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## EXECUTIVE SUMMARY

This is the Development Plan Annual Monitoring Report based on the monitoring year that runs from 1 April 2010 to 31 March 2011. This Executive Summary outlines progress made towards meeting the Local Plan objectives. Against each objective a face indicates if progress has been good, bad or if no progress has been made at all.

Indicator Ref.	Description	Progress towards Objective		
		2010/2011	Comments	Actions
<b>Objective 1: To increase opportunities for everyone to be actively involved in the life of the town</b>				
1 a-c	LDD consultation	☺	Revised Core Strategy Housing policies consultation February-March 2011	Need to consider new approach to consultation process to ensure greater level of involvement.
1d	Website popularity	☺	LDF pages have improved since last year. More people are using the website to access LDF information.	Ensure LDF pages are kept up to date and that they are easily accessible and available to the public.
<b>Objective 2: To promote equal opportunities for all to enjoy prosperity, good health, and participation in the community</b>				
2a	Total amount of additional employment floorspace – by type	☺	There has been no employment completions, however, 0.97 ha is under construction.	Need to establish LDF employment evidence base. Surveys of existing employment areas and employment land availability study have been completed.
2b	Total Amount of employment floorspace on previously developed land – by type	☺	There were no completions recorded.	
2c	Employment land available by type	☺	14.86 ha land is available for employment development. 0.97ha is under construction	
2d	% B8	☺	Out of 11 employment areas, only 3 had more than 30% of units in B8 use.	Question need for such an approach in the LDF.
2e	Progress on open space standards	☺	Open space position statement produced.	Protect and improve existing open space. Further work to be done including overall green space strategy and adoption of local standards.
2f	Open space/green space	☺	No loss of open space	Progress open space work. Audit and assessment needs to be brought up to date. Continue to work with Sport
2g	Playing fields	☺	No applications were granted so no loss recorded The Joint Sports	

Indicator Ref.	Description	Progress towards Objective		
		2010/2011	Comments	Actions
			Strategy produced in 2009.	England on relevant planning applications and the LDF.
<b>Objective 3: To promote a sustainable, attractive and healthy environment</b>				
3a	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	☺	1 application granted contrary to advice	None required.
3b	Change in areas of biodiversity importance.	☺	Phase 1 Habitat Survey undertaken, report produced September 2008. No changes recorded.	Need to consider how the outcomes of the survey can be translated into policy in the LDF.
3c	Number of planning applications in the Green Belt	☺	2 applications, which overlapped into the Green Belt were granted	None required
3d	% of new and converted dwellings – on previously developed land	☺	Brownfield target met with 100% of houses built on brownfield land.	Anker Valley will lower the % figure in the future as this is a large greenfield site.
3e	Conservation Area Character Appraisals	☺	All appraisals have been completed	Council currently in process of implementing recommendations from appraisals. Need to start on management plans.
3f	Listed building and conservation area consent applications	☺	32 Applications were received. 25 were approved with conditions, 3 were withdrawn and 4 were refused. Several minor works on residential properties. Not all works in conservation areas require consent from Council.	None required. Policy protects listed buildings, but not all historic buildings are in conservation areas. Article 4 Directions for certain types of works confirmed for a number of the conservation areas.
3g	Air Quality Management Areas	☺	0 areas within the Borough	Ensure that congestion hotspots are not made worse through the location of new development
3h	Renewable energy	☺	2 applications decided, but monitoring difficult because many domestic types are permitted development.	Monitoring needs improvement
<b>Objective 4: To promote a safe and sustainable integrated transport system</b>				
4a	New bus priority measures implemented	☺	Nothing new to report	None required
4b	Local bus services	☺	No new travel plan were	

Indicator Ref.	Description	Progress towards Objective		
		2010/ 2011	Comments	Actions
			submitted	
4c	Green Travel Plans secured	☺	2 Green Travel Plans received. These were secured prior to development commencing.	None required.
4d	Green Travel Plans for significant developments			
<b>Objective 5: To promote community safety and work with others to reduce crime and disorder</b>				
5a	Police consultations on applications	☺	The Police Service consulted on all major applications and food and drink related applications which amounted to 16 applications.  Police Service is a standard LDF consultee.	Continuation of close relations with the Police Service.
5b	Police consultations on policy			
<b>Objective 6: To promote access to a wide range of high quality recreational and cultural opportunities</b>				
6a	Green flag award standard	☹	Flag status not yet awarded, but work on going to achieve this award.	Continuing to improve open space standards.
6b	Leisure development	☹	No new leisure developments has been completed	The Core Strategy will have to consider how the Town Centre Masterplan can be implemented.
6c	Leisure development in town centre			
6d	Visitor numbers	☺	Number of visitors to the Castle Rooms has increased.	
<b>Objective 7: To work with others to enhance the vitality and attractiveness of the town centre</b>				
7a	Total amount of completed floorspace for 'town centre uses' within the town centre (gross and net)	☹	No new completions in the town centre for town centre uses. Retail development has taken place outside the Town Centre.	A town centre Masterplan was published in September, 2009. The LDF will need to reflect national policy and direct town centre uses to the town centre.
7b	Total amount of completed floorspace for 'town centre uses' within the local authority area (gross and net)			
7c	Vacant retail floorspace	☺	Vacant shop units amounted to 6% of all units, which is well below the national average of 17.4%	A Town Centre Masterplan has been completed and the Core Strategy will need to consider how the Town Centre Masterplan is implemented.
7d	Primary retail frontage areas	☺	81% of all units in the Primary Shopping Frontages are in A1 use.	

Indicator Ref.	Description	Progress towards Objective		
		2010/2011	Comments	Actions
7e	Town centre residential uses	☺  ☺	No loss of shopping frontage to residential.  1 application for 9 residential units was approved.	None required
7f	Sums paid and improvements made	☺	Monies continue to be collected. The Gateway Group has prioritized improvements to town centre links. Consideration of the impact of CIL to be undertaken during 2012.	The Borough Council needs to consider the impact of CIL.
7g	Commuted sums policy			
<b>Objective 8: To promote decent housing for everyone, at a price they can afford</b>				
8a	Housing trajectory from 2006 to 2026	☺	The trajectory shows the proposed RSS Phase 2 Revision requirements will be met.	Anker Valley site need s to come forward to meet targets.
8b	Affordable housing completions	☹	Under providing compared to housing needs survey	The affordability need is far greater than the number of units that can come forward
8c	Gypsies and Travellers	☺	No additional Gypsy and Traveller sites	The LDF will need to reflect the results of Gypsies and Traveller's needs assessment
8d	Building for Life assessment	☹	No assessments have been undertaken.	A trained Building for Life assessor is now in place.

## 1 INTRODUCTION TO THE ANNUAL MONITORING REPORT

- 1.1 This is the sixth Development Plan Annual Monitoring Report (AMR). This AMR is based on the monitoring year that runs from 1 April 2010 to 31 March 2011.
- 1.2 The Development Plan in Tamworth consists of the saved policies of the Staffordshire and Stoke on Trent Structure Plan (1996-2011), the saved policies of the Staffordshire & Stoke-on-Trent Minerals Local Plan (1994 – 2006), the saved policies of the Staffordshire & Stoke-on-Trent Waste Local Plan (1998-2011) and the saved policies of the Tamworth Local Plan (2001-2011).
- 1.3 Following changes to the planning system<sup>1</sup> as detailed in The Planning and Compulsory Purchase Act, 2004, the Local Plan Policies remained in force for three years. The Secretary of State has saved a number of those policies beyond 6<sup>th</sup> July 2009. Tamworth Council is currently moving from the old Local Plan system to the new 'Local Development Framework' (LDF), system. The LDF will set out planning policies and proposals within a variety of Local Development Documents (LDDs). The Council have consulted on the Issues and Options for the Core Strategy, an Option Report and a Proposed Spatial Strategy which will inform the publication version of the Core Strategy. As part of the LDF the Council has prepared a Local Development Scheme (LDS) that establishes a three-year rolling timetable for the production of the LDF.

### The Purpose, Scope and Content of the AMR

- 1.4 Monitoring is essential to establish what is happening now, what may happen in the future and then compare those trends against existing policies and targets to determine what needs to be done. Monitoring will help to address questions such as:
    - Are policies achieving their objectives and in particular are they delivering sustainable development?
    - Have policies had unintended consequences?
    - Are the assumptions and objectives behind policies still relevant?
    - Are the targets being achieved?
- There are two AMR requirements, the first of which is to assess the implementation of the Local Development Scheme. The AMR monitors the key milestones annually, as set out within the Scheme. The AMR monitors whether we are we still on target to produce our Local Development Documents
- 1.5 The second is to assess the extent to which policies in the Local Development Documents are being achieved, or in the case of Tamworth Borough Council, how saved Local Plan Polices have achieved their objectives.
  - 1.6 The AMR enables the Council to consider making changes to either the policy content of LDD's, or the timetable of the LDD production. This makes the Local Development Framework more responsive to changes and the Council better able to react.
  - 1.7 Tamworth Borough Council is in the process of producing its Core Strategy and therefore, the AMR is not in a position to monitor LDD content. During this time of transition, the AMR is focusing on the saved policies of the Local Plan.

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<sup>1</sup> The Planning and Compulsory Purchase Act 2004

## Structure of the AMR

- 1.8 The monitoring report is structured around the Local Plan's main aim, which is *'to continue to develop the Town as a sustainable place where people want to live and work'*. The aim is supported by 9 Local Plan Objectives, which in turn have indicators and measurable targets to assess if the Objectives are being met. The indicators and targets come from the Local Plan, the Staffordshire and Stoke on Trent Structure Plan, the Tamworth Community Strategy and National Government guidance. Making an assessment of the policies and proposals gives us the opportunity to suggest policy review and amendment and it provides us with information on how best to proceed with the Local Development Framework.
- 1.9 There are three different types of indicators that are used. **Contextual** indicators set out the wider context within which the Local Plan operates. The indicators set out the key characteristics of Tamworth and the issues of the locality. **Output** indicators are split into core and local. They measure the physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The Core indicators are set by central government and contribute to the monitoring of regional policy. Local indicators are locally set and are derived from the Local Plan chapters. **Significant effects** indicators are linked to the sustainability appraisal objectives and indicators. Significant effects indicators inform monitoring of the impacts of policies on sustainability.

