



**Tamworth Borough Council  
Housing Delivery Paper  
2023/24**

## 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 2023 to 31st March 2024. 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 2024 to 2029<sup>1</sup> 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 2023/24.

<b>Housing Provision in Tamworth 01 April 2023 to 31 March 2024</b>	
	Dwelling numbers
Local Plan housing requirement 2006 to 2031	4425
Gross completions 01 April 2006 to 31 March 2024	4498
Net completions 01 April 2006 to 31 March 2024	4310

Table 1: Housing Provision in Tamworth 01 April 2006 to 31 March 2024

Based on the local plan target of an average of 177 dwellings per year, at the end of 2023/24 it is expected that the number of dwellings delivered should be in the region

<sup>1</sup> [Five-year housing land supply 2024-2029 | Tamworth Borough Council](#)

of 3186. 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.

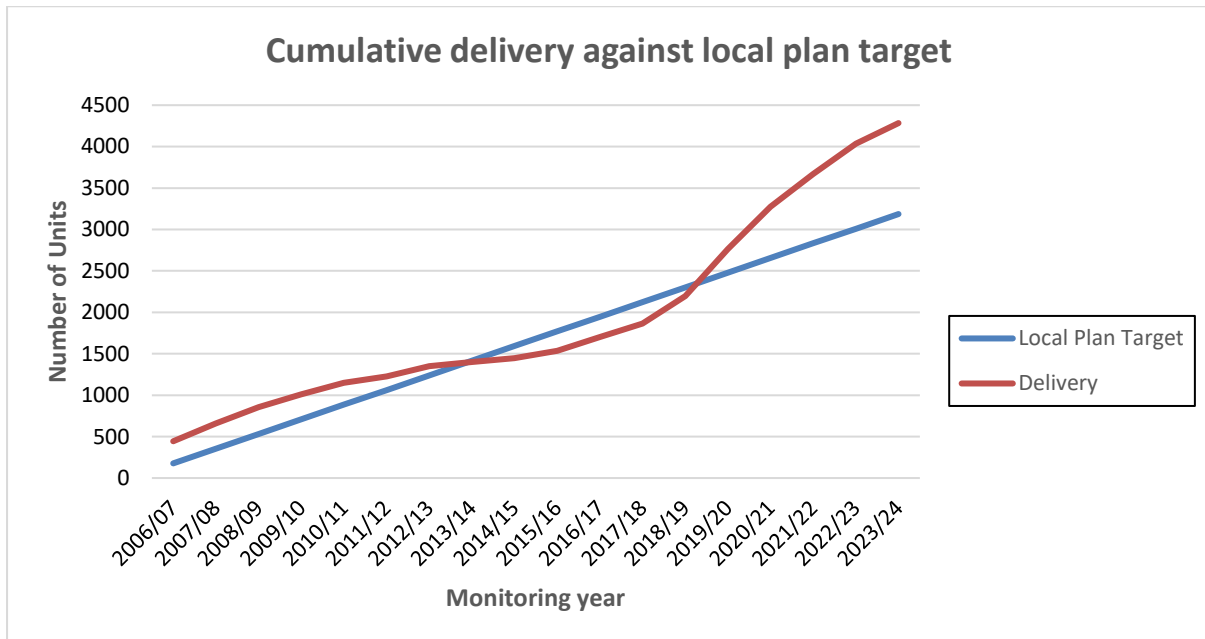


Figure 1: Cumulative Housing Delivery

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.

