



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

Introduction

This paper is intended to complement the local plan Monitoring Report and provides additional information on housing delivery in the borough for the period 1st April 2022 to 31st March 2023. At the time of publication, the data herein is the most robust available, however, as it represents estimates at a given point in time it can be subject to change. Information is provided on the following:

- Progress against the local plan housing target;
- Progress on sites allocated for housing under local plan policy HG1;
- Completions in the monitoring year;
- Proportion of developments on brownfield/greenfield land and local plan/windfall sites; and
- Delivery on sites with extant planning permission.

Information relating to other local plan housing policies, such as affordable housing (HG4) and housing mix (HG5) can be found in the local plan Monitoring Report and details of the council’s five-year supply of housing land can be found in the Tamworth Borough Council five-year housing land supply 2022 to 2027¹ document.

Local plan housing requirement

The local plan establishes Tamworth’s objectively assessed need over the plan period (to 2031) as 6,250 dwellings. The local plan Spatial Strategy for Tamworth sets a target of at least 4,425 dwellings to be delivered within Tamworth over that period with the remaining 1,825 to be delivered outside of Tamworth.

Table 1 shows progress towards the delivery of the local plan housing target at the end of 2022/23.

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

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

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

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

of 3009. Table 1 shows that actual net delivery is ahead of the local plan target. This is the result of a number of years of over delivery in recent years as shown in figure 1 and table 4.

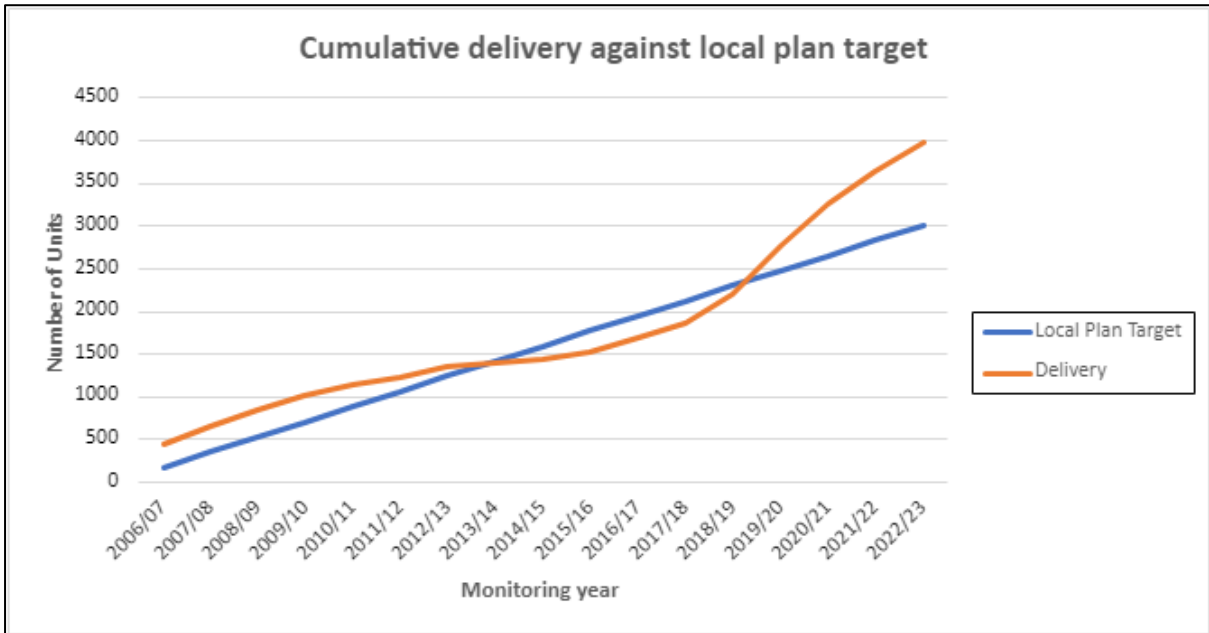


Figure 1: Cumulative Housing Delivery

It is anticipated that the delivery rate will decrease towards the latter years of the adopted local plan. Despite this, it is predicted that the local plan target of 4,425 will be surpassed based on the projected cumulative delivery (see Figure 2). Further information on projected delivery can be found in the Housing Trajectory in appendix A of the adopted Local Plan.

