Strategic Housing Land Availability Assessment

Final Report

June 26

Contents

1 Introduction 3
The Purpose of the Strategic Housing Land Availability Assessment 4
Planning Policy Context 5
Geographic Scope and Cross Boundary Considerations 5
2 Methodology 6
Stage 1: Identification of Sites and Broad Locations 6
Stage 2: Site/Broad Location Assessment 8
Stage 3: Windfall 10
Stage 4: Assessment Review 10
Stage 5: Final Evidence Base 10
3 Housing Capacity Results 11
Overall Housing Capacity 11
Capacity by Land Type 11
Spatial Distribution of Capacity 13
Windfall Assessment 15
Comparison with Housing Need 15
4 Viability and Market Considerations 17
High-Level Viability Assumptions 17
Local Market Signals 17
Developer and Site Promoter Engagement 18
Infrastructure Funding Considerations 18
Conclusion 18

Appendices

1. Appendix 1 – Method Statement May 2022
2. Appendix 2 – Site Assessment Schedule
3. Appendix 3 – Assessment Summary
4. Appendix 4 – Final Schedule
5. Appendix 5 – Windfall Allowance Calculations
6. Appendix 6 – All sites Assessment Proforma

1 Introduction

The Purpose of the Strategic Housing Land Availability Assessment

1.1 The Tamworth Strategic Housing Land Availability Assessment (SHLAA) is a technical study that supports the preparation of the new Tamworth Local Plan by identifying land with the potential to accommodate future housing development within the Borough.

1.2 The SHLAA does not allocate sites, set housing requirements, or determine whether development should occur. Instead, it provides an evidence base by assessing whether sites are **suitable**, **available** and **achievable** for housing development, and identifying their potential contribution to housing supply over the plan period.

Role in the Local Plan Evidence Base

1.3 The findings of the SHLAA help inform the preparation of the Local Plan, including decisions on site allocations, the spatial strategy and the Borough's overall capacity to accommodate future growth. The assessment considers potential housing land supply rather than housing need, which is addressed through separate evidence such as the Housing and Economic Development Needs Assessment (HEDNA).

1.4 The inclusion of a site in the SHLAA does **not** indicate that the Council supports its development, nor does it alter existing planning policies, designations, or constraints. The assessment includes a broad range of sites, including those subject to significant constraints, to provide a comprehensive picture of potential housing land supply.

1.5 Sites identified in the SHLAA would still need to be considered through the Local Plan process and, where relevant, the planning application process. Any future proposals would be subject to detailed technical assessment and compliance with planning policy.

Other Relevant Strategies and Evidence

1.6 The SHLAA forms part of a wider evidence base that informs the preparation of the new Local Plan, including:

- the Housing and Economic Development Needs Assessment (HEDNA)
- the Brownfield Land Register
- the Infrastructure Delivery Plan
- the Strategic Flood Risk Assessment
- heritage and environmental assessments
- transport modelling and accessibility studies
- the Sustainability Appraisal

1.7 Together, these documents provide the strategic, policy and technical context for plan-making and help inform the assessment of site suitability, capacity and deliverability.

Planning Policy Context

National Planning Policy Framework (NPPF)

1.8 The National Planning Policy Framework (NPPF, 2024) requires local planning authorities to identify and maintain a sufficient supply of land to support the delivery of housing needs and to maintain an adequate housing land supply.

1.9 The NPPF also emphasises the importance of using proportionate evidence, taking account of environmental, infrastructure and policy constraints when planning for future housing growth. The SHLAA forms a key part of the evidence base that supports these requirements.

Planning Practice Guidance

1.10 The Planning Practice Guidance (PPG)[1] provides detailed direction on how Strategic Housing Land Availability Assessments should be undertaken. It sets out the core principles of:

- **suitability** (policy constraints, physical constraints, environmental considerations)
- **availability** (landowner intentions, existing uses, legal or ownership issues)
- **achievability** (market factors, viability, infrastructure capacity)

1.11 The methodology used in this SHLAA follows the PPG structure to ensure consistency, transparency, and robustness. The assessment also aligns with PPG guidance on density assumption[2], lead-in times and build-out rates[3], and the treatment of windfall sites[4].

Geographic Scope and Cross Boundary Considerations

1.12 Tamworth Borough is one of the smallest local authority areas in England and is almost entirely urbanised, with limited opportunities for outward growth within its administrative boundary. As a result, the Borough has historically been unable to accommodate all of its housing needs within its own area.

1.13 The SHLAA focuses on land within Tamworth Borough. However, the assessment has been prepared within the wider context of ongoing engagement with neighbouring authorities, particularly Lichfield District Council and North Warwickshire Borough Council, regarding housing provision and the distribution of growth. The findings of the SHLAA may therefore inform discussions on cross-boundary housing delivery through the Local Plan process.

1.14 The methodology used to identify, assess and review potential housing sites is set out in Chapter 2.

[1] PPG Paragraph: 017 (Reference ID: 3-017-20190722)
[2] Effective Use of Land, Paragraph 001 (Reference ID: 66-001)
[3] Housing Supply and Delivery Paragraph 007, Reference ID: 68-007
[4] Paragraph 24 (Reference ID: 3-24-20140306)

2 Methodology

2.1 The methodology used in this Strategic Housing Land Availability Assessment (SHLAA) follows national guidance set out in the National Planning Policy Framework (NPPF, 2024) and Planning Practice Guidance (PPG). It also reflects the approach established in Tamworth Borough Council's SHLAA Method Statement (hereafter "Method Statement", May 2022) which is reproduced at Appendix 1.

2.2 Whilst the Method Statement remains the principal framework for the assessment, some amendments to the methodology have been necessary. These are identified and explained throughout this chapter.

2.3 The assessment follows a five-stage approach to ensure a consistent, transparent and comprehensive assessment of all land that may contribute to future housing supply.

2.4 The five stages of the assessment are:

- Identification of sites and broad locations
- Site/broad location assessment
- Windfall assessment
- Assessment review
- Final evidence base

2.5 This chapter summarises how each stage has been undertaken.

Stage 1: Identification of Sites and Broad Locations

Geographical scope

2.6 The assessment covers the full administrative area of Tamworth Borough, consistent with PPG guidance. Cross-boundary considerations are acknowledged due to Tamworth's role within the Greater Birmingham Housing Market Area (GBHMA) and liaison with neighbouring authorities was undertaken where appropriate.

Site size thresholds

2.7 Given Tamworth's compact geography and limited land supply, any site which has the potential to deliver a minimum of one dwelling was considered, in line with the Method Statement. This ensured that smaller sites, which may still make a meaningful contribution to housing supply, are not excluded.

2.8 However, on review of individual sites, regard was given to their potential contribution towards housing need in the Borough which resulted in a proportion of smaller sites being excluded from the assessment. As such, it was decided that a filtering threshold of 250sqm minimum be set to reflect this.

Site identification

2.9 Sites were identified through two primary routes in accordance with the Method Statement:

- **Call for Sites** — an ongoing process allowing landowners and agents to submit land for consideration.
- **Desktop review** — a proactive approach to identify additional sites which the Council had not been informed of. This process considered a wide range of sources, including (but not limited to) previous allocations, sites with planning permission, lapsed permissions, vacant land, surplus public sector land, and redevelopment opportunities.

2.10 The Call for Sites process has operated on an ongoing basis since 2018 and was periodically refreshed during the preparation of the Local Plan. Site promoters were subsequently contacted to confirm that submissions remained available for development and to provide updated information where necessary.

Site Information Collection and Verification

2.11 Information relating to each site was gathered from a range of sources, including site submissions, planning records, GIS datasets, aerial photography and stakeholder engagement where necessary. Information collected included site characteristics, current land use, planning history, accessibility, development progress and known physical, environmental and policy constraints.

2.12 The information collected was reviewed and verified using available mapping, planning and site-specific information. GIS was used to identify constraints, calculate site areas, assess accessibility and support estimates of developable area and site capacity. Site visits were undertaken where necessary to confirm site boundaries, land uses, access arrangements and potential constraints identified through the desktop review.

Treatment of Overlapping and Cross-Boundary Sites

2.13 Where multiple submissions related to the same parcel of land, sites were mapped to reflect the full physical extent of the land and assessed as a single site to avoid double counting. Ownership interests and availability considerations were recorded separately where relevant.

2.14 Where sites extended beyond the Borough boundary, only the land within Tamworth Borough was assessed for suitability, availability, achievability and potential yield. The wider site context was considered where relevant, but the assessment and capacity calculations were limited to land within the Borough.

Initial review and exclusions

2.15 All identified sites underwent an initial high-level review to determine whether they had reasonable development potential. Sites affected by absolute constraints, such as Sites of Special Scientific Interest (SSSIs), Scheduled Monuments and Local Nature Reserves, were excluded from further assessment in accordance with Table 2 of the SHLAA Method Statement.

2.16 Where uncertainty existed regarding a site's suitability for development, the site was carried forward to Stage 2 to ensure a comprehensive and proportionate assessment.

Stage 2: Site/Broad Location Assessment

2.17 Stage 2 forms the core of the SHLAA methodology. Each site was assessed against a structured set of criteria relating to its **suitability** and **availability** for housing development. The assessment framework is set out in the SHLAA Method Statement and is summarised below.

Suitability

2.18 Suitability is assessed using the 14 criteria set out in Table 3 of the Method Statement.

2.19 A “Policy off” approach is used, meaning that existing Local Plan policy constraints are recorded but not used to exclude sites at this stage. This ensures a full appraisal of all potential land.

Availability

2.20 Availability was assessed using three criteria: landowner intent, legal constraints, and current use (see table 4 of Method Statement). A site is considered available where there is confidence that no ownership or legal barriers would prevent development.

Filtering and categorisation

2.21 An interim filtering stage was then carried out to determine which sites would be carried forward to an assessment of **achievability**.

2.22 Sites were first categorised into deliverable, developable or not developable, based on their suitability and availability scores, as follows:

- **Deliverable** scored 3 or above on all criteria
- **Developable** scored 1 on any criterion
- **Not developable** any score of 0 results in exclusion

2.23 This scoring system is described in Figure 3 of the Method Statement.

2.24 Sites were then filtered, with only those which were categorised as deliverable or developable being taken forward for an assessment of achievability. Sites which were not developable were filtered out at this stage of the assessment.

Achievability

2.25 A site was considered achievable for development where there is a reasonable prospect that it will be developed for housing over the plan period. In making this assessment, achievability considers market factors, cost factors, and delivery factors, including viability, developer intentions, build-out rates, and local market demand.

2.26 In addition and in accordance with PPG, the assessment of achievability was carried out in parallel with estimations of development potential, i.e. density and possible yield.

Density and yield assumptions

2.27 Density and yield assumptions were broadly applied in accordance with paragraphs 2.44 to 2.48 of the SHLAA Method Statement. Where planning permission had been granted, or development was under construction, the approved dwelling yield was used. Where a prospective development scheme had been submitted, the proposed layout and indicative yield informed the assessment where considered realistic and appropriate.

2.28 However, for sites with development potential but where no prospective scheme had been proposed, the Method Statement requires density assumptions to be informed by the character of the surrounding area, comparable planning permissions and Local Plan Policy HG6. In applying this methodology, the Council considered that Policy HG6 did not provide a sufficiently robust basis for estimating densities across all parts of the Borough and therefore adopted an alternative evidence-based approach.

2.29 Instead, a density matrix was developed using residential planning permissions granted between 2014 and 2024. Average densities were calculated on a ward basis and differentiated between minor and major developments, as set out in Table 2.1.

Table 2.1: Ward-Based Density Matrix

Ward	Average minor site density per ward	Average major site density per ward
Amington	23	34
Belgrave	24	52
Bolehall	41	0*
Castle	49	62
Glascote	42	0*
Mercian	18	33
Spital	23	27
Stonydelph	46	37
Trinity	31	44
Wilnecote	39	47

*In Bolehall and Glascote, no major residential planning permissions were granted during the study period. In these cases, the Borough-wide average density for major developments was applied.

2.30 The density matrix was used alongside an assessment of local character, site-specific constraints and comparable development patterns to derive a “pragmatic yield” for each site. Consideration was also given to factors such as site shape, topography, access arrangements and neighbouring land uses.

2.31 Higher density assumptions were applied to sites within the town centre and other locations considered suitable for apartment-led development. These assumptions were informed by discussions with a partner housing association and were based on densities of 86 dwellings per hectare for two-storey apartment developments and 126 dwellings per hectare for three-storey apartment developments.

2.32 Where the developable area of a site was unknown, or where further information was not available, net developable area assumptions were applied in accordance with paragraphs 2.45 to 2.48 and Table 5 of the SHLAA Method Statement.

Stage 3: Windfall

2.33 The NPPF allows local planning authorities to include a windfall allowance in their housing land supply where there is robust evidence of past delivery and compelling reasons why this level of supply will continue to be deliverable in the future.

2.34 Tamworth Borough has consistently experienced delivery from small windfall sites over a sustained period. Accordingly, an assessment was undertaken of both historic windfall completions and the continued availability of small, scattered development opportunities that are unlikely to be identified as specific SHLAA sites.

Stage 4: Assessment Review

2.35 Following completion of the site assessments, the results were reviewed to identify the overall level of deliverable and developable housing land within the Borough and to inform the housing trajectory for the plan period.

2.36 The review considered the findings of the assessment as a whole, including site capacity, anticipated delivery timescales and the contribution that identified sites could make towards future housing supply. The categorisation of a site as deliverable or developable does not imply allocation in the Local Plan or the granting of planning permission.

2.37 Where necessary, elements of the assessment were revisited to ensure that site assumptions, constraints and delivery prospects had been applied consistently and that no reasonable sources of housing supply had been overlooked.

Stage 5: Final Evidence Base

2.38 The final stage of the assessment involved bringing together the findings of the previous stages to establish the Borough's potential housing land supply over the plan period.

2.39 The final evidence base comprises this report together with the accompanying site assessment pro formas. The pro formas provide the detailed evidence for each site considered through the SHLAA, including site characteristics, constraints, capacity assumptions and the overall assessment conclusions.

2.40 The assessment outputs include a schedule of sites considered through the SHLAA, an assessment of their suitability, availability and achievability, indicative housing capacities and delivery timescales, and an estimated housing trajectory. Together, these provide the evidence base for understanding the potential contribution of identified sites to future housing supply within Tamworth Borough.

3 Housing Capacity Results

3.1 This chapter summarises the findings of the Strategic Housing Land Availability Assessment (SHLAA). It presents the overall housing capacity identified through the assessment together with a summary of the spatial distribution and characteristics of sites.

3.2 Detailed supporting information is provided in the appendices, as follows:

- Appendix 2: Site Identification Schedule (Stage 1)
- Appendix 3: Assessment Summary Schedule (Stage 2, including achievability and capacity)
- Appendix 4: Final Housing Supply Sites
- Appendix 5: Windfall Allowance Calculations
- Appendix 6: Site Assessment Pro Formas

Overall Housing Capacity

3.3 A total of **480 sites** were identified and assessed through the SHLAA process. Following the application of the methodology set out in Chapter 2, **30 sites** were categorised as either deliverable, developable or not developable and carried forward as potential sources of housing supply. The assessment outcomes are summaries in Table 3.1. Please note that this does not include potential windfall sites, or town centre regeneration sites.

Table 3.1: Summary of SHLAA Assessment Results

Category	Number of sites	Yield
Deliverable	8	475
Developable	22	1,651
Not Developable	**8**	**112**
Total (Deliverable + Developable)	30	2,126

3.4 The assessment identifies an indicative potential capacity of **2,126 dwellings** across sites considered capable of contributing to future housing supply. These sites have been assessed against the suitability, availability and achievability criteria set out in Chapter 2 and categorised as either deliverable or developable. The identified capacity represents a policy-off assessment of potential housing land supply and should not be interpreted as indicating that all sites will be allocated through the Local Plan or receive planning permission.

Capacity by Land Type

3.5 The final sited identified through the SHLAA (as per Appendix 4) comprise a mixture of brownfield, greenfield and mixed-use locations. Table 3.2 summarises the distribution of these sites and housing capacity by land type.

Table 3.2: Sites and Capacity by Land Type

Land Class	Site Count	Total Pragmatic Yield	% of total yield
Brownfield	16	343	17
Green Belt	2	661	31
Greenfield	9	921	43
Mixed	3	201	9
Totals	**30**	**2,126**	

Figure 3.1: Distribution of Sites Across Land Class

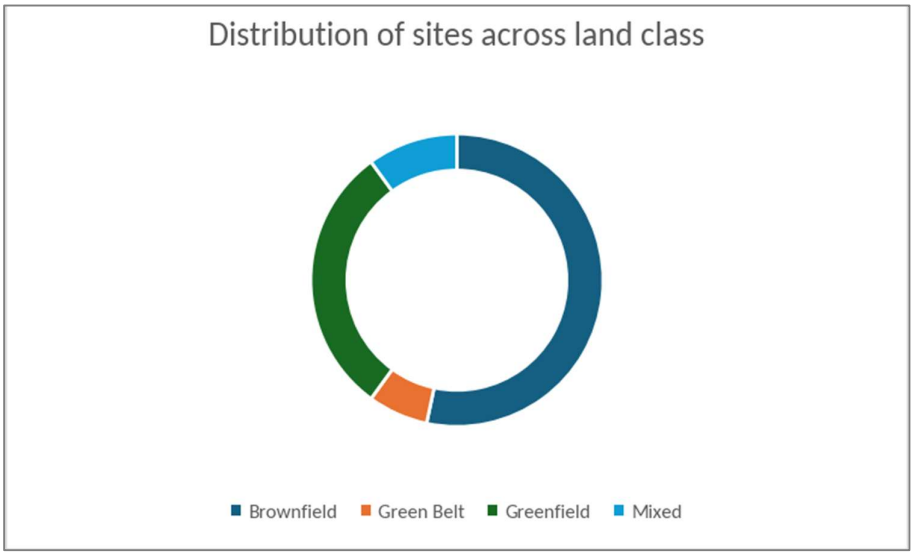
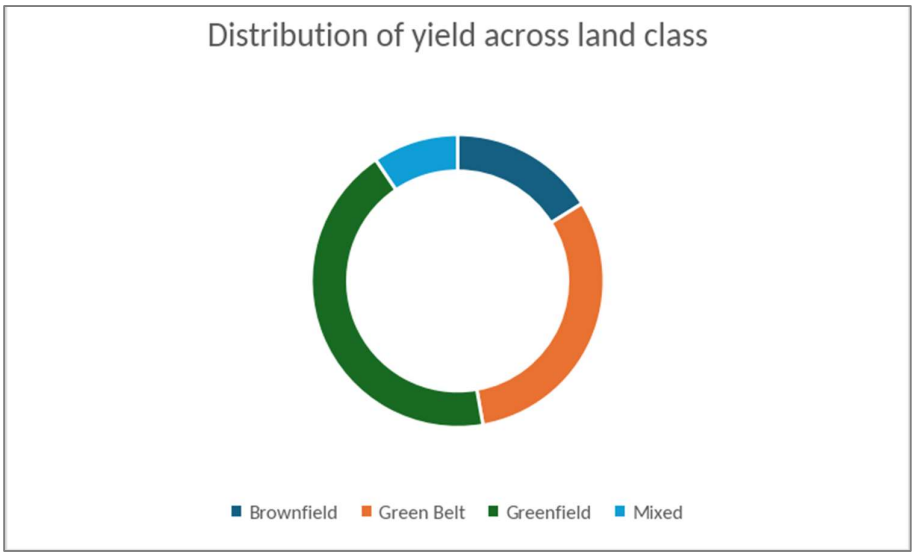


Figure 3.2: Distribution of Yields Over Land Class

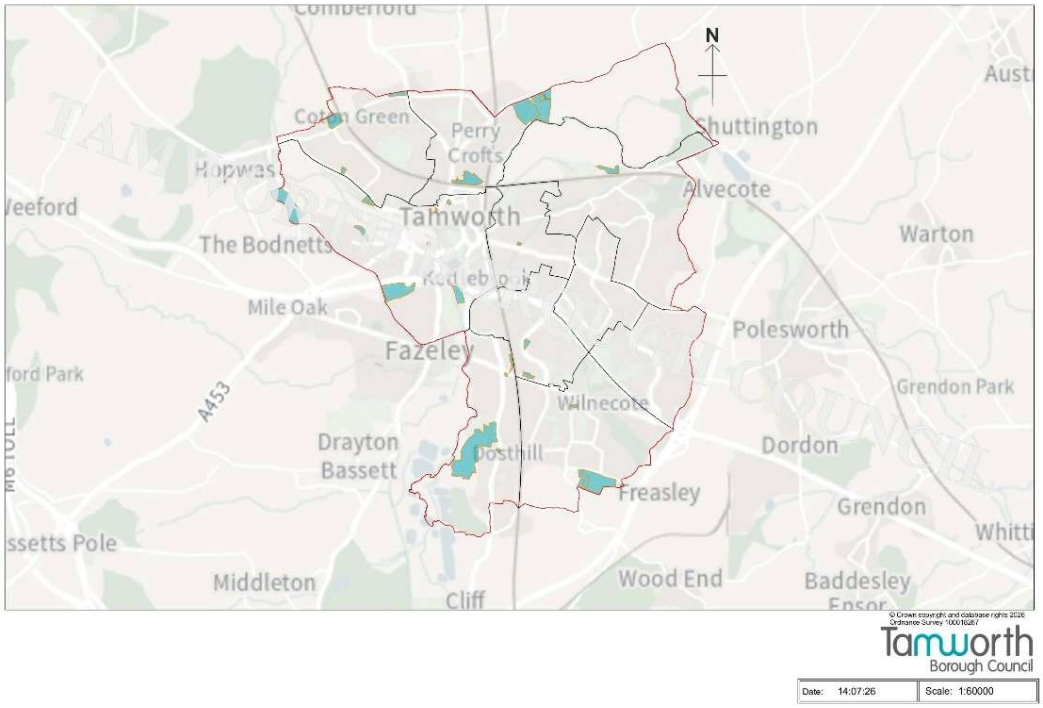


3.6 The distribution of sites reflects both the limited availability of development land within the Borough and the policy-off approach adopted through the SHLAA. Whilst greenfield sites may account for a significant proportion of identified capacity, brownfield redevelopment opportunities continue to make an important contribution to future housing supply, particularly within the existing urban area and town centre

Spatial Distribution of Capacity

3.7 The spatial distribution of identified housing capacity reflects Tamworth's tightly constrained urban form and limited opportunities for outward expansion. Much of the identified capacity lies within the existing urban area and is associated with brownfield regeneration, redevelopment opportunities and infill development. Town centre opportunities are predominantly focused on mixed-use and higher-density schemes, whilst other parts of the Borough contain a mixture of infill, regeneration and edge-of-settlement sites.

Figure 3.3: Deliverable and Developable SHLAA Sites

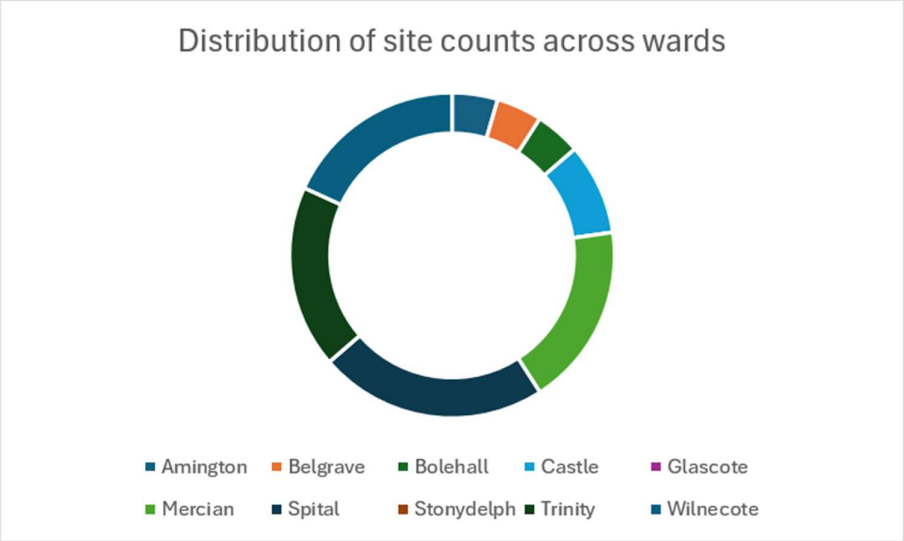


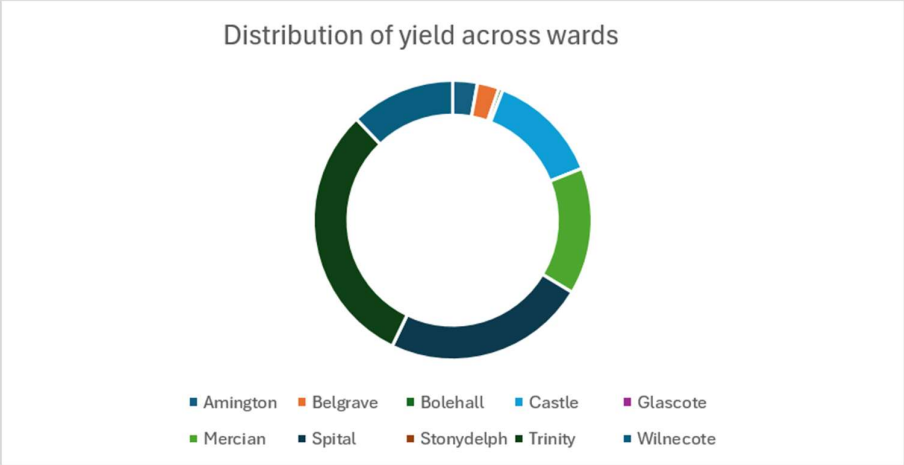
3.8 Whilst development opportunities are distributed throughout the Borough, the largest potential development sites are generally located on greenfield land at the edge of the urban area, including sites within the Green Belt. As a result, a significant proportion of the overall identified capacity is associated with locations beyond the existing built-up area.

3.9 The distribution of identified capacity on a ward basis is summarised in Table 3.3, overleaf.

Table 3.3: Capacity by Ward

Ward	Deliverable Site Count	Developable Site Count	Total site Count	Deliverable Yield	Developable Yield	Total Yield
Amington	0	1	1	0	61	61
Belgrave	0	1	1	0	54	54
Bolehall	0	1	1	0	10	10
Castle	0	2	2	88	190	278
Glascote	0	0	0	0	0	0
Mercian	1	3	4	166	146	312
Spital	2	3	5	143	357	500
Stonydelph	0	0	0	0	0	0
Trinity	2	2	4	28	625	653
Wilnecote	1	3	4	50	208	258
Totals	6	16	22	475	1651	2,126





3.10 The greatest concentrations of capacity are located within Trinity and Spital, reflecting the availability of redevelopment opportunities, larger development sites and areas capable of accommodating growth.

3.11 Overall, the distribution of sites highlights both the limited capacity of the existing urban area and the extent to which larger-scale growth opportunities are associated with greenfield and Green Belt locations. The assessment therefore reflects the challenges of accommodating future housing growth within a tightly constrained Borough boundary.

Windfall Assessment

3.12 The National Planning Policy Framework (NPPF) allows local planning authorities to include a windfall allowance where there is compelling evidence that such sites will continue to provide a reliable source of housing supply. Windfall sites are typically small, unallocated sites that come forward unexpectedly through redevelopment, conversion, infill development or the intensification of existing urban areas.

3.13 Monitoring records indicate that Tamworth has consistently delivered approximately 35–37 windfall dwellings per annum over a sustained period. This level of delivery has remained relatively stable despite changing market conditions and reflects the Borough's densely developed urban character, where small-scale redevelopment and infill opportunities regularly arise.

3.14 The SHLAA process identified a broad range of small-scale development opportunities, including garage courts, small brownfield infill sites, underused land and buildings, town centre redevelopment opportunities and other parcels of land with potential for future residential development. Whilst many of these sites were not ultimately carried forward as deliverable or developable housing supply sites (see Appendix 2), collectively they demonstrate the continuing availability of small-scale development opportunities across the Borough and provide further evidence to support future windfall delivery.

3.15 On the basis of historic completions and the evidence provided through the SHLAA, the Council considers that a windfall allowance of 35 dwellings per annum can be robustly justified. This reflects the Borough's built-up character, the continuing availability of redevelopment opportunities and the established pattern of windfall delivery. Where necessary, the allowance can be phased to avoid any double-counting with existing planning permissions or identified SHLAA sites, consistent with Planning Practice Guidance. Detailed evidence supporting this conclusion is provided in Appendix 5.

Comparison with Housing Need

3.16 The Government's Standard Method (2024) identifies a housing need of 445 dwellings per annum for Tamworth, equivalent to approximately 9,345 dwellings over the plan period. This represents an increase of 261.1% compared to the previous Local Plan housing requirement. However, the Standard Method does not take account of the specific land constraints affecting Tamworth Borough, including its tightly drawn administrative boundary, extensive urbanisation and areas affected by flood risk.

3.17 The adopted Local Plan housing requirement is now superseded for housing land supply purposes. The emerging Local Plan will establish an updated housing requirement informed by the Housing and Economic Development Needs Assessment (HEDNA) and national policy.

3.18 The SHLAA identifies an indicative capacity of **2,126 dwellings** on deliverable and developable sites. When combined with the proposed windfall allowance and town centre regeneration sites, the total identified housing supply remains substantially below the level of housing need identified through the Standard Method.

Table 3.4: Comparison of Housing Need and Identified Supply

Measure	Capacity (dwellings)
Housing Target	8,608 to 2043 (445 annually)
SHLAA Site Capacity	2,126
Windfall Allowance	595 to 2043 (35 annually)
Regeneration Site Capacity	400
Total Potential Supply	**3,121**
Residual Requirement / Shortfall	5,487

3.19 The scale of the shortfall reflects the particular characteristics of Tamworth Borough. As a tightly constrained urban authority with limited opportunities for outward expansion, the Borough has a finite supply of land capable of accommodating housing growth. Whilst the SHLAA identifies a range of redevelopment, regeneration and greenfield opportunities, the available land supply is insufficient to meet the full level of housing need within the Borough boundary.

3.20 This conclusion is consistent with the findings of the HEDNA, which identifies significant land supply constraints within Tamworth and recognises that meeting housing needs may require consideration of cross-boundary solutions through the Local Plan process and ongoing engagement with neighbouring authorities.

3.21 The SHLAA therefore demonstrates that, whilst opportunities for additional housing development exist within Tamworth Borough, the identified supply is insufficient to meet the full housing requirement identified through the Standard Method. The findings reinforce the importance of making efficient use of available land, supporting regeneration and brownfield redevelopment, and continuing discussions regarding the distribution of housing growth across the wider housing market area.

4 Viability and Market Considerations

High-Level Viability Assumptions

4.1 The SHLAA applies proportionate, high-level viability assumptions to inform the achievability stage of the assessment (see Chapter 2), consistent with the evidence in the Lichfield & Tamworth Housing and Economic Development Needs Assessment (HEDNA, March 2025). This is not a substitute for detailed site or whole-plan viability testing, which will be undertaken separately to support the emerging Local Plan; it provides a proportionate check that the scale of development identified through the SHLAA is broadly realistic.

4.2 Key assumptions include:

- **Sales values** in Tamworth are below the West Midlands and England averages but have shown strong sustained growth, supporting the broad viability of residential development across both brownfield and greenfield sites.
- **Build costs** are assumed to align with BCIS median rates for Staffordshire. No evidence from the HEDNA or SHLAA indicates abnormal cost pressures that are systemic or unique to Tamworth, although individual sites may carry site-specific abnormal costs (e.g. remediation, access or demolition) to be tested through whole-plan viability work.
- **Policy requirements** (affordable housing, open space, design standards) are assumed to be broadly deliverable within typical viability margins. The HEDNA identifies one specific exception: higher accessibility standards (M4(3) wheelchair-user dwellings) involve additional build costs that can challenge viability on some schemes. This will need to be reflected in the policy approach and tested through viability work, rather than assumed away.
- **Abnormal costs** are not assumed to systemically undermine viability Borough-wide, but site-specific abnormal costs will need to be tested on a case-by-case basis, particularly on brownfield and previously developed sites.

