

# Availability of Residential Land

31<sup>st</sup> March 2010



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## Summary



<b>HOUSING PROVISION IN TAMWORTH 1 APRIL - 31 MARCH 2010</b>		
RSS Requirement, 1 April 2006 - 31 March 2026		2,900
Gross Completions, 1 April 2006 – 31 March 2009		879
Net Completions, 1 April 2006 - 31 March 2009		854
<b>1 April 2008 - 31 March 2010</b>		
Completions (Gross)		161
Under Construction (position as at 31 March 2010)		174
Commitments (position as at 31 March 2010)		416
Units Lost in Current Year		7
Net Completions		154
<b>TOTAL PROVISION</b>		<b>1598</b>

#### **1 April 2009 - 31 March 2010 Breakdown**

	Brownfield	Greenfield	Total
Completions on Local Plan sites	0	27	27 (16.7%)
Small Windfall Completions (less than 10 dwellings)	24	1	25 (15.5%)
Large Windfall Completions (10 dwellings or more)	109	0	109 (67.8%)
<b>Total</b>	<b>133 (82.6%)</b>	<b>28(17.4%)</b>	<b>161</b>

#### **Commentary**

These figures include 5 units that had been completed in previous years but had not been recorded as complete as the date of completion had previously been unknown. The data for completions for each monitoring year is sourced from Local Authority Building Inspectors and private approved building inspectors. In some cases up to date information for the 1<sup>st</sup> April to 31<sup>st</sup> March period is not available at the time of writing the report. Further information is collected from Council Tax and the Naming and Numbering database of which there are also delays in the data being available. Consequently there are cases where completions are added in the following monitoring year which does not correspond with their approved date of completion.

Previous Years Summary

Year	Source	Brownfield	Greenfield	Total
2006-2007	Local Plan	202	0	458
	Windfall	239	17	
2007-2008	Local Plan	143	18	210
	Windfall	49	0	
2008-2009	Local Plan	0	34	211
	Windfall	177	0	
Total		810 (92.2%)	69 (7.8%)	879

Housing Supply

Allocated sites	1075
Sites identified in SHLAA as deliverable	275
Other commitments and Under Construction	590
Total	1940
Housing Supply (years)	13.3

In accordance with Paragraph 5.4 of Planning Policy Statement 3: Housing, Local Authorities are required to demonstrate a 5 year supply of deliverable housing sites. This table demonstrates a 13 year housing supply based on an annual requirement of 145 dwellings (as set out in RSS Phase 2 Revision Preferred Option).