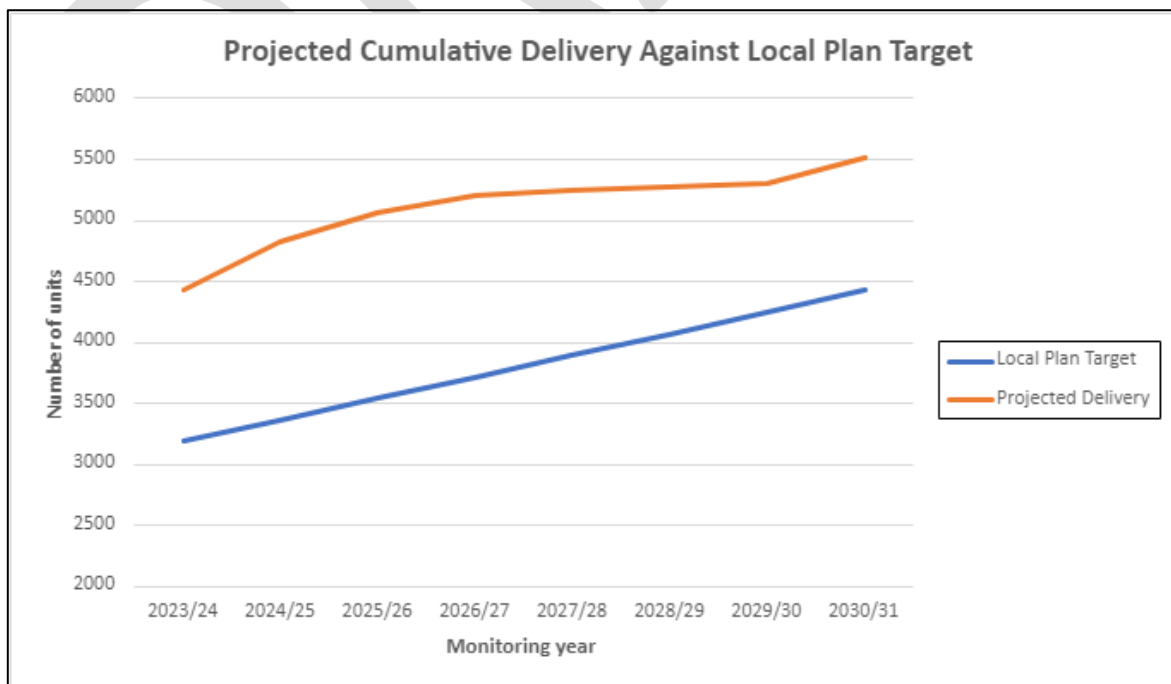


Figure 2: Projected cumulative housing delivery

Completions in 2022/23 monitoring year

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

Table 2: Completions in 2022/23 Monitoring Year

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

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

Table 3: 2022/23 Completions (Net) Breakdown

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

The net completions figure of 358 is significantly above the Local Plan annual requirement of 177 and is in keeping with previous years delivery rates during the plan period (see table 4 below).

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

Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Local Plan	202	161	79	34	4	0	14	0	0	6	27	125	299	438	412	374	346
Windfall	248	58	120	130	137	80	111	52	65	86	144	111	75	133	104	36	13
Total	444	216	196	154	138	79	124	48	48	88	167	163	332	567	514	404	358

Progress on Local Plan sites

Local Plan policy HG1 allocates land at 20 sites for housing and a further three sites are allocated for sustainable urban extensions under policy HG2. Of those sites, six have been completed, five are currently under construction, and a further two sites are subject to planning applications. One of the sites is considered unlikely to come forward within the plan period and the remaining nine sites have no progress to date. The current progress of all allocated sites is summarised in table 5 below.