4.3 These assumptions are necessarily high-level and will be refined through the full viability assessment supporting the emerging Local Plan. Any sites taken forward for allocation will be assessed for viability as part of that whole-plan viability assessment.

Local Market Signals

4.4 The HEDNA provides a detailed assessment of local housing market dynamics, including house prices, affordability and agent engagement, which informs the achievability judgements made through the SHLAA. In summary, Tamworth's housing market is relatively affordable compared with the West Midlands and England, with house prices that have grown strongly over the past decade. Agent engagement undertaken for the HEDNA in August 2024 found stable underlying demand, particularly for family and smaller housing, though trading conditions were reported as more cautious than pre-pandemic levels, reflecting wider economic conditions at that time.

4.5 This evidence indicates a market that is fundamentally sound and capable of supporting the scale and type of development identified through the SHLAA, while also reflecting the more cautious conditions experienced across the housing market generally. Full detail on local market dynamics is set out in the HEDNA (Section 5), which should be read alongside this assessment.

Developer and Site Promoter Engagement

4.6 Evidence on developer and market engagement for the SHLAA is drawn primarily from the Call for Sites process described in Chapter 2, through which landowners, developers and agents promote sites and confirm their continued availability and development intentions. This ongoing engagement directly informs the achievability judgements made at Stage 2 of the assessment and provides the principal basis for concluding that identified sites have a reasonable prospect of coming forward.

4.7 This is supplemented by the wider market evidence in the HEDNA (see 4.4 and 4.5 above), which provides independent confirmation that current market conditions in Tamworth are capable of supporting delivery. No systemic or Tamworth-specific barriers to delivery were identified through this combined evidence, although individual site-level viability — including the deliverability of policy requirements such as affordable housing and accessible homes standards — will be confirmed through the whole-plan viability assessment.

Infrastructure Funding Considerations

4.8 Infrastructure requirements associated with SHLAA sites are generally considered to be modest and proportionate, reflecting the predominantly urban, infill and redevelopment character of much of the identified capacity. Infrastructure requirements for larger and more strategic sites are being considered through separate evidence base work, including the Infrastructure Delivery Plan, and will inform developer contribution policies and the deliverability conclusions of the emerging Local Plan.

Conclusion

4.9 Drawing on the HEDNA (2025) and the Call for Sites engagement process, available evidence indicates that a range of identified sites are likely to be capable of coming forward within the plan period. This reflects a Tamworth housing market that is fundamentally active and relatively affordable, notwithstanding more cautious trading conditions in recent years, and is subject to site-specific constraints, the deliverability of policy requirements such as accessible homes standards, and the conclusions of the whole-plan viability assessment.

5 Appendices

Appendix 1 – Method Statement May 2022

Section 1: Introduction to the Method Statement

1.1. The National Planning Policy Framework (NPPF) requires all Council's to undertake an assessment of land availability within their local authority area. This assessment is primarily an evidence source to support plan making.

1.2. Tamworth Borough Council are currently in the early stages of developing a new Local Plan. As part of this process, it is appropriate to redefine the method against which sites and broad locations are assessed for housing potential.

1.3. The findings of this assessment will help to inform the initial phases of the plan making process, and help us to better understand the choices available to meet our housing need.

1.4. The Government has issued guidance which sets out the method for assessing housing land availability. The following method statement has been devised accordingly.

The Purpose of the Method Statement

1.5. The aim of this assessment is to identify as many sites as possible with housing potential in Tamworth Borough.

1.6. The assessment should identify a future supply of land which is suitable, available and achievable over the defined plan period. Specifically, it should:

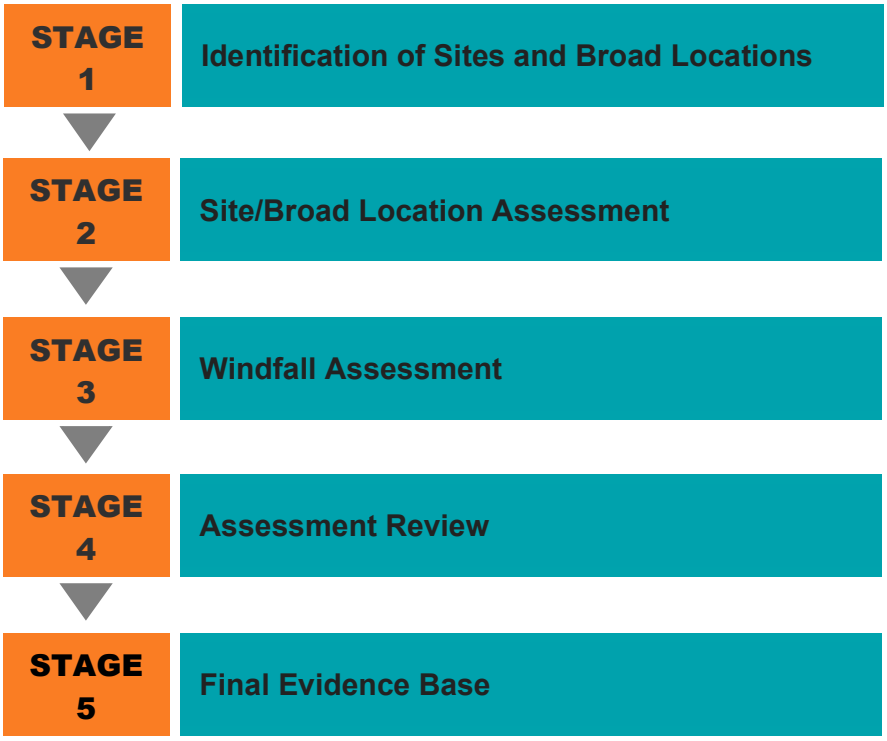
- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

Section 2: Methodology

Overview of Proposed Methodology

2.1. The following section outlines the proposed methodology which will be used for our upcoming land availability assessment. The approach is broadly consistent with previous methodologies used by the Council and those of our neighbouring authorities.

2.2. Published practice guidance suggests a broad approach to the methodology, which is arranged across five consecutive stages:



2.3. The following section of this document will expand on each of the stages outlined above.

Stage 1: Identification of Sites and Broad Locations

2.4. **Figure 1** outlines the consecutive steps which have been taken to identify all applicable sites and broad locations within the Borough.

FIGURE 1: OVERVIEW OF THE PROCESS TO IDENTIFY APPLICABLE SITES AND BROAD LOCATIONS



Step 1: Determining Criteria for Site Consideration

a) Defining the Geographical Assessment Area

PPG GUIDANCE:

The geographical coverage of the assessment should be consistent with the boundaries of the plan-making area.
The assessment should cover the local authority area. Where applicable, consideration may be given to neighbouring authorities.

2.5. The assessment will cover the administrative area of Tamworth, considering all eligible sites and broad locations which fall within the defined Borough boundaries.

2.6. Throughout the assessment process, further consideration will be given to Tamworth's position within the Greater Birmingham Housing Market Area (GBHMA). Close liaison with fellow HMA authority members will be required, with particular consideration given to their methodology. A collaborative approach to assessment may be necessary on instances of cross-boundary sites.

b) Determining Thresholds for Site Size and Capacity

PPG GUIDANCE:

- **Generally, the threshold for assessment inclusion is a site capacity of five dwellings.**
  The assessment should consider all sites and broad locations which are capable of delivering a minimum of five dwellings.

- **Where justified by local circumstances, the above capacity thresholds may be lowered or removed.**
  In instances where local circumstances may necessitate a lower capacity threshold, the PPG promotes a modified approach to inclusion criteria.

2.7. No minimum size or capacity thresholds are applied for a site's inclusion and consideration within this assessment.

2.8. Tamworth Borough is compact in nature, covering approximately 12 square miles. Such tight administrative boundaries have contributed towards shaping a Borough with a limited land supply, with a resultant lack of sites suitable for large scale development. As such, minor sites will be more important in contributing towards local housing need. On this basis, it is considered appropriate to consider sites below standardised PPG thresholds.

2.9. As such, any site which has the potential to deliver a minimum of one dwelling shall be considered during the initial phases of Stage 1. Sites will be considered on an individual basis, with regard given to their potential contribution towards housing need in the Borough.

This evaluation process may result in a proportion of smaller sites being excluded from the assessment.

Step 2: Identification of Sites and Broad Locations

PPG GUIDANCE:

- **The quantity of sites identified for assessment should not be dependent on the level of development required within the plan-making area.**
  The assessment must identify all sites and broad locations in order to provide a complete audit of available land. The process of the assessment will inform which of the identified sites are most suitable for residential development.

- **Site identification should be approached proactively.**
  A variety of identification methods should be employed to ensure that as wide a range as possible of sites are assessed. Plan makers should not only rely on sites that they have been informed about, but actively seek to identify further sites and broad locations through a desk top review process.

2.10. In recognition of the above guidance, the following assessment will identify all potential sites and broad locations within the plan-making area. The quantity of sites identified will not be constrained by the housing requirement defined within Tamworth Borough Council's adopted Local Plan.

2.11. Sites will be identified via two principle methods: a **call for sites** and a **desk top review**. The methodology for each respective approach is detailed below.

Issuing a Call for Sites

2.12. Tamworth Borough Council currently maintains an ongoing Call for Sites. This is an open process which is hosted on the Council's website (www.tamworth.gov.uk/call-for-sites).

2.13. Sites can be submitted throughout the year. Each site will be assessed on its own merits and included within the land availability assessment relevant to its submission date.

Undertaking a Desktop Review

2.14. Alongside the Call for Sites, the Council will undertake a desktop review. This coordinated process aims to actively identify additional sites which the Council have not been informed about by external stakeholders.

2.15. The review will consider all potential sites and broad locations which fall within the Borough boundaries. For completeness, this includes sites with identified constraints. Such constraints will be clearly outlined in the assessment, including where they severely restrict development. The appropriateness of any previously defined constraints will be tested, rather than simply accepted. The existence of constraints will not equal instant dismissal from the assessment.

2.16. As part of the desk top review, a range of sources will be reviewed to assist in the identification of sites and broad locations. **Table 1** lists the sources of sites which may be included in the assessment. Only sites considered relevant to both the residential nature of the assessment and the land qualities of the Borough have been included for the purpose of this methodology.

TABLE 1: SOURCES OF SITES WITH POTENTIAL FOR HOUSING

Sites in the planning process
• Sites with outstanding permission for housing
• Sites allocated in the adopted Local Plan
• Sites allocated for non-housing uses but no longer required for that purpose
• Sites with permission for housing where the site is under construction
Sites not currently in the planning process
• Sites where permission has been refused or withdrawn, subject to each case
• Sites which have been the subject of a lapsed permission
• Vacant and derelict land and buildings
• Surplus public sector land
• Land in non-residential use which may be suitable for redevelopment (inc. mixed use development) e.g. commercial/car parks
• Sites in existing residential areas e.g. under-used garage blocks
• Redevelopment or redesign of existing residential areas

Step 3: Initial Site and Broad Location Survey

PPG GUIDANCE:

- **Identified sites and broad locations should undergo an initial survey prior to a more detailed assessment in Stage 2.**
  The process should consider the comprehensive list of sites and broad locations derived from data sources and the call for sites. Initial surveys should be proportionate, with a more detailed assessment taking place during Stage 2.

- **Upon completion of the initial survey, it may be appropriate to remove sites from the process.**
  There may be some sites which, when considering national policy and designations, it will not be appropriate to carry out these more detailed assessments for, where it is clear that they will not be suitable for development.

Initial Survey

2.17. Identified sites and broad locations will be assessed against national policies and designations to establish those which have a reasonable potential for development. Sites

which are deemed to have development potential will be taken forward for a more detailed assessment in Stage 2.

2.18. Sites that do not pass the initial survey will not be considered for a more detailed assessment unless the overall assessment does not yield enough capacity to meet the identified need. Under such circumstances, all sites that were initially dismissed will be re-evaluated to determine their potential level of contribution towards meeting housing need. If deemed appropriate, sites will be reintroduced into the assessment.

2.19. In some instances, sites have special local, national or international protection, such as Scheduled Monuments and Sites of Special Scientific Interest (SSSIs). This assessment will not consider sites where development would affect their protected status. **Table 2** lists circumstances where absolute constraints will necessitate site exclusion from the assessment.

TABLE 2: SITES TO BE EXLUDED FROM THE ASSESSMENT

Absolute Constraints
Scheduled Monument (SAM)
Local Nature Reserve (LNR)
Local Geological/Geomorphological Sites (LoGS)
Sites of Special Scientific Interest (SSSI)
Biodiversity Alert Site (BAS)
Site of County Biological Importance (SBI)

Site Information to be Collected

2.20. The practice guidance sets out the information that the initial site survey should gather. In order to achieve this, sites will be surveyed through the following methods:

- Review of the information in the SHLAA forms submitted by landowners/agents;
- Review of the planning history for each site;
- Review of the geographical information system to identify constraints and issues;
- Aerial photography and other mapping information;
- Liaison with stakeholders to clarify submitted data where required.

2.21. Where appropriate and available, the information broadly outlined below will be recorded for each site. This will form the basis for a further, more detailed assessment to be made during Stage 2.

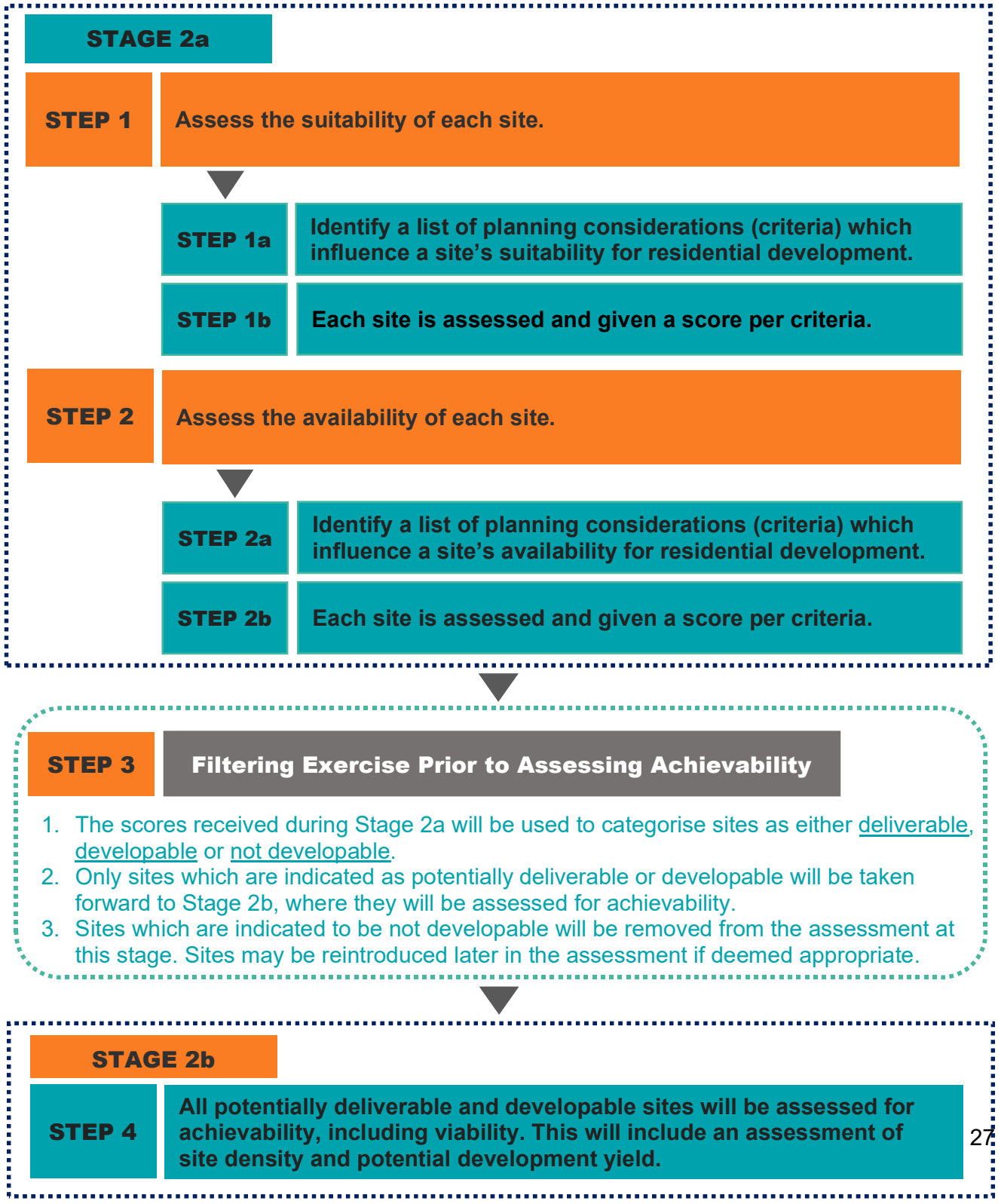
- Site size, boundaries, and location;
- Current land use and character of the site;

- Land use and character of the surrounding area;
- Physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- Potential environmental constraints;
- Consistency with policies of the adopted Local Plan;
- Proximity to services and other infrastructure, such as public transport;
- Where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and
- Initial assessment of use and suitability for housing

Stage 2: Site/Broad Location Assessment

2.22. **Figure 2** outlines the consecutive steps which have been taken to further assess each of the sites and broad locations identified in Stage 1.

FIGURE 2: OVERVIEW OF THE PROCESS TO ASSESS SITES AND BROAD LOCATIONS



2.23. Practice Guidance requires plan-makers to evaluate the suitability, availability and achievability of all sites which progress to Stage 2 of the assessment. This will inform a judgement as to whether a site can be considered **deliverable** within the next five years, **developable** over a longer period, or **not developable** within the defined plan period.

2.24. The result of this stage of the assessment will be a list of potentially deliverable and developable SHLAA sites which can contribute to our housing supply over the plan period.

2.25. Each site will firstly undergo a consecutive assessment of suitability and availability. At each assessment stage, a site will be considered against a number of planning considerations, which for the purposes of this assessment are defined as 'criteria'. For each individual criteria, a site will be assigned a score. A complete list of the criteria, alongside their respective scoring systems, can be found in **Appendix 1**.

2.26. The scores that a site receives relative to these criteria will categorise the site as either deliverable, developable or not developable. **Figure 3** offers a broad overview of how scores inform an indicative SHLAA categorisation at this stage.

2.27. Only sites which are considered to be potentially deliverable or developable will be taken forward for an assessment of achievability. Sites which are assessed as potentially not developable will be filtered out at this stage.

2.28. The assessment of achievability will be focused on a site's potential yield and the identification of any issues related to marketability and/or viability. Once an assessment has been made, the SHLAA categories each site has provisionally received in Stage 2a will be adjusted for achievability, with changes to categorisation made if deemed necessary.

2.29. The following sections outline each step in further detail.

Step 1: Assess the Suitability of Each Site

2.30. A site or broad location can be deemed suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

2.31. Each site will be assessed in respect of a number of planning considerations which may impact the suitability of the site for residential development. **Table 3** details the 14 criteria against which suitability is determined, with a complete list detailed in **Appendix 1**.

TABLE 3: SUITABILITY CRITERIA

	Planning considerations relevant to an assessment of suitability
1	Quality of Site Access
2	Site Topography and Shape
3	Compatibility of Neighbouring Land Uses
4	Proximity and Risk to Heritage Assets
5	Position within, or potential to harm, the Green Belt
6	Best and Most Versatile Agricultural Land
7	Potential for Contamination
8	Existence of Other Ground Conditions, including Coal Mining Risk
9	Potential for Ecological and Biodiversity Value
10	Existence of Natural and Man-Made Constraints
11	Potential for Flood Risk
12	Existence of Tree Preservation Orders (TPOs)
13	Accessibility to Local Facilities
14	Accessibility to Public Transport Network

2.32. If the assessment identifies that a site is affected by a constraint(s) relating to the above considerations, then further analysis will be undertaken to judge the potential for such constraints to be overcome. Any feasible potential for mitigation will be recorded in the assessment.

2.33. Sites which are either allocated in the adopted Local Plan, or ones with extant planning permission, will generally be considered suitable for development. In such cases, the assessment will revaluate whether any circumstances have changed that would impact their suitability.

2.34. The assessment of site suitability will overarchingly consider both local and national policy. In this assessment, this predominantly relates to Tamworth Borough Council's Local Plan (adopted in 2016) and The National Planning Policy Framework (2021). In respect of continuity with neighbouring authorities, the following assessment will take a 'policy off' approach. As such, policy constraints will not be considered as part of the assessment, in order to ensure that a full appraisal of all available sites can be undertaken. In instances where current planning policies indicate a presumption against development, they will be recorded within the site assessment but not considered in evaluating site suitability. This does not affect the assessment exclusions previously listed in **Table 1**.

Step 2: Assess the Availability of Each Site

2.35. A site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments to development.

2.36. Each site will be assessed in respect of a number of planning considerations which may impact the availability of a site. **Table 4** details the 3 criteria against which availability is determined, with a complete list detailed in **Appendix 1**.

TABLE 4: AVAILABILITY CRITERIA

	Planning considerations relevant to an assessment of availability
1	Landowner Intention
2	Legal
3	Current Use

2.37. In any instance where the assessment identifies a constraint(s) related to availability, the likelihood for mitigation will be considered and recorded.

Step 3: Filter Out Any Potentially Not Developable Sites

2.38. **Figure 3** broadly outlines how the scores received in Stage 2a will inform site categorisation. At this stage, any categorisation awarded is indicative only.

FIGURE 3: CLASSIFICATION OF SITES BASED ON SCORING SYSTEM

The site is classified as potentially DELIVERABLE	For a site to be considered deliverable, there must be a reasonable prospect that housing will be delivered on a site within the next five years, and the site is viable. These sites are available now and situated in a suitable location for housing.	To be classified as deliverable, a site **must** score 3 or above in **every** individual criterion related to suitability and availability.
The site is classified as potentially DEVELOPABLE	Some sites may face issues which will impact the time it will take for them to feasibly come forward for development. Such issues, which may relate to suitability and/or availability, will mean that the site is likely to come forward after five years but before the end of the plan period in 2041.	A site will be classified as developable if it scores a **1** in **any single criterion** related to suitability and availability.
The site is classified as potentially NOT DEVELOPABLE	Some sites face significant issues which prevent them from coming forward for development within the plan period. As such, these sites are judged to be unsuitable for housing, and/or are considered to be unavailable for development.	A site will be classified as not developable if it scores a **0** in **any single criterion** related to suitability and availability.

2.39. Only sites which are assessed as potentially deliverable or developable will be taken forward for an assessment of achievability.

2.40. Sites which are considered to be not developable will be filtered out at this stage of the assessment. In the instance that the assessment fails to provide enough sites to meet Tamworth's need, there will be later opportunity for these sites to be reassessed and reintroduced if deemed appropriate.

2.41. All of the criteria listed in **Appendix 1** have been considered individually, and assessed for the level of impact that they would have on suitability or availability. Only criteria which are considered to have enough potential impact as to make a site not developable have been given a potential score of 0. This ensures the most accurate filtering and categorisation process.

Step 4: Assess the Achievability of Each Site, including Development Potential and Yield

2.42. A site is considered achievable for development where there is a reasonable prospect that housing will be developed on a site at that particular point in time. Broadly, the assessment of achievability will consider:

- **Market Factors**
  This includes, but is not limited to, the effect of neighbouring uses, the attractiveness of location, and likely level of market demand. This will be predominantly guided by engagement with local property market agents.

- **Cost Factors**
  This includes, but is not limited to, the impact of physical constraints on site preparation costs, and any exceptional works likely to be necessary to ensure feasibility for development. This judgement will be partially informed by discussions with local developers.

- **Delivery Factors**
  This includes, but is not limited to, the developer's own phasing timeline, the realistic build-out rates on larger sites, the number of developers involved with one site, and the size and capacity of the developer. This will be predominantly guided by engagement with local developers.

2.43. In accordance with Practice Guidance, the above assessment of achievability will be carried out in parallel with estimating development potential. This includes density and possible yield. Undertaking an assessment of development potential at this stage will allow us to take into account the constraints assessed in earlier stages of the SHLAA. This will produce the most informed estimation of both density and yield.

2.44. The following density assumptions will be made:

- **Sites and broad locations where planning permission has been granted, or under construction**
  In this instance, the permitted number of dwellings and density will be recorded.

- **Sites and broad locations without planning permission but where a potential scheme has been proposed**
  In this instance, the submitted site layout and/or expected yield will inform recorded density, where it is deemed appropriate and realistic. The feasibility of proposed densities will be judged on an individual site basis.

- **Sites and broad locations with development potential but where no prospective scheme has been proposed**
  Where no information regarding layout or yield is available, the assessment will consider the following criteria when determining an appropriate density:

  (a) The character of the surrounding area
  (b) The yield of comparable nearby planning permissions
  (c) The density requirements of Policy HG6

2.45. In instances where there is no information on the area of the site which is to be developed, or where any such detail is not considered appropriate by the Council, the net developable area will be used to calculate the most accurate estimation of yield. Sites will be considered on a case-by-case basis where further information is available to complement the threshold assumptions outlined in **Table 5**.

2.46. Net developable area calculations are designed to take into account ancillary uses of land within a development, including, but not limited to, roads, pathways, open space and play facilities.

TABLE 5: NET DEVELOPABLE AREA ASSUMPTIONS

Site Size	Net Developable Area
Up to 0.4 hectares	100%
0.4 - 2 hectares	80%
Over 2 hectares	60%

2.47. Where applicable, an allowance for any identified constraints will be made when estimating the potential yield for a site.

2.48. It is important to recognise that yields may also be affected by issues which are not evident at the point of site assessment, including changeable constraints such as natural landscaping features. On this basis, any yield identified within this assessment will be subject to change throughout the planning process.

Stage 3: Windfall Assessment

3.1. In line with the PPG and NPPF, this assessment will consider a windfall allowance. Guidance indicates that a windfall allowance can be included within residential supply, where it is supported by appropriate evidence.

3.2. This method statement has previously stated that the assessment will consider all sites capable of delivering a minimum of one dwelling. On account of this, our windfall allowance will be adjusted accordingly.

Stage 4: Assessment Review

4.1. Following the completion of the assessment, findings will be produced. These findings will illustrate the development potential of all sites considered through the assessment. They will also provide an indicative trajectory, which will detail the amount of development that the assessment suggests can be provided, and the timeline at which such development is likely to come forward throughout the plan period.

4.2. The assessment findings will also show the level of deliverable and developable land within Tamworth Borough. In reference to the policy-off approach towards assessment, it should be noted that the categorisation of any site as deliverable or developable should not be interpreted as a suggestion of allocation or achievement of planning permission.

4.3. Should the assessment review conclude that there are insufficient sites to meet Tamworth's identified housing need, then specific stages of the assessment will be revisited to ensure that no further supply can be added. This may include:

- A revaluation of any identified and/or assumed constraints that impact suitability, availability and/or achievability
- A revaluation of any sites which may have been removed on the basis of the initial site survey in Stage 1
- A revaluation of any potentially non developable sites which have been filtered out of the assessment on account of their suitability and/or availability scores received during Stage 2a

4.4. Following on from this, it may be deemed appropriate to reintroduce previously excluded sites back into the assessment.

Stage 5: Final Evidence Base

5.1. The land availability assessment will be published and updated on a regular basis, using data to the end of the most recently completed financial year.

