

Availability of Residential Land

31st March 2011



Availability of Residential Land

31st March 2011

Summary



HOUSING PROVISION IN TAMWORTH 1 APRIL 2010 - 31 MARCH 2011		
Current Housing Requirement, 1 April 2006 - 31 March 2026		2,900
Gross Completions, 1 April 2006 – 31 March 2010		1041
Net Completions, 1 April 2006 - 31 March 2010		1009
1 April 2010 - 31 March 2011		
Completions (Gross)		138
Under Construction (position as at 31 March 2011)		114
Commitments (position as at 31 March 2010)		362
Units Lost in Current Year		3
Net Completions		135
TOTAL PROVISION		1620

1 April 2010 - 31 March 2011 Breakdown

	Brownfield	Greenfield	Total
Completions on Local Plan sites	0	0	0
Small Windfall Completions (less than 10 dwellings)	14	0	14
Large Windfall Completions (10 dwellings or more)	124	0	124
Total	138 (100%)	0 (0%)	138

Commentary

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 1st April to 31st 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	19	211
	Windfall	49	0	
2008-2009	Local Plan	0	34	211
	Windfall	177	0	
2009-2010	Local Plan	0	27	
	Windfall	133	1	
Total		943 (90.59%)	98 (9.41%)	1041

Overall Housing Supply

Allocated sites	1075
Sites identified in SHLAA as deliverable	275
Other commitments and Under Construction	476
Total	1826
Housing Supply (years)	12.5

This table demonstrates a 12.5 year housing supply based on an annual requirement of 145 dwellings (as set out in RSS Phase 2 Revision Preferred Option which the Council are using as the current housing requirement). Please note this figure is not the 5 year supply figure which is set out in the Annual Monitoring Report.

All Residential Sites, 1 April 2010 - 31 March 2011																
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
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	0	1	1	0	0
Rear of 229 Tamworth Road	SW	Brownfield	Private	Full	0269/2005	23/06/2005	0.12	0	1	0	0	0	1	1	0	0
Victoria Court Hotel	W	Brownfield	Private	Full	0467/2004	07/10/2005	0.11	0	18	0	0	6	0	12	0	0
359 Glascote Road	SW	Brownfield	Private	RM	0577/2005	17/11/2005	0.03	0	2	0	0	0	2	2	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
Land adj. 16 Hartleyburn	SW	Brownfield	Private	RM	0274/2006	06/07/2006	0.02	0	1	0	1	0	1	1	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
Former Two Gates Primary School Annex	W	Brownfield	Private	RM	0615/2005	14/09/2006	0.46	0.25	39	0	0	12	9	27	0	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	0	1	1	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
17 Victoria Road	SW	Brownfield	Private	Full	0334/2007	14/09/2007	0.05	0.05	3	2	1	0	1	1	0	0
Rear of the Old Bungalow	SW	Brownfield	Private	Full	0038/2006	02/02/2007	0.05	0.05	1	0	0	1	0	0	0	0
Former Tame Valley Alloys	W	Brownfield	Private	RM	0846/2004	18/03/2005	9.63	0	229	0	0	0	4	229	0	0
Key																
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - 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
The Stonydelph	W	Brownfield	Private	Full	0151/2007	28/06/2007	0.21	0.21	27	0	0	0	27	27	0	0
Former Doulton Works	W	Brownfield	Private	Full	0227/2007	09/08/2007	3.8	2.9	161	55	18	13	18	93	0	0
Former Doulton Works	W	Brownfield	Private	Full	0228/2007	09/08/2007	6.08	4.28	109	6	2	22	41	81	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
Land adjacent to 87 Comberford Road	SW	Brownfield	Private	Full	0134/2010	04/05/2010	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
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	25	5	20	20	0	0	0	0
Standon House Care Home and 10 Ashby Road	W	Brownfield	Private	Out	0396/2007	19/12/2007	0.5	0	25	0	0	0	25	25	1	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	2	0	2	0	2	2	1	1
68-69 Church Street	SW	Brownfield	Private	Full	0334/2005	07/09/2005	0.01	0	1	0	1	0	1	1	0	0
Key																
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - 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
17 Gorsey Bank Lane	SW	Brownfield	Private	Full	0504/2007	27/11/2007	0.04	0	1	0	1	0	1	1	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
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	0
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	1	0	1	0	1	1	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
31 Market Street	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	1	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	0	4	0	0	0	0
145 Tinkers Green Road	SW	Brownfield	Private	Full	0440/2009	26/02/2010	0.09	0.09	5	0	5	5	0	0	1	1
41 Coton Lane	SW	Brownfield	Private	Full	0150/2009	11/06/2009	0.08	0.08	1	1	0	0	0	0	0	0
Key																
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - 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
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	0	6	6	0	0	0	0
Land at rear of 85 Dosthill	SW	Brownfield	Private	Full	0313/2009	06/09/2009	0.1	0.1	1	0	1	1	0	0	0	0
Land adjacent to 1 Thurne	SW	Brownfield	Private	Full	0442/2008	25/11/2008	0.04	0.04	1	1	0	0	0	0	0	0
8 and 9 Colehill	SW	Brownfield	Private	Full	0239/2010	12/05/2010	0.2	0.2	9	9	0	0	0	0	0	0
74, 84 and 86 Woodhouse Lane	W	Greenfield	Private	Full	0217/2008	11/11/2009	0.35	0.35	14	14	0	0	0	0	3	0
47 Houting	SW	Brownfield	Private	Full	0102/2010	14/05/2010	0.02	0.02	1	1	0	0	0	0	0	0
Adj to 107 Abelia	SW	Brownfield	Private	Full	0193/2010	15/06/2010	0.01	0.01	1	0	1	1	0	0	0	0
60 Hamble	SW	Brownfield	Private	Full	0358/2010	27/08/2010	0.01	0.01	2	0	2	0	2	2	1	1
Land adj to 86 Watling Street	SW	Greenfield	Private	Full	0591/2010	17/12/2010	0.15	0.15	2	2	0	0	0	0	0	0
Bolehall Manor	SW	Brownfield	Private	Out	0520/2010	23/02/2011	0.09	0.09	4	4	0	0	0	0	0	0
Land to the rear of 188-196 Hockley Road	SW	Brownfield	Private	Full	0515/2010	24/03/2011	0.12	0.12	6	6	0	0	0	0	0	0
Key																
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - CU = Change of Use, Out = Outline, RM = Reserved Matters																