## Omissions and the Future

- 1.10 This monitoring report will continue to evolve and develop as the Council move from a system of Local Plan preparation to Local Development Framework preparation. Not included within this year's report are the significant effect indicators that are used to assess the significant social, environmental and economic effects of policies. It is considered too soon to develop these indicators in advance of undertaking sustainability work associated with the first LDD. These indicators will be developed alongside DPD preparation.
- 1.11 This is the Council's last Annual Monitoring Report. The government's recent Localism Act removes the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor. The Parliamentary Under Secretary of State, Bob Neill MP, wrote to authorities on 30 March 2011 announcing withdrawal of guidance on local plan monitoring. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community. The Council is currently deciding what indicators to use and the frequency of publication.

## **2. THE IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME**

- 2.1 The Local Development Scheme is a three year project plan that sets out the work programme for the Local Development Framework. The LDS identifies which Local Development Documents will be prepared and the timescale for meeting various milestones in production.
- 2.2 The latest version of the LDS was submitted to Government Office in the summer of 2009. The LDS scheme no longer includes a Development Control SPD as it was decided that it would not be necessary as the Core Strategy will include some generic development control policies Table 1 indicates actual progress against the 2009 LDS timetable.
- 2.3 The LDS is currently being reviewed and it is the intention to publish a revised version in February 2012.



**TABLE 1: LOCAL DEVELOPMENT SCHEME ACTUAL PREPARATION OF LOCAL DEVELOPMENT DOCUMENTS COMPARED TO MILESTONES**

Performance 2009/10					
	Milestone	Target	Actual	Achieved	Commentary
Core Strategy DPD	1. Commence preparation	Nov-06	Nov-06	☺	The Core Strategy must be based on a thorough understanding of the key issues facing the Borough. There is a broad range of information that needs to be collected as part of this evidence base. Collecting up to date information on which to base policy making is resource intensive and time consuming. Some of the work can be undertaken in-house, other work requires particular knowledge and has to be undertaken by specialist consultants.
	2. Submission	April 2010	Not yet achieved	☹	Changes to the Planning system including uncertainties around the Regional Spatial Strategy, has further delayed progress. It is intended that submission of the Core Strategy will take place in mid 2012.
Performance 2009/10					
	Milestone	Target	Actual	Achieved	Commentary
Site Allocations DPD	1. Commence preparation	Revised target of Oct-09	Not yet achieved	☹	Progress has been delayed due to uncertainty regarding need for document. It has now been decided not to progress with a separate Site Allocations DPD as sites will be allocated within the Core Strategy.

### 3. AN INTRODUCTION TO TAMWORTH

- 3.1 To assess the policies and proposals in the Local Plan it is important to understand the context within which they operate. First of all, a brief profile of Tamworth, highlighting some of the opportunities, challenges and issues that we currently face. This is followed by the key contextual indicators. These indicators describe the wider social, environmental and economic background and will be updated and revised every five years, or when the data becomes available.
- 3.2 Located in the south-east corner of Staffordshire, Tamworth is a large town that serves the local needs of the surrounding rural villages in the adjacent districts of Lichfield and North Warwickshire. The Borough of Tamworth is a small, urban, densely populated Town with a small amount of countryside and Green Belt encircling the built up area. These green and open spaces define and shape the way that Tamworth develops and more importantly, provides 'green lungs' amongst the built-up urban areas. The close proximity of Tamworth to the countryside provides residents and visitors with recreational opportunities, and employers and inward investors with a quality environment. However, the circle of countryside is threatened by the lack of development opportunity within the urban area.
- 3.3 The population of Tamworth has tripled since the post war years due to the relocation of inner-city Birmingham residents to the Borough. The overspill development raises challenges for the Borough, in particular the preservation of Tamworth's history and historic core, which has become overpowered by the 1960s and 1970s housing estates. These estates are dated in their design and uniform in their appearance. Pockets of deprivation also exist amongst Tamworth's residential areas and there are issues associated with crime, anti-social behaviour and poor health. Tamworth has an above average number of people who are overweight, smoke and drink too much and who don't undertake sufficient exercise.
- 3.4 Tamworth's compact urban form provides good opportunities for transport accessibility particularly to and from the Town Centre where the Town's retail and leisure services are predominantly located. Tamworth's close proximity to the national motorway network and to Birmingham makes it an accessible place to live and work, however, it is estimated that around 50% of the adult population out-commute each day to work. Tamworth itself has a low unemployment rate, but this masks the fact that employment in the Town is largely low-paid, unskilled and requiring few qualifications.
- 3.5 The following contextual indicators provide useful information on a number of key issues to be addressed in the Local Development Framework and will form part of the evidence base for Development Plan Documents.

## **4. CONTEXTUAL INDICATORS**

- 4.1 Tamworth Borough Council is geographically one of the smallest Boroughs in England. It has had a fast growing population following the relocation of Birmingham overspill in the 1960's – 1980's which led to a tripling of its size. The population has more recently stabilised and figures show that from 2003 – 2008, the population only increased slightly. It is a young population when compared to the national average and life expectancy is also lower than the national average. Over 98% of the population is white and the most popular religion is Christianity.

### **Socio-Cultural Profile**

- 4.2 Tamworth is generally not a deprived place, however there are pockets within the urban area that exhibit signs of deprivation. In particular income, education and training, employment and crime are issues. Whilst people consider their health to be reasonably good, there are still high instances of health benefit claimants. Whilst nearly 70% of the population consider that their general health is good, there is a high incidence of disability and attendance allowance, both of which are above the national average. Tamworth residents are more likely to be unqualified, have poor literacy and poor numeracy skills. Crime is an issue particularly violence against a person and vehicle theft. Vandalism, graffiti, deliberate damage to property, drugs and anti-social behaviour are also problems.

### **Economic Profile**

- 4.3 In terms of output, Financial and Business Services, distribution and Transport and Communications are all-important contributors. A high share is still devoted to manufacturing in Tamworth with metals and transport equipment being the largest sectors based in the Town. Within the Service sector, Finance & Business Services and Public Admin, Education & Health are important sources of employment. A relatively large proportion of Tamworth's workforce is employed in skilled trades or as process plant machinery operatives. Lower salaries are reflected in the household income. Employment rates are good but this hides the high level of work-related benefit claimants in the Borough.

### **Natural and Built Environment**

- 4.4 Tamworth is a town with historic and environmental assets that provide character, form and interest to an otherwise compact, urban and dense settlement. The pressure to build on the remaining open and green space increases the value of this precious resource for the Town. Further constraints to development are the extensive areas of green space that are liable to flooding.

### **Housing Profile**

- 4.5 House prices are below the national level, yet affordability is still a problem. This is reflected in the income levels within the Borough and the number of people in receipt of welfare benefits. The housing stock is predominately privately owned and dominated by detached, semi-detached and terraced properties. Only 2.0% (Private Sector House Condition Survey, 2010), of households are vacant or unoccupied (for 6 months or more) and few houses are used as second homes. Households living in overcrowded homes are well below the national average.

## **Transport and Spatial Connectivity**

- 4.6 Despite the compact nature of the Town there is still a dependence on the car to travel to work. A large proportion of the workforce commute from Tamworth to their place of work every day. Research undertaken by Tamworth Borough Council showed that 50% of all commuters travelled 10 kilometres from Tamworth. This could be a reflection of the employment on offer or the opportunities within the Town. 21.7% of households do not have access to a car however there are 23 bus routes, a rise of 5 new routes since 2006, together with river and canal paths being in good condition.

## 5. OUTPUT INDICATORS

5.1 This section looks at the core output indicators set by the Government, and the local output indicators derived from the Local Plan. The output indicators are used to assess the performance and progress of the Local Plan policies. To do this the 9 Local Plan Strategy Objectives provide a framework against which the Local Plan can be assessed.

5.2 The information presented in this section is derived from a number of sources principally from information submitted as part of planning applications, for example floorspace, use class, number of residential units to be built or the number of parking spaces to be provided. Information is also collected and gathered from primary research such as residential and employment land availability surveys, retail assessment surveys and visitor numbers surveys for example.

### OBJECTIVE 1

**To increase opportunities for everyone to be actively involved in the life of the Town.**

No Target.

Indicator Type	Indicators		Local Plan Policy Ref.
Local	1a	The number of people participating in LDD consultation	N/a
Local	1b	The number of responses received from LDD consultation	N/a
Local	1c	The ratio between survey coverage and number of responses received	N/a
Local	1d	The number of people logging onto the website for information	N/a

**1a:** The Council carried out a formal consultation on revised Core Strategy Housing Policies during February-March 2011. These were made available in libraries and in the Council's customer service area. All consultees were notified of the consultation and the policies along with a response form were made available on the Borough Council's website to download.

**1b-c:** In total, 34 respondents, including statutory bodies, members of the community and adjoining local authorities submitted 134 individual representations on the policies

**1d:** The Council has been monitoring the number of hits on its 50 most popular website pages since August 2007. The LDF web pages received 2,117 hits between 1st April 2010 and 31st March 2011, while the Core Strategy web pages have received 758 1,736 hits for the same time frame. This compares with 3,344 hits and 653 hits for the LDF and Core Strategy web pages respectively for 2009/2010. As the LDF progresses, more information is added to the web pages, particularly in terms of evidence gathered. As more people use the internet to access information about

the LDF, it is important to ensure that the pages are easily accessible and kept up to date.

### **LDF Considerations**

The Council maintains a database of all individuals and organisations with an interest in the production of the LDF. This database ensures widespread coverage when consultation exercises are carried out. The Council is always looking to improve its consultation techniques and procedures and has recently started using 'Limehouse', an online consultation portal. This enables consultees to view consultation documents related to the LDF and make representations online. They are also notified when consultations were made public.

An essential part of consultation exercises is to ensure that the LDF web pages are kept up to date and are user friendly. There are clear links to the different aspects of the LDF and all documents available in electronic format can be downloaded. Consultations on different stages of LDD production and various evidence gathering exercises and surveys are publicised through the website.

Innovative consultation techniques and methods for engaging will need to be considered and balanced against the available resources. More focused consultation with individuals and groups will help to improve participation and responses.

**OBJECTIVE 2**

**To promote equal opportunities for all to enjoy prosperity, good health, and participation in the community**

**Targets**

- To meet the Structure Plan Target of providing 120 hectares of employment land between 1996 and 2011
- To make available employment land to meet demand and create a sustainable town in accordance with the structure plan
- Maximum of 30% B8 uses within established and new Employment Areas
- To increase the number and type of jobs available in the town by 2011
- No loss of open space/green space or playing fields

<b>Indicator Type</b>	<b>Indicators</b>		<b>Local Plan Policy Ref.</b>
Core	2a	Total Amount of additional employment floorspace – by type	
Core	2b	Total Amount of employment floorspace on previously developed land – by type	
Core	2c	Employment land available by type	
Local	2d	% of B8 uses within established employment areas	EMP3
Local	2e	Progress on open space standards in accordance with PPG17	ENV14
Local	2f	Number of applications on open space/green space	ENV 13
Local	2g	Number of applications on playing fields	ENV 15

**2a:** Total amount of additional employment floorspace – by type

The total amount of completed additional employment floorspace is 0 for B1b, B1c, B2, B8. However, 0.97ha is currently under construction.