5.2. The following outputs are produced:

- A list of all sites or broad locations considered, cross-referenced to their locations on maps

- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including a judgement of viability) to determine whether a site is realistically expected to be developed and when

- The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build-out rates, setting out how many barriers to delivery could be overcome and when

- An indicative trajectory of anticipated development

Appendix 1: Criteria

1.1. Criteria to Determine Suitability

Suitability Criteria 1: Site Access	
The site has existing access which is suitable to support residential development.	5
Existing access requires minor works to ensure it is suitable to support residential development **or** the site has no established access, but it would be relatively straightforward to create one.	3
The site has no existing access, with significant works required to create a suitable one.	1
The site has no existing access. Future access cannot be feasibly achieved through mitigation.	0

Suitability Criteria 2: Site Topography and Shape	
The topography and shape of the site is compatible with residential development, with minimal work required to create a developable site.	5
The topography and/or shape of the site presents minor constraints for residential development, with minor works required to mitigate such issues.	3
The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.	1
The topography and/or shape of the site is physically unsuitable to accommodate residential development, and cannot be feasibly mitigated.	0

Suitability Criteria 3: Neighbouring Land Uses	
Residential development of the site would not be affected by neighbouring uses.	5
Neighbouring uses present minor issues for residential development. Such issues have the potential to be overcome by low levels of mitigation.	3
Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.	1
Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation.	0

Suitability Criteria 4: Heritage	
Development on the site would not have the potential to negatively impact Nationally or Locally significant heritage assets either on or off site.	5
Development on the site has the potential to negatively impact a Nationally or Locally significant heritage asset located off-site.	3
The site comprises a Nationally or Locally Listed Building, whereby their volume or siting has the potential to impact upon development potential.	1
Residential development on the site is likely to have a negative impact on the setting of a Scheduled Monument and/or a Grade I Listed Designation.	0

Suitability Criteria 5: Green Belt	
The site is not located within the boundaries of the West Midlands Green Belt, and residential development on the site would not negatively impact its role and function.	5
The site is not located within the boundaries of the West Midlands Green Belt, but residential development on site would have the potential to negatively impact its role and function.	3
The site is located within the boundaries of the West Midlands Green Belt.	1

Suitability Criteria 6:	Best and Most Versatile Agricultural Land	
The site is not classified as agricultural land, or it is Grade 5 agricultural land.		5
The site is predominantly classified as either Grade 3b or Grade 4 agricultural land.		3
The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.		1

Suitability Criteria 7:	Contamination	
Records indicate that the site has no known contamination risk or contamination-related issues.		5
Records indicate that the site has a possible contamination risk and/or contamination-related issues, which would require minor remediation works to ensure that the site is suitable for residential use.		3
Records indicate that the site has a significant contamination risk and/or contamination-related issues, which would require major remediation works to ensure that the site is suitable for residential use.		1

Suitability Criteria 8:	Other Ground Conditions, including Coal Mining Risk	
Records indicate that the site has no known issues relating to ground conditions or coal mining risk.		5
Records indicate that the site has possible issues related to current ground conditions and/or coal mining risk. Any identified issues would require minor remediation works to ensure that the site is suitable for residential use.		3
Records indicate that the site has significant issues related to current ground conditions and/or coal mining risk. Any identified issues would require major remediation works to ensure that the site is suitable for residential use.		1

Suitability Criteria 9:	Ecology and Biodiversity	
Records indicate that the site has no known ecological value.		5
Records indicate that the site has some evidence of ecological value which could be mitigated and/or it is likely that the nature of the site would support ecological presence. Possible relocation or mitigation could be feasible.		3
Records indicate that the site has some evidence of ecological value which could be mitigated. Possible relocation or mitigation would be difficult.		1
Records indicate that the site contains ecological value of local, national and/or international significance.		0

Suitability Criteria 10:	Natural or Man-Made Constraints	
There are no natural or man-made constraints located within the site boundary.		5
Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. Identified constraints can be overcome through mitigation and/or relocation.		3
Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be difficult for identified constraints to be overcome through mitigation and/or relocation.		1
Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. Identified constraints cannot be feasibly overcome through mitigation and/or relocation.		0

Suitability Criteria 11:	Tree Preservation Orders (TPOs)	
There are no protected trees located within the site boundary.		5
Protected trees are located within the site boundary. Their volume and positioning are not likely to pose significant suitability issues for residential development.		3
Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.		1

Suitability Criteria 12:	Flood Zone	
The site is fully situated within Flood Zone 1.		5
The site falls within either Flood Zone 2 and/or Flood Zone 3, but fully benefits from flood protection.		3
Up to 50% of the site is located within Flood Zone 3 **or** over 50% of the site falls within Flood Zone 2.		1
Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.		0

Suitability Criteria 13:	Accessibility to Local Facilities	
The site is located within an 800m radius of either the Town Centre and/or any Local or Neighbourhood Centre (Policy EC1), and/or potential exists for amenities to be included within the mix of uses on site.		5
The designated Town Centre and/or any Local or Neighbourhood Centre (Policy EC1) fall within 800m - 1,200m radius of the site.		4
The designated Town Centre and/or any Local or Neighbourhood Centre (Policy EC1) do not fall within a 1,200m radius of the site.		3

Suitability Criteria 14:	Accessibility to the Public Transport Network	
The site is located within a 400m radius of the bus and/or rail network and/or potential exists for the site to be integrated into the public transport network.		5
The bus and/or rail network falls within a 400m - 800m radius of the site.		4
The bus and/or rail network does not fall within an 800m radius of the site.		3

1.2. Criteria to Determine Availability

Availability Criteria 1:	Landowner Intention	
The site is being actively promoted by the landowner, or all landowners in the instance of multiple ownership. Sites may be submitted through the Call for Sites process, or have permission granted and/or construction commenced.		5
The site is not being actively promoted by the landowner, but there is an expression of interest in development potential, or the site is being actively promoted, but only by some of the landowners in the instance of multiple ownership.		3
There is no immediate intention to develop the site or the intention for the land is unknown.		1
The landowner has expressed absolute intention that the site will not be available in the Plan Period.		0

Availability Criteria 2:	Legal	
The site has no known legal issues which could affect availability for development.		5
The site has identified legal issues which are highly likely to be resolved within the Plan Period.		3
The site has identified legal issues which are highly unlikely to be resolved within the Plan Period.		0

Availability Criteria 3:	**Current Use**
The site is not currently occupied and can be considered vacant.	**5**
The site is currently occupied with a likely chance that the site will become vacant within the Plan Period.	**3**
The site is currently occupied, but it is unlikely that the site will become vacant within the Plan Period.	**0**

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/142	Land off Wynyates	Exclude	Site is between 100sqm and 250 sqm
23/145	Land adjacent to Fontenaye Road 2	Exclude	Site is between 100sqm and 250 sqm
23/146	Land adjacent to Fontenaye Road 3	Exclude	Site is between 100sqm and 250 sqm
23/163	Land Adjacent to Dryden Road 2	Exclude	Site is between 100sqm and 250 sqm
23/171	Land Adjacent to Meredith Court	Exclude	Site is between 100sqm and 250 sqm
23/178	Land Adjacent to Hawthorn Avenue	Exclude	Site is between 100sqm and 250 sqm
23/201	Land off Broadsmeath 2	Exclude	Site is between 100sqm and 250 sqm
23/202	Land off Broadsmeath 3	Exclude	Site is between 100sqm and 250 sqm
23/203	Land off Broadsmeath 4	Exclude	Site is between 100sqm and 250 sqm
23/208	Land off Stonepit 3	Exclude	Site is between 100sqm and 250 sqm
23/218	Land off Broadsmeath 6	Exclude	Site is between 100sqm and 250 sqm
23/223	Land associated with Barnbridge	Exclude	Site is between 100sqm and 250 sqm
23/231	Land off Barnbridge 2	Exclude	Site is between 100sqm and 250 sqm
23/235	Land Associated with Park Farm Road	Exclude	Site is between 100sqm and 250 sqm
23/243	Land Associated with Hamble 2	Exclude	Site is between 100sqm and 250 sqm
23/244	Land associated with Hamble 3	Exclude	Site is between 100sqm and 250 sqm
23/256	Land Associated with Hayle 2	Exclude	Site is between 100sqm and 250 sqm
23/268	Land adjacent to Medway 1	Exclude	Site is between 100sqm and 250 sqm
23/272	Land associated with Medway 4	Exclude	Site is between 100sqm and 250 sqm
23/277	Hayle Parking Area 2	Exclude	Site is between 100sqm and 250 sqm
23/286	Land Adjacent to Castle Road 1	Exclude	Site is between 100sqm and 250 sqm
23/288	Land adjacent to Gorsy Bank Road	Exclude	Site is between 100sqm and 250 sqm
23/294	Land Adjacent to Beauchamp 5	Exclude	Site is between 100sqm and 250 sqm
23/297	Land adjacent to Nightingale	Exclude	Site is between 100sqm and 250 sqm
23/304	Land Adjacent to Ash Grove	Exclude	Site is between 100sqm and 250 sqm
23/307	Land off Carey	Exclude	Site is between 100sqm and 250 sqm
23/315	Land associated with Wandsbeck	Exclude	Site is between 100sqm and 250 sqm
23/317	Land adjacent to Birds Bush Road 4	Exclude	Site is between 100sqm and 250 sqm
23/322	Land off Tarrant 2	Exclude	Site is between 100sqm and 250 sqm

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/332	Ribblesdale Play Area	Exclude	Site is between 100sqm and 250 sqm
23/335	Land adjacent to Rainscar	Exclude	Site is between 100sqm and 250 sqm
23/343	Land adjacent to Ravenstone 2	Exclude	Site is between 100sqm and 250 sqm
23/344	Land off Ravenstone 2	Exclude	Site is between 100sqm and 250 sqm
23/348	Land adjcent to Raygill 4	Exclude	Site is between 100sqm and 250 sqm
23/350	Land adjacent to Raygill 6	Exclude	Site is between 100sqm and 250 sqm
23/351	Land adjacent to Raygill 7	Exclude	Site is between 100sqm and 250 sqm
23/353	Land adjacent to Raygill 9	Exclude	Site is between 100sqm and 250 sqm
23/354	Land Near Penine Way	Exclude	Site is between 100sqm and 250 sqm
23/369	Land off Lothersdale 4	Exclude	Site is between 100sqm and 250 sqm
23/370	Land off Lothersdale 5	Exclude	Site is between 100sqm and 250 sqm
23/377	Land off Gayle 2	Exclude	Site is between 100sqm and 250 sqm
23/379	Land off Garagill	Exclude	Site is between 100sqm and 250 sqm
23/383	Land off Edale 1	Exclude	Site is between 100sqm and 250 sqm
23/384	Land off Edale 2	Exclude	Site is between 100sqm and 250 sqm
23/385	Land off Edale 3	Exclude	Site is between 100sqm and 250 sqm
23/388	Land adjacent to Ealingham 1	Exclude	Site is between 100sqm and 250 sqm
23/391	Land adjacent to Pennine Way 5	Exclude	Site is between 100sqm and 250 sqm
23/393	Land off Darnbrook	Exclude	Site is between 100sqm and 250 sqm
23/397	Land adjacent to Maitland 1	Exclude	Site is between 100sqm and 250 sqm
23/399	Land adjacent to Maitland 3	Exclude	Site is between 100sqm and 250 sqm
23/401	Land associated with Ivatt 1	Exclude	Site is between 100sqm and 250 sqm
23/403	Land adjacent to Ivatt 2	Exclude	Site is between 100sqm and 250 sqm
23/404	Land associated with Ivatt	Exclude	Site is between 100sqm and 250 sqm
23/407	Land Near Hawksworth	Exclude	Site is between 100sqm and 250 sqm
23/417	Land adjacent to Silver Link Road 6	Exclude	Site is between 100sqm and 250 sqm
23/419	Land adjacent to Dunedin	Exclude	Site is between 100sqm and 250 sqm
23/422	Land adjacent to Deeley	Exclude	Site is between 100sqm and 250 sqm
23/426	Parking area 3 Chapelon	Exclude	Site is between 100sqm and 250 sqm

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/428	Parking area and land Cheapelon	Exclude	Site is between 100sqm and 250 sqm
23/430	Land adjacent to Cambrian 1	Exclude	Site is between 100sqm and 250 sqm
23/432	Land associated with Caledonian	Exclude	Site is between 100sqm and 250 sqm
23/437	Land adjacent to Bancroft 4	Exclude	Site is between 100sqm and 250 sqm
23/446	Land adjacent to Bancroft 2	Exclude	Site is between 100sqm and 250 sqm
23/480	Land adjacent to Sunset Close 2	Exclude	Site is between 100sqm and 250 sqm
23/485	Land adjacent to Edward Street	Exclude	Site is between 100sqm and 250 sqm
23/493	Land adjacent to Dryden Road	Exclude	Site is between 100sqm and 250 sqm
23/494	Land near Coleridge Close	Exclude	Site is between 100sqm and 250 sqm
23/495	Land adjacent to Masefield Drive 2	Exclude	Site is between 100sqm and 250 sqm
23/496	Land adjacent to Masefield Drive 3	Exclude	Site is between 100sqm and 250 sqm
23/502	Land adjacent to Thackeray Drive	Exclude	Site is between 100sqm and 250 sqm
23/504	Land near Thackeray Drive	Exclude	Site is between 100sqm and 250 sqm
23/505	Land off Milton Avenue	Exclude	Site is between 100sqm and 250 sqm
23/506	Land off Milburn	Exclude	Site is between 100sqm and 250 sqm
23/509	Land adjacent to Byron Road	Exclude	Site is between 100sqm and 250 sqm
23/511	Land adjacent to Fontenaye Road	Exclude	Site is between 100sqm and 250 sqm
23/512	Land adjacent to Bloomfield Way	Exclude	Site is between 100sqm and 250 sqm
23/514	Land adjacent to Keats Close	Exclude	Site is between 100sqm and 250 sqm
23/581	Garages off Thurne	Exclude	Site is between 100sqm and 250 sqm
23/110	Grass verge off Sheepcote Lane 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/114	Land near Pennine way 2	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/149	Land adjacent to Pennymoor Road 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/155	Land adjacent to Malham Road 1	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/214	Land adjacent to Field Farm Road 2	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/220	Land associated with Goldcrest 2	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/224	Land adjacent to Silver Link Road 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/225	Land adjacent to Malham Road 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/234	Land adjacent to Park Farm Road 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/236	Land associated with Goldcrest 1	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/237	Land off Kestrel	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/238	Land adjacent to Park Farm Road 2	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/252	Land adjacent to Masefield Drive	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/263	Land adjacent to Pennymoor 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/292	Land adjacent to Park Farm Road 4	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/293	Land adjacent to Beauchamp Road 4	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/299	Land adjacent to Grassmead	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/302	Land adjacent to Pennymoor 4	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/303	Land off Arkle	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/325	Land adjacent to Beauchamp Road 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/330	Grass verge off Tamworth Road Amington 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/337	Land adjacent to Pennine Way 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/338	Land adjacent to Bloomfield Lane	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/357	Land off Irwell 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/359	Land adjacent to Silver Link Road 2	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/376	Land adjacent to Bambridge 4	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/381	Land off Broadsmeath 9	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/406	Land off Gayle 1	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
23/409	Land adjacent to Bambridge 3	Exclude	SIte is > 250 sqm but cannot fit a 10mx10m block
18/038	16 Bradford Street	Exclude	Site was already in the planning process
18/047	36-38 Watling Street	Exclude	Site was already in the planning process
18/048	59 Fazeley Road	Exclude	Site was already in the planning process
18/049	61-63 High Street Dosthill	Exclude	Site was already in the planning process
18/073	Land rear of 121 Amington Road	Exclude	Site was already in the planning process
18/081	Rear of 48 Tamworth Road, Dosthill	Exclude	Site was already in the planning process
23/518	Amington House	Exclude	Site was already in the planning process

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/519	Land Adjcaent to Kilchatten	Exclude	Site was already in the planning process
23/520	282a Tamworth Road	Exclude	Site was already in the planning process
23/522	Old Bungalow, The Dell	Exclude	Site was already in the planning process
23/523	5&9 Bolebridge Street	Exclude	Site was already in the planning process
23/524	35 Clifford Street	Exclude	Site was already in the planning process
23/525	Kings Gambit	Exclude	Site was already in the planning process
23/528	36 Brook Avenue	Exclude	Site was already in the planning process
23/531	Land at Dunstall Farm	Exclude	Site was already in the planning process
23/532	130&132 Lichfield Road	Exclude	Site was already in the planning process
23/533	Land Adjoining Alders Cottage	Exclude	Site was already in the planning process
23/534	Malham House	Exclude	Site was already in the planning process
23/535	Caledonian	Exclude	Site was already in the planning process
23/536	1 Doriscroft	Exclude	Site was already in the planning process
23/537	73 Wigginton Road	Exclude	Site was already in the planning process
23/541	Dunstall Farm Cottages	Exclude	Site was already in the planning process
23/542	148 Hight St, Dosthill	Exclude	Site was already in the planning process
23/545	39 Barbara Street	Exclude	Site was already in the planning process
23/546	8 Offa Street	Exclude	Site was already in the planning process
23/547	1 Swift	Exclude	Site was already in the planning process
23/549	21-22 Church Street	Exclude	Site was already in the planning process
23/550	15-16 Hospital Street	Exclude	Site was already in the planning process
23/552	Land Adjacent to 397 Wilnecote Lane	Exclude	Site was already in the planning process
23/553	390 Wilnecote Lane	Exclude	Site was already in the planning process
23/554	34A George Street	Exclude	Site was already in the planning process
23/557	55-56 Church Street	Exclude	Site was already in the planning process
23/562	92 Lichfield Street	Exclude	Site was already in the planning process
23/563	The White House, Church Street	Exclude	Site was already in the planning process
23/564	Rear of 5,7 & 9 Brain Street	Exclude	Site was already in the planning process
23/565	19 Sykesmoor	Exclude	Site was already in the planning process

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/567	95 Amington Road	Exclude	Site was already in the planning process
23/568	45 Salters Lane	Exclude	Site was already in the planning process
23/569	17 Victoria Road	Exclude	Site was already in the planning process
23/570	41 Coton Lane	Exclude	Site was already in the planning process
23/582	Land off Dosthill Road	Exclude	Site was already in the planning process
23/583	435 Watling Street	Exclude	Site was already in the planning process
18/061	Land Adjacent to 47 Cornel	Exclude	Site was already in the planning process
23/516	42 Albert Road	Exclude	Site was already in the planning process
23/526	41 Albert Road	Exclude	Site was already in the planning process
23/527	2 Faringdon	Exclude	Site was already in the planning process
23/529	39-41 Lower Gungate	Exclude	Site was already in the planning process
23/540	2 Heath Street	Exclude	Site was already in the planning process
23/558	93 Lichfield Street	Exclude	Site was already in the planning process
23/517	Land North of 114 Hockley Road	Exclude	Site was already in the planning process
23/530	86-87 Bolebridge Street	Exclude	Site was already in the planning process
23/538	19 Gresley	Exclude	Site was already in the planning process
23/560	78 Kirtley	Exclude	Site was already in the planning process
23/561	8 Victoria Road	Exclude	Site was already in the planning process
23/566	140 Kettlebrook Road	Exclude	Site was already in the planning process
23/571	31 Albert Road	Exclude	Site was already in the planning process
23/572	12 Calder	Exclude	Site was already in the planning process
23/228	Barnbridge Garages	Carry forward	
23/230	Barnbridge Play Area	Carry forward	
23/232	Land off Barnbridge 3	Carry forward	
23/233	Land adjacent to ParkFarm Road	Carry forward	
23/239	Land associated with Allensmead	Carry forward	
23/240	Land adjacent to Tamworth Road	Carry forward	
23/241	Land associated with Wilnecote Lane	Carry forward	
23/242	Land associated with Hamble 1	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/245	Land associated with Hamble 4	Carry forward	
23/246	Land assocaited with Hamble 5	Carry forward	
23/247	Hamble garages	Carry forward	
23/248	Hamble garages 2	Carry forward	
23/249	Land off Honeybourne	Carry forward	
23/250	Open Space Honeybourne	Carry forward	
23/251	Land adjacent to Field Farm Road 1	Carry forward	
23/253	Land adjacent to Field Farm Road 3	Carry forward	
23/254	Land off Hayle	Carry forward	
23/255	Land associated with Hayle	Carry forward	
23/257	Field Farm road parking area and verge	Carry forward	
23/258	Land adjacent to Field Farm Road 4	Carry forward	
23/259	Land associated with Kennet	Carry forward	
23/260	Land associated with Irwell 2	Carry forward	
23/261	Land off Irwell	Carry forward	
23/262	Land associated with Irwell 3	Carry forward	
23/264	Land associated with Medina	Carry forward	
23/265	Land associated with Medina 2	Carry forward	
23/266	Land adjacent to Field farm Road 5	Carry forward	
23/267	Land adjacent to Field Farm Road 6	Carry forward	
23/269	Land associated with Medway 1	Carry forward	
23/270	Land associated with Medway 2	Carry forward	
23/271	Land associated with Medway 3	Carry forward	
23/273	Medway garages	Carry forward	
23/274	Land adjacent to Medway	Carry forward	
23/275	Land associated with Medway 5	Carry forward	
23/276	Hayle parking area 1	Carry forward	
23/278	Land associated with Medway 6	Carry forward	
23/279	Land associated with Medway 7	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/280	Land associated with Medway 8	Carry forward	
23/281	Land associated with Medway 9	Carry forward	
23/282	Land associated with Medway 10	Carry forward	
23/283	Land adjacent to Marlborough Way	Carry forward	
23/284	Land associated with Cringlebrook	Carry forward	
23/285	Lomita Crescent Garages	Carry forward	
23/287	Land adjacent to castle Road 2	Carry forward	
23/289	Land and garages at Kilbye Close	Carry forward	
23/290	Land adjacent to Beauchamp Road 1	Carry forward	
23/291	Land adjacent to Beauchamp Road 2	Carry forward	
23/295	Hockley park Beauchamp Road	Carry forward	
23/296	Land adjacent to Peel Drive	Carry forward	
23/298	Land off Merganser	Carry forward	
23/300	Land adjacent to Goldcrest	Carry forward	
23/301	Land off Hawfinch	Carry forward	
23/305	Land adjacent to Tamar Road 1	Carry forward	
23/306	Land adjacent to Tamar Road 2	Carry forward	
23/308	Land adjacent to Tamar Road 3	Carry forward	
23/309	Land adjacent to Brook Avenue 1	Carry forward	
23/310	Land adjacent to Brook Avenue 2	Carry forward	
23/311	Land off Brook Avenue	Carry forward	
23/312	Land adjacent to Birds Bush Road 1	Carry forward	
23/313	Land adjacent to Birds bush Road 2	Carry forward	
23/314	Wandsbeck Garages	Carry forward	
23/316	Land adjacent to Birds Bush Road 3	Carry forward	
23/318	Waveney garages	Carry forward	
23/319	Land associated with Tarrant	Carry forward	
23/320	Tarrant Garages	Carry forward	
23/321	Land off Tarrant 1	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/323	Land off Marsett	Carry forward	
23/324	Land near Pennine Way 1	Carry forward	
23/326	Land adjacent to Pennymoor Road 1	Carry forward	
23/327	Land adjacent to Pennymoor Road 2	Carry forward	
23/328	Land near Tamworth Services	Carry forward	
23/329	Land adjacent to Pennine Way	Carry forward	
23/331	Land adjacent to Ribblesdale	Carry forward	
23/333	Land adjacent to Pennymoor	Carry forward	
23/334	Land off Rainscar	Carry forward	
23/336	Land adjacent to Pennymoor 2	Carry forward	
23/339	Land adjacent to Pennymoor 5	Carry forward	
23/340	Land adjacent to Pennymoor 6	Carry forward	
23/341	Land off Ravenstone	Carry forward	
23/342	Land adjacent to Ravenstone 1	Carry forward	
23/345	Land adjacent to Raygill 1	Carry forward	
23/346	Land adjacent to Raygill 2	Carry forward	
23/347	Land adjacent to Raygill 3	Carry forward	
23/349	Land adjacent to Raygill 5	Carry forward	
23/352	Land adjacent to Raygill 8	Carry forward	
23/355	Land associated with Raygill	Carry forward	
23/356	Land off Malham Road 1	Carry forward	
23/358	Land adjacent to Malham Road 2	Carry forward	
23/360	Land adjacent to Malham Road 4	Carry forward	
23/361	Land associated with Milburn	Carry forward	
23/362	Land adjacent to Malham Road 5	Carry forward	
23/363	Land adjacent to Malham Road 6	Carry forward	
23/364	Land off Malham Road 2	Carry forward	
23/365	Land adjacent to malham Road 7	Carry forward	
23/366	Land off Lothersdale 1	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/367	Land off Lothersdale 2	Carry forward	
23/368	Land off Lothersdale 3	Carry forward	
23/371	Land associated with Eringdon	Carry forward	
23/372	Land off Ellerbeck 1	Carry forward	
23/373	Land off Ellerbeck 2	Carry forward	
23/374	Land off Goldsborough	Carry forward	
23/375	Land off Goldsborough 2	Carry forward	
23/378	Land associated with Gofton	Carry forward	
23/380	Land off Garagill 2	Carry forward	
23/382	Land off Fossdale Road	Carry forward	
23/386	Edale Play area	Carry forward	
23/387	Land adjacent to Pennine Way 4	Carry forward	
23/389	Land off Ealingham 1	Carry forward	
23/390	Land off Brendon	Carry forward	
23/392	Land off Ealingham 2	Carry forward	
23/394	Land near Troon	Carry forward	
23/395	Land adjacent to Gleneagles	Carry forward	
23/396	Athletics Stadium	Carry forward	
23/398	Land adjacent to Maitland 2 Parcelled in and assessed	Carry forward	
23/400	Land adjacent to Maitland 4	Carry forward	
23/402	Land adjacent to Ivatt 1	Carry forward	
23/405	Land adjacent to Silver Link Road	Carry forward	
23/408	Land adjacent to Gresley 1	Carry forward	
23/410	Land adjacent to Silver Link Road 4	Carry forward	
23/411	Land adjacent to Gresley 2	Carry forward	
23/412	Land near Gresley 1	Carry forward	
23/413	Land near Gresley 2	Carry forward	
23/414	Land near Faringdon 1	Carry forward	
23/415	Land near Faringdon 2	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/416	Land adjacent to Silver Link Road 5	Carry forward	
23/418	Dunedin Garages	Carry forward	
23/420	Glascote Heath allotments	Carry forward	
23/421	BMX Track	Carry forward	
23/423	Land adjacent to Silver Link Road 7	Carry forward	
23/424	Parking area Chapelon	Carry forward	
23/425	Parking area 2 Chapelon	Carry forward	
23/427	Garages Chapelon	Carry forward	
23/429	Play area near Chapelon	Carry forward	
23/431	Land adjacent to Marlborough Way Parcelled in and as	Carry forward	
23/433	Land adjacent to Caledonian 1	Carry forward	
23/434	Land adjacent to Bancroft 1	Carry forward	
23/435	Land adjacent to Bancroft 2	Carry forward	
23/436	Land adjacent to Bancroft 3	Carry forward	
23/438	Bancroft Garages and land	Carry forward	
23/439	Land adjacent to Bancroft 5	Carry forward	
23/440	Land associated with Bancroft 1	Carry forward	
23/441	Land adjacent to Marlborough Way 2	Carry forward	
23/442	Bancroft Garages 2	Carry forward	
23/443	Bancroft Garages 3	Carry forward	
23/444	Bancroft Garages 4	Carry forward	
23/445	Bancroft Garages 5	Carry forward	
23/447	Land associated with Sorrel	Carry forward	
23/448	Land adjacent to Woodland Road 1	Carry forward	
23/449	Land adjacent to Fairview Close	Carry forward	
23/450	Land adjacent to Rosemary's Road	Carry forward	
23/451	Land adjacent to Canning Road	Carry forward	
23/452	Land adjacent to Tudor Crescent	Carry forward	
23/453	Land adjacent to MacGregor Crescent	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/454	Playing field behind Woodland Primary School	Carry forward	
23/455	Bolehall Cemetary	Carry forward	
23/456	Land adjacent to Bamford Street/	Carry forward	
23/457	Land adjacent to Beech Avenue	Carry forward	
23/458	Land adjacent to Blythe Street	Carry forward	
23/459	Land adjacent to Blythe Street 2	Carry forward	
23/460	Land adjacent to Blythe Street 3	Carry forward	
23/461	Land adjacent to Rosewood Close	Carry forward	
23/462	Ferrer's Road Garages	Carry forward	
23/463	Argle Avenue Green	Carry forward	
23/464	Land adjacent to Glascote Road	Carry forward	
23/465	Garages and parking off Lichfield Street	Carry forward	
23/466	Land associated with Lichfield Street 1	Carry forward	
23/467	Land associated with Lichfield Street 2	Carry forward	
23/468	Land associated with Lichfield Street 3	Carry forward	
23/469	Balfour Garages 1	Carry forward	
23/470	Balfour Garages 2	Carry forward	
23/471	Land adjacent to Balfour 1	Carry forward	
23/472	Land associated with Balfour 1	Carry forward	
23/473	Land adjacent to Balfour 2	Carry forward	
23/474	Land adjacent to Balfour 3	Carry forward	
23/475	Land adjacent to Balfour 4	Carry forward	
23/476	Parking area off Lichfield Street	Carry forward	
23/477	Land near Sunset Close 1	Carry forward	
23/478	Land near Sunset Close 2	Carry forward	
23/479	Land adjacent to Sunset Close 1	Carry forward	
23/481	Land adjacent to Sunset Close	Carry forward	
23/482	Land near Sunset Close 3	Carry forward	
23/483	Garages near Sunset Close	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/484	Garages off Wardle Street	Carry forward	
23/486	Land adjacent to Nevill Street	Carry forward	
23/487	Land adjacent to Tennyson Avenue	Carry forward	
23/488	Land adjacent to Chaucer Close	Carry forward	
23/489	Land adjacent to St Austell Close	Carry forward	
23/490	Land adjacent to Masefield Drive	Carry forward	
23/491	Spenser Close parking area	Carry forward	
23/492	Masefield Drive Garages	Carry forward	
23/497	Elizabeth Drive Garages	Carry forward	
23/498	Elizabeth Drive Garages	Carry forward	
23/499	Burns Road parking area	Carry forward	
23/500	Land off Burns Road	Carry forward	
23/501	Land Near Masefield Drive	Carry forward	
23/503	Land adjacent to MasefieldDrive 4	Carry forward	
23/507	Land adjacent to Cedar Drive	Carry forward	
23/508	Land adjacent to Cedar Drive 2	Carry forward	
23/510	Land associated with Byron Road	Carry forward	
23/513	Land adjacent to Bentley Way	Carry forward	
23/515	Tamworth College Site	Carry forward	
23/573	Marmion House	Carry forward	
23/574	Anker Sidings	Carry forward	
23/575	Land Adjacent to Millfield House	Carry forward	
23/576	Land off Thoresby	Carry forward	
23/577	Land off Keat's Close	Carry forward	
23/578	Garages off Keat's Close	Carry forward	
23/579	Garages off Kipling Rise / Keat's Close	Carry forward	
23/580	Garages off Broadsmeath	Carry forward	
23/584	Land off Watling Street	Carry forward	
23/585	Land West of Dunstall Lane	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/586	Land north of Overwoods Road	Carry forward	
23/587	Land Adjacent to Sandy Hill business park	Carry forward	
23/588	EMP7 Land North of Bonehill	Carry forward	
24/591	EMP1 Land south of the A5	Carry forward	
24/590	Bennetts Taxis	Carry forward	
23/619_OS	Cycle way off Trefoil	Carry forward	
23/625_OS	Open Space near Hawksworth	Carry forward	
23/627_OS	Open space near Stoneydelph Primary	Carry forward	
23/630i_OS	Land to the corner of Woodhouse Lane and Lindera	Carry forward	
23/600_OS	Castle Grounds central	Carry forward	
23/601_OS	Castle Grounds south	Carry forward	
23/602_OS	Open space to south west of castle grounds	Carry forward	
23/605_OS	North part land surrounding of Devereux House	Carry forward	
23/606_OS	Land associated with Thame Court	Carry forward	
23/607_OS	Land south of Broad Meadow	Carry forward	
23/610_OS	Land west of Borrowpit Lakes	Carry forward	
23/612_OS	Open Space Dormer Avenue	Carry forward	
23/615_OS	The Green	Carry forward	
23/616_OS	Land to rear of Eagle Drive	Carry forward	
23/617_OS	Land to west of Maple Rise	Carry forward	
23/618_OS	Further lan to west of Maple Rise	Carry forward	
23/621_OS	Open Space off Woodland Road	Carry forward	
23/622_OS	Open Space off Sorbus	Carry forward	
23/623_OS	Open Space off Briar	Carry forward	
23/624_OS	Open Space near St Chads Court	Carry forward	
23/626_OS	Open space near Castlehall	Carry forward	
23/631_OS	Recreation Ground off wilnecote Lane	Carry forward	
23/632_OS	Open space off Thurne and Shannon	Carry forward	
23/633_OS	Land off Marlborough Way	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/634_OS	Land off Romney	Carry forward	
23/635_OS	Land off Lyon Drive	Carry forward	
23/636_OS	Land by St Gabriels RC Primary School	Carry forward	
23/637_OS	Grass verge on Marlborough way junc Field Farm Road	Carry forward	
23/639_OS	Open space near Hanbury Primary	Carry forward	
23/640_OS	Open space near Cringlecrook	Carry forward	
23/642_OS	Open space near Wilnecote Lane	Carry forward	
23/643_OS	Open space off Celandine	Carry forward	
23/645_OS	Open space linked to 23/608	Carry forward	
23/646_OS	Open space between Peelers Way and Coventry Canal	Carry forward	
23/648_OS	A5 buffer off Aitken close	Carry forward	
23/649_OS	Land to rear and side of Hamshire Close	Carry forward	
23/650_OS	Land off County Drive 1	Carry forward	
23/651_OS	Land off County Drive 2	Carry forward	
23/652_OS	Land off Parkfield Crescent	Carry forward	
23/653_OS	Land behind Grange Close	Carry forward	
23/656_OS	Land by Ascot Drive	Carry forward	
23/656i_OS	Land Of Roseberry Road	Carry forward	
23/659_OS	Land off Gurnard	Carry forward	
23/660_OS	Open Space between Magnus and Palmerston	Carry forward	
23/662_OS	Land Associated with Parson's Hollow	Carry forward	
23/663_OS	Land between Watling Street and Ninian Way	Carry forward	
23/665_OS	Between Glascote Lane and Arran Drive	Carry forward	
23/666_OS	land off Grazier Avenue	Carry forward	
23/668_OS	Land adjacent to Park Farm Lodge Nursing Home	Carry forward	
23/669_OS	Land off Fossdale	Carry forward	
23/670_OS	Land off Mendip	Carry forward	
23/672_OS	Grass verge off Hillman	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/673_OS	Land off Leyland Road	Carry forward	
23/674_OS		Carry forward	
23/ _OS	Land off Lichfield Road	Carry forward	
23/677_OS	Land between Coton Lane and Helmingham 1	Carry forward	
23/678_OS	Land between Coton Lane and Helmingham 2	Carry forward	
23/679_OS	Land between Gawsworth and Buckingham	Carry forward	
23/680_OS	Land off Mariner	Carry forward	
23/681_OS	Land off Coton Lane	Carry forward	
23/682_OS	Land off Fontenaye	Carry forward	
23/683_OS	Land off Libra Close	Carry forward	
23/684_OS	Land off Nornan Close 1	Carry forward	
23/685_OS	Land off Norman Close 2	Carry forward	
23/686_OS	Land off Gilway	Carry forward	
23/687_OS	Land off Belvedere Close	Carry forward	
23/688_OS	Land off Flora Close	Carry forward	
23/689_CP	Car Park on Hospital Street	Carry forward	
23/690_CP	Car Park on Lower Gungate / Church Lane 1	Carry forward	
23/691_CP	Car Park on Lower Gungate / Church Lane 2	Carry forward	
23/692_CP	Car Park on Colehill NCP - see 23/184	Carry forward	
23/693_CP	Car Park on Spinning School Lane - see 23/184	Carry forward	
23/694_CP	Car Park on Marmion Street 1 - see 23/186	Carry forward	
23/695_CP	Car Park on Marnion Street 2 - see 23/185	Carry forward	
23/696_CP	Car Park on Saxon Mill Lane	Carry forward	
23/697_CP	Car Park on Bolebridge Island	Carry forward	
23/698_CP	Car Park on Riverdrive - parcelled in with 23/601	Carry forward	
23/699_CP	Car Park Jolly Sailor	Carry forward	
23/700_CP	Car Park Holloway Castle Grounds	Carry forward	
23/701_CP	Car Park on Aldergate - see 23/188	Carry forward	

