



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/2020/1232/contents/instrument)

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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)

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.

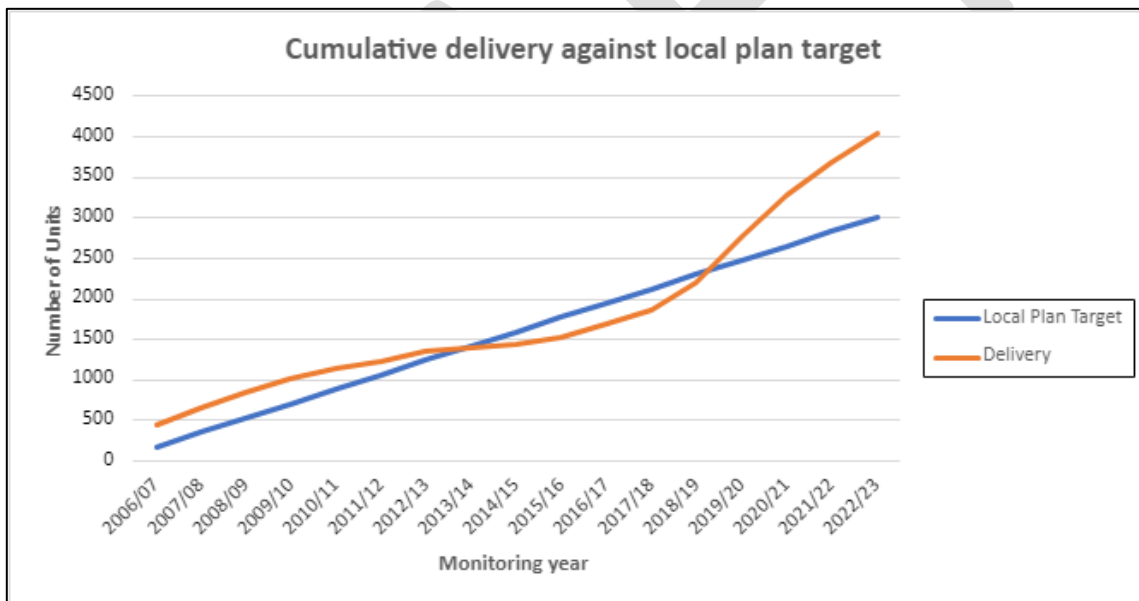


Figure 1: Cumulative Housing Delivery

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.