**2b:** Total amount of employment floorspace on previously developed land – by type

There are 0 completions for 2010/2011.

**2c: Employment land available by type.**

**Table 2 Land (employment) available by type**

<b>Location</b>	<b>App Number</b>	<b>Total Land Available for all types (B1, B2 &amp; B8), (ha)</b>	<b>Land available for B1 (ha)</b>	<b>Land available for B2 (ha)</b>	<b>Land available for B8 (ha)</b>	<b>Land Status</b>
Amington Industrial Estate (New Employment Land)	0041/2001	1.22				Outline
Bonehill Road	0436/2002	11.8				Reserved Matters
Centurion Park	0183/2008	0.68				Full
Amington Industrial Estate	0096/2009		0.47			Outline
Amington Industrial Estate	0003/2007			0.37		Full
Beauchamp Employment Area	0554/2007			0.32		Full
<b>Total (ha)</b>		<b>13.7</b>	<b>0.47</b>	<b>0.69</b>		

As of 1<sup>st</sup> April, 2011, there was 14.86 ha of available employment land in Tamworth. 14.16 ha for B1, B2 and B8 uses, 0.47 ha available purely for B1 and 0.69 ha for B2 use.

The amount of employment land available for 2010/2011 amounted to 14.78h ha. This is consistent with the current monitoring year demonstrating that there has been limited interest in development of employment land at present as a consequence of the current economic climate. This is not considered to be the case in the future under normal market conditions.

The Phase 2 Revision Preferred Option of the RSS proposed a rolling 5 year reservoir of 14ha of employment land. Tamworth is currently meeting this 5 year requirement. All Local Plan Allocation sites have been removed as a consequence of a High Court challenge in November 2007.

The total amount under construction not identified in table 1 as at 2010/2011 was 0.97 ha. Leading to a total provision of 15.86 hectares of land which either has planning permission or is under construction. Alongside the 1.55 ha that had been completed previously the total provision of employment land since 2006 is 17.38 ha.

**2d:** The Employment Land Review, 2009, identified the proportion of floorspace of B8 uses in all employment sites was 38%. (Employment Land Review, 2009) This is higher than the maximum of 30% as set out in policy EMP3 of the Local Plan. However, of the 11 identified employment areas, only 3 areas contained more than 30% B8 uses. These areas were Bonehill Road, Relay Park (including Relay Point) and Centurion which have a significant proportion of B8 uses of 70% or more, of the total floorspace for the estates. This does not affect the overall figure of B8 employment land use. The Employment Land Review is currently being updated.



**2e:** The 2005/2006 PPG17 audit Following a PPG17 audit and assessment of open space and outdoor sports facilities in 2005/2006, which resulted in recommendations for local provision standards, the Council produced an Open Space Position Statement in July 2007. The Open Space Strategy was completed in 2011. It will form the basis for identifying standards to be incorporated within the LDF. This looked at open space availability within 23 neighbourhoods and compared it with the recommended local standards to assess whether neighbourhoods have sufficient open space or are deficient. None of the neighbourhoods met the full borough standard in any of the types of open space and most are deficient in three or more types. The most deficient neighbourhoods are generally located on the eastern side of the Borough. The overall deficiency is compounded by a shortage of sites to create additional open space. It is not going to be possible to achieve the borough wide standards in most of the neighbourhoods. It is important to protect existing open space and concentrate resources on improving these open spaces.

The audit was followed by a Joint Sports Strategy in 2009 which provides a strategic framework, audit and needs analysis of indoor and outdoor sport and recreation facilities in the Borough. It was needed to provide an evidence base for the LDF, including recommendations on the development of local standards and policy, evidence for the Community Leisure Strategy, to guide investment decisions.

It will be necessary to update the results of the 2005/2006 audit and assessment for the LDF and to provide a basis for a longer term Green Space Strategy.

**2f:** There were no applications on green space/open space during 2010/2011.

**2g:** There were 2 applications made on School Playing Fields during 2010/11.

**Table 3 Applications received on School Playing fields, 2010/2011**

Application No.	Location	Playing Field Lost
0098/2011	Landau Forte Academy, Woodland Road	39.17m <sup>2</sup>
0130/2011	Landau Forte Academy, Ashby Road	44.39m <sup>2</sup>

### **LDF Considerations**

A significant issue facing the LDF production is ensuring that sufficient employment land is provided to meet the needs of Tamworth..

The policy that controls the % of B8 use in employment areas is largely effective based on the survey that was conducted. This policy was designed to ensure that warehousing which traditionally has a large land take with relatively few employees, does not use up all of our employment land.

The % of employment land in the B8 use class on all existing employment areas amounts to 38%, (Employment Land Review, November, 2009), which is higher than the target of 30%. However, when focusing on individual employment areas,

8 of the 11 identified employment areas % of B8 uses was below 30%. This policy will however need to be reviewed as part of the LDF in terms of future employment provision. The lack of completions in the Borough is probably a reflection of the current economic climate as there are available sites for employment development.

The Core Strategy will need to consider the amount of new employment land required and its location. It will also need to consider the quality and desirability of the existing employment land and whether this needs protection for redevelopment or if being released for other uses would more be appropriate.

**OBJECTIVE 3****To promote a sustainable, attractive and healthy environment**

## Targets

- No inappropriate development on the flood plain
- Working towards the achievement of County Biodiversity Action targets
- No inappropriate development in the Green Belt
- Minimum of 45% of development on previously developed urban land in accordance with the Structure Plan
- To undertake all CA character appraisals by end of 2006
- No inappropriate development is undertaken to listed buildings or conservation areas
- To ensure that Tamworth does not require the designation of any Air Quality Management Areas

Indicator Type	Indicators		Local Plan Policy Ref.
Core	3a	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	
Core	3b	Change in areas of biodiversity importance, including:  Change in priority habitats and species (by type); and change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	
Local	3c	Number of planning applications in the Green Belt	
Core	3d	% of new and converted dwellings – on previously developed land	
Local	3e	Progress on Conservation Area Character Appraisals	
Local	3f	Number of Listed Building and Conservation Area applications approved/refused	
Local	3g	Number of Air Quality Management Areas that are designated in the Borough	N/a
Core	3h	Renewable energy generation The amount of renewable energy generation by installed capacity and type	N/a

**3a:** There was one application granted contrary to advice from the Environment Agency for the erection of a temporary facility for the Fire Authority while their

existing fire station was being demolished on land to the north of Lichfield Industrial Estate.. The Environment Agency's concern rested on the lack of a flood risk assessment to accompany the application. However, the Council felt that the temporary nature of the proposed development justified the development being allowed on this occasion.

- 3b:** The Council commissioned Staffordshire Wildlife Trust to undertake a Phase One habitat survey in 2008 with the purpose of identifying new sites of biological importance (SBI), biodiversity alert sites (BAS) and UK BAP habitats. This resulted in the designation of new SBI's and BAS's (local designations) in July 2009. There have been no changes over the monitoring period.
- 3c:** There have been two applications which overlapped into the Green Belt in 2010/2011.

**Table 4 Applications made within the Greenbelt during 2010/2011**

<b>Application Number</b>	<b>Location</b>	<b>Description</b>	<b>Decision / Date</b>
0218/2010	The Dorcas Centre, Blackwood Road, Dosthill, Tamworth, Staffordshire, B77 1JE	Erection of external playground shelter	Approved with Conditions 17/06/2010
0441/2010	Dosthill Park, Tamworth Road, Dosthill, Tamworth, Staffordshire	Excavate a pond and 4 shallow scrapes, including re-profiling of existing ditch. Works to benefit wildlife in the park. Around 150m3 of spoil being removed from excavation, to be landscaped into the park beyond the floodplain	Approved with Conditions 12/10/2010

- 3d:** 100% of housing completions were on previously developed land in the year 1 April 2010 to 31 March 2011. This has increased from previous years but will drop in the future as the remaining Local Plan allocations are developed as these are mainly greenfield sites. The RSS Phase 2 Revision proposes 60% of all housing development on brownfield land. Tamworth is currently above this target.
- 3e:** Conservation Area Character Appraisals have been completed on all 7 conservation areas in 2008. The appraisals resulted in a number of recommendations for the enhancement and management of these areas and the Council is in the process of implementing these. Proposals already implemented include the amendment of conservation area boundaries, additions to the local list and a series of Article 4(2) Directions. A start has yet to be made on the management plans.
- 3f:** For the monitoring period 2010/2011 32 listed building consent applications were made, 25 were approved, 3 withdrawn and 4 refused as listed in the table below. The majority of the applications were for minor works, consisting of signage, minor extensions and internal alterations/refurbishment.

**Table 5 Applications on Listed Buildings, 2010/2011**

<b>Application Number</b>	<b>Location</b>	<b>Description</b>	<b>Decision/Date</b>
0086/2010	1 King Street Tamworth Staffordshire B79 7DB	Change of use from record store (A1) to drop in centre (D1)	Consent with Conditions 27/04/2010
0091/2010	Premier Blinds 16 Aldergate Tamworth Staffordshire B79 7DL	New signage to be erected to replace current signage	Consent with Conditions 27/04/2010
0103/2010	Lane House Rest Home Lichfield Road Tamworth Staffordshire B79 7SF	Replacement windows to listed building	Withdrawn
0104/2010	Lane House Rest Home Lichfield Road Tamworth Staffordshire B79 7SF	Refurbishment of cills and reveals to listed building	Withdrawn
0119/2010	70 Church Street Tamworth Staffordshire B79 7DQ	Paint shop front, new signage, remove modern box and remove strip lighting	Refuse 17/05/2010
0160/2010	4 Bolebridge Street Tamworth Staffordshire B79 7PA	Erection of signage to building frontage comprising projecting hanging sign and individual lettering on brick facade	Consent with Conditions 27/05/2010
0198/2010	37 George Street Tamworth Staffordshire B79 7LJ	Acrylic letters to existing fascia and new timber insert to existing projecting sign	Consent with Conditions 17/06/2010
0239/2010	8 & 9 Colehill Tamworth Staffordshire B79 7HE	Conversion of existing first and second floor offices into 9 one and two bed apartments. Alterations to ground floor to provide office and retail space. Landscaping and car parking to rear yard area	Consent with Conditions 07/07/2010
0289/2010	Lane House Rest Home Lichfield Road Tamworth Staffordshire B79 7SF	Refurbishment of cills and reveals to listed building	Consent with Conditions 09/08/2010
0124/2010	Assembly Rooms Corporation Street Tamworth Staffordshire B79 7DN	Installation of pigeon spikes to front elevation to eliminate faeces on front steps and pavement. Installation of security lighting to side elevation above flat roof. Installation of warning signs 'warning - fragile roof' to front, side and rear elevations	Consent with Conditions 24/08/2010
0337/2010	Assembly Rooms Corporation Street Tamworth Staffordshire B79 7DN	To remove and replace existing wooden poster frames with aluminium illuminated frames	Withdrawn