Appendix 2: Site Assessment Schedule

Tamworth Borough Council

Site Ref	Site Name	Stage 1 outcome (carried Forward /	Reason for exclusion
23/702	Station Car Park off B5404	Carry forward	
23/703	Hyundai Garage, Lichfield Street	Carry forward	
23/704	Factory north of B5404	Carry forward	
23/705	Jewsons, Saxon Drive	Carry forward	
23/706	Amington Pub	Carry forward	
23/707	Fazeley Autocentre and Units behind	Carry forward	
23/708	Sandyback Pub, Overwoods Road	Carry forward	
23/709	Profile Wrappers, Marlborough Way	Carry forward	
23/710	Royal Mail sorting office, Blythe Street	Carry forward	
23/711	JE Harrison Depot, Moor Lane	Carry forward	
23/712	Units North of Campion Drive (scout huts)	Carry forward	
23/713	Job Centre, Saxon Mill Lane	Carry forward	
23/714	Beauchamp Employment Area	Carry forward	
23/715	Petrol filling station, part of Beauchamp Employment Ar	Carry forward	
23/716	Progressive Club, Halford Street	Carry forward	
23/717	Kettlebrook Road Industrial Estate, South	Carry forward	
23/718	The Winning Post Pub, Argyle Street	Carry forward	
23/719	WMC, Bowling Green Avenue	Carry forward	
23/720	Two Gates Working Mens Club	Carry forward	
23/592	Romney 1	Carry forward	

Appendix 3: Assessment Summary Schedule

Tamworth Borough Council

SHLAA Ref.	Site Name	Total Suitability Score	Total Availability Score	Categorisation	Achievability	Capacity	Stage Outcome
18/001	Norris Bros	60	4	Deliverable	Likely to be viable	20	Carried Forward
18/002	Ashlands Farm	50	13	Developable	Viable with mitigation	119	Carried Forward
18/003	Ashlands Farmhouse	55	13	Developable	Viable with mitigation	38	Carried Forward
18/004	Land adjacent to Dunstall Farm SUE	55	3	Developable	Unlikely to be viable	40	Carried Forward
18/007	Land off Tamworth Road/Wigford Road	47	15	Developable	Viable with mitigation	611	Carried Forward
18/008	Former Community and Justice buildings Spinning School Lane	60	13	Developable	Likely to be viable	50	Exclude
18/009	Millfield House	58	11	Developable	Viable with mitigation	11	Carried Forward
18/010	Unit 25, Apollo	54	13	Not Developable	Viable with mitigation	17	Exclude
18/011	The Alders and Tame House,	58	9	Developable	Viable with mitigation	13	Carried Forward
18/013	South of Ashby Road	60	13	Deliverable	Viable with mitigation	20	Carried Forward
18/015	Land off Gorsy Bank Road	66	13	Deliverable	Likely to be viable	50	Carried Forward
18/017	Phoenix Special Purpose Machines	68	15	Deliverable	Likely to be viable	20	Exclude - Completed
18/018	Arriva Bus Depot	60	11	Developable	Viable with mitigation	40	Carried Forward
18/019	Northern Part of Beauchamp Employment Area	58	6	Developable	Viable with mitigation	29	Carried Forward
18/020	Coton House Farm, Coton Lane	60	15	Developable	Viable with mitigation	141	Exclude - Completed
18/023	Cotons Van Hire	59	9	Developable	Viable with mitigation	7	Carried Forward
18/024	Car Park off Park Farm Road	66	6	Not Developable	Likely to be viable	10	Exclude

SHLAA Ref.	Site Name	Total Suitability Score	Total Availability Score	Categorisation	Achievability	Capacity	Stage Outcome
18/025	Former Wilnecote Youth Centre and adjacent former Social Services building	66	6	Developable	Likely to be viable	14	Carried Forward
18/027	Seaton Hire and Land South of Wilnecote Lane	60	5	Developable	Viable with mitigation	25	Carried Forward
18/028	Treetops Garage Dosthill	60	6	Developable	Viable with mitigation	14	Carried Forward
18/029	Wilnecote Railway Sidings	58	15	Deliverable	Likely to be viable	21	Carried Forward
18/030	Land adj. Tame Valley Alloys	62	8	Developable	Likely to be viable	25	Carried Forward
18/031	Solway Close	58	8	Not Developable	Viable with mitigation	16	Exclude
18/032	Land west of Co-op filling station	62	15	Developable	Viable with mitigation	11	Exclude - Completed
18/033	Co-op filling station	62	15	Developable	Viable with mitigation	9	Carried Forward
18/034	Golf course SUE	56	15	Deliverable	Likely to be viable	1022	Exclude - Commenced
18/035	Anker Valley SUE	57	15	Developable	Viable with mitigation	555	Exclude - Completed
18/087	Dunstall Lane SUE	62	15	Deliverable	Likely to be viable	800	Exclude - Commenced
20/089	Land off Peelers Way, Kettlebrook	56	15	Developable	Viable with mitigation	53	Carried Forward
20/090	Land at Gorsey Bank Road	55	15	Developable	Viable with mitigation	169	Carried Forward
22/091	Land fronting Windmill Farm, Coton Lane	62	15	Developable	Viable with mitigation	43	Carried Forward
22/093	Land South of Overwoods Road	54	15	Developable	Viable with mitigation	181	Exclude
22/094	Land South of Ashby Road	54	15	Developable	Viable with mitigation	200	Carried Forward
22/095	Land North of Moor Lane	53	15	Developable	Viable with mitigation	61	Carried Forward
22/096	Land at Coton Lane	59	15	Developable	Viable with mitigation	90	Carried Forward
23/184	Gungate North And South	66	13	Deliverable	Viable with mitigation	150	Exclude
23/185	Marmion Street Car Park 1	64	5	Not Developable	Viable with mitigation	9	Exclude

SHLAA Ref.	Site Name	Total Suitability Score	Total Availability Score	Categorisation	Achievability	Capacity	Stage Outcome
23/465	Garages and parking off Lichfield Street	58	5	Not Developable	Viable with mitigation	17	Exclude
23/466	Land associated with Lichfield Street 1	52	10	Not Developable	Viable with mitigation	10	Exclude
23/468	Land associated with Lichfield Street 3	60	10	Not Developable	Viable with mitigation	10	Exclude
23/515	Tamworth College Site	61	15	Deliverable	Likely to be viable	123	Carried Forward
23/573	Marmion House	64	10	Deliverable	Viable with mitigation	68	Carried Forward
23/574	Anker Sidings	58	15	Developable	Likely to be viable	10	Carried Forward
23/575	Land Adjacent to Millfield House	62	13	Developable	Viable with mitigation	30	Carried Forward
23/584	Land off Watling Street	60	15	Deliverable	Likely to be viable	7	Carried Forward
23/585	Land West of Dunstall Lane	53	13	Deliverable	Likely to be viable	166	Carried Forward
23/587	Land Adjacent to Sandy Hill business park	58	15	Deliverable	Likely to be viable	61	Exclude - Commenced
23/597	Ankerside indicative housing	58	13	Developable	Likely to be viable	250	Exclude
23/705	Jewson's, Saxon Drive	54	11	Not Developable	Likely to be viable	23	Exclude
24/591	EMP1 Land south of the A5	50	15	Developable	Viable with mitigation	200	Exclude

Appendix 4: Final Schedule

Tamworth Borough Council

All

SHLAA Ref.	Site Name	Total Suitability Score	Total Availability Score	Categorisation	Achievability	Capacity	Stage Outcome
18/001	Norris Bros	60	4	Deliverable	Likely to be viable	20	Carried Forward
18/002	Ashlands Farm	50	13	Developable	Viable with mitigation	119	Carried Forward
18/003	Ashlands Farmhouse	55	13	Developable	Viable with mitigation	38	Carried Forward
18/004	Land adjacent to Dunstall Farm SUE	55	3	Developable	Unlikely to be viable	40	Carried Forward
18/007	Land off Tamworth Road/Wigford Road	47	15	Developable	Viable with mitigation	611	Carried Forward
18/009	Millfield House	58	11	Developable	Viable with mitigation	11	Carried Forward
18/011	The Alders and Tame House,	58	9	Developable	Viable with mitigation	13	Carried Forward
18/013	South of Ashby Road	60	13	Deliverable	Viable with mitigation	20	Carried Forward
18/015	Land off Gorsy Bank Road	66	13	Deliverable	Likely to be viable	50	Carried Forward
18/018	Arriva Bus Depot	60	11	Developable	Viable with mitigation	40	Carried Forward
18/019	Northern Part of Beauchamp Employment Area	58	6	Developable	Viable with mitigation	29	Carried Forward
18/023	Cotons Van Hire	59	9	Developable	Viable with mitigation	7	Carried Forward
18/025	Former Wilnecote Youth Centre and adjacent former Social Services building	66	6	Developable	Likely to be viable	14	Carried Forward
18/027	Seaton Hire and Land South of Wilnecote Lane	60	5	Developable	Viable with mitigation	25	Carried Forward
18/028	Treetops Garage Dosthill	60	6	Developable	Viable with mitigation	14	Carried Forward
18/029	Wilnecote Railway Sidings	58	15	Deliverable	Likely to be viable	21	Carried Forward
18/030	Land adj. Tame Valley Alloys	62	8	Developable	Likely to be viable	25	Carried Forward

SHLAA Ref.	Site Name	Total Suitability Score	Total Availability Score	Categorisation	Achievability	Capacity	Stage Outcome
18/033	Co-op filling station	62	15	Developable	Viable with mitigation	9	Carried Forward
20/089	Land off Peelers Way, Kettlebrook	56	15	Developable	Viable with mitigation	53	Carried Forward
20/090	Land at Gorsey Bank Road	55	15	Developable	Viable with mitigation	169	Carried Forward
22/091	Land fronting Windmill Farm, Coton Lane	62	15	Developable	Viable with mitigation	43	Carried Forward
22/094	Land South of Ashby Road	54	15	Developable	Viable with mitigation	200	Carried Forward
22/095	Land North of Moor Lane	53	15	Developable	Viable with mitigation	61	Carried Forward
22/096	Land at Coton Lane	59	15	Developable	Viable with mitigation	90	Carried Forward
23/515	Tamworth College Site	61	15	Deliverable	Likely to be viable	123	Carried Forward
23/573	Marmion House	64	10	Deliverable	Viable with mitigation	68	Carried Forward
23/574	Anker Sidings	58	15	Developable	Likely to be viable	10	Carried Forward
23/575	Land Adjacent to Millfield House	62	13	Developable	Viable with mitigation	30	Carried Forward
23/584	Land off Watling Street	60	15	Deliverable	Likely to be viable	7	Carried Forward
23/585	Land West of Dunstall Lane	53	13	Deliverable	Likely to be viable	166	Carried Forward

Appendix 5 – Windfall Allowance Calculations

The windfall rate has been calculated based on planning permissions granted between 01 May 2006 and 31 March 2025 (see Table 1 below). The rate only takes into account small windfall sites (developments of fewer than 10 dwellings) as these are considered to come forward on a more consistent basis than larger windfall developments.

The average number of dwellings permitted on small windfall sites each year over the 17-year period was 40 dwellings. As this figure is based on dwellings permitted over the period, not completions, the same 13% lapse rate has been applied as for extant permissions. Applying the 13% lapse rate gives a windfall allowance figure of 35 dwellings per year.

Table 1: Planning Permissions Granted between 01 May 2006 and 31 March 2025

Year	Small windfall	Windfall	Total
2006/07	32	128	160
2007/08	48	386	434
2008/09	24	51	75
2009/10	31	0	31
2010/11	13	25	38
2011/12	18	30	48
2012/13	47	22	69
2013/14	60	152	212
2014/15	54	104	158
2015/16	38	51	89
2016/17	92	88	180
2017/18	42	104	146
2018/19	45	10	55
2019/20	47	0	47
2020/21	42	10	52
2021/22	20	0	20
2022/23	19	14	33
2023/24	67	0	67
2024/25	21	0	21
Totals	**760**	**1175**	**1935**
Mean	**40**	**62**	**102**
Mean - 13%	**35**		

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/001

Site Name: Norris Bros

Ward Castle

105-108 Lichfield Street

Address:

Postcode: B79 7QB

Site description: Car sales and repair garage, with associated land and outbuildings. The site also comprises 108 and 110 Lichfield Street, which are two E Class units.

Categorisation: Deliverable



Site siz	0.2077
Net. Dev. Area	0.21
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Suitable. There are junction boxes and drains on site that may need re-siting.

Total Availability Score: 4

Availability summary:

The site is currently occupied but the owner has expressed an interest in developing it. The owner has stated there is a lease for a further 9 years to 2035, but that he intends to develop it at that point.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This site is located close to the town centre and has taller buildings surrounding, so would be suitable for a taller building providing additional stacked accommodation capacity than the footprint might suggest, hence the "pragmatic yield" of approximately 20.

Potential Yields

Site Des:	Major
Yield at Ward Av	12
Yield at 33 DPH	7
Pragmatic yield:	20

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/002

Site Name: Ashlands Farm

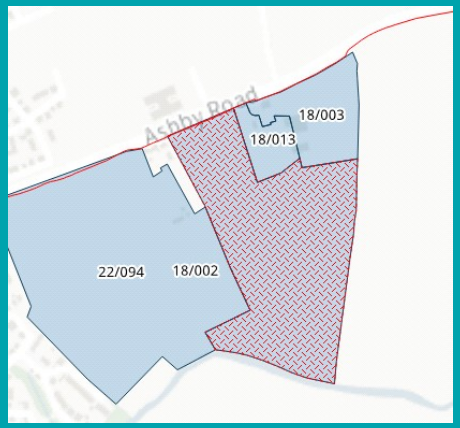
Ward Spital

Address: Ashlands Farm, Ashby Road

Postcode: B79 0BY

Site description: Large site to the edge of the borough, currently used as agricultural land. Adjacent parcels have options on them belonging to Bloor Homes and Taylor Wimpey.

Categorisation: Developable



Site siz 7.74

Net. Dev. Area 4.64

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

Development would need to address access concerns, TPO trees on site, that the land is agricultural grade, and that some of the land lies within flood zones 3a and 3b.

Total Availability Score: 13

Availability summary:

The site is currently in use for agriculture but the owners have expressed an interest in development.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

There is outline permission for 200 homes on the adjacent field to the left.

Potential Yields

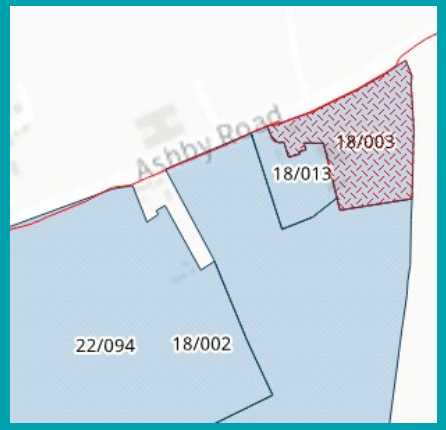
Site Des:	Major
Yield at Ward Av	116
Yield at 33 DPH	153
Pragmatic yield:	119

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref:	**18/003**		
Site Name:	Ashlands Farmhouse	**Ward**	Spital
	Ashlands Farmhouse		
Address:	Ashby Road	**Postcode:**	B79 0BJ
Site description:	Farmhouse and associated outbuildings on large plot fronting Ashby Road.		

Categorisation: Developable



Site siz	1.88
Net. Dev. Area	1.50
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site offers a less sustainable option, being >400m from bus routes and community facilities. It is also agricultural land and would need an access to be created.

Total Availability Score: 13

Availability summary:

The site is being actively promoted by the landowner, or all landowners in the instance of multiple ownership. Sites may be submitted through the Call for Sites process, or have permission granted and/or construction commenced.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Allocation of this site depends on highways' view on development to the North of Tamworth.

Potential Yields

Site Des:	Major
Yield at Ward Av	38
Yield at 33 DPH	50
Pragmatic yield:	38

Strategic Housing Land Availability Assessment

Tamworth Borough Council

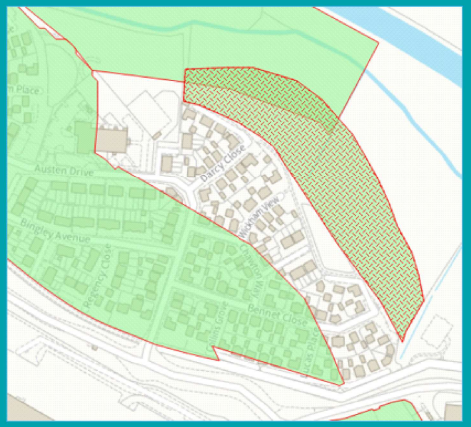
SHLAA Ref: 18/004

Site Name: Land adjacent to Dunstall Farm SUE **Ward** Castle

Address: **Postcode:**

Site description: Land between new housing estate and Borrowpit lakes. The site comprises one area that has already been developed, a pond, and some semi-natural land.

Categorisation: Developable



Site siz 2.4

Net. Dev. Area 1.44

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

Over 50% of this site falls within flood zone 3.

Total Availability Score: 3

Availability summary:

The site is currently unoccupied and the owner has expressed an interest in developing it.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The owners are implementing flood protection measures that may make the site more suitable.

Potential Yields

Site Des:	Major
Yield at Ward Av	81
Yield at 33 DPH	48
Pragmatic yield:	40

Strategic Housing Land Availability Assessment

Tamworth Borough Council

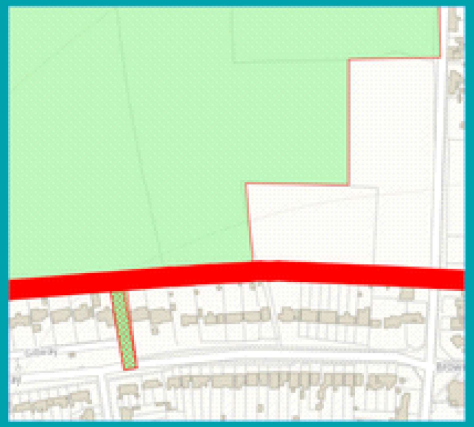
SHLAA Ref: 18/005

Site Name: Land North of Gillway Lane **Ward** Spital

Address: **Postcode:**

Site description: Very large plot the majority of which is in Lichfield District with the access track in Tamworth.

Categorisation: Developable



Site siz 12.4242

Net. Dev. Area 7.45

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 59

Suitability summary:

Agricultural land with no existing access, the site is in a less sustainable location being over 400m from public transport networks. Development may affect biodiversity on site.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Only the access is within Tamworth. For this reason, the site has a pragmatic yield of zero and has been classified as Not Developable.

Potential Yields

Site Des:	Major
Yield at Ward Av	186
Yield at 33 DPH	246
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/006

Site Name: STW Land at Coton Lane **Ward** Mercian

Address: **Postcode:** B79 8NW

Site description: Large plot currently in use as sewage works and caravan storage.

Categorisation: Not Developable



Site siz 17.2283

Net. Dev. Area 10.34

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 48

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 9

Availability summary:

Severn Trent have confirmed they have no intention to develop this site.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Severn Trent have indicated that they have no intention to develop this site.

Potential Yields

Site Des:	Major
Yield at Ward Av	269
Yield at 33 DPH	341
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

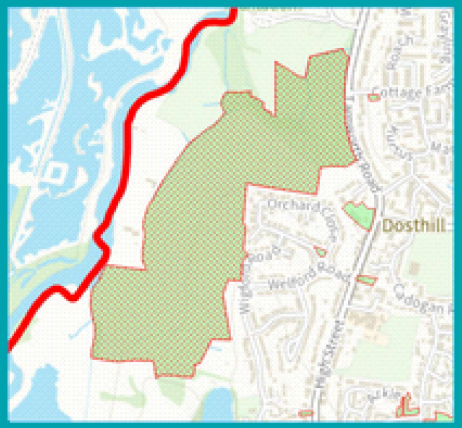
SHLAA Ref: 18/007

Site Name: Land off Tamworth Road/Wigford Road **Ward** Trinity

Address: **Postcode:**

Site description: Large site between Dosthill Park and Dosthill quarry, backing on to the Tame wetlands.

Categorisation: Developable



Site siz	26.82
Net. Dev. Area	16.09
Land Class	Green Belt

Suitability, Availability and Achievability

Total Suitability Score: 47

Suitability summary:

Site is within the current green belt, and overlaps with an area of high quality high value open space.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site could be viable for housing, dependent on the amount of unmet need in Tamworth and the ability of neighbouring authorities to support this and / or the recommendations of the current West Midlands Combined Authoritiy Green Belt Review.

Potential Yields

Site Des:	Major
Yield at Ward Av	611
Yield at 33 DPH	531
Pragmatic yield:	611

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/008

Site Name: Former Community and Justice buildings Spinning School Lane **Ward** Castle

Address: **Postcode:** B79 7BD

Site description: Site of buildings formerly used for civic amenity. Between disused former police station and social club with residential terracing adjacent to the front of the site.

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Site is close to heritage assets.

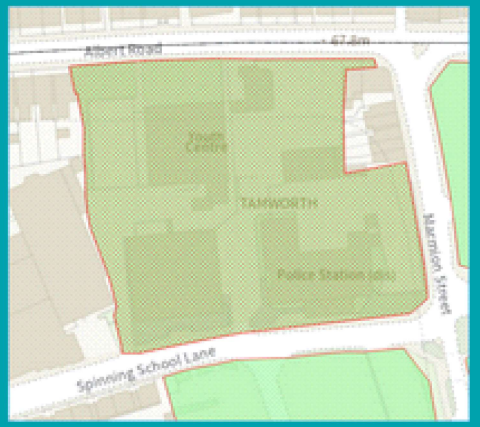
Total Availability Score: 13

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Categorisation: Developable



Site siz	0.953
Net. Dev. Area	0.76
Land Class	Brownfield

Summary Narrative / Comments:

This site forms part of a potential regeneration site as part of the Gungate regeneration corridor. Now combined with 23/184.

Potential Yields

Site Des:	Major
Yield at Ward Av	43
Yield at 33 DPH	25
Pragmatic yield:	50

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/009

Site Name: Millfield House

Lichfield Road

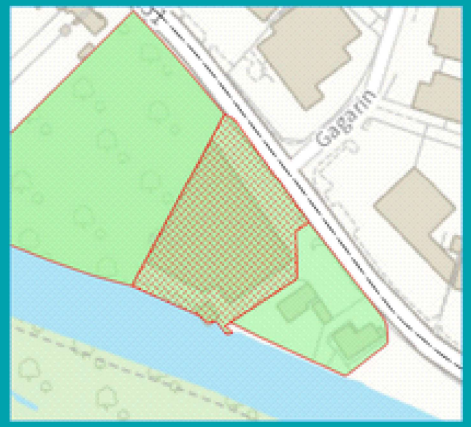
Ward Castle

Address:

Postcode: B79 7SP

Site description: The site comprises a mid-century industrial unit sited with the Anker to the south-west, and greenfield/other industrial uses adjacent. Parking to the front, and hardstanding used for storage containers to the rear.

Categorisation: Developable



Site siz 0.42

Net. Dev. Area 0.34

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No existing access. The site has some existing flood protection.

Total Availability Score: 11

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site could provide a small major development with appropriate mitigations. Currently the access is difficult, but there are other sites adjacent parcels of land that could be combined with this one and make the creation of a suitable residential access easier. Additional flood mitigation might be necessary.

Potential Yields

Site Des:	Major
Yield at Ward Av	19
Yield at 33 DPH	11
Pragmatic yield:	11

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/010

Site Name: Unit 25, Apollo

Lichfield Road Industrial Estate

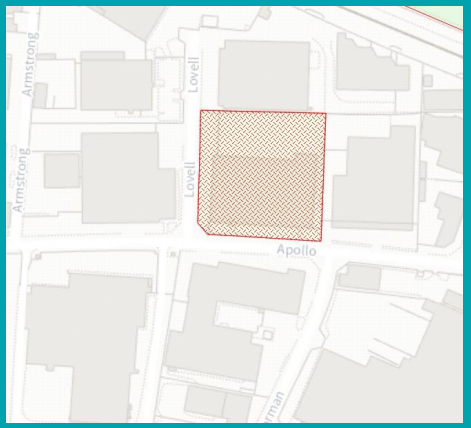
Address:

Ward Mercian

Postcode: B79 7TA

Site description: Single storey industrial unit fronting industrial estate.

Categorisation: Not Developable



Site siz 0.8

Net. Dev. Area 0.64

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. Neighbouring uses present major issues but with the potential to be overcome by significant mitigation.

Total Availability Score: 13

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site would require significant mitigation to create plots suitable for residential development.

Potential Yields

Site Des:	Major
Yield at Ward Av	17
Yield at 33 DPH	21
Pragmatic yield:	17

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/011

Site Name: The Alders and Tame House, Lichfield Road, Tamworth

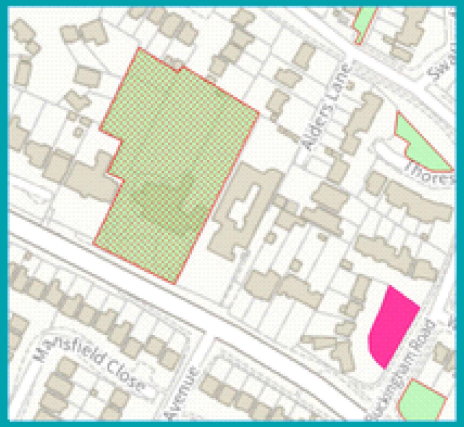
Ward Mercian

Address:

Postcode: B79 7SF

Site description: Large site containing listed buildings. Tame House is mentioned as NHS property on NHS site. The Alders is stated to be a nursery on Historic England site. There is substantial land around the properties.

Categorisation: Developable



Site siz 0.64

Net. Dev. Area 0.51

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 9

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

With the correct flood protection, the listed buildings could be converted sympathetically without risking their listed features, and further development could be senstively managed within the rest of the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	13
Yield at 33 DPH	17
Pragmatic yield:	13

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/012

Site Name: 41 & 43 Ashleigh Drive

Tamworth

Address:

Ward Belgrave

Postcode: B77 2LT

Site description: Site of two adjacent houses with large gardens.

Categorisation: Developable



Site siz 0.195

Net. Dev. Area 0.20

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 13

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The shape of the site suggests at least one of the existing properties would be lost if development took place, reducing the yield as dwellings will have been lost to create new ones.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	6
Pragmatic yield:	5

Strategic Housing Land Availability Assessment

Tamworth Borough Council

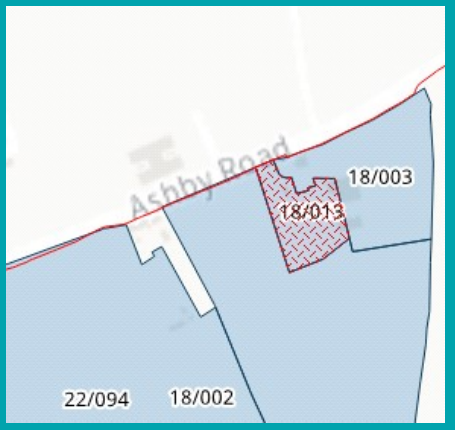
SHLAA Ref: 18/013

Site Name: South of Ashby Road **Ward** Spital

Address: **Postcode:** B77 2LT

Site description: Rural site with barn and farm house. Adjacent to main road and agricultural land.

Categorisation: Deliverable



Site siz	0.77
Net. Dev. Area	0.62
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 13

Availability summary:

The site is being actively promoted by the landowner, or all landowners in the instance of multiple ownership. Sites may be submitted through the Call for Sites process, or have permission granted and/or construction commenced.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site will only be suitable if Highways can agree that further development in this area of Tamworth will not strain highway infrastructure, as suggested by previous studies.

Potential Yields

Site Des:	Major
Yield at Ward Av	15
Yield at 33 DPH	20
Pragmatic yield:	20

Strategic Housing Land Availability Assessment

Tamworth Borough Council

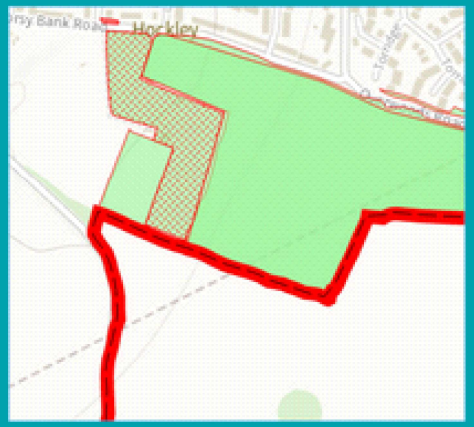
SHLAA Ref: 18/015

Site Name: Land off Gorsy Bank Road **Ward** Wilnecote

Address: **Postcode:** B77 5JD

Site description: Large site currently used for grazing land / equestian uses.

Categorisation: Deliverable



Site siz 2.31

Net. Dev. Area 1.39

Land Class Green Belt

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No issues identified.

Total Availability Score: 13

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This site would work best in conjunction with the adjacent sites, and as such could provide a substantial housing allocation if unmet need in Tamworth could not be met in neighbouring authorities and/or the outcome of the West Midlands Greenbelt Review is favourable towards release of this section of greenbelt.

Potential Yields

Site Des:	Major
Yield at Ward Av	60
Yield at 33 DPH	46
Pragmatic yield:	50

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/017

Site Name: Phoenix Special Purpose Machines **Ward** Spital

Address: **Postcode:** B79 7TA??

Site description: Industrial site in mixed urban area.

Categorisation: Deliverable



Site siz 0.33

Net. Dev. Area 0.33

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 68

Suitability summary:

No issues identified.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

Planning permission (0156/2020) granted for 20 dwellings. Development was completed in 2023.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	11
Pragmatic yield:	20

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/018

Site Name: Arriva Bus Depot

Ward Castle

Address:

Postcode: B79 7DX

Site description: Industrial site, town centre location.

Categorisation: Developable



Site siz 0.39

Net. Dev. Area 0.39

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 11

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site could provide town centre residential development. The development would need to be sensitive to surrounding buildings but could be a taller development and provide a higher yield than average, becoming a small major. The barrier to development is the need for Arriva to have some sort of depot facility.

Potential Yields

Site Des:	Major
Yield at Ward Av	22
Yield at 33 DPH	13
Pragmatic yield:	40

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/019

Site Name: Northern Part of Beauchamp Employment Area **Ward** Belgrave

Address: **Postcode:**

Site description: Industrial estate adjacent to main road.

Categorisation: Developable



Site siz 1.08

Net. Dev. Area 0.86

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

If an access were possible and an intention from the landowner expressed, this site could be suitable for allocation.

Potential Yields

Site Des:	Major
Yield at Ward Av	33
Yield at 33 DPH	29
Pragmatic yield:	29

Strategic Housing Land Availability Assessment

Tamworth Borough Council

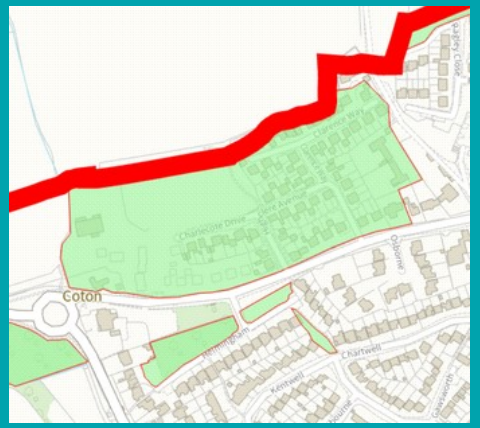
SHLAA Ref: 18/020

Site Name: Coton House Farm, Coton Lane **Ward** Mercian

Address: **Postcode:** B79 7SS

Site description: Mixed residential and agricultural, edge of farm with barn conversion development and agricultural land under construction to become housing.

