpath project, the amount was allocated and spent in the same reported year.
The total amount of CIL expenditure for the reported year.	£10,000	Anker Valley footpath project.
The total value of CIL retained at the end of the reported year.	£941,737.72	End balance 2022/23 with accrued interest up until 31 st March 2023.

Total value of demand notices issued

The table below shows the total number of demand notices issued this year and the contribution required from each site, totalling £490,395.36.

Table 2 - Summary of total demand notices

Permission Reference	Site of CIL contribution	Description of development	CIL demand notice
0069/2020	Central England Co-operative supermarket, Brent, Wilnecote	Demolition and site clearance to facilitate a mixed-use development	£327,103.80
0090/2022	Land off Bonehill Road	Erection of 9 dwellings with associated off-street parking	£56,607.34
0272/2021	Land at Dosthill Road	Construction of 37 dwellings and associated works	£106,684.22
Total demand notices			£490,395.36

Total CIL receipts

CIL receipts received this financial year are shown in Table 3 which totals £584,025.97. Table 4 shows how this money has been broken down and split between the varying neighbourhood and strategic elements.

Table 3 – CIL receipts

Permission Reference	Site of CIL contribution	Description of development	CIL demand notice
0069/2020	Central England Co-operative supermarket, Brent, Wilnecote	Demolition and site clearance to facilitate a mixed-use development	£327,103.80
0020/2019	Coton House Farm, Coton Lane	Development of land to provide 141 dwellings and for the demolition of Coton House Farm	£93,630.61
0090/2022	Land off Bonehill Road	Erection of 9 dwellings with associated off-street parking	£56,607.34
0272/2021	Land at Dosthill Road	Construction of 37 dwellings and associated works	£106,684.22
Receipt total			£584,025.97

Table 4 – Breakdown of CIL receipts

CIL breakdown	Total
Administration – 5%	£29,201.30
Neighbourhood proportion – 15%	£87,603.89
Public realm works associated with the future high street fund – 80%	£467,220.78
Breakdown total	£584,025.97

Summary details of CIL expenditure for the reported year

Table 5 – Detailed breakdown of how expenditure for CIL was spent

Detail	Value (£)	Additional information
The items of infrastructure on which CIL has been spent	£0	£10,000 was passed to SCC to apply the funding to the provision of the Anker Valley footpath pursuant to Regulation 59(4) ¹ . See Table 6 below (CIL pursuant to Reg 59(4).
The amount of CIL spent on repaying borrowed money, including any interest	£0	
In accordance with Regulation 61 ² , the amount of CIL spent on administrative expenses	£29,201.20	This amount equates to 5% of the overall CIL income for the year. This proportion contributes towards the cost of the software used for CIL monitoring and administration.
Items of infrastructure on which CIL has been allocated but not spent	£0	No CIL income was allocated and not spent.

Table 6 – Summary details of CIL pursuant to Regulation 59(4), 59A, 59B, 59E, and 59F

The amount of CIL passed to:	Value (£)	Additional information
(i) Any parish council under regulation 59A or 59B	£NIL	There are no parish councils within the administrative area of Tamworth.
(ii) Any person under regulation 59(4)	£NIL	No money was passed to any person under regulation 59(4).
Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:		
(i) The total CIL receipts that regulations 59E and 59F applied to	£87,603.89	15% of CIL income.
(ii) The items of infrastructure to which the CIL receipts have been allocated or spent, and the amount of which has been allocated or spent on each item	£10,000	£10,000 was passed to SCC to apply the funding to the provision of the Anker Valley footpath on request by Spital ward members.
Summary details of any notices service in accordance with Regulation 59E, including:		
(i) The total value of CIL receipts requested from each parish council	£NIL	There are no parish councils within the administrative area of Tamworth.
(ii) any funds not yet recovered from each parish council at the end of the reported year	£NIL	There are no parish councils within the administrative area of Tamworth.

¹ [The Community Infrastructure Levy Regulations 2010 \(legislation.gov.uk\)](https://legislation.gov.uk)

² [The Community Infrastructure Levy Regulations 2010 \(legislation.gov.uk\)](https://legislation.gov.uk)

Notes

Demand Notices

A demand notice is issued when a development commences, showing the total amount of CIL that is due to be paid in respect of a liable development. The payment of CIL is typically due within 60 days of commencement. Tamworth Borough Council have an installments policy, which means that CIL can be paid across a number of stages, with the number of installments dependent on the total amount of CIL payable. As such, there is a delay between a demand notice being issued and the full payment being received in some cases over 18 months.