0355/2010	18 Lichfield Street Tamworth Staffordshire B79 7QD	Building to be restored to a serviceable condition and works will comprise the following: repairs/replacement of pitched roof coverings, flat roof coverings, structural elements of pitched roof, defective timber windows, internal joinery (floor boards, joists, skirtings, stair treads); replacement of defective rainwater goods; repair/rebuilding of defective and unstable internal and external brickwork; replacement of defective timber lintel with new concrete item; localised of walls and ceilings; removal of internal stud partition walls	Consent with Conditions 13/09/2010
0300/2010	10 Colehill Tamworth Staffordshire B79 7HE	Erection of publicity board to elevation fronting Colehill to support marketing of vacant building (temporary during marketing period)	Consent with Conditions 16/09/2010
0412/2010	1 King Street Tamworth Staffordshire B79 7DB	New external fascia sign 'Tamworth CAN' comprising 5300 x 540mm folded di-bond box with digitally printed graphics fixed to existing fascia facing Church Street	Consent with Conditions 04/10/2010
0447/2010	Holloway Lodge Tamworth Borough Council Castle Grounds Holloway Tamworth Staffordshire B79 7NA	To replace leading on the apex of the roof line, inside the crenellations of Holloway Lodge (lead substitute)	Consent with Conditions 07/10/2010
0411/2010	9 Colehill Tamworth Staffordshire B79 7HE	Proposed fascia signage for estate agents (non-illuminated)	Consent with Conditions 27/10/2010
0428/2010	Wigginton Lodge Solway Close Tamworth Staffordshire B79 8ED	To make good lead that was stolen with lead replacement to the side canopy, bell tower, chimneys, sky lights and gully's to roof area	Consent with Conditions 27/10/2010
0481/2010	34 Market Street Tamworth Staffordshire B79 7LR	Fascia sign above window of shop front	Consent with Conditions 03/11/2010
0493/2010	The Market Vaults 7 Market Street Tamworth Staffordshire B79 7LU	Listed Building Consent: Re-paint existing woodwork and replace existing signage and lantern	Consent with Conditions 08/11/2010
0514/2010	Unitarian Building Victoria Road Tamworth Staffordshire B79 7HL	Replacement of lead flashing on top of ridge of roof and on four diagonal ridges with ridge tiles	Refuse 18/11/2010
0529/2010	Cruck Barn 9 Church Farm Mews Church Road Dosthill Tamworth Staffordshire B77 1PU	Cladding and rendering over existing plywood boarding in entrance to Cruck Barn (work has been carried out)	Consent 24/11/2010

0530/2010	4 Bolebridge Street Tamworth Staffordshire B79 7PA	Infilling of small existing glazed aperture within the Bolebridge Mews alleyway; and replacing existing door with more solid wooden door	Consent with Conditions 24/11/2010
0547/2010	21 Church Street Tamworth Staffordshire B79 7BX	Placement of projecting hanging sign onto building fronting Church Street	Consent with Conditions 30/11/2010
0544/2010	21 Church Street Tamworth Staffordshire B79 7BX	Placement of practice identity signage into arched reveal fronting Corporation Street	Consent with Conditions 06/12/2010
0546/2010	21 Church Street Tamworth Staffordshire B79 7BX	Placement of practice identity signage (graphics) to window units	Consent with Conditions 06/12/2010
0301/2010	The White House 93 Lichfield Street Tamworth Staffordshire B79 7QF	Erection of publicity board to elevation fronting Lichfield Street to assist marketing of vacant ground floor space (erection to be temporary)	Consent with Conditions 08/12/2010
0623/2010	The Market Vaults 7 Market Street Tamworth Staffordshire B79 7LU	To replace an existing displaced external wall	Consent with Conditions 12/01/2011
0641/2010	1st and 2nd Floor The White House 93 Lichfield Street Tamworth Staffordshire B79 7QF	Erection of two 3m x 1m banners (temporary) on front and side elevations to assist sale/marketing of residential properties. First and Second Floors of building	Refuse 18/01/2011
0636/2010	102 - 105 Lichfield Street Tamworth Staffordshire B79 7QB	Installation of secondary glazing to office frontage. This work is required to reduce/control heat loss from the front office	Consent with Conditions 19/01/2011
0668/2010	St Edithas Church St Edithas Close Tamworth Staffordshire B79 7DA	To install bollards matching those in existence around the church, to be placed in front of war memorial to protect the structure from vehicular damage	Consent with Conditions 07/02/2011
0621/2010	3 & 4 Bolebridge Street Tamworth Staffordshire B79 7PA	Alteration and repairs to existing roof fronting Bolebridge Street, remove UPVC gutter and parapet boxing, extend rafters and provide new fascia, and cornice below, provide new gutter in aluminium (cast iron lookalike), replace rotten wall plate timber and make good lead flashings to chimney, re-point high level gable blockwork	Consent with Conditions 08/02/2011
0044/2011	9 Lower Gungate Tamworth Staffordshire B79 7AE	Hanging sign	Consent with Conditions 07/03/2011

No applications were received for conservation area consent during 2009/10 which was approved.

**3g:** The Council monitors nitrogen dioxide levels in 10 locations around the Borough. There are currently no Air Quality Management Areas in the Borough.

**3h:** There has been 2 applications for renewable energy installation during the monitoring year of 2010/2011, these included solar panels (0090/2011) and an energy centre at the Landue Fort Academy, (0098/2011).

#### **LDF Considerations**

The main issues relate to the brownfield target which in future years will be skewed more towards greenfield development due to the Anker Valley allocation coming forward. Tamworth has developed a number of brownfield sites in the past but the supply of available brownfield sites is small.

The other main issue is renewable energy. Reporting mechanisms for this core indicator are sketchy and policy development in this area in the local plan is limited. Monitoring of renewable energy installations will be useful for the LDF because the Core Strategy will include policies for renewable energy/sustainable development. However, it is unlikely that the majority of proposals on domestic buildings will be picked up because they would constitute permitted development and would not need planning permission.



## OBJECTIVE 4

To promote a safe and sustainable integrated transport system

### Targets

- The provision of new bus priority measures
- The provision of local bus services secured at the commencement of new development, as required
- The provision of Green Travel Plans for significant new development

Indicator Type	Indicators		Local Plan Policy Ref.
Local	4a	New bus priority measures implemented	TRA3
Local	4b	Details of local bus services provided as part of new development	
Local	4c	Details of Green Travel Plans secured	
Local	4d	Number of new Green Travel Plans for significant new development secured	

**4a:** The County Council has advised that there were no new bus priority measures implemented for 1<sup>st</sup> April, 2010 to 31<sup>st</sup> March, 2011.

**4b:** The County Council has advised there was no new travel plans submitted between 1st April, 2010 and 31st March, 2011.

**4c-d:** The County Council has confirmed that two Green Travel Plans were secured between 1<sup>st</sup> April, 2010 and 31<sup>st</sup> March, 2011.

### LDF Considerations

Whilst accessibility to services are generally good throughout the town there are pockets where accessibility to some services and facilities is poor. The LDF will need to consider if this can be addressed through the provision of closer services and facilities or better public transport. New development, particularly housing should be located in the most sustainable locations so that new residents have good accessibility to services and facilities or that those services are provided within the development.

## OBJECTIVE 5

To promote community safety and work with others to reduce crime and disorder

### Target

- To ensure partnership working through the Local Strategic Partnership
- To improve crime statistics by 2011 by working with the police to ensure that new development does not create problems of crime, disorder and anti-social behavior

Indicator Type	Indicators	Local Plan Policy Ref.
Local	5a Number of times the Police Service has been consulted on planning applications	N/a
Local	5b Number of times the Police Service has been consulted on planning policy documents	N/a

**5a:** Staffordshire Police and the Architectural Liaison Officer responded to **16** planning applications. The Police Service is consulted on all major applications and food and drink related proposals.

**5b:** The Crime Reduction and Community Safety Unit and Architectural Liaison Officer at the Staffordshire Police Service are standard LDF consultees. The Council will consult them on the production of all development plan documents.

The Police Service is an important consultee particularly in the development control process. More and more frequently the new multi-agency approach to Local Area Agreements requires the presence of police and planning departments together. Future LDF working will require planners to work with the Police Service much more closely. The Police have been consulted many times on policy documents, but they did not collect this information, therefore, we have been unable to identify how many applications they were asked to comment on.

### LDF Considerations

A spatial approach to the LDF will require close working arrangements with other service providers in Tamworth, one of which is the Police Service. Tamworth recognises that there is anti-social behaviour and crime related problems within the Borough, particularly within the disadvantaged neighbourhoods.

**OBJECTIVE 6**

**To promote access to a wide range of high quality recreational and cultural opportunities**

## Targets

- To raise the standard of open space within the Borough
- To increase the leisure opportunities available for residents
- Ensure that cultural events are promoted

Indicator Type	Indicators		Local Plan Policy Ref.
Core	6a	Amount of eligible open spaces managed to green flag award standard	N/a
Core	6b	Amount of completed leisure development	
Core	6c	Amount of completed leisure development in the town centre	
Local	6d	Number of visitors to Tamworth Castle, the Assembly Rooms and the Tourist Information Centre.	N/a

*Note: See open space/green space and playing field indicators under Objective 2.*

**6a:** No parks or green spaces have attained the Green Flags award yet in Tamworth. However, the Council is taking proactive steps to achieve this award.

**6b - c:** 2 Outdoor gyms were completed within the Borough during the monitoring year 2010/11.

**6d:** Visitor figures for the Castle and Assembly Rooms have remained fairly consistent. The figures for the Tamworth Tourist Information Centre need to be treated with caution as a new system was implemented during the monitoring year.

**Table 5 Attendance numbers 2008-2010**

Venue	2010/2011	2009/2010	2008/2009	2007/2008	
Tamworth Castle	38,534	36,820	29,884	28,991	
Assembly Rooms	30,780	34,580	35,891	31,074	
Tamworth Information Centre	43,665	---	70,275	64,291	

**LDF Considerations**

At the moment the Council is seeking improved ways of delivering various leisure facilities across Tamworth. The provision of leisure facilities will have to be considered as part of the LDF process.