Categorisation: Developable



Site siz 4.9

Net. Dev. Area 2.94

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 15

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This development is now complete.

Potential Yields

Site Des:	Major
Yield at Ward Av	76
Yield at 33 DPH	97
Pragmatic yield:	141

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref:	**18/023**		
Site Name:	Cotons Van Hire	**Ward**	Castle
	Lichfield Road		
Address:		**Postcode:**	B79 7SP
Site description:	Riverside site backing onto the Anker. Currently has one residential building and one commercial.		

Categorisation: Developable



Site siz	0.22
Net. Dev. Area	0.22
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 59

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 9

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Significant flood mitigation is required.

Potential Yields

Site Des:	Major
Yield at Ward Av	12
Yield at 33 DPH	7
Pragmatic yield:	7

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/024

Site Name: Car Park off Park Farm Road **Ward** Belgrave

Address: **Postcode:**

Site description: Flat site within residential area used for parking.

Categorisation: Not Developable



Site siz 0.3

Net. Dev. Area 0.30

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No issues identified.

Total Availability Score: 6

Availability summary:

The car park and hall are currently leased to a community group.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The community group who have leased this land have engaged with the council, as LPA, to discuss plans for a more substantial community building on this plot. It is unlikely that the land will become available for housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	11
Yield at 33 DPH	10
Pragmatic yield:	10

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/025

Site Name: Former Wilnecote Youth Centre and adjacent former Social Services building Cornerstone House, New Road / Pennymoor Road, Tamworth

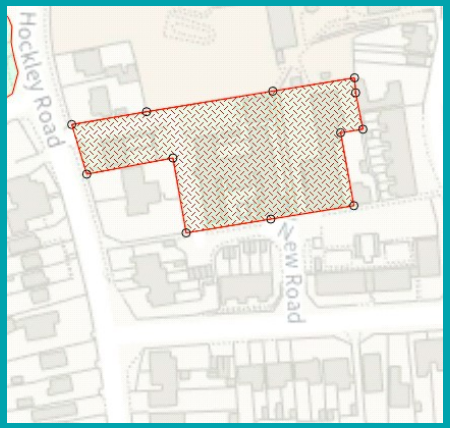
Ward Wilnecote

Address:

Postcode: B77 5DH

Site description: Flat site within residential area, for community use and parking.

Categorisation: Developable



Site siz 0.1661354

Net. Dev. Area 0.17

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No issues identified.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

Planning permission already granted on a larger site to Cornerstone for 16 dwellings (change of use of existing building) and 8 new builds. Only part of this permission has been completed. On the remaining site, a pre-app for conversion to 14 apartments on the existing building was received in 2023 (0603/23), therefore our pragmatic yield is 14. This is the same as using the Cornerstone density figures of 85-126 DPH.

Potential Yields

Site Des:	Major
Yield at Ward Av	7
Yield at 33 DPH	5
Pragmatic yield:	14

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/027

Site Name: Seaton Hire and Land South of Wilnecote Lane **Ward** Belgrave

Address: **Postcode:** B77 2LE

Site description: Flat site set behind residential development.

Categorisation: Developable



Site siz 0.95

Net. Dev. Area 0.76

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 5

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The landowner has not expresssed an intention to develop the site.

Potential Yields

Site Des:	Major
Yield at Ward Av	29
Yield at 33 DPH	25
Pragmatic yield:	25

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/028

Site Name: Treetops Garage Dosthill

Ward Trinity

Address:

Postcode: B77 1LF

Site description: Flat site, industrial use.

Categorisation: Developable



Site siz 0.38

Net. Dev. Area 0.38

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 6

Availability summary:

Unknown. New owner Mr Bal Hundel contact via email 10/12/25.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site was allocated in the previous plan, and the details have not changed. The potential yields indicate it could be a smaller major development.

Potential Yields

Site Des:	Major
Yield at Ward Av	14
Yield at 33 DPH	13
Pragmatic yield:	14

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/029

Site Name: Wilnecote Railway Sidings **Ward** Trinity

Address: **Postcode:** B77 5AL

Site description: Ribbon site comprised screening woodland running between gardens of parallel housing and railway line. Access appears to be via narrow track off Watling Street.

Categorisation: Deliverable



Site siz 0.81

Net. Dev. Area 0.65

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No issues identified.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This brownfield site could provide a major housing development. Whilst a previous allocation was for 51 and a pre-app in 2018 mentioned 30, we feel the ribbon shape of the site would lend itself more comfortably to 21.

Potential Yields

Site Des:	Major
Yield at Ward Av	25
Yield at 33 DPH	21
Pragmatic yield:	21

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/030

Site Name: Land adj. Tame Valley Alloys **Ward** Wilnecote

Address: **Postcode:** B77 5ET

Site description: Industrial site with buildings and paved parking areas sited close to residential development and between amenity greenspace areas.

Categorisation: Developable



Site siz 0.73

Net. Dev. Area 0.58

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No issues identified.

Total Availability Score: 8

Availability summary:

Unknown.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This brownfield site could provide approximately 19-25 dwellings. The barrier to development is landowner intention, with the current business requiring land to relocate to in order to vacate the site.

Potential Yields

Site Des:	Major
Yield at Ward Av	25
Yield at 33 DPH	19
Pragmatic yield:	25

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/031

Site Name: Solway Close **Ward** Mercian

Address: **Postcode:** B79 8EB

Site description: Land to side of Tamworth Rugby Club (Wigginton Lodge).

Categorisation: Not Developable



Site siz 1.03

Net. Dev. Area 0.82

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Records indicate that the site has some evidence of ecological value which could be mitigated, although possible relocation or mitigation would be difficult.

Total Availability Score: 8

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This land sits on the edge of Wigginton Park and could provide approximately 25 dwellings.

Potential Yields

Site Des:	Major
Yield at Ward Av	21
Yield at 33 DPH	27
Pragmatic yield:	16

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/032

Site Name: Land west of Co-op filling station

Ward Castle

Address:

Postcode: B77 5DL

Site description: Semi natural meadow.

Categorisation: Developable



Site siz 0.22

Net. Dev. Area 0.22

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 15

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The development is complete and yielded 11 dwellings.

Potential Yields

Site Des:	Major
Yield at Ward Av	12
Yield at 33 DPH	7
Pragmatic yield:	11

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/033

Site Name: Co-op filling station

Ward Castle

Address:

Postcode: B77 5DL

Site description: Former garage - industrial unit and surfaced forecourt.

Categorisation: Developable



Site siz 0.32

Net. Dev. Area 0.32

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 15

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site is not yet completed.

Potential Yields

Site Des:	Major
Yield at Ward Av	18
Yield at 33 DPH	11
Pragmatic yield:	9

Strategic Housing Land Availability Assessment

Tamworth Borough Council

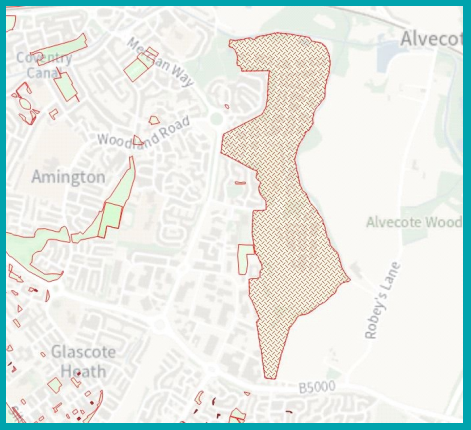
SHLAA Ref: 18/034

Site Name: Golf course SUE **Ward** Amington

Address: **Postcode:**

Site description: Large site on the edge of the borough. Borders residential, agricultural and important biological (and SSSI) sites.

Categorisation: Deliverable



Site siz 59.4

Net. Dev. Area 35.64

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

No issues identified.

Total Availability Score: 15

Availability summary:

Largely built.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The site is expected to yield 1022 dwellings.

Potential Yields

Site Des:	Major
Yield at Ward Av	998
Yield at 33 DPH	1176
Pragmatic yield:	1022

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/035

Site Name: Anker Valley SUE **Ward** Spital

Address: **Postcode:**

Site description: Large site on edge of borough. Partially developed.

Categorisation: Developable



Site siz 26.7

Net. Dev. Area 16.02

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

Records indicate that the site has some evidence of ecological value which could be mitigated, although possible relocation or mitigation would be difficult. Records indicate a significant contamination risk requiring further investigation/mitigation.

Total Availability Score: 15

Availability summary:

Largely built.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

555 dwellings delivered.

Potential Yields

Site Des:	Major
Yield at Ward Av	400
Yield at 33 DPH	529
Pragmatic yield:	555

Strategic Housing Land Availability Assessment

Tamworth Borough Council

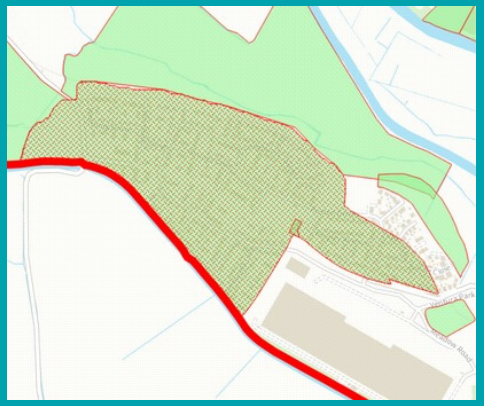
SHLAA Ref: 18/087

Site Name: Dunstall Lane SUE **Ward** Castle

Address: **Postcode:**

Site description: Large site situated on the edge of Tamworth.

Categorisation: Deliverable



Site siz	25.23
Net. Dev. Area	15.14
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No issues identified.

Total Availability Score: 15

Availability summary:

This development completed in Autumn 2025.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The anticipated total yield is 800.

Potential Yields

Site Des:	Major
Yield at Ward Av	848
Yield at 33 DPH	500
Pragmatic yield:	800

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 18/088

Site Name: Former Railway Inn, Watling Street

Ward Wilnecote

Address: Watling Street

Postcode: B77 5AL

Site description: Flat demolition site of former inn, semi re-wilded with ruderal vegetation, 2 houses adjacent.

Categorisation: Deliverable



Site siz	0.16613547
Net. Dev. Area	0.17
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

No issues identified.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

Planning permission (0334/2022) granted in 2024 for a mixed use development containing 3 retail units and 4 apartments.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	5
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

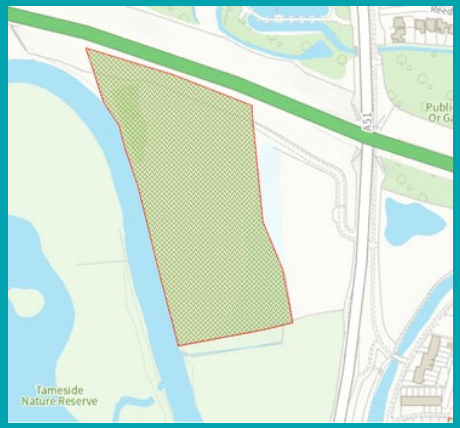
SHLAA Ref: 20/089

Site Name: Land off Peelers Way, Kettlebrook **Ward** Castle

Address: **Postcode:**

Site description: Natural site, adjoining the river Tame between the A5 and Peeler's Way.

Categorisation: Developable



Site siz	3.153
Net. Dev. Area	1.89
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Up to 50% of the site is located within Flood Zone 3/over 50% of the site falls within Flood Zone 2. The site also overlaps with Tameside LNR, a semi-natural space.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Mitigation would be required to overcome flood risks. The site overlaps with an area of high quality and high value open space. With mitigations for these issues, the site could deliver a significant number of dwellings.

Potential Yields

Site Des:	Major
Yield at Ward Av	106
Yield at 33 DPH	62
Pragmatic yield:	53

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 20/090

Site Name: Land at Gorsy Bank Road **Ward** Wilnecote

Address: **Postcode:**

Site description: Large site split into two close but not adjoining parcels. Bloor homes have an option on the larger parcel (22_093) The land is agricultural at present.

Categorisation: Developable



Site siz	11.36
Net. Dev. Area	6.82
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site is located within the boundaries of the West Midlands Green Belt.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site may be suitable for allocation, depending on whether unmet need can be made in neighbouring authorities and/or the outcome of the West Midlands Green Belt Review study. Bloor homes now have a masterplan for this site, plus the adjacent site 18/015, with a total yield of 245 units across the 3 parcels. NEW INFO - June 26 - 245 dwellings planned across the 3 parcels. 35 DPH. Discounted as duplicate with 20/090.

Potential Yields

Site Des:	Major
Yield at Ward Av	293
Yield at 33 DPH	225
Pragmatic yield:	169

Strategic Housing Land Availability Assessment

Tamworth Borough Council

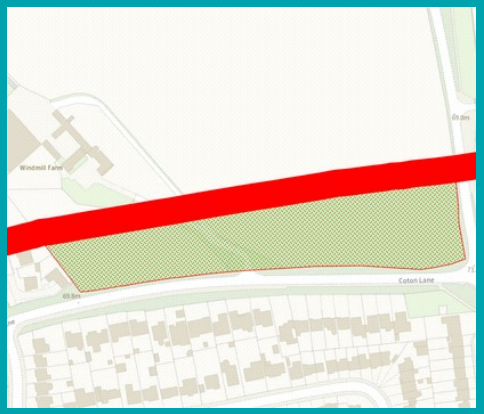
SHLAA Ref: 22/091

Site Name: Land fronting Windmill Farm, Coton Lane **Ward** Mercian

Address: **Postcode:**

Site description: Semi natural/ agricultural land fronting Coton Lane.

Categorisation: Developable



Site siz 1.66

Net. Dev. Area 1.33

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site is suitable for residential development and is being actively considered for allocation. 43 of the total dwellings this application might deliver are within Tamworth, with the remainder sitting within Lichfield's boundary.

Potential Yields

Site Des:	Major
Yield at Ward Av	35
Yield at 33 DPH	44
Pragmatic yield:	43

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 22/092

Site Name: Land at the rear of 76 Ashby Road **Ward** Spital

Address: **Postcode:**

Site description: Residential development with extensive garden.

Categorisation: Deliverable



Site siz 0.28

Net. Dev. Area 0.28

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 63

Suitability summary:

No issues identified.

Total Availability Score: 13

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

Pre-apps on the site were for 2 bungalows or 1 house within the garden.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	9
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

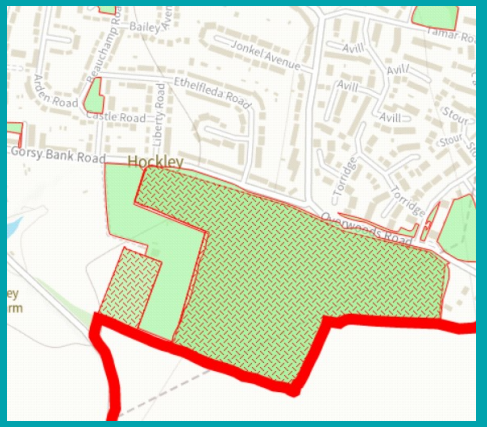
SHLAA Ref: 22/093

Site Name: Land South of Overwoods Road **Ward** Wilnecote

Address: **Postcode:**

Site description: Currently agricultural land opposite residential development and backing onto further agricultural land.

Categorisation: Developable



Site siz 10.75

Net. Dev. Area 6.45

Land Class Green Belt

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site is located within the boundaries of the West Midlands Green Belt. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site is suitable for development, depending on the recommendations of the West Midlands Combined Authority Greenbelt Review it might be considered for allocation. Bloor Homes submission stated: 170 dwellings based on an estimated net developable area of 4.57ha and a density of 37dph, 210 if overhead powerlines were diverted. NEW INFO - June 26 - 245 dwellings planned across the 3 parcels. 35 DPH. Discounted as duplicate with 20/090.

Potential Yields

Site Des:	Major
Yield at Ward Av	277
Yield at 33 DPH	213
Pragmatic yield:	181

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 22/094

Site Name: Land South of Ashby Road **Ward** Spital

Address: **Postcode:**

Site description: Currently agricultural land to the south is more agricultural land, to the north west residential development and to the west residential development.

Categorisation: Developable



Site siz 11.1

Net. Dev. Area 6.66

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Planning application 0018/2025 relates to this site and is asking for outline permission for an access to a development of up to 200 dwellings, community facility, café, public house, open space and SUDS. This will be a test of the Highways position on this site, which lies to the north of Tamworth where previous studies have indicated the road infrastructure is not sufficient for this level of development nor can it be mitigated economically.

Potential Yields

Site Des:	Major
Yield at Ward Av	166
Yield at 33 DPH	220
Pragmatic yield:	200

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 22/095

Site Name: Land North of Moor Lane **Ward** Amington

Address: **Postcode:**

Site description: Flat site bounded by agricultural land and opposite residential development to the south. Borders Anker Valley playing fields to the west.

Categorisation: Developable



Site siz 2.5

Net. Dev. Area 1.50

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

The site requires significant works to create a suitable access. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land. The north western quarter of the site falls within both flood zones 2 and 3.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The developer is aiming to deliver 64 dwellings.

Potential Yields

Site Des:	Major
Yield at Ward Av	42
Yield at 33 DPH	50
Pragmatic yield:	61

Strategic Housing Land Availability Assessment

Tamworth Borough Council

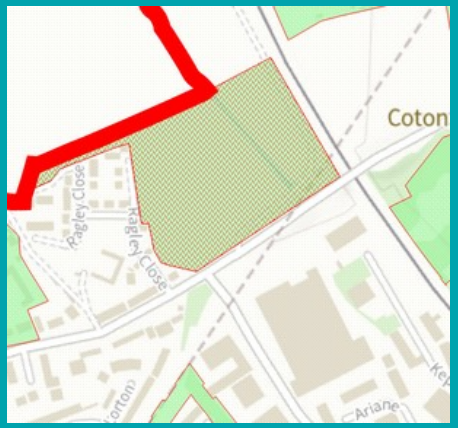
SHLAA Ref: 22/096

Site Name: Land at Coton Lane **Ward** Mercian

Address: **Postcode:**

Site description: Flat semi-natural site in semi-rural setting with edge-of-town residential development to south and west.

Categorisation: Developable



Site siz 4.1

Net. Dev. Area 2.46

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 59

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This major site, if able to put suitable flood defences in place, could be suitable for allocation. Maple Vale have suggested they are working with a maximum number of 90 dwellings for this site.

Potential Yields

Site Des:	Major
Yield at Ward Av	64
Yield at 33 DPH	81
Pragmatic yield:	90

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/097

Site Name: Allotment Lakenheath **Ward** Spital

Address: **Postcode:**

Site description: Allotment site bounded on 4 sides by residential development.

Categorisation: Not Developable



Site siz	0.78
Net. Dev. Area	0.62
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Site overlaps with an area of high quality high value open space.

Total Availability Score: 4

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit, including a deficit of allotment space. There is no intention from the council to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	16
Yield at 33 DPH	21
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

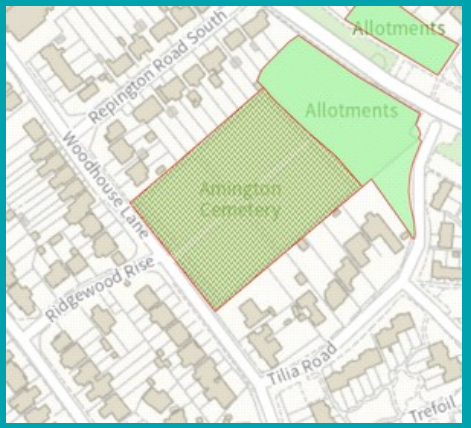
SHLAA Ref: 23/098

Site Name: Amington Cemetery **Ward** Amington

Address: **Postcode:**

Site description: Regular shaped site fronting the road bounded by residential development on two sides and allotments on the fourth.

Categorisation: Not Developable



Site siz	0.84
Net. Dev. Area	0.67
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site comprises a Nationally or Locally Listed Building, whereby their volume or siting has the potential to impact upon development potential. Records indicate that the site may have issues related to ground conditions and/or coal mining.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	19
Yield at 33 DPH	22
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/099

Site Name: Amington Allotments 1 **Ward** Amington

Address: **Postcode:**

Site description: Site backing on to Amington cemetery.

Categorisation: Not Developable



Site siz	0.45
Net. Dev. Area	0.36
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Records indicate that the site has potentially significant issues related to current ground conditions and/or coal mining risk requiring investigation. Any identified issues would require major remediation works before being developed.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	12
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/100

Site Name: Amington Footpath **Ward** Glascote

Address: **Postcode:**

Site description: Amenity open space largely laid to grass with some trees, bounded by foothpaths running between residential housing with pedestrian only access, and on the east side, two schools, a covered reservoir, a church and amenity parking space.

Categorisation: Not Developable



Site siz 4

Net. Dev. Area 2.40

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

Records indicate that the site has potentially significant issues related to current ground conditions and/or coal mining risk requiring investigation. Any identified issues would require major remediation works before being developed.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	50
Yield at 33 DPH	79
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/101

Site Name: Amington Recreation ground **Ward** Amington

Address: **Postcode:**

Site description: Flat site, mostly laid to grass and providing amenity greenspace, surrounded on 4 sides by residential development.

Categorisation: Not Developable



Site siz 1.02

Net. Dev. Area 0.82

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Overlaps with a site of high quality high value open space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	23
Yield at 33 DPH	27
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/102

Site Name: Amington footpath west of woodland road **Ward** Glascote

Address: **Postcode:**

Site description: Sloping site set alongside the B500 and Woodland Road. Mostly laid to grass with landscaping and trees. Bordered by hedgerow.

Categorisation: Not Developable



Site siz	4.48
Net. Dev. Area	2.69
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

Significant works are required to create a suitable access. The topography and/or shape of the site requires major works to mitigate significant constraints residential development The site lies within the high risk zone for ground conditions.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	56
Yield at 33 DPH	89
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/103

Site Name: Anker Valley Playing fields **Ward** Amington

Address: **Postcode:**

Site description: Large amenity greenspace site used for recreation, within the southern portion of the floodplain to the north of the borough. Adjacent to a caravan park and opposite railway line.

Categorisation: Not Developable



Site siz	14.2
Net. Dev. Area	8.52
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. It is officially classed as agricultural land (Grade 1, Grade 2 or Grade 3a). Over 50% of the site falls within Flood Zone 3, with no flood protection present.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	239
Yield at 33 DPH	281
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/104

Site Name: Broadlee Open Space **Ward** Stonydelph

Address: **Postcode:**

Site description: Semi natural amenity greenspace surrounded by residential development with the borough border / M42 to the east.

Categorisation: Not Developable



Site siz 1.08

Net. Dev. Area 0.86

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No issues identified. The site overlaps an area of low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	36
Yield at 33 DPH	29
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/105

Site Name: Buckingham Rd Playing Fields **Ward** Mercian

Address: **Postcode:**

Site description: Flat semi natural amenity greenspace laid to grass with shrubs, trees, hedgerow.

Categorisation: Not Developable



Site siz 2.6

Net. Dev. Area 1.56

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 59

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	41
Yield at 33 DPH	51
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/106

Site Name: Garages off Sheepcote Lane **Ward** Amington

Address: **Postcode:**

Site description: Slightly sloping, enclosed site off Sheepcote lane behind residential development.

Categorisation: Developable



Site siz	0.09
Net. Dev. Area	0.09
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be difficult for identified constraints to be overcome through mitigation and/or relocation.

Total Availability Score: 9

Availability summary:

There is an expression of interest in development of the site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expressions of interest in developing the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

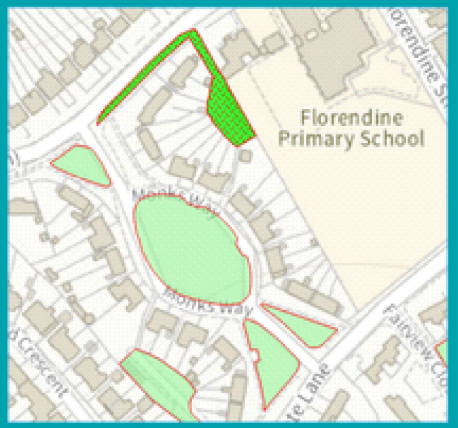
SHLAA Ref: 23/107

Site Name: Garages off Tamworth Rd Amington **Ward** Amington

Address: **Postcode:**

Site description: Small site made up of narrow grass verge fronting residential development and garaging to the rear.

Categorisation: Developable



Site siz 0.08

Net. Dev. Area 0.08

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be difficult for identified constraints to be overcome through mitigation and/or relocation.

Total Availability Score: 9

Availability summary:

There is an expression of interest from the landowner in development.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/108

Site Name: Grass verge off Sheepcote Lane 1 **Ward** Amington

Address: **Postcode:**

Site description: Small grass verge site fronting residential development.

Categorisation: Not Developable



Site siz	0.06
Net. Dev. Area	0.06
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Natural and/or man-made constraints, difficult to mitigate, are identified within the site boundary.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/109

Site Name: Grass verge off Sheepcote Lane 2 **Ward** Amington

Address: **Postcode:**

Site description: Small grass verge site fronting residential development.

Categorisation: Not Developable



Site siz 0.03

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Natural and/or man-made constraints, difficult to mitigate, are identified within the site boundary.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/112

Site Name: Grass verge off Tamworth Road Amington 1 **Ward** Amington

Address: **Postcode:**

Site description: Small glass verge site fronting residential development.

Categorisation: Not Developable



Site siz 0.039

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/115

Site Name: Hawthorne Avenue **Ward** Spital

Address: **Postcode:**

Site description: Amenity open space largely laid to grass with tree planting (mature).

Categorisation: Not Developable



Site siz 0.61

Net. Dev. Area 0.49

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Site overlaps with amenity space of low quality but high value.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	12
Yield at 33 DPH	16
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/116

Site Name: Kensington Drive **Ward** Spital

Address: **Postcode:**

Site description: Amenity open space.

Categorisation: Not Developable



Site siz 0.77

Net. Dev. Area 0.62

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Site overlaps with an area of high quality and high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	15
Yield at 33 DPH	20
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/117

Site Name: Lothersdale play area and open space

Ward Stonydelph

Address:

Postcode:

Site description: Amenity open space.

Categorisation: Not Developable



Site siz 1.29

Net. Dev. Area 1.03

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Site overlaps with an area of low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	43
Yield at 33 DPH	34
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/118

Site Name: Open Space at Durlston Close

Ward Amington

Address:

Postcode:

Site description: Amenity open space.

Categorisation: Not Developable



Site siz 1.8

Net. Dev. Area 1.44

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Site overlaps with an area of high quality and high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	40
Yield at 33 DPH	48
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/119

Site Name: Open space at Monk's Way **Ward** Amington

Address: **Postcode:**

Site description: Amenity open space - central, ellipse shaped area within a road, with residential development surrounding.

Categorisation: Not Developable



Site siz	0.25
Net. Dev. Area	0.25
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Site overlaps with an area of low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/120

Site Name: Open Space Goldsmith Place **Ward** Mercian

Address: **Postcode:**

Site description: Amenity open space laid to grass with some mature trees and paths across.

Categorisation: Not Developable



Site siz	0.82
Net. Dev. Area	0.66
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Site overlaps with high quality and high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	17
Yield at 33 DPH	22
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/121

Site Name: Open Space Henley Close **Ward** Spital

Address: **Postcode:**

Site description: Amenity open space laid to grass with some mature trees and a path part way across. Backs onto railway line.

Categorisation: Not Developable



Site siz 1.2

Net. Dev. Area 0.96

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Site overlaps with low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	24
Yield at 33 DPH	32
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/122

Site Name: Open space South of Brindley Drive **Ward** Amington

Address: **Postcode:**

Site description: Semi natural scrubland between Brindley Drive and residential housing behind.

Categorisation: Not Developable



Site siz 1.8

Net. Dev. Area 1.44

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 48

Suitability summary:

Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. Identified constraints cannot be feasibly overcome through mitigation and/or relocation. Over 50% of the sit

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	40
Yield at 33 DPH	48
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/123

Site Name: Open space South of Mellwaters **Ward** Stonydelph

Address: **Postcode:**

Site description: Semi natural wooded/scrubland between Mellwaters, Lowforce, and Mqlham Road. Cycle path runs alongside. Historical mapping indicates this may be ancient hedgerow.

Categorisation: Not Developable



Site siz	0.22
Net. Dev. Area	0.22
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	9
Yield at 33 DPH	7
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/124

Site Name: Play area Lakenheath **Ward** Spital

Address: **Postcode:**

Site description: Open space play area bounded by trees on one side. Laid mostly to grass, with cycle stands and a small area of play equipment (under 10s).

Categorisation: Not Developable



Site siz	0.25
Net. Dev. Area	0.25
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Site over laps with an area of low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/125

Site Name: RENE Road playing fields **Ward** Bolehall

Address: **Postcode:**

Site description: Open space marked with football pitches and giving pedestrian access to railway bridge.

Categorisation: Not Developable



Site siz	3.9
Net. Dev. Area	2.34
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	47
Yield at 33 DPH	77
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/126

Site Name: Stonydelph football pitches **Ward** Stonydelph

Address: **Postcode:**

Site description: Open space laid to grass tree-lined pedestrian access /cycleway middle of site is shown as a lane back to 1890.

Categorisation: Not Developable



Site siz	4.09
Net. Dev. Area	2.45
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Site overlaps an amenity space of high quality and high value

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	103
Yield at 33 DPH	81
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/130

Site Name: Wigginton Park **Ward** Mercian

Address: **Postcode:**

Site description: Large mature park for public use. Situated on historic parkland attached to Wigginton Lodge (now used as rugby club).

Categorisation: Not Developable



Site siz	21.6
Net. Dev. Area	12.96
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development. Records indicate that the site has some evidence of ecological value which could be mitigated

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	337
Yield at 33 DPH	428
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

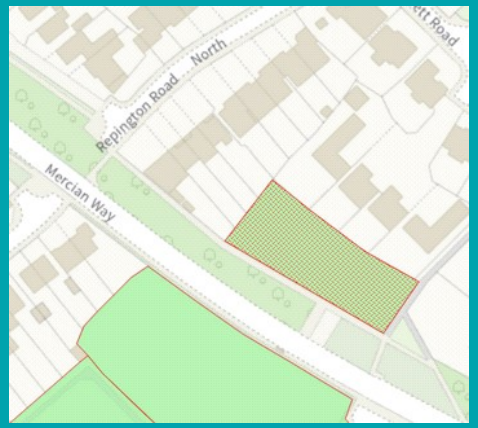
SHLAA Ref: 23/131

Site Name: Amington Allotments 2 **Ward** Amington

Address: **Postcode:**

Site description: Allotment site.

Categorisation: Not Developable



Site siz 0.13

Net. Dev. Area 0.13

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Protected trees, whose positioning / volume are likely to pose significant suitability issues, are located within the site boundary.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 3

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/132

Site Name: Land off Lichfield Road **Ward** Castle

Address: **Postcode:**

Site description: Wooded site on the edge of agricultural land to the western edge of the borough. Opposite The Fox roundabout with relatively new residential development to the east. The site has a stream to the southern boundary, and ditching / a spring shown on maps.

Categorisation: Not Developable



Site siz	0.66
Net. Dev. Area	0.53
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 49

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The land is officially classed as grade 1, 2 or 3a agricultural land, though really forms amenity to nearby houses, which could be impacted by development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	30
Yield at 33 DPH	17
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/133

Site Name: Land off Helmingham 1 **Ward** Mercian

Address: **Postcode:**

Site description: Grassed site with some mature trees offering a visual and sound barrier to nearby residential dwellings from Coton Lane/The Fox. A ditch runs through the site SW-NE.