Table 5: Progress on Allocated Housing Site

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Site Ref	Site Name	Indicative capacity	Current position
341	Land south of St Peter's Close - phase 2	23	Site completed.
343 & 344	Land off Cottage Farm Road and derelict buildings south of B5404	54	Site completed.
347	Phoenix Special Purpose Machines, Hospital Street	18	Site completed.
348	Norris Bros, Lichfield Street	20	No progress to date.
349	Arriva bus depot, Aldergate	40	No progress to date.
357	Northern part of Beauchamp employment area	34	No progress to date.
358	Whitley Avenue	35	Site completed.
387	Coton House Farm, Coton Lane	77	Part of site granted permission for two self-build properties. Application submitted for land including part of the site (0020/2019) for 163 dwellings. Currently under construction.
390	Coton Hall Farm, Coton Lane	35	Site completed.
399	Coton's Van Hire/Millfield House, Lichfield Road	12	No progress to date.
406	Land north of Coton Lane	170	Site completed.
462	Car park off Park Farm Road	13	No progress to date.
488	Staffs County Council care home, New Road	16	Permission granted for 24 dwellings (0334/2021). Currently under construction.
496	Seaton Hire Ltd and land to the south of Wilnecote Lane	14	No progress to date.
507, 508 & 509	Club, Spinning School Lane, former magistrate's court and police station and youth centre, Albert Road	74	No progress to date.
521	Former railway goods yard, Wilnecote	30	No progress to date.
541	Land adjacent to Tame Valley Alloys	26	No progress to date.
550	Solway Close	26	Outline application for 20 dwellings currently held in abeyance (0424/2015).
591 & 593	Co-op filling station and land to the west	22	Permission granted for western part of the site for mixed use scheme including 14 apartments (0443/2016) which has expired.

Site Ref	Site Name	Indicative capacity	Current position
NA	Former golf course SUE site	1100	Outline permission granted for 1100 dwellings. Reserved matters approved for 1022 dwellings. Development has commenced.
NA	Anker Valley SUE site	535	Permission granted for 535 dwellings. Development has commenced.
NA	Dunstall Lane SUE site	723	Outline consent granted for up to 800 dwellings (0308/2016). Reserved matters approved for 405 dwellings (0249/2018) and 395 dwellings (0433/2019). Development has commenced.

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Progress on Permitted Sites

Table 6 below lists sites with extant planning permission and the progress on each of those sites as of 31 March 2023.

Reference	Site Location	Source ²	Brownfield or Greenfield	Tenure	Permission Type ³	Date of Permission	Site Area (ha)	Total Units	Units Not Started	Starts in Year	Under Construction	Finishes in Current Year	Total Finishes	Units Lost	Units Lost in Current Year
0025/2002	61-63 High Street, Dosthill	SW	Brownfield	Private	Full	09/06/2003	0.08	8	0	0	8	0	0	0	0
0435/2015 & 0331/2018	Land South of Ashby Road (Anker Valley)	LP	Greenfield	Private	RM	27/04/2016	32.79	555	0	43	4	142	551	0	0
Various permissions	Former Municipal Golf Course	LP	Greenfield	Private	RM	Various	10.27	1022	450	50	75	179	552	0	0
02027/2017	Land off Coton Lane, Tamworth (Windmill Farm)	LP	Greenfield	Private	RM	07/06/2017	7.91	170	0	0	0	4	170	0	0
0235/2017	48 Tamworth Road, Dosthill	SW	Greenfield	Private	Full	26/09/2017	0.05	1	1	0	0	0	0	0	0
0355/2017	Land adjacent 59 Fazeley Road	SW	Brownfield	Private	Full	15/11/2017	0.05	2	2	0	0	0	0	0	0
0466/2017	15 - 16 Hospital Street	SW	Brownfield	Private	Full	04/12/2017	0.02	4	0	0	3	1	1	0	0
0263/2018	Rear of The Old Bungalow, The Dell	SW	Greenfield	Private	Full	02/07/2018	0.04	1	1	0	0	0	0	0	0
0260/2018	19 Sykesmoor, Stonydelph	SW	Greenfield	Private	Full	31/07/2018	0.02	1	1	0	0	0	0	0	0
0119/2018	Land Adjacent to 397 Wilnecote Lane	SW	Greenfield	Private	Full	01/08/2018	0.03	2	2	0	0	0	0	0	0