<b>All Residential Sites, 1 April 2009 - 31 March 2010</b>																
<b>Site Location</b>	<b>Source</b>	<b>Brownfield or Greenfield</b>	<b>Tenure</b>	<b>PS</b>	<b>Planning Permission</b>	<b>Date of Permission</b>	<b>Site Area (ha)</b>	<b>Site Area not started (ha)</b>	<b>Total Units</b>	<b>Units not started</b>	<b>Starts in year</b>	<b>U/C</b>	<b>Finishes in current year</b>	<b>Total Finishes</b>	<b>Units Lost</b>	<b>Units lost in current year</b>
435-457 Watling Street	SW	Brownfield	Private	Full	0221/2006	02/06/2006	0.2	0.2	7	7	0	0	0	0	0	0
61-63 High Street, Dosthill	SW	Brownfield	Private	Full	0025/2002	12/03/2002	0.08	0	8	0	0	8	0	0	0	0
Land at the rear of 42 Dosthill Road	SW	Brownfield	Private	Full	0184/2006	28/06/2006	0.06	0.06	1	0	0	1	0	0	0	0
The Colin Grazier	SW	Brownfield	Private	Full	0440/2004	10/08/2004	0.07	0.07	2	0	0	0	2	2	0	1
Rear of 66 Ashby Road	SW	Brownfield	Private	RM	0735/2004	17/12/2004	0.04	0	1	0	0	0	1	1	0	0
Land at Argyle Street	W	Brownfield	Private	Full	0099/2005	11/01/2005	0.26	0	18	0	0	0	18	18	0	0
Former Tame Valley Alloys	W	Brownfield	Private	RM	0846/2004	18/03/2005	9.63	0	229	0	0	4	6	225	0	0
Rear of 229 Tamworth Road	SW	Brownfield	Private	Full	0269/2005	23/06/2005	0.12	0	1	0	0	1	0	0	0	0
30 Nightingale	SW	Brownfield	Private	Full	0234/2005	06/07/2005	0.04	0	1	0	0	0	1	1	0	0
68-69 Church Street	SW	Brownfield	Private	Full	0334/2005	07/09/2005	0.01	0.01	1	1	0	0	0	0	0	0
Victoria Court Hotel	W	Brownfield	Private	Full	0467/2004	07/10/2005	0.11	0	18	0	0	6	6	12	0	0
359 Glascote Road	SW	Brownfield	Private	RM	0577/2005	17/11/2005	0.03	0.03	2	0	0	2	0	0	0	0
The Gardeners Arms	W	Brownfield	Private	Full	0453/2004	14/04/2006	0.1	0.1	18	18	0	0	0	0	0	0
Plot 15, Keepers Gate, off Basin Lane/Blythe Street	SW	Brownfield	Private	Full	0292/2006	05/07/2006	0.05	0.02	1	0	0	0	1	1	0	0
Land adj. 16 Hartleyburn	SW	Brownfield	Private	Out	0274/2006	06/07/2006	0.02	0.02	1	1	0	0	0	0	0	0
Coton Hall Farm	W	Brownfield	Private	Full	0130/2008	31/05/2008	0.53	0.53	13	13	0	0	0	0	1	0
<b>Key</b>																
<b>Source</b> - LP = Local Plan, SW = Small Windfall, W = Windfall, <b>Tenure</b> - LA = Local Authority, <b>PS = Planning Status</b> - CU = Change of Use, Out = Outline, RM = Reserved Matters																