Categorisation: Not Developable



Site siz	0.3
Net. Dev. Area	0.30
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	10
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/134

Site Name: Land off Helmingham 2 **Ward** Mercian

Address: **Postcode:**

Site description: Grassed site edged with hedging offering visual and sound barrier to nearby residential dwellings from Coton lane / The Fox.

Categorisation: Not Developable



Site siz	0.08
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

.Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/135

Site Name: Land between Helmingham and Kentwell

Ward Mercian

Address:

Postcode:

Site description: Grass verge to footpath between Helmingham and Kentwell.

Categorisation: Not Developable



Site siz 0.048

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/136

Site Name: Land off Chartwell **Ward** Mercian

Address: **Postcode:**

Site description: Strip of land cleared to create pylon clearance with cycle path below. Flat, laid to grass. Some trees well clear of the pylon path. Historical mapping shows the pylons were sited prior to current development.

Categorisation: Not Developable



Site siz	0.75
Net. Dev. Area	0.60
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It w

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	16
Yield at 33 DPH	20
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/137

Site Name: Land off Browsholme **Ward** Mercian

Address: **Postcode:**

Site description: Empty plot between two dwellings, laid to grass. Mounding with tree/shrub planting atop.

Categorisation: Not Developable



Site siz	0.078
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The land is classed as Grade 2 agricultural land, although there is development surrounding.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/138

Site Name: Land off Lichfield Road **Ward** Mercian

Address: **Postcode:**

Site description: Empty plot between dwellings and a footpath (jitty) to street behind. Laid to grass. Mounding with tree/shrub planting atop.

Categorisation: Not Developable



Site siz	0.03
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land, although there is development surrounding.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. The yield from this small site would be very low. Due to issues with access and the shape of the site, development is not realistic. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/139

Site Name: Land off Newstead **Ward** Mercian

Address: **Postcode:**

Site description: Empty plot at end of row within a close. Slightly mounded laid to grass with two established but not mature trees.

Categorisation: Not Developable



Site siz	0.066
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land, although there is development surrounding.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/140

Site Name: Land adjacent to Thoresby **Ward** Mercian

Address: **Postcode:**

Site description: Undeveloped strip of land to the side of the road into the close.

Categorisation: Not Developable



Site siz 0.034

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land, although there is development surrounding.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/141

Site Name: Land off Buckingham Road **Ward** Mercian

Address: **Postcode:**

Site description: Undeveloped strip of land fronting Lichfield road. Wall on 2 sides. Residential development behind.

Categorisation: Not Developable



Site siz	0.0465
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land, although there is development surrounding.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

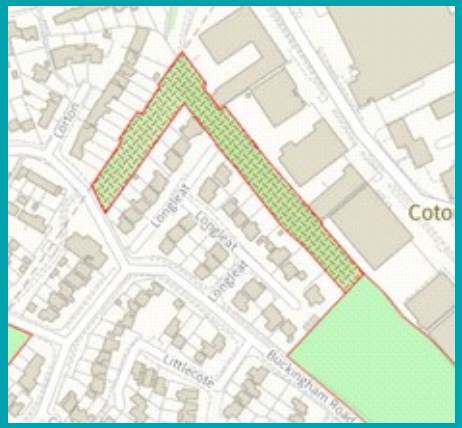
SHLAA Ref: 23/143

Site Name: Land off Chartwell and Longleat **Ward** Mercian

Address: **Postcode:**

Site description: Long, thin L shaped verge / strip of land bordering residential development. One side of the L is cleared to create a pylon clearance path with cycle path below and trees to the side of the path, and is designated open space. The other part lies between t

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. If the site were split and the part under the pylons removed

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Site siz	0.64
Net. Dev. Area	0.51
Land Class	Greenfield

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space. This land forms a tree buffer between industrial and residential use and as such is not suitable for residential development. The other part of the land forms a pylon clearance path and cycle way. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	13
Yield at 33 DPH	17
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/144

Site Name: Land adjacent to Fontenaye Road **Ward** Mercian

Address: **Postcode:**

Site description: Mid-sized, irregular shaped site fitted between the old railway signal box (historical mapping) and Fontenaye road. The site is grassed with trees and has a steep embankment down to the railway line at one side at the Coton Lane end, which is less steep b

Categorisation: Not Developable



Site siz 1.13

Net. Dev. Area 0.90

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site overlaps with an area of low quality but high value open space. The slope down to the railway line is pronounced.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	24
Yield at 33 DPH	30
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/148

Site Name: Land off Kiplings Rise **Ward** Mercian

Address: **Postcode:**

Site description: Slightly sloping, end-of-row empty plot. Site is laid to grass with three mature trees.

Categorisation: Not Developable



Site siz	0.028
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site is small, with a footpath running through it. The cummulative impact of developing the facing garage site, loss of parking and increased traffic, would need to be considered. Tamworth Borough Council, as landowner, does not intend to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/150

Site Name: Land off Browning Close **Ward** Mercian

Address: **Postcode:**

Site description: Irregular shaped site comprising parking area, garaging, turning space, bordered by grass verge to the west and north and close to local shops. Some access must be left for neighbouring house which has a dropped kerb to parking on the border of the site.

Categorisation: Developable



Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 9

Availability summary:

There is an expression of interest in developing the land from the owner.

Achievability Summary: Viable with mitigation.

Site siz	0.0844
Net. Dev. Area	0.08
Land Class	Brownfield

Summary Narrative / Comments:

The site belongs to Tamworth Borough Council who are open to expressions of interest in developing it for residential housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/151

Site Name: Land off Browning Close 2

Ward Mercian

Address:

Postcode:

Site description: Garaging and turning area.

Categorisation: Deliverable



Site siz	0.0508
Net. Dev. Area	0.05
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

There is an expression of interest in developing the land from the owner.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site belongs to Tamworth Borough Council who are open to expressions of interest in developing it for residential housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/153

Site Name: Land off Bloomfield Way

Ward Mercian

Address:

Postcode:

Site description: Garaging, turning and parking area.

Categorisation: Not Developable



Site siz 0.055

Net. Dev. Area 0.06

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 65

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation

Total Availability Score: 11

Availability summary:

There is an expression of interest in developing the site.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

The site belongs to Tamworth Borough Council who are open to expressions of interest in developing it for residential housing. The access score reflects the concerns of Highways of the effects of the loss of the parking this site currently accomodates, if it were pushed elsewhere in the locality.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/154

Site Name: Redhill Close open space

Ward Mercian

Address:

Postcode:

Site description: Amenity green space with houses/road around.

Categorisation: Not Developable



Site siz 0.0667

Net. Dev. Area 0.07

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 68

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/156

Site Name: Land off Milton Avenue

Ward Mercian

Address:

Postcode:

Site description: Amenity greenspace.

Categorisation: Not Developable



Site siz	0.0399
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner have no intention to develop on open or amenity land.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/157

Site Name: Land adjacent to Milton Avenue **Ward** Mercian

Address: **Postcode:**

Site description: Small, triangular area of Amenity greenspace adjacent to residential flats, laid to grass with hedging and a few trees.

Categorisation: Not Developable



Site siz	0.0343
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site has a potential yield of 1 and would represent a loss of amenity space to the existing residential development. Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/158

Site Name: Land adjacent to Masefield drive 2 **Ward** Mercian

Address: **Postcode:**

Site description: Small, triangular area of amenity greenspace adjacent to residential flats, laid to grass with hedging and a few trees. Includes a tarmac area for parking and driveway access.

Categorisation: Not Developable



Site siz	0.0664
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

No serious issues identified, although development may affect local parking.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The site represents amenity land to neighbouring flats and the shape of the site means the yield is likely to be extremely low. Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/159

Site Name: Land adjacent to Thackeray Drive **Ward** Mercian

Address: **Postcode:**

Site description: Small, irregular shaped corner site laid to grass with trees. Electricity and telephone exchange boxes and lampposts on site.

Categorisation: Not Developable



Site siz	0.0734
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified; there may be an affect on the location of local bin storage / telephony junction boxes from developing the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site is small and represents amenity space to neighbouring development. Tamworth Borough Council as landowner has no intention to develp on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/160

Site Name: Land adjacent to Elizabeth Drive **Ward** Mercian

Address: **Postcode:**

Site description: Grass verge site wrapping around residential terraced housing. Laid to grass with mature trees, access to the houses is via footpath that would need to be retained.

Categorisation: Not Developable



Site siz	0.1404
Net. Dev. Area	0.14
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	5
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/161

Site Name: Land adjacent to Chesterton Way **Ward** Mercian

Address: **Postcode:**

Site description: Amenity grassed area in front of terraced houses- fully laid to grass.

Categorisation: Not Developable



Site siz	0.0397
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. This site would only yield a low number due to its shape.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/162

Site Name: Land adjacent to Dryden Road 1 **Ward** Mercian

Address: **Postcode:**

Site description: Amenity grassed area in front of terraced housing.

Categorisation: Not Developable



Site siz 0.0346

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. The site could only feasibly yield on dwelling, with a loss to resents of amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/164

Site Name: Land adjacent to Chesterton Way 2

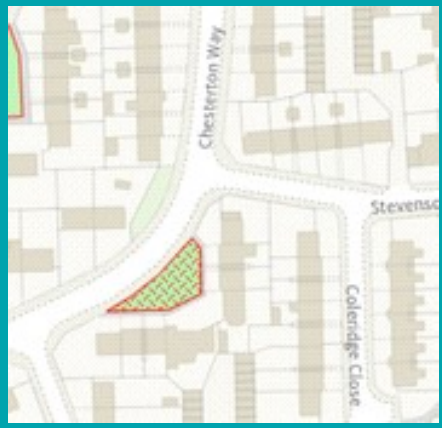
Ward Mercian

Address:

Postcode:

Site description: Amenity grassed area in front of the house.

Categorisation: Not Developable



Site siz 0.0251

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/165

Site Name: Land off Marmion Park **Ward** Spital

Address: **Postcode:**

Site description: Grassed area with mature trees. Regular shaped plot that looks as though it has been intentionally left undeveloped due to trees on site.

Categorisation: Not Developable



Site siz	0.0478
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner have no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/166

Site Name: Land off Stevenson Way **Ward** Mercian

Address: **Postcode:**

Site description: Irregular shaped site laid to grass with mature tree. Turning circle for the street intrudes into site.

Categorisation: Not Developable



Site siz 0.0466

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified. A footpath runs through the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as land owner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/167

Site Name: Land adjacent to Old School Walk **Ward** Spital

Address: **Postcode:**

Site description: Banked site laid to grass and edged with mature planting.

Categorisation: Not Developable



Site siz 0.482

Net. Dev. Area 0.39

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Topography presents minor issues. The site overlaps with an identified area of open space of low quality and low value.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/168

Site Name: Land off Marmion Park 2 **Ward** Spital

Address: **Postcode:**

Site description: Sloped site laid to grass with footpath through and trees on site.

Categorisation: Not Developable



Site siz 0.056

Net. Dev. Area 0.06

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. The site has the potential to yield a low number of dwellings.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/169

Site Name: Land off Marmion Park 3 **Ward** Spital

Address: **Postcode:**

Site description: Small, irregular site forming turning circle /parking for neighbouring residential development. Laid to grass. Slopes up at the rear toward adjacent dwelling.

Categorisation: Not Developable



Site siz	0.033
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/170

Site Name: Land off St Ives Close **Ward** Spital

Address: **Postcode:**

Site description: Small plot laid to grass and heavily shrubbed / wooded with a footpath running through.

Categorisation: Not Developable



Site siz	0.0804
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 68

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/172

Site Name: Land off Comberford Road **Ward** Mercian

Address: **Postcode:**

Site description: Small corner plot on two levels and housing a phone mast.

Categorisation: Not Developable



Site siz 0.1075

Net. Dev. Area 0.11

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The topography and/or shape of the site presents minor constraints for residential development, with minor works required to mitigate such issues. There is no suitable access, but it would be relatively straightforward to make one.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner does not intend to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	4
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/173

Site Name: Land off Comberford Road 2 **Ward** Mercian

Address: **Postcode:**

Site description: Corner plot on Comberford/Thackery backing onto The Riftswood pub/restaurant.

Categorisation: Not Developable



Site siz	0.0852
Net. Dev. Area	0.09
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council does not intend to develop on open or amenity space based on the recommendations of the open space report supplied by Knight Kavanagh and Page in April 2023.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/174

Site Name: Holly Close green **Ward** Spital

Address: **Postcode:**

Site description: Roundabout site in the middle of a close of terraced and residential houses largely laid to grass with mature trees on site.

Categorisation: Not Developable



Site siz 0.0777

Net. Dev. Area 0.08

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity green space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/175

Site Name: Land adjacent to Queensway **Ward** Spital

Address: **Postcode:**

Site description: Grassed area providing amenity greenspace and some parking to residential development in the area. Laid to grass with some trees on site.

Categorisation: Not Developable



Site siz	0.1567
Net. Dev. Area	0.16
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	5
Pragmatic yield:	5

Strategic Housing Land Availability Assessment

Tamworth Borough Council

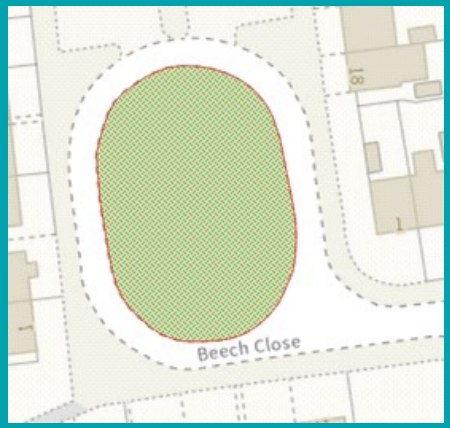
SHLAA Ref: 23/176

Site Name: Beech Close Green **Ward** Spital

Address: **Postcode:**

Site description: Grassed area providing amenity greenspace. Mature trees to site.

Categorisation: Not Developable



Site siz	0.0849
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Officially, the site is predominantly classified as either Grade 3b or Grade 4 agricultural land, though there is development in the area.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space. Additionally, the site offers low yields and would affect neighbouring residential properties negatively.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/177

Site Name: Land adjacent to Beech Road

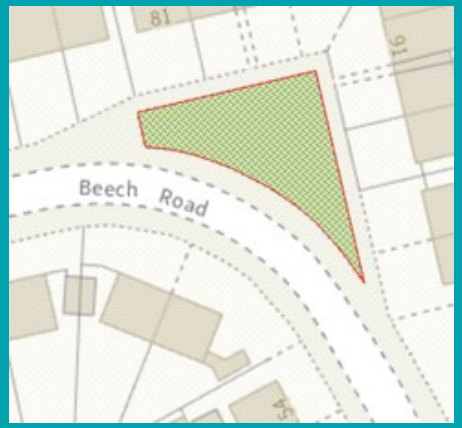
Ward Spital

Address:

Postcode:

Site description: Triangular grass verge in residential area.

Categorisation: Not Developable



Site siz	0.0254
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified. Site is close to neighbouring properties and could affect them negatively.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space. Additionally, the site offers low yields and would affect neighbouring residential properties negatively. For this reason, we are categorising this site as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

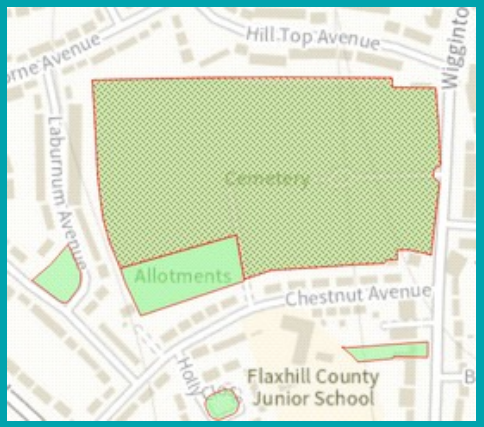
SHLAA Ref: 23/179

Site Name: Wigginton Road Cemetery **Ward** Spital

Address: **Postcode:**

Site description: Large, flat site currently in use as a cemetery.

Categorisation: Not Developable



Site siz 6.6253

Net. Dev. Area 3.98

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

The site is classified as high quality and high value open space.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	99
Yield at 33 DPH	131
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/180

Site Name: Chestnut Avenue Allotments **Ward** Spital

Address: **Postcode:**

Site description: Site adjacent to Wigginton cemetery behind residential development and accessed from Chestnut road.

Categorisation: Not Developable



Site siz	0.5829
Net. Dev. Area	0.47
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site is classified as high quality and high value open space. The site may be reserved for cemetery overflow in future.

Total Availability Score: 6

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	12
Yield at 33 DPH	15
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/181

Site Name: Allotments off Lichfield Road **Ward** Castle

Address: **Postcode:**

Site description: Allotment site - slightly sloping to one side.

Categorisation: Not Developable



Site siz 1.6497

Net. Dev. Area 1.32

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site overlaps with an area of high quality and high value allotment land.

Total Availability Score: 6

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	74
Yield at 33 DPH	44
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/182

Site Name: Moor Street Recreation Ground **Ward** Mercian

Address: **Postcode:**

Site description: Amenity greenspace - mostly grassed with trees to borders. Football goals on site.

Categorisation: Not Developable



Site siz	1.516
Net. Dev. Area	1.21
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	32
Yield at 33 DPH	40
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/183

Site Name: Lud Lane allotments **Ward** Mercian

Address: **Postcode:**

Site description: Allotment site - triangular - with industrial unit to west, residential development backing onto site to the north, and facing the road / residential development (Lud Lane) to the south.

Categorisation: Not Developable



Site siz	0.5578
Net. Dev. Area	0.45
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified. The land sits slightly lower than surrounding land and may be a flood plain protecting neighbouring developments.

Total Availability Score: 6

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	12
Yield at 33 DPH	15
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

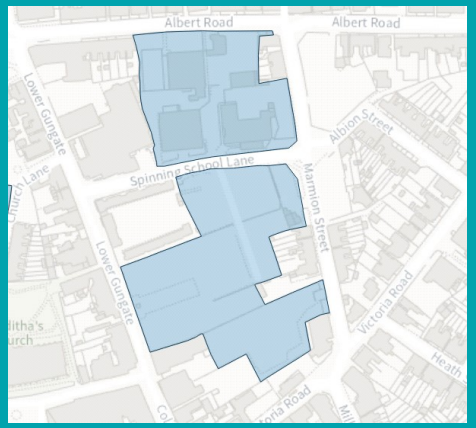
SHLAA Ref: 23/184

Site Name: Gungate North And South **Ward** Castle

Address: **Postcode:**

Site description: Currently a large town centre car park site, plus former police station and other civic amenities.

Categorisation: Deliverable



Site siz 2.4044

Net. Dev. Area 1.44

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Records indicate that the site has possible issues related to current ground conditions and/or coal mining risk. There are protected trees just beyond the site boundary.

Total Availability Score: 13

Availability summary:

The site is available and actively being promoted by the owner.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. The site forms part of the Gungate Regeneration project and is being considered for mixed uses. The site is partially occupied at present.

Potential Yields

Site Des:	Major
Yield at Ward Av	81
Yield at 33 DPH	48
Pragmatic yield:	150

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/185

Site Name: Marmion Street Car Park 1 **Ward** Castle

Address: **Postcode:**

Site description: Town centre car park.

Categorisation: Not Developable



Site siz 0.2627

Net. Dev. Area 0.26

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Neighbouring uses present minor issues for residential development. Such issues have the potential to be overcome by low levels of mitigation. (Town Centre traffic and proximity to bars / nightlife).

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner.

Potential Yields

Site Des:	Major
Yield at Ward Av	15
Yield at 33 DPH	9
Pragmatic yield:	9

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/186

Site Name: Marmion Street Car Park 2 **Ward** Castle

Address: **Postcode:**

Site description: Town centre car park.

Categorisation: Not Developable



Site siz 0.0958

Net. Dev. Area 0.10

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Development on the site has the potential to negatively impact a Nationally or Locally significant heritage asset located off-site.

Total Availability Score: 5

Availability summary:

The site may become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/187

Site Name: Land Adjacent to Aldergate

Ward Castle

Address:

Postcode:

Site description: Town centre civic greenspace - former cemetery.

Categorisation: Deliverable



Site siz 0.3959

Net. Dev. Area 0.40

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Access could be improved or created relatively straightforwardly. Neighbouring uses present minor issues for residential development, as the adjacent site is currently a bus depot.

Total Availability Score: 13

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	22
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/188

Site Name: Aldergate Car Park **Ward** Castle

Address: **Postcode:**

Site description: Town centre car park on irregular shaped site.

Categorisation: Not Developable



Site siz 0.1662

Net. Dev. Area 0.17

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Development has the potential to negatively impact a significant off-site heritage asset. Neighbouring uses present minor issues for residential development which could be overcome by low levels of mitigation.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. The site is safeguarded for town centre car parking.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	5
Pragmatic yield:	5

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/189

Site Name: Tamworth FC and associated Land **Ward** Castle

Address: **Postcode:**

Site description: Large site comprising grassed football pitch, enclosure and stands, tarmac parking.

Categorisation: Not Developable



Site siz	2.1974
Net. Dev. Area	1.32
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Minor works to improve access would be relatively straightforward to make. Nearby traffic would need mitigation. Records indicate that the site has possible issues related to ground conditions. The site lies along the urban transport corridor for nature.

Total Availability Score: 0

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The landowner is Tamworth Borough Council and they have no intention to develop this site, which is subject to legal / lease agreements and an important sport and leisure facility.

Potential Yields

Site Des:	Major
Yield at Ward Av	74
Yield at 33 DPH	44
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/190

Site Name: Land off Campion Drive **Ward** Castle

Address: **Postcode:**

Site description: Large site running between A51 Peelers way and streets running off Kettlebrook Road; there is some banking evident on street views between the site and neighbouring residential sites. Sea cadet club house to the south of the site.

Categorisation: Not Developable



Site siz	3.1575
Net. Dev. Area	1.89
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 48

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2. The site overlaps with an area of low quality, high value semi natural space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	106
Yield at 33 DPH	63
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/191

Site Name: Land adjacent to Sutton Avenue

Ward Castle

Address:

Postcode:

Site description: Triangular site between residential housing.

Categorisation: Not Developable



Site siz	0.6412
Net. Dev. Area	0.51
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Minor works to make suitable access. Records indicate that the site has possible issues related to current ground conditions and/or coal mining risk. Any identified issues would require minor remediation works to ensure that the site is suitable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	29
Yield at 33 DPH	17
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/192

Site Name: Land adjacent to Bitterscote Lane **Ward** Castle

Address: **Postcode:**

Site description: Large site currently grassed with hedging and trees - some of the trees follow field margins shown on historical mapping.

Categorisation: Not Developable



Site siz 2.3691

Net. Dev. Area 1.42

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

Existing access requires minor works to ensure it is suitable to support residential development. There are minor considerations around ground conditions, natural or man-made constraints, and potential ecological value.

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	80
Yield at 33 DPH	47
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/193

Site Name: Land adjacent to County Drive **Ward** Castle

Address: **Postcode:**

Site description: Ribbon site running along county drive , grassed, with trees, and some footpaths. Backs onto further housing with residential development opposite set back slightly from county drive.

Categorisation: Not Developable



Site siz 1.0727

Net. Dev. Area 0.86

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

Existing access requires minor works to ensure it is suitable to support residential development or the site has no established access, but it would be relatively straightforward to create one. Records indicate that the site has possible issues related to

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	48
Yield at 33 DPH	28
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/194

Site Name: Land adjacent to Tamworth Road **Ward** Castle

Address: **Postcode:**

Site description: Wooded site forming barrier between residential development and Tamworth Road (A4091).

Categorisation: Not Developable



Site siz	0.3937
Net. Dev. Area	0.39
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Existing access requires minor works to ensure it is suitable to support residential development or the site has no established access, but it would be relatively straightforward to create one. The site falls within either Flood Zone 2 and/or Flood Zone 3.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	22
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/195

Site Name: Land off Peelers Way **Ward** Trinity

Address: **Postcode:**

Site description: Wooded site between mobile home park and Tame Valley LNR.

Categorisation: Not Developable



Site siz	0.4848
Net. Dev. Area	0.39
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Records indicate that the site has some evidence of ecological value which could be mitigated. Possible relocation or mitigation would be difficult. Up to 50% of the

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	15
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

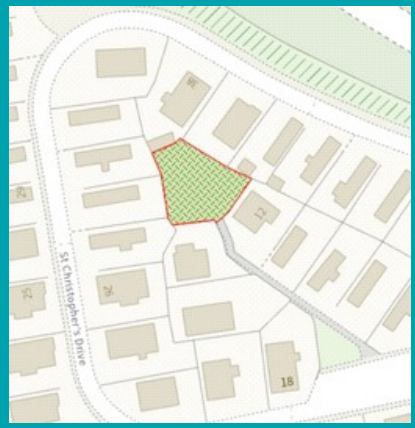
SHLAA Ref: 23/196

Site Name: Land associated with St Christopher's way **Ward** Trinity

Address: **Postcode:**

Site description: Amenity greenspace situated on mobile home park, roughly triangular in size.

Categorisation: Not Developable



Site siz 0.0264

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

There is no intention to develop on amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/197

Site Name: Land adjacent to Park Farm Road **Ward** Belgrave

Address: **Postcode:**

Site description: Grass verge of roughly triangular shape between two main roads - wooded/grassed.

Categorisation: Not Developable



Site siz	0.0571
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site overlaps an area of high-quality but low value amenity.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/198

Site Name: Land adjacent to Park Farm Road 2

Ward Belgrave

Address:

Postcode:

Site description: Roughly triangular site.

Categorisation: Not Developable



Site siz	0.0923
Net. Dev. Area	0.09
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site overlaps an area of high-quality but low value amenity.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/199

Site Name: Land adjacent to Park Farm Road 3 **Ward** Belgrave

Address: **Postcode:**

Site description: Grass verge site backing on to back gardens of adjacent residential properties. Grassed with some trees.

Categorisation: Not Developable



Site siz 0.0553

Net. Dev. Area 0.06

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues with site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

There is no intention from Tamworth Borough Council as the landowner to develop on amenity or open space, including on this site with a low potential yield. The site could be considered windfall if developed for housing during the plan period. The shape of the site means the site isn't reasonably developable. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

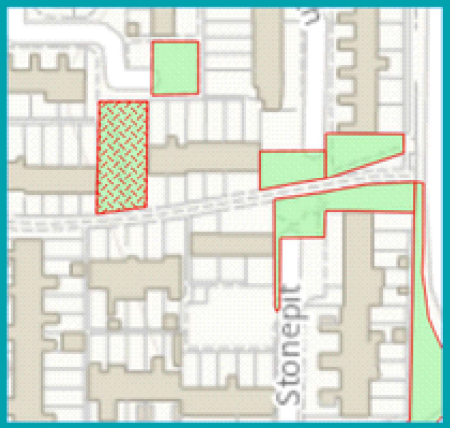
SHLAA Ref: 23/200

Site Name: Land off Broadsmeath **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly rectangular site between parking area in residential close and through to footpath behind.

Categorisation: Not Developable



Site siz 0.0493

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Adjacent parking would need to be reduced to facilitate access to the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Development of this low-yield site has the potential to impact on existing residential uses of the area. There is further no intention from Tamworth Borough Council to develop the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/204

Site Name: Land off Broadsmeath 5 **Ward** Belgrave

Address: **Postcode:**

Site description: Grassed area between Broadsmeath and footpath behind.

Categorisation: Not Developable



Site siz 0.0325

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

No access nor the future prospect of achieving one.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/205

Site Name: Land near Broadsmeath

Ward Belgrave

Address:

Postcode:

Site description: Grassed area to end of terrace and land running between the terrace and the houses behind.

Categorisation: Not Developable



Site siz	0.0332
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The site is not suitable for development, and would likely only yield one dwelling.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/206

Site Name: Land off Stonepit 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Grassed area forming verge between footpaths through subways and parking areas.

Categorisation: Not Developable



Site siz 0.0447

Net. Dev. Area 0.04

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The lack of access is an absolute barrier to development. The possible yield is also very low.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/207

Site Name: Garages off Stonepit

Ward Belgrave

Address:

Postcode:

Site description: Garages site.

Categorisation: Not Developable



Site siz 0.0383

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

Future access cannot be feasibly achieved through mitigation because of the loss of parking to the locality which would be a barrier to highways approval.

Total Availability Score: 9

Availability summary:

The owner is open to expressions of interest in development.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/209

Site Name: Land off Stonepit 4 **Ward** Belgrave

Address: **Postcode:**

Site description: Grass verge site roughly made up of two adjoining triangles - only creates 1 10x10m site.

Categorisation: Not Developable



Site siz	0.0487
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Any access may affect travel of waste bins from neighbouring dwellings.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Overall, the low yield, high need for mitigation strategies, and negative impact of the loss of green space locally mean that Tamworth Borough Council as owner have no intention to develop this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/210

Site Name: Stonepit Car parking area

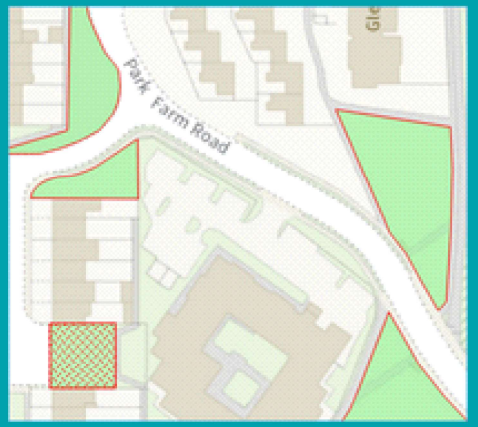
Ward Belgrave

Address:

Postcode:

Site description: Car parking area.

Categorisation: Not Developable



Site siz 0.0314

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Heating vents from tightly adjacent dwellings expel onto site.

Total Availability Score: 10

Availability summary:

The is no intention from the landowner to develp this site at present.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Whilst the site could be developed, there are several issues affecting viability, yields are low, and the landowner has no intention to develop at present.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/211

Site Name: Land adjacent to Greenhill Close **Ward** Trinity

Address: **Postcode:**

Site description: Roughly triangular grass verge with tree planting to corner of road / roundabout.

Categorisation: Not Developable



Site siz	0.0488
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/212

Site Name: Land off Lochsong Close **Ward** Trinity

Address: **Postcode:**

Site description: Ribbon site wrapping around / between residential development. Largely laid to grass, some trees on site, larger open (wooded) area to north of site.

Categorisation: Not Developable



Site siz	0.758
Net. Dev. Area	0.61
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Records indicate that the site has a possible contamination risk and/or contamination-related issues, which would require minor remediation works to ensure that the site is suitable for residential use. Overlaps area of low quality/value open space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	23
Yield at 33 DPH	20
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/213

Site Name: Land off Rosebery Road **Ward** Trinity

Address: **Postcode:**

Site description: Open space wrapped around residential development.

Categorisation: Not Developable



Site siz 0.3061

Net. Dev. Area 0.31

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

No serious issues with site, but site does overlap with high quality high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	12
Yield at 33 DPH	10
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/215

Site Name: Land off Rosebery Road 2 **Ward** Trinity

Address: **Postcode:**

Site description: Roughly L shaped site running between Roseberry and Arkle.

Categorisation: Not Developable



Site siz 0.0467

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/216

Site Name: Land off Rosebery Road 3 **Ward** Trinity

Address: **Postcode:**

Site description: Roughly C shaped site running between Roseberry and Arkle.

Categorisation: Not Developable



Site siz 0.1183

Net. Dev. Area 0.12

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/217

Site Name: Land and sports facility off Park Farm Road **Ward** Belgrave

Address: **Postcode:**

Site description: Larger site wrapping around the corner of Park Farm Road/ Tamworth Road.