Availability of Residential Land

31st March 2011

Sites completed in previous year



All Residential Sites Completed in Previous Year, 1 April 2009 - 31 March 2010

Site Location	Source	Brownfield or Greenfield	Tenure	Planning Status	Planning Permission	Date of Permission	Site Area (ha)	Total Units	Last Completion Date
The Colin Grazier	SW	Brownfield	Private	Full	0440/2004	10/08/2004	0.07	2	01/07/2007
Rear of 66 Ashby Road	SW	Brownfield	Private	RM	0735/2004	17/12/2004	0.04	1	21/12/2009
Land at Argyle Street	W	Brownfield	Private	Full	0099/2005	11/01/2005	0.26	18	29/01/2010
30 Nightingale	SW	Brownfield	Private	Full	0234/2005	06/07/2005	0.04	1	29/10/2009
Plot 15, Keepers Gate, off Basin Lane/Blythe Street	SW	Brownfield	Private	Full	0292/2006	05/07/2006	0.05	1	09/02/2007
44 Victoria Road	SW	Brownfield	LA	CU	0362/2006	04/10/2006	0.03	1	29/08/2007
Site off Lud Lane/rear Fairview/adj. 4 Lud Lane	SW	Brownfield	Private	Full	0532/2006	22/12/2006	0.01	1	20/10/2009
Land to the rear of 478 Watling Street	SW	Brownfield	Private	Full	0580/2006	24/01/2007	0.03	1	03/05/2007
Glascote Farm	SW	Greenfield	Private	Full	0604/2006	08/02/2007	0.08	1	01/04/2008
Glascote Farm, Dumolos Lane	LP	Greenfield	Private	Full	0175/2006	02/03/2007	2.1	80	01/12/2009
23 Clematis	SW	Brownfield	Private	Full	0028/2007	26/03/2007	0.02	1	22/12/2009
76 Cottage Farm Road	SW	Brownfield	Private	Full	0048/2007	28/03/2007	0.04	2	02/10/2009
2a Bitterscote Lane	SW	Brownfield	Private	Full	0207/2007	25/06/2007	0.07	3	04/09/2009
The Vicarage	SW	Brownfield	Private	Full	0123/2007	04/05/2007	0.05	1	04/08/2009
Land adj 23 Clematis	SW	Brownfield	Private	RM	0043/2008	31/03/2008	0.02	1	22/12/2009
Key									

Source - LP = Local Plan, SW = Small Windfall, W = Windfall, **Tenure** - LA = Local Authority, **PS = Planning Status** - CU = Change of Use, Out = Outline, RM = Reserved Matters

Site Location	Source	Brownfield or Greenfield	Tenure	Planning Status	Planning Permission	Date of Permission	Site Area (ha)	Total Units	Last Completion Date
70 Sorrell	SW	Brownfield	Private	Full	0431/2009	09/12/2009	0.02	2	30/03/2010
126 Medway	SW	Brownfield	Private	Full	0432/2009	09/12/2009	0.02	2	30/03/2010
262 Tamworth Road	SW	Brownfield	Private	Full	0201/2009	01/07/2009	0.04	2	30/03/2010
29 Cross Street	SW	Brownfield	Private	Full	0250/2009	10/08/2009	0.001	1	20/10/2009
5 Albert Road	SW	Brownfield	Private	Full	0026/2009	20/03/2009	0.02	1	28/02/2010
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - CU = Change of Use, Out = Outline, RM = Reserved Matters									

Availability of Residential Land

31st March 2010

Sites Removed from database



Sites that have been removed because Planning Permission has lapsed during the monitoring year								
Site Location	Source	Brownfield or Greenfield	Tenure	Planning Status	Planning Permission	Date of Permission	Expiry Date	Total Units
Land adjoining Malham House	SW	Brownfield	Private	Full	0396/2006	02/10/2006	02/10/2009	2
282 Tamworth Road	SW	Brownfield	Private	Full	0079/2007	24/04/2007	24/04/2010	2
55-56 Church Street	W	Brownfield	Private	Full	0024/2008	21/03/2008	21/03/2011	12
Key								
Source - LP = Local Plan, SW = Small Windfall, W = Windfall, Tenure - LA = Local Authority, PS = Planning Status - CU = Change of Use, Out = Outline, RM = Reserved Matters								

Availability of Residential Land: 31st March 2011

Produced by:

Strategic Planning & Development Services
Tamworth Borough Council

Marmion House
Lichfield Street
Tamworth
Staffordshire
B79 7BZ

Enquiries concerning the contents of
This document should be made to:

Tom James

Telephone: (01827) 709384

Fax: (01827) 209277