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

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

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

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

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

0016/2022	14 Westmorland Close	SW	Brownfield	Private	CoU	02/03/2022	0.02	-1	0	0	0	0	0	1	1
0550/2021	1 Doriscroft, Dog Lane, Amington	SW	Brownfield	Private	Full	04/12/2022	0.13	2	2	0	0	0	0	0	0
0134/2022	73 Wigginton Road	SW	Brownfield	Private	CoU	05/11/2022	0.12	1	1	0	0	0	0	0	0
0090/2022	Land off Bonehill Road	SW	Greenfield	Private	Full	09/06/2022	0.22	9	0	9	9	0	0	0	0
0231/2022	76 Tamworth Road, Amington	SW	Brownfield	Private	Full	15/08/2022	0.06	1	1	0	0	0	0	0	0
0272/2022	Northcote, 103 Fazeley Road	SW	Brownfield	Private	Full	18/08/2022	0.03	1	1	0	0	0	0	0	0
0272/2021	Land at Dosthill Road, Tamworth (Cottage Farm Road)	LP	Greenfield	Private	Full	31/08/2022	1.02	37	17	20	20	0	0	0	0
0322/2022	26 Bridge Cottage, Bridge Street, Amington	SW	Brownfield	Private	Full	09/01/2022		-1	0	1	1	0	0	0	0
0466/2022	15 & 15A Tamworth Road, Amington	SW	Brownfield	Private	CoU	30/01/2023	0.03	1	1	0	0	0	0	0	0
0464/2022	13 Victoria Road	SW	Brownfield	Private	CoU	02/01/2023	0.04	1	1	0	0	0	0	0	0
0379/2022	The Three Tuns, 15 Lichfield Street	SW	Brownfield	Private	Full	02/10/2023	0.08	3	3	0	0	0	0	0	0
0001/2023	23 & 25 Dosthill Road, Two Gates	SW	Brownfield	Private	CoU	23/03/2023	0.09	-2	0	0	0	0	0	0	0

Table 6: Progress on Sites with Planning Permission

Sites Completed in the Monitoring Year

Table 7 below lists the sites where the permitted residential development is considered to have been completed between 01 April 2022 and 31 March 2023. This includes sites that either had an extant permission at the start of the monitoring year, or were granted planning permission during the year, and where the total number of permitted dwellings are now considered to be completed.

Reference	Site Location	Source ⁴	Brownfield or Greenfield	Tenure ⁵	Permission Type ⁶	Date of Permission	Site Area (ha)	Total Units	Units Lost
0405/2021	28 Roach, Dosthill	SW	Brownfield	Private	Full	26/10/2021	0.01	1	0
0006/2021	91 Sharpe Street, Amington	SW	Greenfield	Private	Full	11/02/2021	0.03	1	0
0156/2020	Land off Hospital Street	LP	Brownfield	Private	Full	17/09/2020	0.33	20	0
0397/2020	Land to rear of 26 Comberford Road	SW	Greenfield	Private	Full	02/12/2020	0.06	1	0
0543/2019	Land to the rear of the Leys House, Barbara Street	SW	Greenfield	Private	Full	25/02/2020	0.09	2	0
0232/2021	42 Albert Road	SW	Brownfield	Private	PN	15/06/2021	0.02	3	0
0229/2021	41 Albert Road	SW	Brownfield	Private	PN	15/06/2021	0.02	3	0

Table 7: Sites Completed During 2022/23

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

⁵ Private – Sites in private ownership

⁶ PN – Prior notification

Sites Removed from the List

The following sites have been removed from the monitoring list because the permission has either lapsed or been superseded in the monitoring year.

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

Table 8: Sites Removed During 2022/23

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

⁸ Out – Outline permission