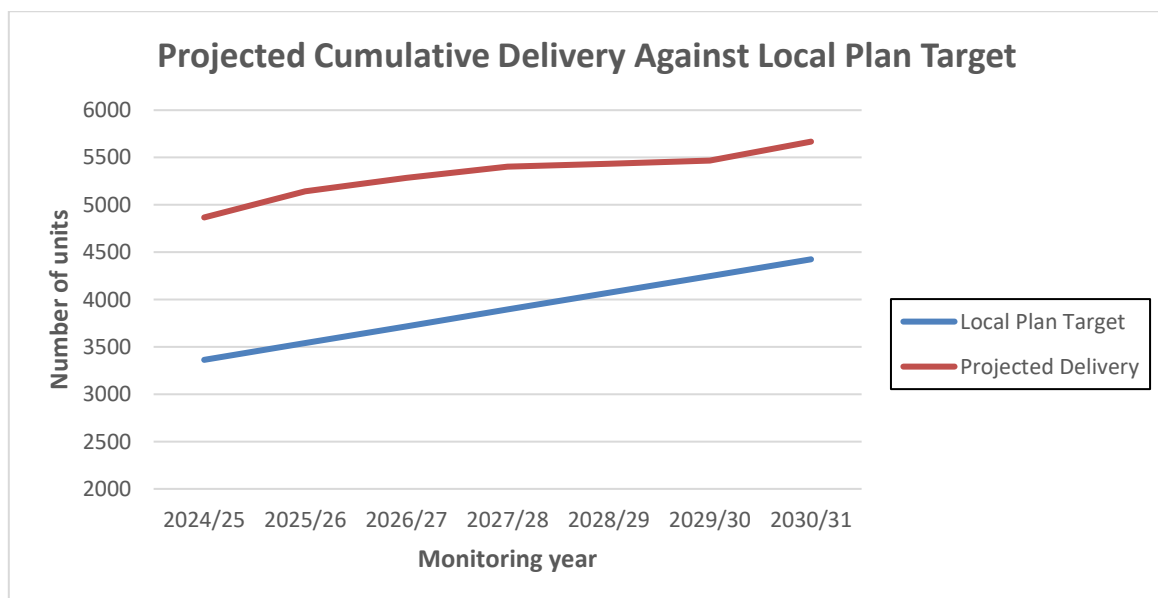


Figure 2: Projected cumulative housing delivery

### Completions in 2023/24 monitoring year

During the year 01 April 2023 to 31 March 2024 there were net completions of 279 dwellings within the borough (see table 2 below).

01 April 2023 to 31 March 2024	
Gross completions	280
Units lost	1
Net completions	279
Net completions 01 April 2006 to 31 March 2024	4310
Permitted dwellings and dwellings under construction as of 31 March 2024	691

Table 2: Completions in 2023/24 Monitoring Year

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

	Brownfield	Greenfield	Total
Local Plan sites	36	235	271
Small Windfall (less than 10 dwellings)	9	0	9
Windfall (10 dwellings or more)	0	0	0
Units lost	1	0	1
<b>Total</b>	<b>44</b>	<b>235</b>	<b>279</b>

Table 3: 2023/24 Completions (Net) Breakdown

The net completions figure of 279 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).

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	23/24
Local Plan	202	161	79	34	4	0	14	0	0	6	27	125	299	437	408	365	355	271
Windfall	248	58	120	130	137	80	111	52	65	86	144	111	75	133	104	36	13	9
<b>Total</b>	<b>444</b>	<b>216</b>	<b>196</b>	<b>154</b>	<b>138</b>	<b>79</b>	<b>124</b>	<b>48</b>	<b>48</b>	<b>88</b>	<b>167</b>	<b>163</b>	<b>332</b>	<b>566</b>	<b>510</b>	<b>395</b>	<b>367</b>	<b>279</b>

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



### 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.

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 141 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	Site completed.
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.

Site Ref	Site Name	Indicative capacity	Current position
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	Western part of site is completed. Eastern part of site has been granted permission (0206/2021) for 11 dwellings.
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	Site completed.
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.

*Table 5: Progress on Allocated Housing Site*

## 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 2024.

Reference	Site Location	Source	Brownfield or Greenfield	Permission Type	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	Full	09/06/2003	0.08	8	0	0	8	0	0	0	0
Various permissions	Former Municipal Golf Course	LP	Greenfield	RM	Various	10.27	1022	414	50	75	81	608	0	0
0466/2017	15 - 16 Hospital Street, B79 7EE	SW	Brownfield	Full	04/12/2017	0.02	4	0	0	2	0	2	0	0
0249/2018 & 0433/2019	Land at Dunstall Farm, Dunstall Lane, B78 3AX	LP	Greenfield	RM	04/10/2018	56	800	84	75	50	128	716	0	0
0048/2019	1a Thurne, Belgrave, B77 2NT	SW	Greenfield	Full	27/03/2019	0.03	1	0	1	1	0	0	0	0
0061/2019	Woodcroft, 130 Lichfield Road, B79 7SE	SW	Brownfield	Full	04/09/2019	0.41	3	3	0	0	0	0	0	0
0432/2020	Land Adjacent to Kilchattan, Lichfield Road, B79 7SA	SW	Greenfield	Full	05/02/2021	0.03	1	0	1	1	0	0	0	0
0447/2020	21-22 Church Street, B79 7BX	SW	Brownfield	Full	04/02/2021	0.08	1	0	1	1	0	0	0	0
0371/2020	Rear of 35 Clifford Street, Glascoate, B77 2BU	SW	Greenfield	Full	16/11/2020	0.11	1	0	0	1	0	0	0	0
0220/2020	Rear of The Old Bungalow, The Dell, B79 8BJ	SW	Greenfield	Full	29/09/2020	0.04	1	0	0	1	0	0	0	0
0020/2019	Coton House Farm, Coton Lane, B79 7SS	LP	Greenfield	Full	11/03/2021	4.74	141	110	11	4	24	31	0	0
0033/2021	Land Adjacent to 19 Gresley, Glascoate, B77 2HN	SW	Greenfield	Full	01/03/2021	0.01	1	1	0	0	0	0	0	0