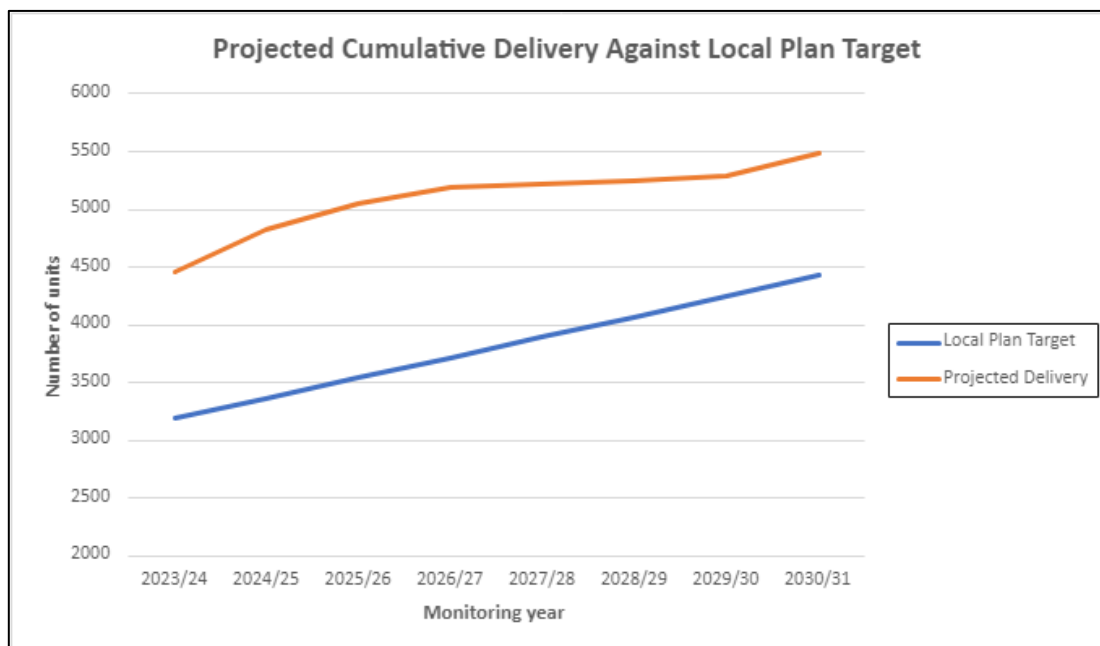


Figure 2: Projected cumulative delivery

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

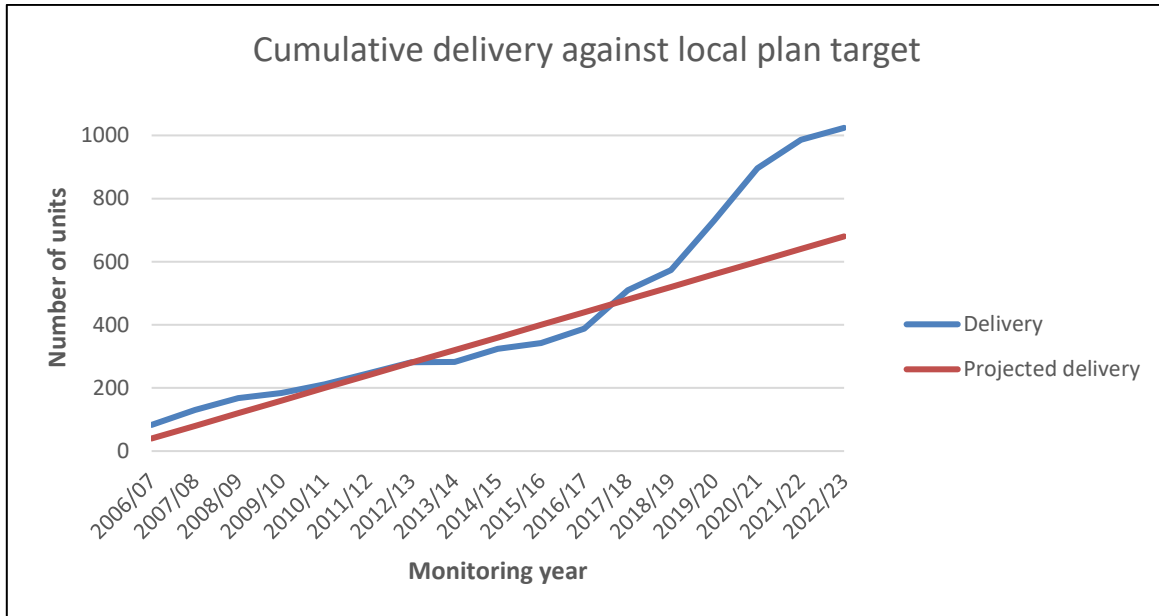


Figure 3: Cumulative delivery of affordable housing

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.

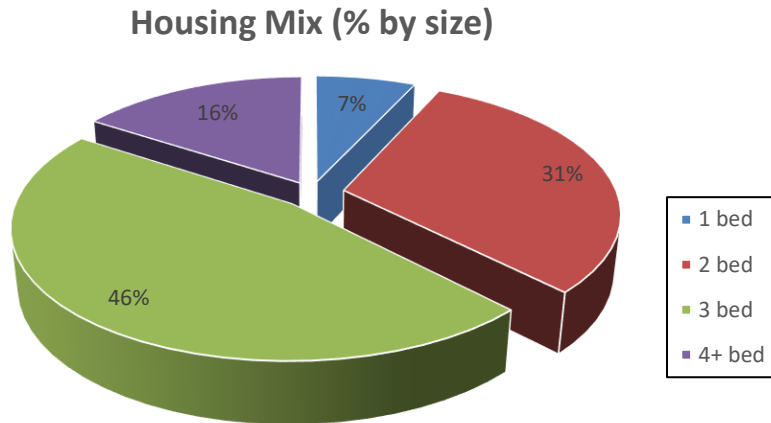


Figure 4: Percentages of housing mix by size

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).

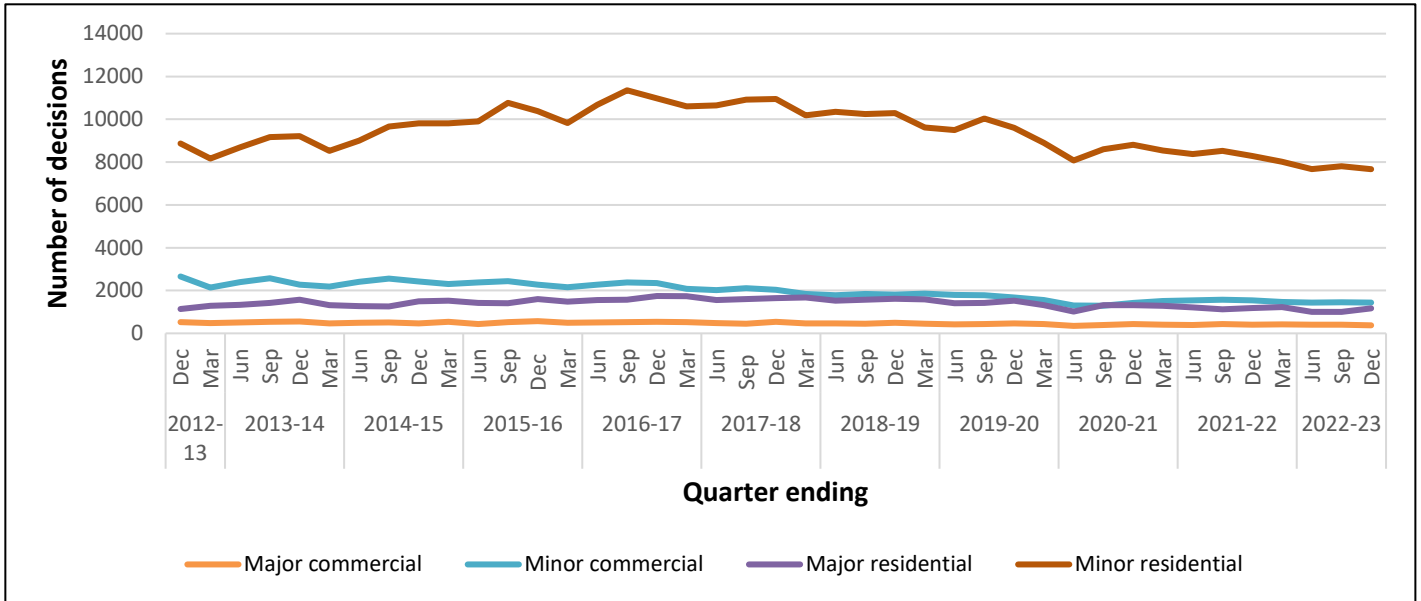


Figure 5: Number of planning applications decided by district authorities, by type of development; England, quarter ending March 2012 to quarter ending December 2022; Source: MHCLG Planning Applications in England⁸

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/live-tables-on-planning-application-statistics)

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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