Site Location	Source	Brownfield or Greenfield	Tenure	PS	Planning Permission	Date of Permission	Site Area (ha)	Site Area not started (ha)	Total Units	Units not started	Starts in year	U/C	Finishes in current year	Total Finishes	Units Lost	Units lost in current year
Former Two Gates Primary School Annex	W	Brownfield	Private	RM	0615/2005	14/09/2006	0.46	0.25	39	0	21	21	4	18	0	0
Land adjoining Malham House	SW	Brownfield	Private	Full	0396/2006	02/10/2006	0.06	0.06	2	2	0	0	0	0	0	0
44 Victoria Road	SW	Brownfield	LA	CU	0362/2006	04/10/2006	0.03	0.03	1	0	0	0	1	1	0	
Land south of Hedging Lane, Dosthill	LP	Brownfield	Private	Out	0439/2009	04/02/2010	1.97	1.97	78	78	0	0	0	0	0	0
Land adj. 107 Comberford Road	SW	Brownfield	Private	Full	0500/2006	12/12/2006	0.02	0.02	1	0	0	1	0	0	0	0
4 Hodge Lane	SW	Brownfield	Private	Full	0519/2006	19/12/2006	0.33	0.33	1	0	0	1	0	0	1	0
Site off Lud Lane/rear Fairview/adj. 4 Lud Lane	SW	Brownfield	Private	Full	0532/2006	22/12/2006	0.01	0.01	1	0	0	0	1	1	0	0
Land to the rear of 478 Watling Street	SW	Brownfield	Private	Full	0580/2006	24/01/2007	0.03	0.03	1	0	0	0	1	1	0	0
Glascote Farm	SW	Greenfield	Private	Full	0604/2006	08/02/2007	0.08	0.08	1	1	0	0	1	1	0	0
Glascote Farm, Dumolos Lane	LP	Greenfield	Private	Full	0175/2006	02/03/2007	2.1	0.47	80	0	5	0	27	80	0	0
23 Clematis	SW	Brownfield	Private	Full	0028/2007	26/03/2007	0.02	0.02	1	0	0	0	1	1	0	0
76 Cottage Farm Road	SW	Brownfield	Private	Full	0048/2007	28/03/2007	0.04	0.04	2	0	2	0	2	2	0	0
17 Victoria Road	SW	Brownfield	Private	Full	0334/2007	14/09/2007	0.05	0.05	3	3	0	0	0	0	0	0
Rear of the Old Bungalow	SW	Brownfield	Private	Full	0038/2006	02/02/2007	0.05	0.05	1	0	1	1	0	0	0	0
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The Stonydelph	W	Brownfield	Private	Full	0151/2007	28/06/2007	0.21	0.21	27	0	27	27	0	0	0	0
Former Doulton Works	W	Brownfield	Private	Full	0227/2007	09/08/2007	3.8	2.9	161	83	38	3	48	75	0	0
Former Doulton Works	W	Brownfield	Private	Full	0228/2007	09/08/2007	6.08	4.28	109	15	59	54	27	40	0	0
Ross House	SW	Brownfield	Private	Full	0052/2007	03/04/2007	0.11	0.11	9	0	0	9	0	0	1	0
282 Tamworth Road	SW	Brownfield	Private	Full	0079/2007	24/04/2007	0.05	0.05	2	2	0	0	0	0	1	0
Land adjacent to 87 Comberford Road	SW	Brownfield	Private	Full	0148/2007	21/05/2007	0.03	0.03	1	1	0	0	0	0	0	0
91 Upper Gungate	SW	Brownfield	Private	Full	0156/2007	25/05/2007	0.15	0.15	1	1	0	0	0	0	0	0
2a Bitterscote Lane	SW	Brownfield	Private	Full	0207/2007	25/06/2007	0.07	0.07	3	0	3	0	3	3	1	1
Alders Cottage	SW	Brownfield	Private	Full	0214/2007	20/06/2007	0.16	0.16	3	3	0	0	0	0	0	0
Brookside Way	LP	Brownfield	Private	Full	0249/2007	21/08/2007	0.68	0.68	14	14	0	0	0	0	1	0
Park Special School	W	Brownfield	Private	Out	0357/2006	27/09/2007	0.67	0.67	25	25	0	0	0	0	0	0
Standon House Care Home and 10 Ashby Road	W	Brownfield	Private	Full	0396/2007	19/12/2007	0.5	0.5	25	0	0	25	0	0	1	1