0426/2020	<b>2 Heath Street, B79 7JH</b>	SW	Brownfield	Full	04/06/2021	0.02	3	3	0	0	0	0	0	0
0242/2021	<b>148 High Street, Dosthill, B77 1LP</b>	SW	Brownfield	Full	03/08/2021	0.04	1	0	1	1	0	0	0	0
0207/2021	<b>Amington House, The Green, Amington, B77 4AD</b>	SW	Brownfield	Full	26/08/2021	0.01	2	2	0	0	0	0	0	0
0273/2021	<b>Dunstall Farm Cottage, Dunstall Lane, B78 3AX</b>	LP	Brownfield	Full	23/09/2021	0.06	2	0	2	2	0	0	0	0
0550/2021	<b>1 Doriscroft, Dog Lane, Amington, B77 4AH</b>	SW	Brownfield	Full	04/12/2022	0.13	2	2	0	0	0	0	0	0
0134/2022	<b>73 Wigginton Road, B79 8RN</b>	SW	Brownfield	CU	05/11/2022	0.12	1	1	0	0	0	0	0	0
0090/2022	<b>Land off Bonehill Road</b>	SW	Greenfield	Full	09/06/2022	0.22	9	0	0	8	1	1	0	0
0231/2022	<b>76 Tamworth Road, Amington, B77 3BU</b>	SW	Brownfield	Full	15/08/2022	0.06	1	1	0	0	0	0	0	0
0272/2022	<b>Northcote, 103 Fazeley Road, B78 3LW</b>	SW	Brownfield	Full	18/08/2022	0.03	1	1	0	0	0	0	0	0
0272/2021	<b>Land at Dosthill Road, Tamworth (Cottage Farm Road)</b>	LP	Greenfield	Full	31/08/2022	1.02	37	17	20	20	0	0	0	0
0322/2022	<b>26 Bridge Cottage, Bridge Street, Amington, B77 3BX</b>	SW	Brownfield	Full	09/01/2022	0.04	-1	0	1	1	0	0	0	0
0466/2022	<b>15 &amp; 15A Tamworth Road Amington, B77 3BS</b>	SW	Brownfield	CU	30/01/2023	0.03	1	1	0	0	0	0	0	0
0464/2022	<b>13 Victoria Road, B79 7HS</b>	SW	Brownfield	CU	02/01/2023	0.04	1	1	0	0	0	0	0	0
0001/2023	<b>23 &amp; 25 Dosthill Road, Two Gates, B77 1HZ</b>		Brownfield	CU	23/03/2023	0.09	-2	0	0	0	0	0	0	0
0015/2023	<b>8 &amp; 9 Colehill, B79 7HE</b>	SW	Brownfield	Full	24/05/2023	0.21	5	0	5	5	0	0	0	0
0034/2023	<b>The Store, 33 High Street, Dosthill, B77 1LG</b>	SW	Brownfield	Full	04/04/2023	0.02	2	0	0	0	0	0	1	0
0043/2019	<b>86-87 Bolebridge Street, B79 7PD</b>	SW	Brownfield	CU	24/05/2019	0.02	1	0	0	1	0	0	0	0