## OBJECTIVE 7

To work with others to enhance the vitality and attractiveness of the town centre

### Targets

- Increase retail floorspace provision in the town centre to meet demand as identified in The 2004 retail study
- 75% of street frontage to remain in A1 use within primary shopping areas
- To increase residential uses within the town centre
- To identify where commuted sums are obtained through town centre policy and committed through the budgetary process

Indicator Type	Indicators		Local Plan Policy Ref.
Core	7a	Total amount of completed floorspace for 'town centre uses' within the town centre (gross and net)	
Core	7b	Total amount of completed floorspace for 'town centre uses' within the local authority area (gross and net)	
Local	7c	Amount of vacant retail floorspace	TCR1
Local	7d	Uses within primary retail frontage areas	TCR4
Local	7e	Number of residential permissions for the Town Centre granted	TCR5
Local	7f	Details of sums paid and improvements made	TCR12
Local	7g	Progress on the money raised through the Town Centre commuted sums policy and how it has been spent on the town	TCR12

### 7a:

Aside from changes of use, there have been no completions of additional 'Town Centre uses' within the Town Centre between 2010/2011. This is likely to be a result of the current economic climate and the lack of permissions for new development that exist in the Town Centre.

### 7b: Total amount of completed floorspace for 'town centre uses'

There was only 1 application of 468 sq.m floorspace completed for Town Centre uses outside the Town Centre during the monitoring year of 2010/2011.

**Table 6 Town Centre Uses - completed floorspace, 2010/2011**

Location	Planning app. no.	Total Gross	A1	A2	A3	B1a	C1	D2	Losses	Total net
Unit D Ventura Retail Park, installation of mezzanine floor	0268/2010	468	468							
<b>TOTAL</b>		468	468							

**7c:** Amount of vacant floorspace by number of vacancies and Zones.

**Table 7 Number of units in Primary Shopping Frontages, (zones 1, 2 and 0)**

Zone	Number of Units (total number in zone)	% of vacant units in zone
Retail vacancies within the Primary Shopping Frontages (zone 1)	4 (108)	4%
Retail vacancies within the Secondary Shopping Frontages (zone 2)	12 (167)	7%
Retail vacancies within the Shopping Policy Area (zone 0)	1 (27)	4%
<b>Total</b>	<b>(17) 297</b>	<b>6%</b>

At March 31 2011, there were 17 vacant units accounting for 6% of the total town centre stock (Town Centre Vacancy Rate Report, April, 2011). This is lower than the previous year.. This is partly due to the number of businesses within the town centre being refreshed due to an amalgamation of several units. This has reduced the number of units and therefore the number of vacancies.

The vacancy rate is 6% for the whole Town Centre which is below the national figure of 17.1% and the regional figure of 13.4%.

**7d:** The April 2011 Vacancy Rate Survey showed that 81% of the primary shopping frontages, (Zone 1), were in A1 use. The table below shows the land use of all A1 (retail) units within the Primary shopping Frontage area (Zone 1) for Tamworth in comparison to all other land uses for that Zone.

**Table 1 Primary shopping Frontage land use for Tamworth, 2010-2011**

Land use categories	Zone 1 (total)
A1	86
A2	10
A3	7
A4	1
A5	
B1	
B2	
C1	
C2	
D1	1
D2	
Sui Generis	1
<b>Total</b>	<b>106</b>
Vacant units	4

April, 2011 Vacancy Rate report.

**7e:** There was 1 application for a Town Centre residence in the year ending 31 March 2011.

**Table 9 Planning applications for residential properties in the Town Centre**

Application Number	Location	Proposal	Decision	Number of Units
0238/2010	8 & 9 Colehill Tamworth Staffordshire B79 7HE	Conversion of existing first and second floor offices into 9 one and two bed apartments. Alterations to ground floor to provide office and retail space. Landscaping and car parking to rear yard area	Approved with conditions 07/07/2010	9

**7f:** There were a number of Section 106 agreements that have secured £2,000 for Town Centre improvements.

**7g:** None of the secured Section 106 monies for Town Centre improvements has been spent in this monitoring year. **The Gateway Group has been** set up to decide on priorities and allocate money.

**LDF Considerations**

Whilst the Town Centre is performing adequately, there are constraints and challenges that need to be overcome to ensure that suitable expansion of the town centre offer can be achieved. The LDF will need to consider the regeneration of out of date shopping precincts as well as the historic environment.

**OBJECTIVE 8****To promote decent housing for everyone, at a price they can afford**

## Targets

- To meet the Regional Spatial Strategy Target of providing 2,900 new dwellings completed between 2006-2026
- 30% of new dwellings to be affordable

Indicator Type	Indicators		Local Plan Policy Ref.
Core	8a	i. Housing trajectory showing: ii. Plan period and Housing Targets iii. Net additional dwellings in previous years iv. Net additional dwellings for the reporting year v. Net additional dwellings in future years vi. Managed delivery target vii. New and converted dwellings on previously developed land	
Core	8b	Gross affordable housing completions	
Core	8c	Net additional pitches (Gypsy and Travellers)	N/a
Core	8d	Housing Quality- Building for Life Assessments The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria	N/a

**8a** Up to September 2007 the Development Plan consisted of the West Midlands Regional Spatial Strategy (RSS), Staffordshire and Stoke on Trent Structure Plan 1996-2011 and the Tamworth Local Plan 2001-2011. A number of policies in the Structure Plan have been deleted, namely H1 Housing provision. The Tamworth Local Plan was adopted on the 6th July 2006 and under the provisions of the Planning and Compulsory Purchase Act 2004, the policies remained in force for three years. A number of policies have been saved beyond the 6th July 2009. From a housing perspective the RSS replaces the Structure Plan as the strategic document on which future local development documents will need to conform.

Tamworth Borough Council has indicated that its preferred approach with regards to future housing provision is to base the requirements against the figures set out in the West Midlands RSS Phase 2 Revision Preferred Option which considers housing figures to the district level. Following the Examination in Public, the Panel Report recommended that the requirement of 2,900 for the period 2006-2026 was increased to 4000, with a minimum of 1000 being provided in Lichfield District. However these changes have yet to be formally adopted and consequently it is important to use the original figure of 2,900, which represents an annualised figure of 145 units.

Tamworth Borough Council completes a monitoring report of residential developments on an annual basis. This report presents data about housing development in the Borough, including, planning permissions, completions and sites under construction. It also includes data about affordable housing and the split between brownfield and greenfield development. This report is an important tool to assess whether the Council is achieving its housing requirements.

The following data is taken from the Residential Land Use Monitoring Report, a copy of can be obtained from the Development Plan team or downloaded from [www.tamworth.gov.uk](http://www.tamworth.gov.uk). The table below shows the net additional dwellings in previous years and the level of net additional housing expected to come forward until 2026.

**Table 10 Housing requirement and current and future net completions (also showing 5 year land supply period)**

Year	(A)Net Completions	Cumulative total of (A) (Year 06/07 + 07/08 etc)	(B)Annual Requirement	Cumulative total of (B) (Year 06/07 +07/08 etc)	Number of dwellings above or below requirement
06/07	452	452	145	145	307
07/08	197	649	145	290	359
08/09	205	854	145	435	419
09/10	154	1,008	145	580	428
10/11	137	1,145	145	725	420
11/12	132	1,277	145	870	407
12/13	236	1,513	145	1015	498
13/14	293	1,806	145	1160	646
14/15	256	2,062	145	1305	757
15/16	148	2,210	145	1450	760
16/17	75	2,285	145	1595	690
17/18	75	2,360	145	1740	620
18/19	75	2,435	145	1885	550
19/20	75	2,510	145	2030	480
20/21	75	2,585	145	2175	410
21/22	75	2,660	145	2320	340
22/23	75	2,735	145	2465	270
23/24	75	2,810	145	2610	200
24/25	75	2,885	145	2755	130
25/26	81	2,966	145	2900	66

The expected number of dwellings has been estimated by taking account of sites with the benefit of planning permission and those sites identified in the Strategic Housing Land Availability Assessment.

In comparing the expected number of net additional dwellings with the requirement, the expected levels of completions have been above the requirement.



The assumed level of completions relies on one large housing allocation at Anker Valley to be delivered over a number of years. Without this site, there is a risk that an under-provision of housing will be present in the Borough.

It is considered that requirement of 2,900 from 2006 to 2026 as set out in the RSS Phase 2 Revision Preferred Option is the closest fit to expected future policy and this has been used to calculate Tamworth Borough Council's Housing Trajectory (see graph on page 36) which brings all this information together showing the number of dwellings completed since 2006, the projected number of dwelling up to 2026, the annualised strategic completion requirement and the annual requirement taking into account actual and projected completions. The trajectory shows that an annual completion of 145 dwellings per annum is required up until 2026. In terms of the total projected completions, the graph shows the sites committed, i.e. under construction or with planning permission (both full and outline planning permission) coming forward by 2015/16. The graph also includes allocated sites and sites identified in the Strategic Housing Land Availability Assessment (SHLAA). It is anticipated that the SHLAA sites will come forward between 2012 and 2016. In terms of the strategic housing allocation at Anker Valley, linked to the current economic situation it is anticipated that Anker Valley will commence in 2012/13 with 25 units completed in that year and an anticipated annual completion rate of approximately 75 dwellings throughout the course of the plan period.

In accordance with Planning Policy Statement 3, Housing, Local Authorities are required to provide a flexible supply of land for housing, in particular sufficient specific deliverable sites to deliver housing in the first 5 years. For a site to be considered deliverable they should be 'available', 'suitable' and 'achievable'. Guidance issued by the Planning Inspectorate on 26 March 2010 sets out that the 5 year supply period for this AMR (submitted in December 2011) is from April 2012 to March 2016. The requirement for this period, based on 145 dwellings per annum, is for 725 units. The supply of deliverable sites for this period is 1,008 units.

This consists of the following: 339 units from sites within the planning process, i.e. commitments, of which 165 units have Outline Planning Permission, 108 units have Full Planning Permission and 66 units are expected to come forward on a site which is currently Under Construction.

In addition to these commitments, there are 4 Local Plan sites which have yet to receive full planning permission. It is felt that 2 of these sites are deliverable, specifically Anker Valley (800 units, HSG4) and Land off Cottage Farm Road (49 units, HSG2j), based on information from agents it is felt that these sites could deliver 394 units from 1st April 2012 to March 31<sup>st</sup> 2017, of which 49 are at Land off Cottage Farm Road, 20 units at Phase 2 of land South of St Peters Close and 325 are at Anker Valley.