The Vicarage	SW	Brownfield	Private	Full	0123/2007	04/05/2007	0.05	0.05	1	0	0	0	1	1	0	0
Jak-Dor	SW	Brownfield	Private	Full	0344/2007	06/09/2007	0.25	0.25	5	5	0	0	0	0	1	0
38 Ealingham	SW	Brownfield	Private	Full	0354/2007	10/09/2007	0.03	0.03	2	2	0	0	0	0	1	0
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17 Gorsey Bank Lane	SW	Brownfield	Private	Full	0504/2007	27/11/2007	0.04	0.04	1	1	0	0	0	0	0	0
Suncream Dairies	SW	Brownfield	Private	Full	0623/2007	13/02/2008	0.07	0.07	5	5	0	0	0	0	0	0
55-56 Church Street	W	Brownfield	Private	Full	0024/2008	21/03/2008	0.05	0.05	12	12	0	0	0	0	0	0
Land adj 23 Clematis	SW	Brownfield	Private	RM	0043/2008	31/03/2008	0.02	0.02	1	0	0	0	1	1	0	0
Kerria Centre	W	Brownfield	Private	Full	0129/2008	31/05/2008	0.06	0.06	12	12	0	0	0	0	0	0
1 Tamworth Road	SW	Brownfield	Private	Full	0116/2008	26/05/2008	0.11	0.11	3	0	0	3	0	0	1	0
243 Tamworth Road	SW	Brownfield	Private	Full	0141/2008	07/04/2008	0.01	0.01	1	1	0	0	0	0	0	0
229 Tamworth Road	SW	Brownfield	Private	Full	0020/2008	16/01/2008	0.05	0.05	2	0	0	2	0	0	1	1
Land south of St.Peter's close	LP	Brownfield	Private	Out	0322/2008	31/01/2009	2.61	2.61	87	87	0	0	0	0	0	0
42 Watling Street	SW	Brownfield	Private	Full	0415/2008	29/10/2008	0.04	0.04	1	0	1	1	0	0	0	0
2 Bolebridge	SW	Brownfield	Private	Full	0427/2008	30/10/2008	0.04	0.04	2	2	0	0	0	0	0	0
Adj 336 Old Tamworth Road	SW	Brownfield	Private	Full	0556/2008	11/12/2008	0.05	0.05	1	1	0	0	0	0	0	0
<b>31 Market Street</b>	SW	Brownfield	Private	Full	0001/2009	05/01/2009	0.01	0.01	1	1	0	0	0	0	0	0
8 Aldergate	SW	Brownfield	Private	Full	0003/2009	03/03/2009	0.01	0.01	2	2	0	0	0	0	0	0
Adj 178 Watling Street	SW	Brownfield	Private	Full	0004/2009	12/03/2009	0.02	0.02	1	1	0	0	0	0	0	0
Flats off Barcliff Avenue	SW	Brownfield	Private	Full	0689/2005	24/01/2007	0.07	0	4	0	4	4	0	0	0	0
70 Sorrell	SW	Brownfield	Private	Full	0431/2009	09/12/2009	0.02	0	2	0	2	0	2	2	1	1
126 Medway	SW	Brownfield	Private	Full	0432/2009	09/12/2009	0.02	0	2	0	2	0	2	2	1	1
145 Tinkers Green Road	SW	Brownfield	Private	Full	0440/2009	26/02/2010	0.09	0.09	4	4	0	0	0	0	1	0
41 Coton Lane	SW	Brownfield	Private	Full	0150/2009	11/06/2009	0.08	0.08	1	1	0	0	0	0	0	0
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262 Tamworth Road	SW	Brownfield	Private	Full	0201/2009	01/07/2009	0.04	0	2	0	2	0	2	2	1	1
156 Watling Street	SW	Brownfield	Private	Full	0191/2009	16/07/2009	0.09	0.09	4	4	0	0	0	0	0	0
40 Dosthill Road	SW	Brownfield	Private	Full	0189/2009	14/01/2009	0.33	0.33	6	6	0	0	0	0	0	0
29 Cross Street	SW	Brownfield	Private	Full	0250/2009	10/08/2009	0.001	0	1	0	1	0	1	1	0	0
Land at rear of 85 Dosthill	SW	Brownfield	Private	Full	0313/2009	06/09/2009	0.1	0.1	1	1	0	0	0	0	0	0
5 Albert Road	SW	Brownfield	Private	Full	0026/2009	20/03/2009	0.02	0	1	0	1	0	1	1	0	0
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<b>Totals</b>										<b>416</b>		<b>174</b>	<b>161</b>			<b>7</b>