0053/2023	<b>The Orchard, 9 Clifford Close, Glascote, B77 2DD</b>	SW	Brownfield	Full	31/05/2023	0.01	1	0	0	0	0	0	0	0
0057/2023	<b>77 Bolebridge Street, B79 7PD</b>	SW	Brownfield	CU	17/04/2023	0.02	2	0	0	0	0	0	0	0
0062/2023	<b>53 Mildenhall, B79 8RU</b>	SW	Brownfield	CU	28/04/2023	0.04	2	0	1	1	0	0	1	1
0094/2023	<b>11 Aldergate, B79 7DL</b>	SW	Brownfield	CU	23/06/2023	0.08	8	0	0	0	0	0	0	0
0100/2023	<b>Land Adjacent to 72 Dosthill Road, Two Gates, B77 1JB</b>	SW	Greenfield	Full	30/06/2023	0.23	7	0	0	0	0	0	0	0
0102/2023	<b>224 Tamworth Road, Amington, B77 3DE</b>	SW	Greenfield	Full	19/01/2024	0.08	3	0	0	0	0	0	1	0
0150/2023	<b>2 Bolebridge Street, B79 7PA</b>	SW	Brownfield	Full	19/06/2023	0.01	3	0	0	0	0	0	0	0
0209/2023	<b>92 Lichfield Street, B79 7QF</b>	SW	Brownfield	CU	27/09/2023	0.02	4	0	0	0	0	0	0	0
0222/2023	<b>178 Watling Street, Wilnecote, B77 5BJ</b>	SW	Brownfield	CU	28/02/2024	0.09	4	0	0	0	0	0	0	0
0237/2016	<b>1 Swift, Glascote, B77 2RP</b>	SW	Brownfield	Full	11/08/2016	0.06	1	0	0	1	0	0	0	0
0271/2023	<b>77 Bolebridge Street, B79 7PD</b>	SW	Brownfield	CU	02/11/2023	0.02	1	0	0	0	0	0	0	0
0310/2023	<b>6 Tutehill, Stonydelph, B77 4LT</b>	SW	Brownfield	Full	25/01/2024	0.02	1	0	0	0	0	0	0	0
0324/2021	<b>Land North of Overwoods Road Hockley</b>	SW	Greenfield	Out	17/02/2023	0.70	14	0	0	0	0	0	0	0
0354/2023	<b>21c Lichfield Street, B79 7QD</b>		Brownfield	CU	24/01/2024	0.01	-1	0	0	0	0	0	1	0
0356/2023	<b>Tamworth Central Methodist Church, Aldergate, B79 7DJ</b>	SW	Brownfield	CU	06/02/2024	0.05	6	0	0	0	0	0	0	0
0429/2022	<b>The Castle Hotel, Decadence, Holloway, B79 7NB</b>	SW	Brownfield	CU	07/07/2023	0.04	2	0	0	0	0	0	0	0

0465/2022	<b>435 Watling Street, Two Gates, B77 1EL</b>	SW	Brownfield	Full	25/04/2023	0.06	3	0	0	0	0	0	0	0
0543/2018	<b>Woodcroft, 61 Salters Lane, B79 8BH</b>	SW	Brownfield	CU	17/12/2023	0.11	5	0	0	0	0	0	1	0
0206/2021	<b>Tamworth Co-op Garage &amp; MOT Centre, Bonehill Road, B78 3HQ</b>	LP	Brownfield	Full	18/01/2024	0.32	13	0	0	0	0	0	0	0
0207/2023	<b>42 Heath Street, B79 7JH</b>	SW	Brownfield	CU	13/09/2023	0.03	1	0	1	1	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 2023 and 31 March 2024. 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 <sup>2</sup>	Brownfield or Greenfield	Permission Type <sup>3</sup>	Date of Permission	Site Area (ha)	Total Units	Units Lost
0189/2021	Caledonian, Glascote	SW	Brownfield	Full	06/10/2021	0.15	5	0
0519/2021	Land North of 114 Hockley Road, Wilnecote, B77 5EQ	SW	Brownfield	Full	21/01/2022	0.02	1	0
0334/2021	Tamworth Day Care Centre, Hockley Road, Wilnecote, B77 5EB	LP	Brownfield	CoU	02/03/2022	0.34	24	0
0379/2022	The Three Tuns, 15 Lichfield Street, B79 7QD	SW	Brownfield	Full	02/10/2023	0.08	3	0
0435/2015 & 0331/2018	Land South of Ashby Road (Anker Valley)	LP	Greenfield	RM	27/04/2016	32.79	555	0

Table 7: Sites Completed During 2023/24

<sup>2</sup> LP – Allocated in the current local plan; SW – Small windfall site (windfall sites of less than 10 dwellings)

<sup>3</sup> CoU – change of use

### 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 <sup>4</sup>	Brownfield or Greenfield	Permission Type	Date of Permission	Total Units	Units Lost	Reason
0396/2020	Land Adjoining Malham House, Malham Road, Stonydelph, B77 4LL	SW	Greenfield	Full	21/12/2021		1	Expired
0126/2020	36 Brook Avenue, Wilnecote, B77 5BT	SW	Greenfield	Full	16/06/2020		1	Expired
0159/2020	Woodcroft, 130 Lichfield Road, B79 7SE		Brownfield	Full	13/11/2020		0	Expired

Table 8: Sites Removed During 2023/24

<sup>4</sup> SW – Small windfall site (windfall sites of less than 10 dwellings)