Further to the Local Plan sites, the Strategic Housing Land Availability Assessment (as at February 2008) has identified a number of unallocated Brownfield sites. These have been assessed in terms of the 'availability', 'suitability' and 'achievability' and a total capacity of 275 units on 9 sites have been classified as 'deliverable' for the period in question. The Strategic Housing Land Availability Assessment is set to be reviewed during the course of the forthcoming monitoring year, with the results set to be published in the 2011/2012 monitoring year with the findings being used to inform the 5 year land supply.

Consequently the current 5 year land supply from 2012-13 to 2016-17 is 1,008 units. It is important to monitor this figure against the target set out above. Tamworth's current 5 year supply exceeds that required, 1,008 against a requirement of 725.

It is also important to consider over supply of existing completions during the entire plan period. From 1<sup>st</sup> April 2006 to March 31<sup>st</sup> 2011 there have been 1145 net completions against a requirement of 725, an oversupply of 420 units. Taking this oversupply against the future number of years, 15 (2012 to 2028), this provides an annual oversupply of 28 dwellings. Over the next 5 years this represents an oversupply of 140 dwellings, subsequently demonstrating a revised requirement of 585 dwellings (725-140).

DCLG guidance requires Local Planning Authorities to monitor their 5 year housing land supply in line with National Indicator 159 by applying the following formula:

$(x/y)*100$   
 where,  
 X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)  
 Y = the planned housing provision required for the 5 year period (net additional dwellings)

This has been applied to the supply for the aforementioned 5 year period (note 1) and also incorporated over supply (note 2).

	<b>Requirement 2012-2017</b>	<b>Requirement 2012-2017 incorporating over supply from previous years</b>
<b>X</b>	1008	1008
<b>Y</b>	725	585
<b>x/y*100</b>	<b>139.03%</b>	<b>172.30%</b>
<b>Number of Years supply= x/annual requirement</b>	x/145=6.95 years (note 1)	x/ 117(145-28)=8.61 years (note 2)

Consequently Tamworth currently has 6.95 years supply of deliverable sites set against its annual requirement over a 5 year period, and 8.61 years supply against the same period but when considering oversupply from previous years.

It will be important to ensure that this 'buffer' above each requirement is maintained where possible to allow for a flexible approach going forward.

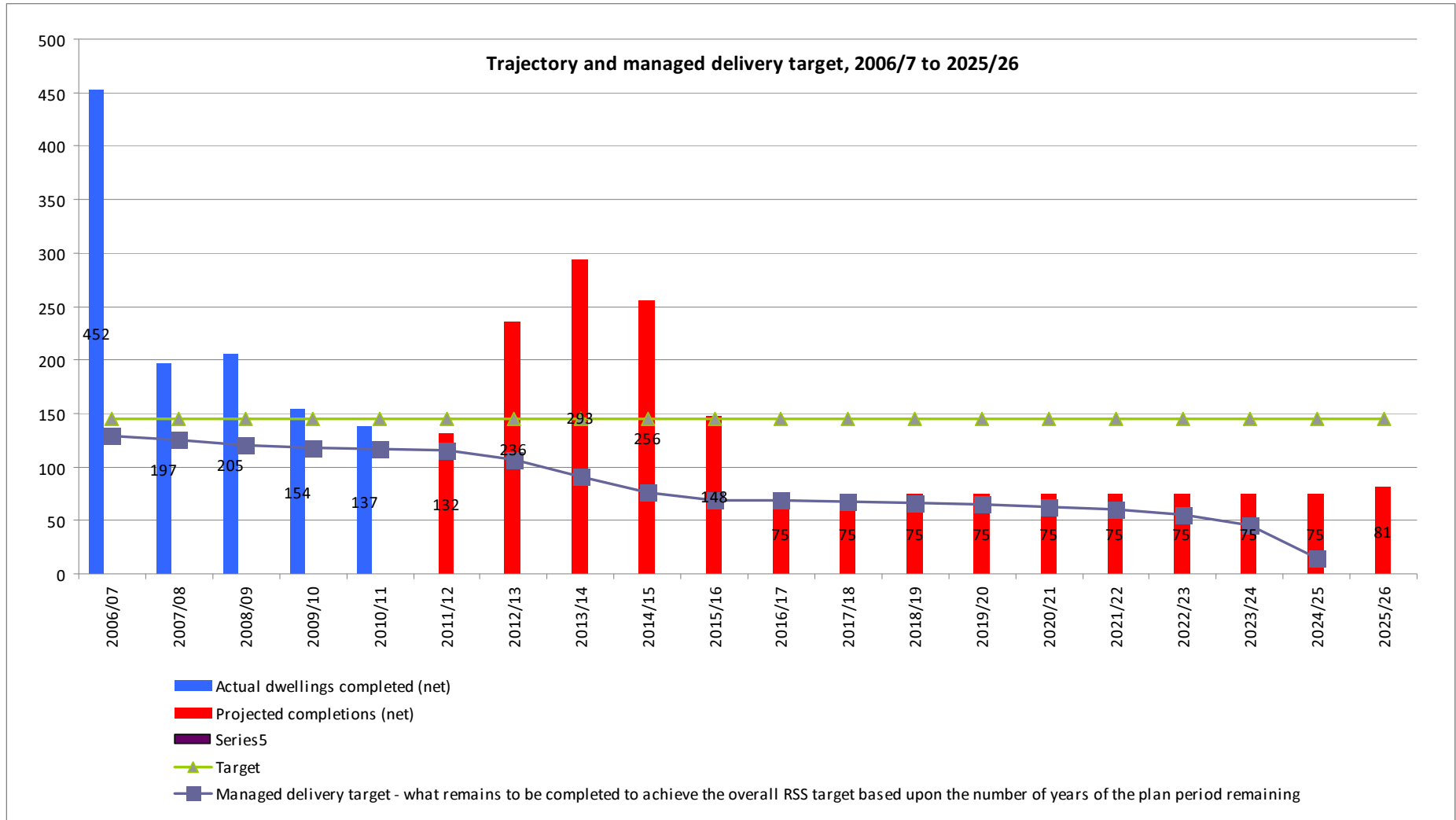


Figure 1 Housing Trajectory and managed delivery target, 2006/2007 to 2025/2026

**8b:**

**Table 11 Affordable Housing Completions**

Source of affordable housing	Social Rented	Intermediate/shared ownership	Gross Number of completed affordable dwellings 10/11
Local authority			
RSL			
Private	48	22	
Total	48	22	70

The number of completed affordable dwellings for 2010/2011 is 70 or 53% of all dwellings completed in this year. However, the % of affordable housing was more than the target of 30% of all dwellings, which is also higher than the provision achieved in 2010/2011, whereby, 43 affordable homes were completed. This highlights the importance of affordable housing when market housing provision has lowered.

**8c:** There were no additional Gypsy and Traveller sites completed in the Borough between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2011.

**8d:** The Council now has a trained Building for Life Assessor in place. One completed development qualified for assessment during the monitoring year. No applications have been assessed during the monitoring year.

### **LDF Considerations**

The Anker Valley allocation is necessary to keep completions on target up to 2026. The site has been subject to local plan modifications which has delayed its deliverability. In terms of density targets the Borough Council has consistently approved applications with high densities, however, a cautionary approach is required to ensure that the Town is not crammed with houses reducing local amenity. Although it must be recognised that lower densities will require further use of greenfield sites.

Delivering affordable housing is a key consideration for the LDF given the high levels of need within the Borough. The key considerations will be the threshold at which affordable housing will be provided on residential sites and the proportion of the development that is affordable housing. This will need to be balanced with what is achievable in terms of viability. The LDF will need to address how quality of housing schemes delivered in the Borough can be improved.

## **6. FUTURE WORK PROGRAMMING AND POLICY REVISION**

- 6.1 The Annual Monitoring Report needs to identify if any policies have not being implemented in the way that they were intended to. The output indicators have enabled us to determine if the objectives in the Local Plan through the monitoring of certain policies are being achieved.
- 6.2 The Local Plan 2001-2011 was adopted in 2006 and under the provisions of the Planning and Compulsory Purchase Act 2004, the policies remained in place until July 2009. The Council applied to the Secretary of State to 'save' a number of policies beyond this date. The Secretary of State has saved 25 of the 79 policies. This AMR shows that the 9 over-arching Local Plan objectives are successfully being worked towards and that the Local Plan contains policies that are sufficiently robust to plan a sustainable environment for Tamworth. .
- 6.3 The Council is finalising its evidence base to support the LDF. This is a comprehensive body of information which will help to identify the key issues facing the Borough and provide a thorough understanding of the needs of the area and the particular opportunities and constraints operating in Tamworth. The evidence base is being updated, with several studies completed by external consultants. .

## 7. GLOSSARY

<b>Annual Monitoring Report</b>	Part of the <b>Local Development Framework</b> , the Annual Monitoring Report will assess the implementation of the <b>Local Development Scheme</b> and the extent to which policies in the <b>Local Development Documents</b> are being successfully implemented.
<b>Contextual Indicators</b>	Measures changes in the wider social, economic, and environmental background against which policies operate. They help to relate policy outputs to the local area.
<b>Core Strategy</b>	A <b>Development Plan Document</b> that sets out the long term spatial vision and spatial objectives for the Borough and the strategic policies and proposals that delivers that vision.
<b>Development Plan</b>	This will consist of the <b>Regional Spatial Strategy</b> and <b>Local Development Documents</b> contained within the Local Development Framework.
<b>Evidence Base</b>	Information gathered by the planning authority to support preparation of <b>Local Development Documents</b> .
<b>Issues and Options</b>	Produced during the early production stage of the preparation of Development Plan Documents and may be issues for consultation.
<b>Housing Trajectories</b>	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.
<b>Local Development Document</b>	A document that forms part of the Local Development Framework. This can be either a statutory <b>Development Plan Document</b> or a non-statutory <b>Supplementary Planning Document</b> .
<b>Local Development Framework</b>	A folder of Local Development Documents prepared by the Borough Council that sets out policies for delivering the economic, environmental and social aims of the area.
<b>Local Development Scheme</b>	A document setting out the Borough Councils programme for the preparation of the Local Development Documents within a three year period and a timetable for their production and review.
<b>Monitoring</b>	The process of measuring the changes in conditions and trends, impacts of policies, performance of the plan against its objectives and targets, and progress in delivering outputs.
<b>Outputs</b>	The direct effects of a policy.
<b>Output Indicators</b>	Measures the direct effect of a policy. Used to assess whether policy targets are being achieved in reality, using available information.
<b>Planning and Compulsory Purchase Act 2004</b>	The legislation introducing the revised Development Plan system, which at a local level is the Local Development Framework. The Act commenced in September 2004.
<b>Planning Policy Statements</b>	These documents are issued by Central Government

<b>Preferred Options</b>	and set out Government policy on planning issues such as housing, transport, conservation etc- During formal public consultation on a <b>Development Plan Document</b> , the Borough Council will offer preferred options and proposals which are reasoned and most appropriate.
<b>Regional Spatial Strategy</b>	A document prepared by the regional planning body setting out the policies for the development and use of land within the West Midlands region.
<b>Significant Effects and Indicators</b>	An indicator that measures the significant effects of the plan or programme.
<b>Statement of Community Involvement</b>	A document that sets out the standards which the Borough Council intends to achieve when engaging with the community on all aspects of <b>Local Development Document</b> preparation.
<b>Supplementary Planning Documents</b>	A guidance document that supplements policies and proposals in <b>Development Plan Documents</b> .
<b>Sustainable Development</b>	Environmentally responsible development commonly defined as `development which meets the needs of the present generation without compromising the ability of future generations to meeting their own needs`.
<b>Targets</b>	Thresholds which identify the scale of change to be derived from policies over a specific time period.