# Availability of Residential Land

31<sup>st</sup> March 2010

## Sites completed in previous year



**All Residential Sites Completed in Previous Year, 1 April 2008- 31 March 2009**

<b>Site Location</b>	<b>Source</b>	<b>Brownfield or Greenfield</b>	<b>Tenure</b>	<b>Planning Status</b>	<b>Planning Permission</b>	<b>Date of Permission</b>	<b>Site Area (ha)</b>	<b>Total Units</b>	<b>Last Completion Date</b>
Former Tame Valley Alloys	W	Brownfield	Private	RM	0524/2006	22/01/2007	1.06	41	14/10/2008
104 Comberford Road	SW	Brownfield	Private	Full	0730/2002	18/12/2002	0.04	1	08/07/2008
40-46 Wigginton Road	W	Brownfield	Private	Full	0127/2006	14/12/2006	0.16	16	28/02/2009
54 Quarry Hill	W	Brownfield	Private	Full	0509/2006	14/12/2006	0.14	23	17/07/2008
Braddon House, Lichfield Road	W	Brownfield	Private	Full	0530/2006	30/01/2007	0.15	13	12/05/2008
Adj. 32 Ivatt	SW	Brownfield	Private	Full	0047/2006	12/03/2007	0.03	1	01/03/2009
65-69 Amington Road	W	Brownfield	Private	RM	0029/2007	28/03/2007	0.4	13	15/04/2008
Land adj. 32 Ivatt	SW	Brownfield	Private	Full	0500/2007	06/12/2007	0.02	1	01/03/2009
Ravenswood	SW	Brownfield	Private	Full	0114/2007	18/04/2007	0.13	8	25/04/2008
Rear of 17 Coton Lane	SW	Brownfield	Private	Full	0585/2007	03/01/2008	0.02	1	22/10/2008
Olivers, 19 Lower Gungate	SW	Brownfield	Private	Full	0571/2008	18/02/2009	0.01	2	01/03/2009
Land adj. 53 Collett	SW	Brownfield	Private	Full	0472/2003	08/10/2003	0.03	2	18/03/2009
41 Coton Lane	SW	Brownfield	Private	Full	0410/2004	29/09/2004	0.07	1	01/03/2009
33 High Street, Dosthill	SW	Brownfield	Private	Full	0101/2005	12/04/2005	0.03	1	01/03/2009
Hill View, Old Hedging Lane	SW	Brownfield	Private	Full	0217/2005	25/05/2005	0.01	1	05/08/2008
Land adj. Parkfield House	W	Brownfield	Private	Full	0567/2005	02/03/2006	0.22	10	09/07/2008
<b>Key</b>									

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31<sup>st</sup> March 2010

## Sites Removed from database



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

<b>Site Location</b>	<b>Source</b>	<b>Brownfield or Greenfield</b>	<b>Tenure</b>	<b>Planning Status</b>	<b>Planning Permission</b>	<b>Date of Permission</b>	<b>Expiry Date</b>	<b>Total Units</b>
Land adj. 336 Tamworth Road	SW	Brownfield	Private	Full	0309/2004	28/06/2004	28/06/2009	1
Land adjacent to 1 Thurne	SW	Brownfield	Private	Full	0442/2008	25/11/2008	16/11/2009	1
Rear of 40 Tamworth Road	SW	Brownfield	Private	Full	0256/2004	11/06/2004	11/06/2009	1
24 Victoria Road	SW	Brownfield	Private	Full	0233/2004	26/05/2004	26/02/2009	1
3 Albert Road	SW	Brownfield	Private	Full	0509/2004	15/09/2004	15/09/2009	1
Land adj. 30 Nightingale, Manor Hill	SW	Brownfield	Private	Full	0039/2006	02/05/2006	02/05/2009	1
Site of St Matthews Church, Gorsey Bank Road	SW	Brownfield	Private	Out	0100/2006	27/06/2006	27/06/2009	1
5, 7 and 9 Brain Street	SW	Brownfield	Private	Full	0575/2006	23/01/2007	23/01/2010	2
Land to rear of Hockley Road/Hedging Lane	SW	Brownfield	Private	Out	0611/2006	14/02/2007	14/02/2010	2
241-245 Glascote Road	SW	Brownfield	Private	Full	0480/2006	09/02/2007	09/02/2010	1
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## **Availability of Residential Land: 31<sup>st</sup> March 2010**

**Produced by:**

**Strategic Policy & Development Services  
Tamworth Borough Council**

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