Categorisation: Not Developable



Site siz	1.3193
Net. Dev. Area	1.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The site overlaps an area of high quality low value amenity/low quality and high value Children and Young People's play.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	40
Yield at 33 DPH	35
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/219

Site Name: Land off Broadsmeath 8 **Ward** Belgrave

Address: **Postcode:**

Site description: Small site.

Categorisation: Not Developable



Site siz 0.0294

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/221

Site Name: Land adjacent to Barnbridge **Ward** Belgrave

Address: **Postcode:**

Site description: Small site laid mostly to grass forming grass verge to edge of housing / between housing and pedestrian access.

Categorisation: Not Developable



Site siz 0.0852

Net. Dev. Area 0.09

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space. The shape of the site further reduces the pragmatic yield.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/228

Site Name: Barnbridge Garages **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly rectangular site currently in use as a parking area (most houses in the area do seem to have a single car drive and space to develop front gardens for further parking).

Categorisation: Developable



Site siz 0.0492

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/230

Site Name: Barnbridge Play Area **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular site with irregular tarmac area leading to canal towpath.

Categorisation: Not Developable



Site siz 0.0435

Net. Dev. Area 0.04

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation .

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space. The site is landlocked and moving construction plant into it esssentially renders it 'not developable'. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/232

Site Name: Land off Barnbridge 3 **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular shaped site part tarmac (parking amenity) and part grass/shrub at the end of the street and bordering the footpath along the canal.

Categorisation: Not Developable



Site siz	0.0856
Net. Dev. Area	0.09
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Site overlaps with an area of high quality but low value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/233

Site Name: Land adjacent to Park Farm Road **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular grassed and shrubbed verge between flyover, towpath and Park Farm Road.

Categorisation: Not Developable



Site siz	0.2185
Net. Dev. Area	0.22
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The indicative yields may be hard to achieve due to the shape of the site. Tamworth Borough Council, as landowner, has no intention to develop of amenity or open space. The shape of the site reduces the potential yield significantly.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	7
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/239

Site Name: Land associated with Allensmead **Ward** Belgrave

Address: **Postcode:**

Site description: Predominantly wooded area with grass verges. There is a footpath running through it.

Categorisation: Not Developable



Site siz	0.0634
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space. The lack of access reduces the potential yield to zero.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/240

Site Name: Land adjacent to Tamworth Road **Ward** Trinity

Address: **Postcode:**

Site description: Grass verge site running between existing dwelling's back gardens and the road/pavement.

Categorisation: Not Developable



Site siz	0.0603
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified. Access would need to be made via Arkle.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/241

Site Name: Land associated with Wilnecote Lane **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular site laid to grass bordered by pedestrianised footpath and residential housing (facing). Currently forms amenity greenspace area for residential development which has garaging to the rear of each property and minimal outdoor space.

Categorisation: Not Developable



Site siz	0.046
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open or amenity space. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/242

Site Name: Land associated with Hamble 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular site which forms a central greenspace for facing houses, which all have rear garaging / parking.

Categorisation: Not Developable



Site siz	0.0969
Net. Dev. Area	0.10
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/245

Site Name: Land associated with Hamble 4 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular site which forms a central greenspace for facing houses, which all have rear garaging / parking.

Categorisation: Not Developable



Site siz	0.0986
Net. Dev. Area	0.10
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period, as Tamworth Borough Council have no intention to develop or dispose of the site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site was is open space which Tamworth Borough Council does not intend to develop. The yield would be a single dwelling, in returned for substantial mitigation.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/246

Site Name: Land associated with Hamble 5 **Ward** Belgrave

Address: **Postcode:**

Site description: Small rectangular site, entirely grassed, with a few mature trees. The site is entirely surrounded by high density residential development.

Categorisation: Not Developable



Site siz 0.0341

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Whilst the site is developable, the mitigation required in return for the low yields make it less viable and there is no landowner intention to develop the site at present. The lack of access for construction plant means this is not a feasible site to develop. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

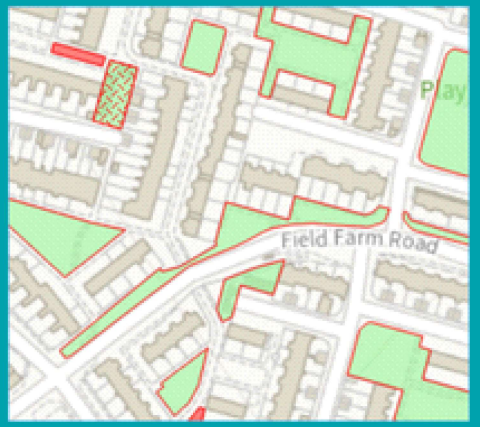
SHLAA Ref: 23/247

Site Name: Hamble garages **Ward** Belgrave

Address: **Postcode:**

Site description: Garages site off Hamble. Gardens facing the site have dropped kerbs and garages to rear.

Categorisation: Developable



Site siz 0.0366

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 9

Availability summary:

Landowner is open to expression of interest in developing the sites.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development. The site is not accessible to construction plant which means it is not developable. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/248

Site Name: Hamble garages 2 **Ward** Belgrave

Address: **Postcode:**

Site description: Garages site off Hamble. Gardens facing the site have dropped kerbs and garages to rear.

Categorisation: Developable



Site siz 0.1054

Net. Dev. Area 0.11

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Achievability Summary: Viable with mitigation.

Total Availability Score: 9

Availability summary:

Tamworth Borough Council is open to the idea of developing the site.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/249

Site Name: Land off Honeybourne

Ward Belgrave

Address:

Postcode:

Site description: Amenity green space forming 'square' with properties facing.

Categorisation: Developable



Site siz 0.0857

Net. Dev. Area 0.09

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Neighbouring uses present major issues for development.

Total Availability Score: 9

Availability summary:

There is no intention from the landowner to develop the site.

Achievability Summary: Development on amenity land surrounded by housing would be difficult.

Summary Narrative / Comments:

Overall the site is not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/250

Site Name: Open Space Honeybourne **Ward** Belgrave

Address: **Postcode:**

Site description: Amenity green space and infant play area.

Categorisation: Not Developable



Site siz 0.2118

Net. Dev. Area 0.21

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified. Land overlaps an area of low quality but high value provision for CYP.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	7
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/251

Site Name: Land adjacent to Field Farm Road 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Grass verge ribbon site wrapped around existing development.

Categorisation: Not Developable



Site siz	0.1144
Net. Dev. Area	0.11
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 8

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space. The location and shape of the site and lack of access means development is not feasible. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/253

Site Name: Land adjacent to Field Farm Road 3 **Ward** Belgrave

Address: **Postcode:**

Site description: Long thin grassed verge area which spans out to the right hand side in a triangular shape along a main road and behind existing dwellings.

Categorisation: Not Developable



Site siz	0.094
Net. Dev. Area	0.09
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as the landowner is not open to developing this low-yield site requiring mitigation to develop, on amenity space at the present time.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/254

Site Name: Land off Hayle **Ward** Belgrave

Address: **Postcode:**

Site description: Two roughly square pieces of amenity green area with paths running between housing development.

Categorisation: Not Developable



Site siz 0.153

Net. Dev. Area 0.15

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	5
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/255

Site Name: Land associated with Hayle

Ward Belgrave

Address:

Postcode:

Site description: Roughly triangular amenity greenspace site within pedestrianised area within residential area. Laid to grass with mature trees on site. The site is relatively flat with areas of dense vegetation and bordered by some mature trees.

Categorisation: Not Developable



Site siz	0.0298
Net. Dev. Area	0.03
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space. The shape of site and difficulty making an access make this a less feasible site to develop. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/256

Site Name: Land associated with Raygill **Ward** Stonydelph

Address: **Postcode:**

Site description: Amenity green space behind rear gardens to Raygill, with footpath across and bounding to the north, leading to pedestrian subway under Pennine Way. The site is roughly triangular and is bisected by the foopath connecting Raygill with the subway.

Categorisation: Not Developable



Site siz	0.06827
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access and significant works would be required to create one.

Total Availability Score: 10

Availability summary:

The council own the land and have no intention to develop it.

Achievability Summary: This site would difficulty to develop and the yields are low.

Summary Narrative / Comments:

The site has been classified as "not developable".

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/257

Site Name: Field Farm road parking area and verge **Ward** Belgrave

Address: **Postcode:**

Site description: Triangle with narrow extension that wraps around neighbouring parking and residential development.

Categorisation: Developable



Site siz 0.1184

Net. Dev. Area 0.12

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 11

Availability summary:

There is an expression of interest in developing the site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is open to expressions of interest in developing garage sites, but has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/258

Site Name: Land adjacent to Field Farm Road 4 **Ward** Belgrave

Address: **Postcode:**

Site description: Triangular corner of junction site banked and laid to grass with tree planting.

Categorisation: Not Developable



Site siz 0.0447

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Overall, the low yield, high need for mitigation strategies, and negative impact of the loss of green space locally mean that Tamworth Borough Council as owner have no intention to develop this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/259

Site Name: Land associated with Kennet

Ward Belgrave

Address:

Postcode:

Site description: Rectangular site laid to grass and currently used as amenity greenspace. The site is surrounded by high density residential development.

Categorisation: Not Developable



Site siz	0.0913
Net. Dev. Area	0.09
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space, and the site requires significant mitigation for low yields. There is no construction plant access. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/260

Site Name: Land associated with Irwell 2 **Ward** Belgrave

Address: **Postcode:**

Site description: Rectangular site forming garden square with residential development facing on three sides, parking areas to the fourth.

Categorisation: Not Developable



Site siz	0.0892
Net. Dev. Area	0.09
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Overall, the low yield, high need for mitigation strategies, and negative impact of the loss of green space locally mean that Tamworth Borough Council as owner have no intention to develop this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

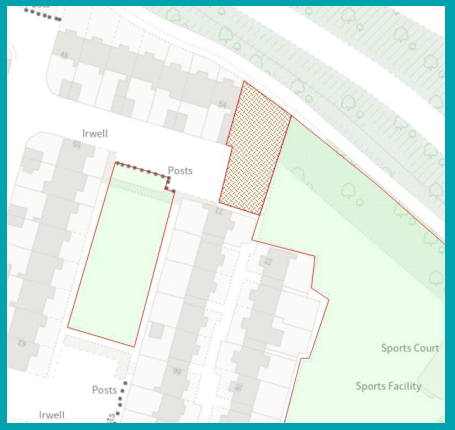
SHLAA Ref: 23/261

Site Name: Land off Irwell **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly rectangular site to the side of a parking area laid to grass with tree/shrub planting.

Categorisation: Not Developable



Site siz 0.0398

Net. Dev. Area 0.04

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Overall, the low yield and negative impact of the loss of green space locally mean that Tamworth Borough Council as owner have no intention to develop this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/263

Site Name: Land associated with Irwell 3 **Ward** Belgrave

Address: **Postcode:**

Site description: Larger site, currently grassed with some tree planting and a sports facility (MUGA) Bordered by transport corridor habitat planting to the south/east and residential development.

Categorisation: Not Developable

Suitability, Availability and Achievability

Total Suitability Score:

Suitability summary:

No serious issues identified. The site overlaps with an area of high quality and high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Site siz	0.5338
Net. Dev. Area	0.43
Land Class	Greenfield

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	16
Yield at 33 DPH	14
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/264

Site Name: Land associated with Medina

Ward Belgrave

Address:

Postcode:

Site description: Pathway with grassed area to either side, and multiple trees. The site is surrounded by high density residential and separates two rows of back gardens.

Categorisation: Developable



Site siz 0.0456

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Natural and/or man-made constraints are identified within the site boundary which are difficult to overcome and may negatively impact residential development.

Total Availability Score: 15

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Overall, the low yield, high need for mitigation strategies, and negative impact of the loss of green space locally mean that Tamworth Borough Council as owner have no intention to develop this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/265

Site Name: Land associated with Medina 2 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular semi natural site with significant vegetation and trees, bounded by similar open space, footpaths, transport corridor shrub, and residential development.

Categorisation: Not Developable



Site siz	0.1202
Net. Dev. Area	0.12
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Natural and/or man-made constraints are identified within the site boundary which are difficult to overcome and may negatively impact residential development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/266

Site Name: Land adjacent to Field farm Road 5 **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular shaped grass verge site wrapping around residential development.

Categorisation: Not Developable



Site siz	0.0638
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/267

Site Name: Land adjacent to Field Farm Road 6 **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular shaped grass verge site wrapping around residential development.

Categorisation: Not Developable



Site siz	0.1503
Net. Dev. Area	0.15
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/269

Site Name: Land associated with Medway 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Garden square with residential development facing.

Categorisation: Not Developable



Site siz 0.0268

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

The lack of access and potential low yield mean this site is not being considered. TBC as owner have no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/270

Site Name: Land associated with Medway 2 **Ward** Belgrave

Address: **Postcode:**

Site description: Garden square with residential development facing.

Categorisation: Not Developable



Site siz 0.0526

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/271

Site Name: Land associated with Medway 3 **Ward** Belgrave

Address: **Postcode:**

Site description: Triangle grass verge site along pedestrianised pathway.

Categorisation: Not Developable



Site siz 0.0332

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

There is no existing access, which cannot be feasibly mitigated. Development would affect existing dwelling's access. The topography and/or shape of the site presents significant constraints for residential development requiring major works to remediate.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The lack of access is an absolute constraint to development of this site. Tamworth Borough Council have no intention to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/273

Site Name: Medway garages **Ward** Belgrave

Address: **Postcode:**

Site description: Rectangular site, formerly garages now re-tarmac'd and used for parking

Categorisation: Developable



Site siz 0.0422

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Facing houses use the site for access and parking, which when displaced could create difficulties with Highways.

Total Availability Score: 11

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Development of the site would present dififculties in terms of creating suitable alternative parking and access arrangements to existing development for small yields. However, the site has been assessed as viable by the Seddon report, with a suggestion that it could yield 3 (windfall) dwellings.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/274

Site Name: Land adjacent to Medway **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular site bordering a parking area and access to pedestrian subways.

Categorisation: Not Developable



Site siz	0.0499
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.. The site overlaps with an area of high quality and high value amenity.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/275

Site Name: Land associated with Medway 5

Ward Belgrave

Address:

Postcode:

Site description: Irregular shaped grass verge site.

Categorisation: Not Developable



Site siz	0.0509
Net. Dev. Area	0.05
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Access for waste removal (bins) is through the site and would need to be retained as part of creating a new access. Tamworth Borough Council as landowner has no intention to develop on open or amenity space. The shape of the site reduces the yield to 1.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/276

Site Name: Hayle parking area 1 **Ward** Belgrave

Address: **Postcode:**

Site description: 9 garages on L shaped site to end of close.

Categorisation: Developable



Site siz 0.0323

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The Seddon study looking at viability of these sites did not pinpoint this one as a candidate, but Tamworth Borough Council as owner have expressed interest in developing garage sites for housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/278

Site Name: Land associated with Medway 6 **Ward** Belgrave

Address: **Postcode:**

Site description: Triangular grass verge site in residential and pedestrianised area.

Categorisation: Not Developable



Site siz	0.0463
Net. Dev. Area	0.05
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The site overlaps and area of low quality but high value amenity space.

Total Availability Score: 0

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/279

Site Name: Land associated with Medway 7 **Ward** Belgrave

Address: **Postcode:**

Site description: Pentagonal grass verge site within a pedestrianised residential area.

Categorisation: Not Developable



Site siz 0.0919

Net. Dev. Area 0.09

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The site overlaps with an area of low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/280

Site Name: Land associated with Medway 8 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular site to the edge of residential development partly forming a barrier between main road (Marlborough Way) and residential development

Categorisation: Not Developable



Site siz	0.1182
Net. Dev. Area	0.12
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/281

Site Name: Land associated with Medway 9 **Ward** Belgrave

Address: **Postcode:**

Site description: Narrow rectangular site forming greenspace to front of houses either side and access through to subways and further greenspace.

Categorisation: Not Developable



Site siz 0.0475

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The site overlaps with an area of low quality but high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/282

Site Name: Land associated with Medway 10

Ward Belgrave

Address:

Postcode:

Site description: Grass verge site

Categorisation: Not Developable



Site siz 0.0881

Net. Dev. Area 0.09

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. The site overlaps an area of high quality and high value amenity space.

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/283

Site Name: Land adjacent to Marlborough Way

Ward Belgrave

Address:

Postcode:

Site description: Larger grass verge site.

Categorisation: Not Developable



Site siz	0.2253
Net. Dev. Area	0.23
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner have no intention to develop on open or amenity space. This site could comfortably fit 5 looking at compact neighbouring development on Medway.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	7
Pragmatic yield:	5

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/284

Site Name: Land associated with Cringlebrook

Ward Belgrave

Address:

Postcode:

Site description: Larger site, grasssed, creating buffer between Field Farm Road and Cringlebrook. Historical mapping shows a signal box with banked area sweeping out from railway line (still existing). Banking appears to have been subsequently removed.

Categorisation: Not Developable



Site siz	0.2723
Net. Dev. Area	0.27
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space. Further, access cannot be feasibly made.

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/285

Site Name: Lomita Crescent Garages

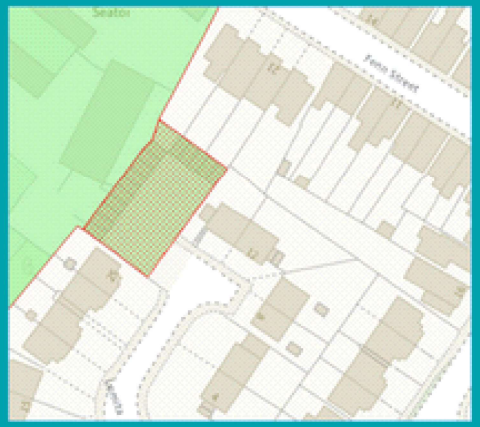
Ward Belgrave

Address:

Postcode:

Site description: Garages site off Lomita, tarmac surface.

Categorisation: Developable



Site siz 0.052

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access and/or loss of area parking from the development of the site could cause difficulties, with significant works required to mitigate.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council are open to expressions of interest in developing this site for housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/287

Site Name: Land adjacent to Castle Road 2 **Ward** Wilnecote

Address: **Postcode:**

Site description: Grass verge site - includes parking areas for 4 cars at each end, lampposts, bin, tree planting. Houses facing onto the site towards Beauchamp Road have bin and pedestrian access via a footpath separating them from the site.

Categorisation: Not Developable



Site siz	0.1484
Net. Dev. Area	0.15
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified. The site overlaps with an area of low quality and low value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/289

Site Name: Land and garages at Kilbye Close **Ward** Wilnecote

Address: **Postcode:**

Site description: Irregular shaped Garages, parking area, and grass verge site wrapping around Kilbye close and separating it from Hockley Road.

Categorisation: Developable



Site siz	0.1029
Net. Dev. Area	0.10
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Enhancing site access and loss of local parking would create significant issues. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 9

Availability summary:

There is no intention from the landowner to develop the site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development. Removal of parking for surrounding residential development however has the potential to cause serious highways issues and would need consideration. The shape of the site reduces the yield.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/290

Site Name: Land adjacent to Beauchamp Road 1 **Ward** Wilnecote

Address: **Postcode:**

Site description: One of two sections of corner plot, forming amenity greenspace (grassed with trees) and 5 parking spaces to residential development. There are telegraph poles on both sites.

Categorisation: Not Developable



Site siz	0.078
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/291

Site Name: Land adjacent to Beauchamp Road 2 **Ward** Wilnecote

Address: **Postcode:**

Site description: One of two sections of corner plot forming amenity greenspace and a parking area to residential development. This site comprises green space laid to grass with tree planting. There is a telephone exchange box and telegraph poles.

Categorisation: Not Developable



Site siz 0.0717

Net. Dev. Area 0.07

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/295

Site Name: Hockley park Beauchamp Road **Ward** Wilnecote

Address: **Postcode:**

Site description: Large irregular shaped site with houses surrounding most of it, gate access for maintenance vehicles is off Beauchamp Road, on the curve of the road and close to opposite to the access road to residents parking

Categorisation: Not Developable



Site siz	0.0649
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/296

Site Name: Land adjacent to Peel Drive **Ward** Wilnecote

Address: **Postcode:**

Site description: Sloping site leading up to residential development (two detached modern properties facing site).

Categorisation: Not Developable



Site siz 0.0599

Net. Dev. Area 0.06

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential uses, with significant mitigation required.

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/298

Site Name: Land off Merganser **Ward** Wilnecote

Address: **Postcode:**

Site description: Empty plot roughly rectangular in shape, giving pedestrian access between Merganser and Kestrel.

Categorisation: Not Developable



Site siz	0.0453
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site requires significant works required to create a suitable access. A public footpath runs through the site, which narrows to the rear, and this features street drain access and streetlights. The site lies within the zone of low risk for ground conditions.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/300

Site Name: Land adjacent to Goldcrest **Ward** Wilnecote

Address: **Postcode:**

Site description: Tree planted, grassed plot creating open space on the corner of Kingfisher and Goldcrest.

Categorisation: Deliverable



Site siz	0.0376
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 15

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/301

Site Name: Land off Hawfinch

Ward Wilnecote

Address:

Postcode:

Site description: Grassed, tree planted amenity plot.

Categorisation: Not Developable



Site siz 0.0268

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/305

Site Name: Land adjacent to Tamar Road 1 **Ward** Wilnecote

Address: **Postcode:**

Site description: Ribbon grass verge.

Categorisation: Not Developable



Site siz	0.0837
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/306

Site Name: Land adjacent to Tamar Road 2 **Ward** Wilnecote

Address: **Postcode:**

Site description: Ribbon grass verge along residential road.

Categorisation: Not Developable



Site siz 0.0498

Net. Dev. Area 0.05

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. The site is officially classified as either Grade 1, Grade 2 or Grade 3a agricultural land.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/308

Site Name: Land adjacent to Tamar Road 3 **Ward** Wilnecote

Address: **Postcode:**

Site description: Larger greenspace site amongst residential development.

Categorisation: Not Developable



Site siz 0.4304

Net. Dev. Area 0.34

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	15
Yield at 33 DPH	11
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/309

Site Name: Land adjacent to Brook Avenue 1 **Ward** Wilnecote

Address: **Postcode:**

Site description: Greenspace in front of residential development with telephony wires / telegraph pole on/over the site.

Categorisation: Not Developable



Site siz 0.2998

Net. Dev. Area 0.30

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Significant works are required to create a suitable access. Neighbouring uses present major issues for residential development, which could be overcome by significant levels of mitigation. Man-made constraints, difficult to overcome, are present.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space. The shape of the site decreases the potential yield.

Potential Yields

Site Des:	Major
Yield at Ward Av	13
Yield at 33 DPH	10
Pragmatic yield:	5

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/310

Site Name: Land adjacent to Brook Avenue 2 **Ward** Wilnecote

Address: **Postcode:**

Site description: Greenspace in front of residential development with telephony wires / telegraphy pole on/overhead.

Categorisation: Not Developable



Site siz 0.1828

Net. Dev. Area 0.18

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses requiring significant mitigation present major issues for residential development. Man-made constraints, difficult to overcome, are present.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	6
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

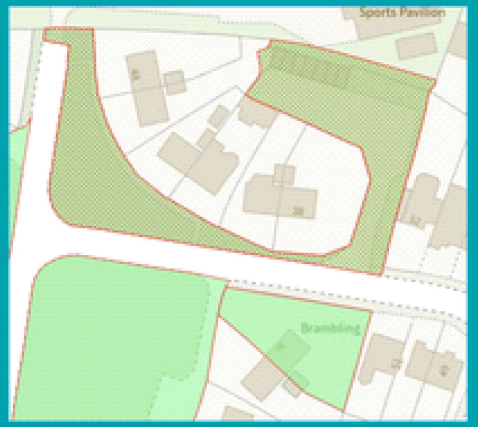
SHLAA Ref: 23/311

Site Name: Land off Brook Avenue **Ward** Wilnecote

Address: **Postcode:**

Site description: Ribbon site wrapped around residential development forming an irregular U shape. Part of the site comprises garages and hard standing behind the residential plots; the area to the south west of the houses is green.

Categorisation: Developable



Site siz 0.1775

Net. Dev. Area 0.18

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 13

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The lack of access, neighbouring uses balanced against the relatively low yields mean this site is unlikely to come forward during the plan period. Tamworth Borough Council as landowner are interested in proposals around developing garage sites. The verge at the front is not an achievable shape for development but the garage area behind has potential.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	6
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/312

Site Name: Land adjacent to Birds Bush Road 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Large, roughly triangular site with roads to two sides and residential development to the third.

Categorisation: Not Developable



Site siz 1.2738

Net. Dev. Area 1.02

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be difficult for identified constraints to be overcome through mitigation and/or relocation.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period, as it is currently in use as a burial ground.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	39
Yield at 33 DPH	34
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/313

Site Name: Land adjacent to Birds Bush Road 2 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular site between Two Nines Lane, Bird's Bush Road, and Wilnecote Lane. Largely laid to grass with some tree planting.

Categorisation: Not Developable



Site siz	0.0849
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/314

Site Name: Wandsbeck Garages **Ward** Belgrave

Address: **Postcode:**

Site description: Rectangular site with tarmac for parking. Largely flat, forming a terrace; retaining wall to west / fencing to east as neighbouring land is at higher and lower levels. Currently used for parking. Electricity sub station to the north east of the site.

Categorisation: Developable



Site siz 0.048

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 13

Availability summary:

Tamworth Borough Council as landowner has no intention to develop this site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The Seddon study commissioned by Tamworth Borough Council in 2025 suggested the adjacent site could accommodate 1x 2 bed dwelling. This would affect the development potential of this site if it were to go ahead. Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/316

Site Name: Land adjacent to Birds Bush Road 3 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly triangular grass verge site. Existing development bordering the site to the south is facing towards the road but access to the front of the houses is pedestrian only.

Categorisation: Not Developable



Site siz	0.0815
Net. Dev. Area	0.08
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

There is no intention from Tamworth Borough Council as the landowner to develop the site, which would require significant mitigation to achieve low yields.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/318

Site Name: Waveney garages **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular site, comprising existing garage development and wooded green space beyond.

Categorisation: Developable



Site siz 0.1103

Net. Dev. Area 0.11

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 9

Availability summary:

Tamworth Borough Council as landowener is open to expressions of interest to develop this site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site was not flagged as suitable as part of the recent Seddon assessment of TBC garage sites, however Tamworth Borough Council as landowner is open to expression of interest in developing garage sites for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/319

Site Name: Land associated with Tarrant **Ward** Belgrave

Address: **Postcode:**

Site description: Garden square with residential development facing on all sides. Presently pedestrian access only.

Categorisation: Not Developable



Site siz 0.0568

Net. Dev. Area 0.06

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

As development would likely yield only 2-3 dwellings, requiring significant works and having a negative impact on neighbouring residential dwellings, Tamworth Borough Council as landowner has no intention to develop the site. There is no vehicular access for construction plant or residents. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/320

Site Name: Tarrant Garages

Ward Belgrave

Address:

Postcode:

Site description: Garage site, roughly square, fully tarmacked.

Categorisation: Developable



Site siz 0.0548

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 9

Availability summary:

There is no immediate intention to develop the site.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site was not identified as viable for development during the 2025 Seddon assessment of garage sites for potential housing units, however Tamworth Borough Council as landowner is open to expressions of interest to develop garage sites for housing. Development would negatively impact neighbouring residential development through lost parking.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/321

Site Name: Land off Tarrant 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Mounded site, triangular, backing onto back garden fences with properties facing on the other two sides to create communal 'square' area.

Categorisation: Not Developable



Site siz	0.0527
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site likely offers low yields, and development would negatively impact neighbouring residential development. Tamworth Borough Council as landowner has no immediate intention to develop the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/323

Site Name: Land off Marsett **Ward** Stonydelph

Address: **Postcode:**

Site description: Larger, irregular shaped site. Desktop assessment suggests it is fairly flat. Runs between residential and wooded areas, buffering industrial from residential areas. Part wooded, part grassed with pylons running through it. PROW across the site.

Categorisation: Not Developable



Site siz	1.8046
Net. Dev. Area	1.44
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Natur

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	61
Yield at 33 DPH	48
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/324

Site Name: Land near Pennine Way 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Wooded, ribbon site running between residential housing and Pennine way with a footpath separating it from the main verge.

Categorisation: Not Developable



Site siz	0.0634
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site requires significant works required to create a suitable one. The topography presents significant constraints for residential development, with major works required to mitigate such issues. Protected trees lie within the boundaries.

Total Availability Score: 8

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site would require significant mitigation for low yields and the loss of a wooded area and as such Tamworth Borough Council does not intend to develop it. Building here would be feasible for a single dwelling, but would then stop accesss for mowing and maintenance to the rest of the site. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/326

Site Name: Land adjacent to Pennymoor Road 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Steeply banked site, part wooded and laid grass.

Categorisation: Not Developable



Site siz	0.1147
Net. Dev. Area	0.11
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 46

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape presents significant constraints requiring major works to mitigate. The BPA fuel pipeline runs through the site and represents a constraint.

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/327

Site Name: Land adjacent to Pennymoor Road 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Grass verge site between housing and road

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site is physically unsuitable to accommodate residential development, and cannot be feasibly mitigated.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Categorisation: Not Developable



Site siz	0.0398
Net. Dev. Area	0.04
Land Class	Greenfield

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/328

Site Name: Land near Tamworth Services **Ward** Stonydelph

Address: **Postcode:**

Site description: Half tear drop shaped site, from aerial view mainly laid with trees, more wooded than grassed site.

Categorisation: Not Developable



Site siz	0.1807
Net. Dev. Area	0.18
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 47

Suitability summary:

Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation. Man made constraints are identified within the site boundary with the potential to negatively impact residential development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The telecommunications mast creates a man-made constraint, which in combination with the biodiversity value of the site, industrial nature of neighbouring uses, lack of access and relatively low yields mean this site will not be taken forward for allocation, and there is no intention to develop it.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/329

Site Name: Land adjacent to Pennine Way **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular ribbon site, historical mapping shows the south-east border runs parallel with previous electricity supply lines

Categorisation: Not Developable



Site siz 1.5684

Net. Dev. Area 1.25

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified, area overlaps an amenity space of low quality but high value.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	53
Yield at 33 DPH	41
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/331

Site Name: Land adjacent to Ribblesdale **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular site laid to grass with tree planting, adjacent to turning circle/parking area.

Categorisation: Not Developable



Site siz	0.0525
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/333

Site Name: Land adjacent to Pennymoor **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular long thin site, runs alongside main road with pelican crossing, and is adjacent to the frontages of housing. Grassed site with mature trees.

Categorisation: Not Developable



Site siz	0.0872
Net. Dev. Area	0.09
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site also represents low yields but would require significant mitigation, and impact on neighbouring development. Further, Tamworth Borough Council as landowner has no intention to develop on amenity or open space. The site is very narrow and building in it would be difficult, and impact neighbouringh properties access. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

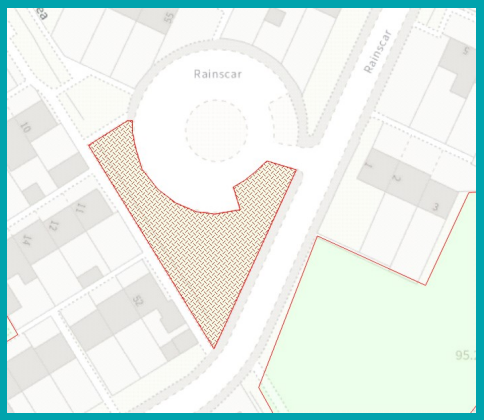
SHLAA Ref: 23/334

Site Name: Land off Rainscar **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular site situated around a roundabout. Existing carparking for residents, and grassed area with mature trees and hedging.