## 8. APPENDIX – CONTEXTUAL INDICATORS

\* Census 2001 statistics: [www.statistics.gov.uk](http://www.statistics.gov.uk)

\*\* Audit Commission Area Profiles: [www.areaprofiles.audit-commission.gov.uk](http://www.areaprofiles.audit-commission.gov.uk)

### Demographic Profile

**Population 2010** 75,800 (ONS 2009 Mid year estimates, 2010)

Year	% change of population
1981-2001	14.20%
1991-2001	4.93%
2001-2003	-0.54%
2003-2006	1.16%
2006-2008	0.53%
2008-2010	1.67%

### Population density

	Tamworth	West Midlands	England	
All People				
Area (Hectares)	Count (persons)	74531	5267308	49138831
Density (Number of Persons per Hectare)	Hectares (area)	3085	1299832	13027872
Population Density (UV02), Apr01	Rate (persons)	24.16	4.05	3.77

Source: ONS, 2001

### Average Population age

		Tamworth	West Midlands	England
All Persons; Aged 0-15	% Persons	20.1	19.4	18.7
All Persons; Aged 16-24	% Persons	11.6	12.2	12
All Persons; Aged 25-49	% Persons	34.8	33.3	35
All Persons; Aged 50-64 (Males), 50-59 (Females)	% Persons	16.6	15.1	14.9
All Persons; Aged 65 and Over (Males), 60 and Over (Females)	% Persons	17	20	19.3

Source: ONS, 2001

### % population in age bands

	Tamworth % (2010/2011)	England % (2010/2011)
0-14	18.7	17.5
15-24	12.6	13.2
25-34	12.8	13.3
35-49	22.0	21.6
50-64	19.9	18.0
65-84	13.0	14.2
85+	1.6	2.3

Source: Revised 2008 Mid year estimates, ONS 2010



### Life expectancy at birth:

	Tamworth	West Midlands	England
	2006-2008		
Males	78.18	77.17	77.93
Females	81.23	81.57	82.02

Source: ONS 2010. Neighbourhood Statistics

**Ethnicity\*:** 98.09% are white (England & Wales = 91.31%)

### Religion\*:

All People	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Any other religion	No religion	Religion not stated
74,531	57,236	65	177	18	127	124	131	11,530	5,123

## Socio-Cultural Profile

### Deprivation (Index of Multiple Deprivation 2010)

District	IMD	Education	Employment	Housing	Income	Crime	Health	Environment
Tamworth 2007	#	14	6	2	9	13	4	0
Tamworth 2010	7	14	9	3	9	11	2	0
Difference		0	3	1	0	-2	-2	0

### Education:

	Tamworth	Tamworth	West Midlands	Great Britain
	Number	(%)	(%)	(%)
NVQ4 and above	6,700	13.5	24.8	29.9
NVQ3 and above	16,800	34.1	43.8	49.3
NVQ2 and above	26,000	52.7	60.9	65.4
NVQ1 and above	35,700	72.3	75.6	78.9
Other qualifications	#	#	8.2	8.8
No qualifications	10,400	21.1	16.2	12.3

Source: Nomisweb (2010)

- **85.63%** of residents think that for their local area, over the last 3 years, that education provision has got better or stayed the same (2003/4).

- **72.3%** of the adult population have NVQ1 qualification or above, compared to 78.9 Nationally. (Nomisweb, 2010)

- **21.1%** of the adult population have zero qualifications compared to 12.3 nationally. (Nomisweb, 2010)

**Crime:**

	No. burglaries of dwelling	No. criminal damages	No. thefts FROM motor vehicles	No. thefts OF motor vehicles	No. violent crimes = injury	No. serious acquisitive crimes	No. thefts & shoplifting
Amington Ward	30	182	36	25	86	97	30
Belgrave Ward	24	154	36	11	49	73	41
Bolehall Ward	33	115	14	9	63	68	34
Castle Ward	33	205	68	22	232	144	455
Glascote Ward	39	149	29	25	85	107	29
Mercian Ward	23	104	15	7	55	48	31
Spital Ward	21	88	17	6	44	48	54
Stonydelph Ward	29	109	35	12	66	84	54
Trinity Ward	20	36	11	8	25	39	11
Wilnecote Ward	39	122	46	15	46	102	46

Source: Staffordshire Observatory, 2011

**5.5%** of all crime in Tamworth was for Burglary in a building other than a dwelling, which was the lowest in the County. (Home Office, 2010)

**22.3%** of all crime in Tamworth was for Criminal Damage, with Tamworth being average for the County. (Home Office, 2010)

Tackling crime and anti social behaviour are areas the Citizen's Panel Questionnaire expect the Council to focus on.

**Health and well-being:**

April 2001*	Tamworth % population	Eng. & Wales % population
General health: Good	69.13	68.55
General health: Fairly good	22.16	22.23
General health: Not good	8.71	9.22
People with a limiting long-term illness	<b>16.83</b>	<b>18.23</b>
People of working age with a limiting long-term illness	<b>13.47</b>	<b>13.56</b>
Households with one or more person with a limiting long-term illness	<b>33.77</b>	<b>34.05</b>

34% of all Tamworth Households have a household member living with a limiting long term illness.

	Tamworth (nos.)	Tamworth %	West Midlands %	Great Britain %
Total Claimants	7480	15	16.5	14.7
Job seekers	1800	3.6	4.4	3.5
ESA and Incapacity benefits	2980	6	6.8	6.7
Lone Parent	950	1.9	2	1.7
Carers	690	1.4	1.4	1.1
Others on income related benefits	250	0.5	0.6	0.5
Disabled	670	1.3	1.1	1
Bereaved	130	0.3	0.2	0.2
Key out of work benefits *	5990	12	13.8	12.3

\* includes JSA, Incapacity, Lone Parents and Others on benefits

Source: Nomis 2011

**Claimants for health related benefits:** claimed by 3,650 people or 7.3% for Tamworth and 7.7% compared to England (Nomisweb 2011)

**Attendance allowance :** claimed by 1,500 people in Tamworth compared to 1,410.3 (thousands) for Great Britain. (DWP, 2005)

#### Culture and Leisure:

- % of residents satisfied with:
  - libraries: **71%**
  - local authority provided museums: **59%**
  - local authority arts activities and venues: **53%**
  - local authority parks and open spaces: **74%**
- % of residents who think that for their local area, over the past 3 years, facilities have got better or stayed the same:
  - facilities for teenagers: **58.23%**
  - cultural facilities: **94.51%**
  - facilities for young children: **74.15%**
  - sport/leisure facilities: **91.91%**
  - parks and open spaces: **78.32%**
- 82.58% of residents think that for their local area, over the past 3 years, that shopping facilities have got better or stayed the same.

## Economic Profile

### Economic viability

	Tamworth (numbers)	Tamworth (%)	West Midlands (%)	Great Britain (%)
<b>All people</b>				
Economically active <sub>†</sub>	36,400	73.3	74.8	76.3
In employment <sub>†</sub>	31,800	64.1	68.0	70.4
Employees <sub>†</sub>	29,000	58.4	59.2	60.9
Self employed <sub>†</sub>	#	#	8.2	9.0
Unemployed (model-based) <sub>§</sub>	3,200	9.2	8.9	7.7
<b>Males</b>				
Economically active <sub>†</sub>	20,700	81.4	81.8	82.6
In employment <sub>†</sub>	18,500	72.4	73.1	75.4
Employees <sub>†</sub>	16,600	64.9	60.4	62.1
Self employed <sub>†</sub>	#	#	12.1	12.8
Unemployed <sub>§</sub>	#	#	10.4	8.6
<b>Females</b>				
Economically active <sub>†</sub>	16,600	64.9	67.8	70.1
In employment <sub>†</sub>	13,400	55.4	62.9	65.4
Employees <sub>†</sub>	12,400	51.6	58.0	59.7
Self employed <sub>†</sub>	#	#	4.4	5.2
Unemployed <sub>§</sub>	#	#	7.2	6.7

Source: Nomisweb, 2010

26.7% of Tamworth residents are economically active.

9.2% of Tamworth residents are unemployed

### Employment by sector

	Tamworth	Tamworth	West Midlands	Great Britain
	(numbers)	(%)	(%)	(%)
Soc 2000 major group 1-3	8,700	27.7	40.5	44.4
1 Managers and senior officials	#	#	15.2	15.7
2 Professional occupations	#	#	12.3	13.8
3 Associate professional & technical	#	#	12.7	14.7
Soc 2000 major group 4-5	5,100	16.4	22.2	21.4
4 Administrative & secretarial	#	#	10.9	11.0
5 Skilled trades occupations	#	#	11.1	10.4
Soc 2000 major group 6-7	10,000	32.0	19.9	17.8
6 Personal service occupations	#	#	9.7	8.9
7 Sales and customer service occs	#	#	7.6	7.4
Soc 2000 major group 8-9	10,000	32.0	19.9	17.8
8 Process plant & machine operatives	5,000	15.6	7.9	606
9 Elementary occupations	51,00	16.0	11.8	11.1

Source :Nomisweb, 2011

**27.7%** of Tamworth's residents are in managerial or professional occupation compared to **44.3%** of Great Britain.

	Tamworth (pounds)	West Midlands (pounds)	Great Britain (pounds)
<b>Gross weekly pay</b>			
Full-time workers	486.5	469.2	501.8
Male full-time workers	503.9	503.9	541.9
Female full-time workers	384.1	401.9	440.0
<b>Hourly pay</b>			
Full-time workers	486.5	469.2	501.8
Male full-time workers	503.9	503.9	541.9
Female full-time workers	384.1	401.9	440.0

Source: Nomisweb (2010)

## Natural and Built Environment

### National Designations

Alvecote Pools Site of Special Scientific Interest (SSSI) consists of shallow pools due to colliery subsidence. The site is one of the most extensive and diverse wetland areas in the country and supports a regionally important bird community. The site is 160.67 hectares in extent and straddles the border with North Warwickshire District Council. 40.68 hectares are within Tamworth Borough Council's boundary and 63% of that area is in an unfavourable and declining condition due to water pollution<sup>2</sup>.