Regulation 59(4)

Part of the CIL regulations covering the passing of any CIL income to any other person for that person to use for the provision, improvement, replacement, operation, or maintenance of infrastructure.

Regulations 59A and 59B

Part of the CIL regulations relating to the payment of CIL income to local councils (such as town or parish councils). As there are no parish councils in Tamworth, these regulations don't apply.

Regulation 59E

Part of the CIL regulations covering the return of income passed to local councils (see regulations 59A and 59B) where it has not been used or has not been used appropriately.

Regulation 59F

Part of the CIL regulations covering the CIL income that would've been passed to a local council (see regulations 59A and 59B) but where there are no local councils.

5.0.S106 Report 2022/23

Table 7 below provides details of the income, allocation and spending of money provided under planning obligations during 2022/23. The table also contains information on non-monetary contributions where applicable.

Table 7: S106 summary table 2022/23

Detail	Value (£)	Additional Information
The total amount of money under any planning obligations which were received before the reported year which were not allocated by the authority.	£4,668,952.15	Several significant sums have been received towards large infrastructure projects which will take several years to deliver.
The total amount of money to be provided under any planning obligations which were entered into during the reported year.	£30,000.00	Please see Table 8 below for further details.
The total amount of money under any planning obligations which were received during the reported year.	£938,911.25	£938,911.25 was collected from three obligations (see Table 9 for further details).
In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year.	£ 269,882.22	Please see Table 10 below for further detail.
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£171,474.18	Please see Table 11 below for further details
Retained money which has been allocated for the purposes of longer-term maintenance (commuted sums).	£168,154.00	Amount of retained funds that are commuted sums for longer term maintenance.
The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year	£5,436,389.22	Total amount retained at the end of the year includes the commuted sum detailed above

Table 8: S106 funds provided under any planning obligation in 2022/23

Permission Reference	Details of item	S106 Funds
The total amount of money to be provided under any planning obligations which were entered into during the reported year.	Funds secured for biodiversity contributions from application 0272/2021	£30,000.00
(i) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided	Staffordshire County Council are party to all agreements where education related obligations are administered by them directly.	£NIL
(ii) in relation to affordable housing, the total number of units which will be provided	No obligations were entered into which would provide affordable dwellings in this financial year.	£NIL
Total S106 money to be provided		£30,000.00

Table 9: S106 funds received in 2022/23

Permission Reference	Description	S106 Funds
0105/2014	Sports facilities contribution towards the provision of sports facilities	£144,980.00
0308/2016	Sports facilities contribution towards the provision of sports facilities	£394,756.25
0308/2016	Broadmeadow pedestrian bridge	£183,750.00
0308/2016	Canal towpath improvements	£214,375.00
0020/2019	Agreement monitoring	£1,050.00
Total S106 funds received		£938,911.25

Table 10: S106 funds allocated but not Spent in 2022/23

Permission Reference	Infrastructure Description	S106 Funds
0088/2015	Anker Valley 3G AGP and changing room refurbishment at Anker Valley sports complex	£88,171.00
0308/2016	Anker Valley 3G AGP and changing room refurbishment at Anker Valley sports complex	£170,348.63
0149/2015	Anker Valley 3G AGP and changing room refurbishment at Anker Valley sports complex	£11,362.59
Total S106 Allocated but not spent		£269,882.22

Table 11: S106 funds spent in 2022/23

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:	Details of items	S106 Funds
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item	Castle grounds tennis court refurbishment	£168,187.50
(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)	No money was spent on repaying money borrowed during 2022/23	£NIL
(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	This is a proportion of the sums paid by the developers on several the larger developments specifically towards the cost of monitoring compliance with S106 agreements.	£3,286.68
Total S106 Spent		£171,474.18

Table 12: S106 balance summary 2022/23

Balance summary	S106 Funds
Opening balance	£4,668,952.15
Received	£938,911.25
Spent	£171,474.18
End balance	£5,436,389.22

Further Notes

Staffordshire County Council is a signatory to any S106 Agreement that contains obligations for which they have responsibility, such as education and highways.

6.0. Tamworth Borough Council's Priorities towards Future CIL Expenditure

- 6.1. The borough's Regulation 123 List was published in 2018 and details a series of infrastructure projects which the council currently intends to be wholly or partly funded by CIL. This document can be found on our website at <https://www.tamworth.gov.uk/cil>.
- 6.2. Following a review of this list, it has been determined that Tamworth Borough Council's priorities towards future CIL spending remains unchanged from the previous IFS publication (2022/23). As such, regeneration projects will continue to form the priority for future strategic CIL expenditure, in order to support growth and development across the borough.

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