### Local Designations

#### Local Nature Reserves

- Kettlebrook was first declared in 1990 and amended in 2005 to 60.31 hectares.
- Hodge Lane was first declared in 2004 and is 4.55 hectares in extent.

### Sites of County Biological Importance

Site	Designation	Size (ha)	UK BAP Habitat present	Designated as result of 2008 Habitat Survey
Alvecote Pools	SSSI	129.26 (44.27 in Tamworth Borough)	✓	
Amington Hall Fishponds	SBI	1.6		
Beauchamp Industrial Park	SBI	3.2	✓	
Bole Bridge (including Egg Meadow)	SBI	3.5	✓	
Broad Meadow	SBI	24.9	✓	
Brindley Drive	SBI	1.59		✓
Coton House Farm	BAS	2.55		✓
The Decoy	SBI	11.4	✓	
Dosthill Church Quarry	RIGS	2.2		
Dosthill Park	SBI, LNR	12.01		
Dosthill Quarries	SBI	23.6		
Dosthill quarry Grassland	BAS	0.28		✓
Fazeley	SBI	2.79	✓	
Hockley, south of Hedging Lane	SBI	5.3	✓	

<sup>2</sup> The special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. The site condition is becoming progressively worse.

Hockley Clay Pit (west of)	SBI	3.09	✓	✓
Hodge Lane Nature Reserve	SBI (part)	2.28		✓
Kettlebrook Local Nature Reserve	LNR	60.31	✓	
River Anker (part)	BAS	8.2	✓	
Statfold Roadside Verge	BAS	0.22		✓
Stonydelph Wet Woodland	SBI	1.33	✓	✓
Tameside Nature Reserve	SBI, LNR	19.7		
Tamworth Golf Course (eastern border)	SBI	2.32		
Warwickshire Moor	SBI, LNR (part)	23.7	✓	

**Source: Greenspace Background Paper, 2011 (Tamworth Borough Council)**

- **89.12%** of residents think that in their local area, over the past 3 years, access to nature has got better or stayed the same.

**Amount of land within the floodplain**

Tamworth Borough Council area: 3084 hectares  
 Flood zone 3 - 1% flood chance (1 in 100): 827 hectares  
 Flood zone 2 – 0.1% flood chance (1 in 1000) & outside zone 3: 869 hectares

**Number and grade of Listed Building:**

Approx. 175 listed buildings 3 x Grade I  
 3 x Grade II\*  
 169 x Grade II

**Conservation Areas:**

Name of area and size	Name of area and size
Amington = 1.12 ha	Albert Road / Victoria Road = 6.8ha
Town Centre = 36 ha	Amington Hall = 106.4 ha
Dosthill = 1.8 ha	Wilnecote = 3.7 ha
Hospital Street = 6.6 ha	

## Recycling

In 2007/08 the Borough recycled 39.97% domestic waste. There are 32 'bring' sites in the Borough and 94% of the domestic properties in the Borough have kerbside collections. 411.6 kg of household waste was collected per head.

## Housing

**Number of households 2001\*:** 29,380

**Vacancy Rate:** 2.0% properties empty (Private Sector House Condition Survey, 2010)

0.1% household spaces are unoccupied and used as a second or holiday home

**Household Size\*:** 2.5

**Households living in overcrowded homes\*:** 4.4% (5.83 nationally)

**Homelessness 2010:** 52 households accepted as homeless. (CLG, 2010)

Year on Year change	Oct-09	Oct-10	Change
Detached	£254,218	£266,646	5%
Semi	£146,504	£146,821	0%
Terraced	£113,400	£120,257	6%
Flat	£113,145	£108,690	-4%
All	£176,322	£184,095	7,773

Source: [Home.co.uk](http://Home.co.uk) (2010)

Housing stock Type 2004	% housing stock
Local Authority owned	14.6
Owned by other public sector bodies	0
Owned by Registered Social Landlord	4.9
Privately owned	80.6

SHMAA 2008

% of households living in type of accommodation	Dwellings	Percentage	EHCS 2007
	Owner occupied: Owns outright	22,190	70.7
Owner occupied: Owns with a mortgage or loan	2970	9.5	12
Private Sector Stock	25160	80.2	82
Housing Association (RSL)	1640	5.2	9
Local Authority	4590	14.6	9
Social Housing	6230	19.8	18

Source: 2010 House Condition Survey & EHCS 2007



**Affordability:** The cheapest 2-bed terraced property in the Borough is £98,950 (Hometrack, Feb, 2011)

**Housing Need (2007):** Housing need has been calculated as 208 units per annum as stated in the strategic Housing Market Assessment, 2007. An abbreviated table is given below detailing how the calculations were reached.

Calculation stage	Area
Tamworth	
<b>Stage 1 Current housing need</b>	
1.4 Total current housing need (gross)	1246
<b>Stage 2 Future Housing Need</b>	
2.4 Total newly arising housing need	347
<b>Stage 3 Affordable Housing Supply</b>	
3.1 Affordable dwellings occupied by households in need	172
3.2 Surplus Stock	0
3.3 Committed supply of new affordable housing	59
3.4 Units to be taken out of management	0
3.5 Total affordable housing stock available (3.1+3.2+3.3-3.4)	230
3.6 Annual supply of social re-lets (net)	342
3.7 Annual supply of intermediate housing levels at sub-market levels	0
3.8 Annual supply of affordable housing (3.6+3.7)	342
<b>Estimate of net annual housing need</b>	
(1.4 minus 3.5)*20% +2.4 minus 3.8	208
Shortfall as proportion of total households	0.7%

Source: SMHA 2007

Benefit and time frame	Number of recipients
Housing Benefit (including Council Tax Benefit where payable)	7,305*
Council Tax Benefit only	2119**
Council Tax Benefit for people aged over 60 years **	3024**
Council Tax Benefit for Single Occupancy **	5443**
Council Tax Benefit for properties adapted for disabled residents	60*
* 2010 figures, ** 2008 figure	

## Transport and Spatial Connectivity

### Car Ownership:

Households with no car	21.7%
Households with 1 car	43.1%
Households with 2 cars	28.4%
Households with 3 or more cars	6.7%

**Total number of cars in the area\*:** 35,865

**Average number of cars per household\*:** 1.22

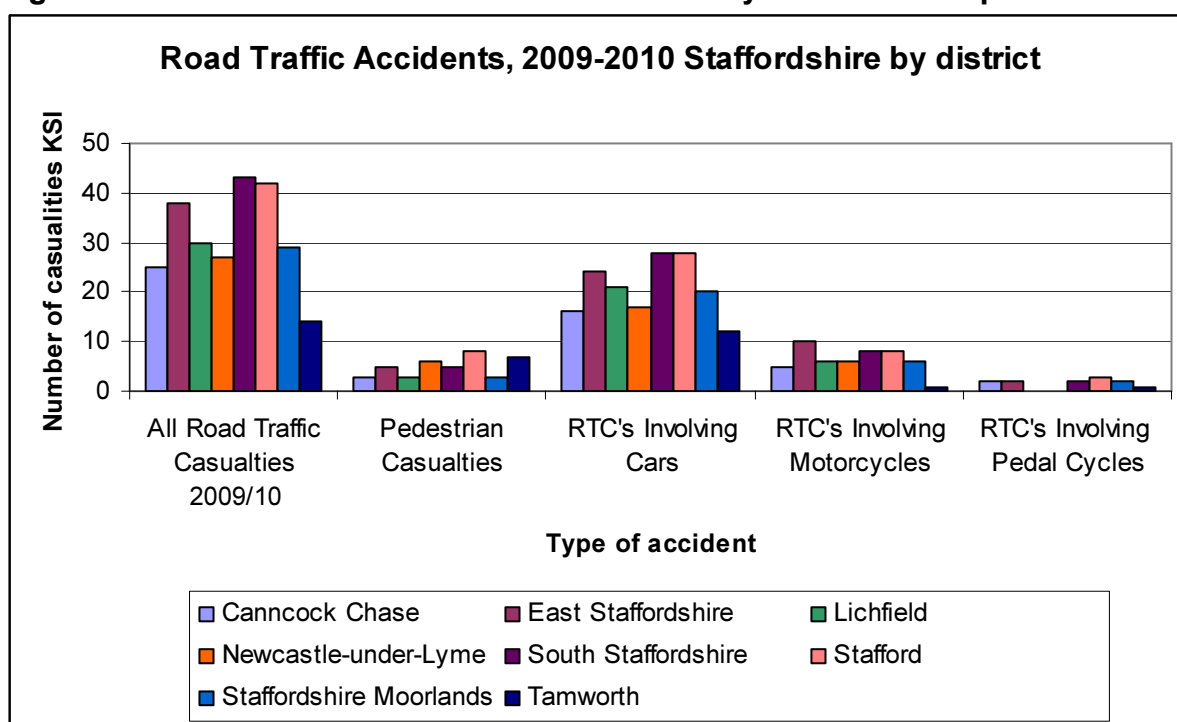
<b>Travel to Work*:</b>	Work mainly from home	7.5%
	Train	1.5%
	Bus	5.8%
	Motorcycle	1.1%
	Car (as driver or passenger)	72.1%
	Taxi	0.8%
	Bicycle	2.8%
	Walk	8.2%
	Other	0.2%

Distance to work	% of the resident population travelling
Less than 2 km	21.5
2-5 km	22.4
5-10 km	7.0
10-20 km	18.5
20-30 km	13.9
30-40 km	2.7
40 –60 km	1.1

**Out commuting:** approx. 50%

**Road traffic accidents:** The graph below details the rate per 1000 of residents in Staffordshire who have been killed or seriously injured in a road traffic accident. The method of transport is detailed below.

**Figure 2 Road traffic accidents in Staffordshire by mode of transport**



Source: Staffordshire Observatory (2010)

**Number of bus routes:** There are 23 bus routes operating 27 services in Tamworth.

- **62%\*\*** of the length of footpaths and rights of way are easy to use.
- **24%\*\*** of the footway network may require repair
- **35.58%\*\*** of residents think that for their local area, over the past 3 years, traffic congestion has got better or stayed the same.

**Produced by the:**

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