Categorisation: Not Developable



Site siz 0.0887

Net. Dev. Area 0.09

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner and informed by an open space assessment that suggests there is a shortage of open space in the borough, has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/336

Site Name: Land adjacent to Pennymoor 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular site situated opposite a T-junction.

Categorisation: Not Developable



Site siz	0.05129
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site location by a junction makes it difficult to create an appropriate access. Further, Tamworth Borough Council as landowner has no intention to develop an amenity land.

Potential Yields

Site Des:	Major
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/339

Site Name: Land adjacent to Pennymoor 5 **Ward** Stonydelph

Address: **Postcode:**

Site description: Triangular shaped site that runs alongside two roads in front of existing housing. Grassed area with established trees.

Categorisation: Not Developable



Site siz	0.0625
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/340

Site Name: Land adjacent to Pennymoor 6 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular site situated adjacent to a T-junction. Carpark and shrubbed area with established trees.

Categorisation: Not Developable



Site siz	0.0316
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as owner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

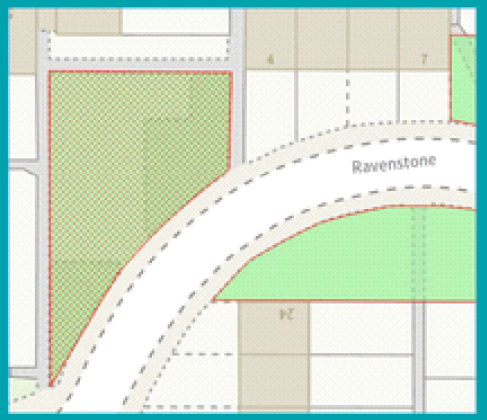
SHLAA Ref: 23/341

Site Name: Land off Ravenstone **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly triangular site with squared off north side; part parking amenity and part grassed greenspace.

Categorisation: Not Developable



Site siz	0.0419
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Small site with potential yield of 1. Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/342

Site Name: Land adjacent to Ravenstone 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly semicircular site laid to grass with access footpath to neighbouring rear gardens running through it. Faces onto road.

Categorisation: Not Developable



Site siz	0.0381
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

It would be difficult to create an appropriate site access on a bend in the road; further, Tamworth Borough Council, as landowner, has no intention to develop on amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

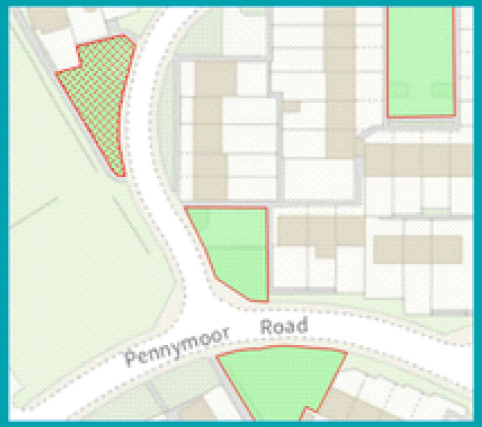
SHLAA Ref: 23/345

Site Name: Land adjacent to Raygill 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly triangular glass verge backing onto back gardens, part of the site is parking for these two houses and there is a footpath leading to their rear fencing gated access to those back gardens.

Categorisation: Not Developable



Site siz	0.032
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The difficultiy making an access, low yield and lack of intention on the part of Tamworth Borough Council to develop on amenity land mean this site is unlikely to come forward during the plan period.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/346

Site Name: Land adjacent to Raygill 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly rectangular site between residential development.

Categorisation: Not Developable



Site siz 0.0475

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity / open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

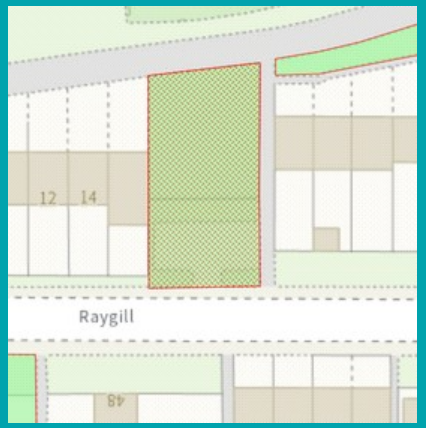
SHLAA Ref: 23/347

Site Name: Land adjacent to Raygill 3 **Ward** Stonydelph

Address: **Postcode:**

Site description: Almost rectangular shaped site situated between residential development which holds a small car park. Behind the fencing are established trees.

Categorisation: Not Developable



Site siz	0.0511
Net. Dev. Area	0.05
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. Small site, awkward shape and impractical to develop. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/349

Site Name: Land adjacent to Raygill 5 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site, between residential development. Car parking is located on this site. Grassed amenity space with established trees is divided by a brick wall which leads onto Pennine Way.

Categorisation: Developable



Site siz 0.0834

Net. Dev. Area 0.08

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 11

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site was not identified in the Seddon report as suitable for residential development, perhaps because of the cummulative effects identified by Staffordshire County Council Highways of the loss of the parking for existing residential development. However, TBC would be open to development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

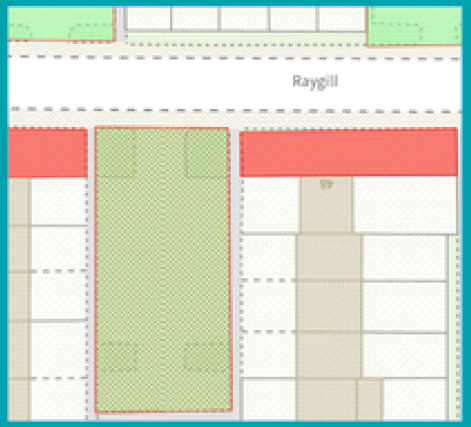
SHLAA Ref: 23/352

Site Name: Land adjacent to Raygill 8 **Ward** Stonydelph

Address: **Postcode:**

Site description: Rectangular site, situated between residential development. This is the main parking area for the current residents. There are some shrubbed areas on this site.

Categorisation: Developable



Site siz	0.0543
Net. Dev. Area	0.05
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Facing dwellings have access off the site and use it as parking.

Total Availability Score: 11

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The lack of access, difficulty mitigating for neighbouring uses, and low potential yields mean that Tamworth Borough Council, as landowner, has no intention to develop the site. The access for plant is impractical and the shape of the site makes a cohesive layout difficult. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/355

Site Name: Land associated with Raygill **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site that is at the frontage of the existing housing and between the housing and the subway for the cyclepath/footpath.

Categorisation: Not Developable



Site siz	0.0673
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The site's use would create difficulties for neighbouring residential properties that would be hard to mitigate for. Tamworth Borough Council therefore has no intention to develp this site, which would only yield a very small number of dwellings.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/356

Site Name: Land off Malham Road 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site that has a cycle path/ footpath running through it. Grassed area as far as can see on google Streetview.

Categorisation: Not Developable



Site siz	0.243
Net. Dev. Area	0.24
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 49

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space. The land is cycle and footpath providing active travel permeability through the area, and its loss would create negative impact to the people already living in the area.

Potential Yields

Site Des:	Major
Yield at Ward Av	10
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/358

Site Name: Land adjacent to Malham Road 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly triangular site with residential development adjacent facing onto road. Currently laid to grass with mature tree planting.

Categorisation: Not Developable



Site siz	0.0681
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space at the present time. Assessment suggests there is a shortage of open space throughout the borough.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/360

Site Name: Land adjacent to Malham Road 4 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site wrapped around existing development. Only one part of the site is suitable for residential development as a 10x10m square would not fit on any other part of it.

Categorisation: Not Developable



Site siz	0.0597
Net. Dev. Area	0.06
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. Identified constr

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The site would be difficult to develop with a single dwelling yield, and Tamworth Borough Council as landowner has no intention to develop on amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/361

Site Name: Land associated with Milburn **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site in residential area only accessible currently via pedestrian footpaths.

Categorisation: Not Developable



Site siz	0.0553
Net. Dev. Area	0.06
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The BPA pipeline runs through the site, which would be difficult to mitigate for.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space. The site has no access and the BPA pipeline runs through the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/362

Site Name: Land adjacent to Malham Road 5 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular verge site wrapping around residential development in a rough C shape

Categorisation: Not Developable



Site siz 0.1791

Net. Dev. Area 0.18

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 49

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Protected

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/363

Site Name: Land adjacent to Malham Road 6 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular grass verge and green island with residential development wrapped around it.

Categorisation: Not Developable



Site siz	0.1032
Net. Dev. Area	0.10
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site requires significant works to create a suitable access. Significant constraints are presented by the topography and/or shape of the site, requiring major mitigation works. Natural and man made constraints likewise need addressing.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with significant mitigation.

Summary Narrative / Comments:

TBC has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

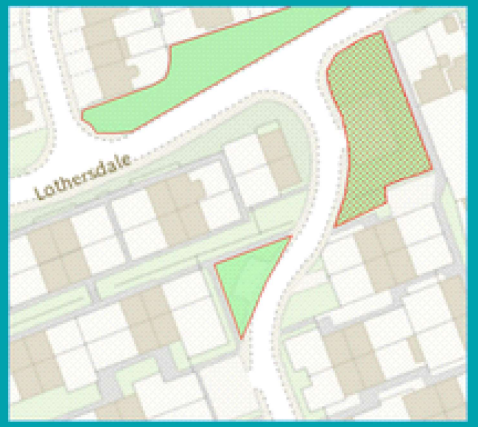
SHLAA Ref: 23/364

Site Name: Land off Malham Road 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site on the corner of a T-junction on Lothersdale. Car park in the middle of the site surrounded by grassed amenity space and established trees.

Categorisation: Not Developable



Site siz	0.0781
Net. Dev. Area	0.08
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one or loss of existing parking would be detrimental to the highways management of the area.

Total Availability Score: 8

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The location of the site and existing access for parking readuce the yield slightly.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/365

Site Name: Land adjacent to Malham Road 7 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site opposite a T-junction which is a grass verge with established trees and street sign and lamppost. Could realistically fit 2 x 10x10 dwellings.

Categorisation: Not Developable



Site siz	0.0734
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 8

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This is a highway verge and part of the site likely needs to be retained for junction sightlines. The remaining land could potentially fit up to two dwellings, but making an access would be difficult.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/366

Site Name: Land off Lothersdale 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular shaped site between residential development, amenity greenspace with established trees and signs for current housing and lamp posts.

Categorisation: Not Developable



Site siz	0.0548
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 6

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site could be developed and offer up to 2 dwellings, but any lost parking to surrounding dwellings would need to be replaced. Development would remove community open space. TBC as owner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/367

Site Name: Land off Lothersdale 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Fairly rectangular shaped site, situated at the end of residential car park and between existing dwellings. Amenity green space with established trees and foot path running between the two grassed areas.

Categorisation: Not Developable



Site siz	0.0308
Net. Dev. Area	0.03
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

A small plot providing open space to existing dwellings with pedestrian access to adjacent dwellings. Development would need to be planned very carefully so no loss of parking or access to nearby dwellings is lost. The site has several trees on it and as such helps with water run off and provides shade, habitat and opportunities for nature connection to residents.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

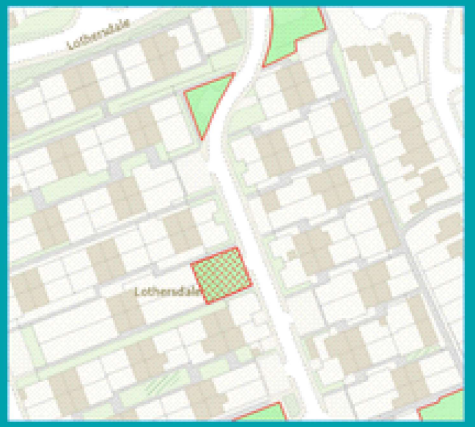
SHLAA Ref: 23/368

Site Name: Land off Lothersdale 3 **Ward** Stonydelph

Address: **Postcode:**

Site description: Regular, square shaped site currently marked out as 10 parking spaces.

Categorisation: Developable



Site siz 0.0331

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The existing site access would not be suitable for a domestic dwelling, with significant works required to create a suitable one.

Total Availability Score: 13

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site currently provides parking to existing dwellings in the area.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

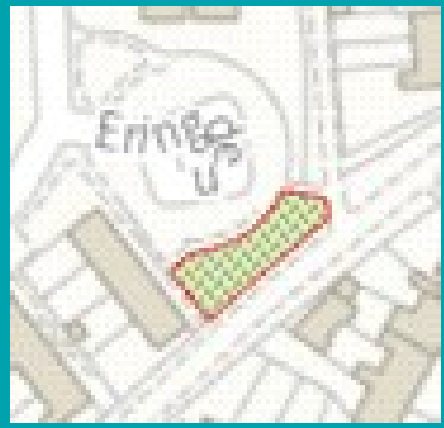
SHLAA Ref: 23/371

Site Name: Land associated with Eringden **Ward** Stonydelph

Address: **Postcode:**

Site description: Site to the side of the parking and turning area by Eringden flats. Largely laid to grass, with long established hedgerow denoting the old Stonydelph Lane, which is retained as a pedestrian footpath.

Categorisation: Not Developable



Site siz	0.0272
Net. Dev. Area	0.03
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Records indicate that the site has some evidence of ecological value which could be mitigated. Possible relocation or mitigation would be difficult.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site provides an area of green amenity between the parking and turning circle of Eringden, and access to the well-established cycle/pedestrian route that runs along the old Stonydelph Lane.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/372

Site Name: Land off Ellerbeck 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly rectangular green space with an X of footpaths crossing it, grass, and tree and shrub planting. The footpaths give access from neighbouring streets to the local centre adjacent

Categorisation: Not Developable



Site siz	0.1659
Net. Dev. Area	0.17
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site overlaps an amenity area of high quality but low value.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/373

Site Name: Land off Ellerbeck 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Large, irregular site made up of land parcels wrapped around existing development. Some parts are large enough for development and some parts are not.

Categorisation: Not Developable



Site siz	1.0398
Net. Dev. Area	0.83
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 11

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

This is a large site made up of irregular, but joined parcels of land wrapped around residential development and local facilities.

Potential Yields

Site Des:	Major
Yield at Ward Av	35
Yield at 33 DPH	27
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/374

Site Name: Land off Goldsborough **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly rectangular site creating green space corridor between back gardens connecting Goldsborough with the pedestrian path off Fossdale.

Categorisation: Not Developable



Site siz	0.0982
Net. Dev. Area	0.10
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 0

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough council as landowner have no intention to develop on open or amenity space. The shape of the site would suggest siting one dwelling is possible. The tree cover makes it difficult to assess the rest of the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/375

Site Name: Land off Goldsborough 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly rectangular site creating green space corridor between back gardens.

Categorisation: Not Developable



Site siz 0.1091

Net. Dev. Area 0.11

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site faces the frontages of dwellings on Goldsborough, which have a single track access road running alongside the site. As the site is narrower at one end than the other, the likely yield may be reduced. Tamworth Borough Council as landowner have not expressed an interest in developing on amenity space at this time.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	4
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/378

Site Name: Land associated with Gofton **Ward** Stonydelph

Address: **Postcode:**

Site description: Irregular greenspace to edge of residential property with pedestrian only access

Categorisation: Not Developable



Site siz 0.0413

Net. Dev. Area 0.04

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be difficult for identified constraints to be overcome through mitigation and/or relocation.

Achievability Summary: Unlikely to be viable

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/380

Site Name: Land off Garagill 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Grass verge separating vehicle access on Garagill from pedestrian footpath formed of old Stonydelph lane.

Categorisation: Not Developable



Site siz	0.0331
Net. Dev. Area	0.03
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site creates green amenity for the local residents and gives access onto the pedestrian / cycle path that runs along the old Stonydelph Lane. There are mature trees and old hedgerow on the site. To the east of the site, a raised road (B5080) would be level with the upper windows of any two storey development at this location.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/382

Site Name: Land off Fossdale Road **Ward** Stonydelph

Address: **Postcode:**

Site description: Grass verge site forming slope from existing development to roadside.

Categorisation: Not Developable



Site siz 0.0562

Net. Dev. Area 0.06

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This is a highways verge, highly vegetated, sloped, and lies in an area of high employment uses. Creating a safe access would be difficult, and the neighbouring uses mean frequent lorry deliveries pass the site on their way to the neighbouring M42 services. The vegatation on site may already be providing acoustic shielding for the area.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/386

Site Name: Edale Play area

Ward Stonydelph

Address:

Postcode:

Site description: Play area / green open space

Categorisation: Not Developable



Site siz 0.215

Net. Dev. Area 0.22

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. The site overlaps an area of high quality and high value amenity land.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	9
Yield at 33 DPH	7
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/387

Site Name: Land adjacent to Pennine Way 4

Ward Stonydelph

Address:

Postcode:

Site description: Grass verge

Categorisation: Not Developable



Site siz 0.1505

Net. Dev. Area 0.15

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Records indicate that the site has some evidence of ecological value which could be mitigated. Possible relocation or mitigation would be difficult. Natural and/or

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Difficulties with access, the shape of the site, the electricity substation and the loss of mature trees to the streetscene make site unviable. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/389

Site Name: Land off Ealingham 1 **Ward** Stonydelph

Address: **Postcode:**

Site description: Green open space with a surfaced play area with goal posts, the rest laid to grass with trees and shrubs onsite. There is a GAS GOVERNOR to the eastmost corner just outside the site boundary

Categorisation: Not Developable



Site siz	0.2118
Net. Dev. Area	0.21
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The site overlaps an area of high quality, high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	9
Yield at 33 DPH	7
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/390

Site Name: Land off Brendon **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly triangular site comprising the smallest part of the Ealingham play area (linked sites 23/289 and 23/386)

Categorisation: Not Developable



Site siz 0.0537

Net. Dev. Area 0.05

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The topography of the site in conjunction with its size and location make this site likely to be unviable. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

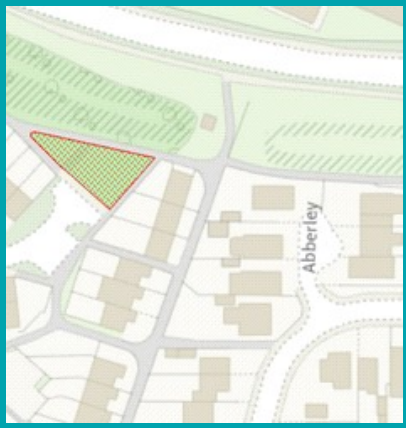
SHLAA Ref: 23/392

Site Name: Land off Ealingham 2 **Ward** Stonydelph

Address: **Postcode:**

Site description: Roughly triangular site at the edge creating amenity greenspace between Ealingham and the tree barrier / transport corridor habit along B5000 Glascote Road.

Categorisation: Not Developable



Site siz 0.0326

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Difficult to assess because of dense trees on site; however this is a very small site. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/394

Site Name: Land near Troon **Ward** Stonydelph

Address: **Postcode:**

Site description: Ribbon site adjacent to pedestrian footpath and also to site associated with previous industrial use

Categorisation: Not Developable



Site siz	0.048
Net. Dev. Area	0.05
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/395

Site Name: Land adjacent to Gleneagles **Ward** Amington

Address: **Postcode:**

Site description: Ellipsoid site part laid to grass and part wooded on residential close

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Site siz	0.0301
Net. Dev. Area	0.03
Land Class	Greenfield

Summary Narrative / Comments:

The site is difficult to assess due to the large amount of tree cover. However we felt that likeliest yield is 0. Therefore the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/396

Site Name: Athletics Stadium **Ward** Glascote

Address: **Postcode:**

Site description: Large site of mixed character. The main proportion of the space is currently used as an athletics stadium, track and field, and is predominantly flat. Surrounding the stadium itself is an amenity woodland which includes land previously used as a mine ven

Categorisation: Not Developable



Site siz	5.6448
Net. Dev. Area	3.39
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required. The site overlaps an area of low quality but high value amenity land.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	71
Yield at 33 DPH	112
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/398

Site Name: Land adjacent to Maitland 2 Parcelled in and assessed together with 23/431 **Ward** Glascote

Address: **Postcode:**

Site description: Small area of larger plot 23/431 closest to residential development. The site is all banked steeply to provide a barrier from Marlborough Way

Categorisation: Not Developable



Site siz	0.0268
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Neighbouring uses present major issues for residential development. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The topography and shape of the site makes development unviable. Therefore, the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/400

Site Name: Land adjacent to Maitland 4 **Ward** Glascote

Address: **Postcode:**

Site description: L shaped plot wrapped around parking area to block vehicle access beyond Maitland. The site links two areas with different ground levels with large planting beds which are raised to the lower site to a height of c.1m between.

Categorisation: Not Developable



Site siz	0.0401
Net. Dev. Area	0.04
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/402

Site Name: Land adjacent to Ivatt 1 **Ward** Glascote

Address: **Postcode:**

Site description: Roughly L Shaped corner site, laid to grass with mature tree planting, banked in two directions.

Categorisation: Not Developable



Site siz 0.0651

Net. Dev. Area 0.07

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The topography limits development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/405

Site Name: Land adjacent to Silver Link Road **Ward** Glascote

Address: **Postcode:**

Site description: Roughly L shaped corner site, with foot/cycle paths running across on the remnants of the old Dumelos Lane, quite steeply banked and heavily planted with shrubs (could be semi natural e.g. brambles/hedgerow from the old lane.)

Categorisation: Not Developable



Site siz 0.1118

Net. Dev. Area 0.11

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The topography and man made constractins make this site difficult.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	4
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/408

Site Name: Land adjacent to Gresley 1 **Ward** Glascote

Address: **Postcode:**

Site description: Roughly rectangular site laid to grass with footpaths forming a rough pair of grass quads on the ground. The site is flat, giving access from Gresley to the footpath running along the rear of Oakhill Community Primary School.

Categorisation: Not Developable



Site siz	0.0344
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Developing the site would reduce the amount of parking available to existing residences. The site is grassed, and gives access to a tree-lined pedestrian /cycle pathway that runs along side the playing field of, and creates a safe route to, Oakhill Primary School.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

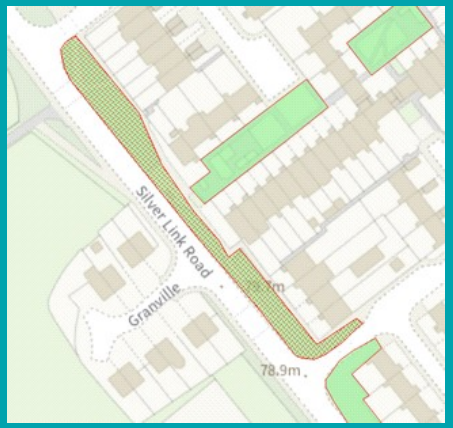
SHLAA Ref: 23/410

Site Name: Land adjacent to Silver Link Road 4 **Ward** Glascote

Address: **Postcode:**

Site description: Grass verge site running along the edge of Silverlink road between the road and the back gardens of houses

Categorisation: Not Developable



Site siz	0.1022
Net. Dev. Area	0.10
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The site is a wide highways verge and not suitable for development. Therefore, the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/411

Site Name: Land adjacent to Gresley 2 **Ward** Glascote

Address: **Postcode:**

Site description: Public access site and amenity green space to pedestrian accessed green area. Rectangular site, lightly sloping downwards toward Silverlink Road.

Categorisation: Not Developable



Site siz	0.0536
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The site fronts onto other houses and the access would be difficult for construction plant.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

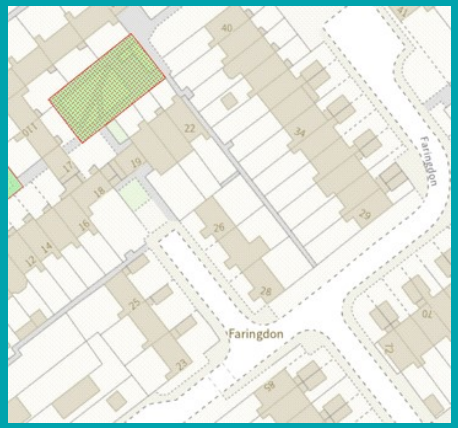
SHLAA Ref: 23/412

Site Name: Land near Gresley 1 **Ward** Glascote

Address: **Postcode:**

Site description: Gently sloping, predominantly grassed site wit areas of raised bedding and tree planting. Entirely surrounded by high density residential development and public footpaths.

Categorisation: Not Developable



Site siz	0.0344
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/413

Site Name: Land near Gresley 2 **Ward** Glascote

Address: **Postcode:**

Site description: Site consists of multiple grassed areas and multiple public footpaths running through it. The topography differs and relatively flat to gently sloped. The site is surrounded by high density residential development.

Categorisation: Not Developable



Site siz	0.0536
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

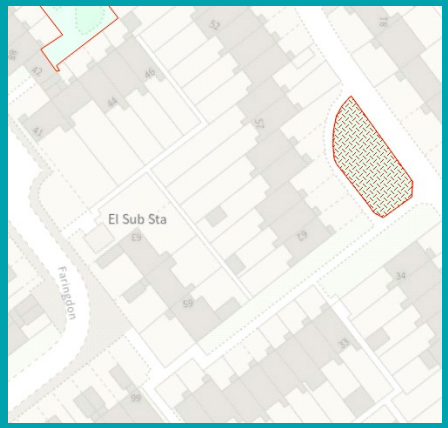
SHLAA Ref: 23/414

Site Name: Land near Faringdon 1 **Ward** Glascote

Address: **Postcode:**

Site description: Grassed mound with streetlights and trees. The site is entirely fenced off at 10m level, and entirely surrounded by high density residential development.

Categorisation: Not Developable



Site siz	0.0258
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Achievability Summary: Unlikely to be viable

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/415

Site Name: Land near Faringdon 2 **Ward** Glascote

Address: **Postcode:**

Site description: Mounded site with public footpaths running through. The site is predominantly grassed with multiple trees and surrounded entirely by high density residential development. The site has only pedestrianised access, vehicular access is not achievable.

Categorisation: Not Developable



Site siz	0.0418
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/416

Site Name: Land adjacent to Silver Link Road 5 **Ward** Glascote

Address: **Postcode:**

Site description: Grass verge site wrapped around residential development

Categorisation: Not Developable



Site siz 0.3375

Net. Dev. Area 0.34

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The shape of the site, location on the corner of Silver Link Road (for access), and constraints in the form of services for existing properties means this is not a viable site. Therefore, the site has been categorised as not developable.

Potential Yields

Site Des:	Major
Yield at Ward Av	7
Yield at 33 DPH	11
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/418

Site Name: Dunedin Garages

Ward Glascote

Address:

Postcode:

Site description: Garage site off Dunedin.

Categorisation: Deliverable



Site siz 0.0656

Net. Dev. Area 0.07

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/420

Site Name: Glascote Heath allotments

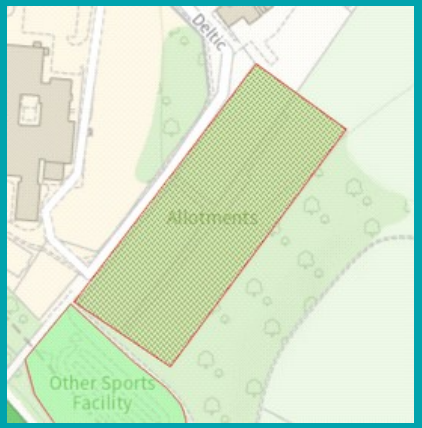
Ward Glascote

Address:

Postcode:

Site description: Allotment sites

Categorisation: Not Developable



Site siz 1.1422

Net. Dev. Area 0.91

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified

Total Availability Score: 6

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	19
Yield at 33 DPH	30
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/421

Site Name: BMX Track

Ward Glascote

Address:

Postcode:

Site description: BMX track

Categorisation: Not Developable



Site siz 0.5321

Net. Dev. Area 0.43

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Up to 50% o

Achievability Summary: Viable with mitigation

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	9
Yield at 33 DPH	14
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/423

Site Name: Land adjacent to Silver Link Road 7 **Ward** Glascote

Address: **Postcode:**

Site description: Grass verge site wrapped around residential development. Tree planting on site. Site bordered by Silver Link Road to one side, and walls forming garden boundaries on the other.

Categorisation: Not Developable



Site siz	0.2539
Net. Dev. Area	0.25
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The shape of the site and location would support a yield of 1 more comfortably.

Potential Yields

Site Des:	Major
Yield at Ward Av	5
Yield at 33 DPH	8
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/424

Site Name: Parking area Chapelon

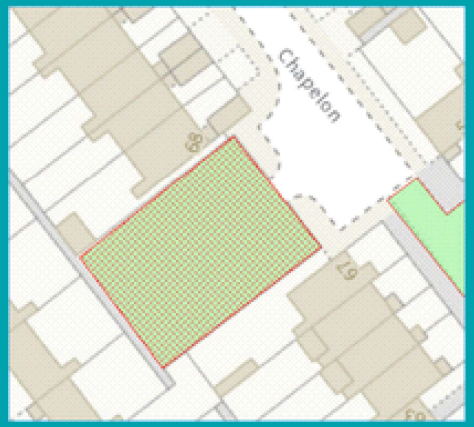
Ward Glascote

Address:

Postcode:

Site description: Tarmac'd parking area.

Categorisation: Deliverable



Site siz 0.0443

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Achievability Summary: Viable with mitigation.

Total Availability Score: 13

Availability summary:

Expression of interest in development potential.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

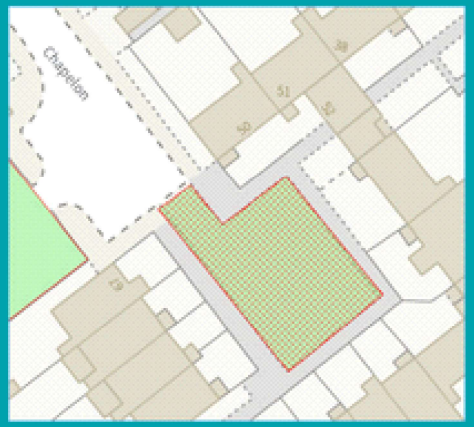
SHLAA Ref: 23/425

Site Name: Parking area 2 Chapelon **Ward** Glascote

Address: **Postcode:**

Site description: Parking and turning area at the end of the street facing the houses.

Categorisation: Not Developable



Site siz 0.0289

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Neighbouring uses present major issues, and natural and man-made constraints less serious issues for residential development which have the potential to be mitigated proportionately.

Total Availability Score: 8

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Parking area that faces the pedestrian front entrances to surrounding dwellings. The loss of parking and impact on and of neighbouring properties, make this site problematic.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/427

Site Name: Garages Chapelon

Ward Glascote

Address:

Postcode:

Site description: Garage site comprising 22 garages.

Categorisation: Deliverable



Site siz 0.0496

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 68

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/429

Site Name: Play area near Chaperon **Ward** Glascote

Address: **Postcode:**

Site description: Green open space with infant play area with fail-safe area and footpaths. The site not vehicle accessible. Site visit determined that the site slopes down by various degrees across the site. There are footpaths, streetlights, and trees onsite at a higher

Categorisation: Not Developable



Site siz	0.3548
Net. Dev. Area	0.35
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. The site overlaps with an area of high quality and high value amenity space.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	7
Yield at 33 DPH	12
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/431

Site Name: Land adjacent to Marlborough Way Parcelled in and assessed together with

Ward Glascote

Address:

Postcode:

Site description: Grass verge site, mounded, creating sound, visual and pollution barrier to Marlborough Way

Categorisation: Not Developable



Site siz	0.63
Net. Dev. Area	0.50
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The lack of access, topographical issues, and loss of amenity to neighbouring residences all make this site difficult to develop.

Potential Yields

Site Des:	Major
Yield at Ward Av	11
Yield at 33 DPH	17
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/433

Site Name: Land adjacent to Caledonian 1 **Ward** Glascote

Address: **Postcode:**

Site description: Brownfield site adjacent to parking at rear of local centre.

Categorisation: Not Developable



Site siz 0.0415

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

There is a substation on the land. Therefore, the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

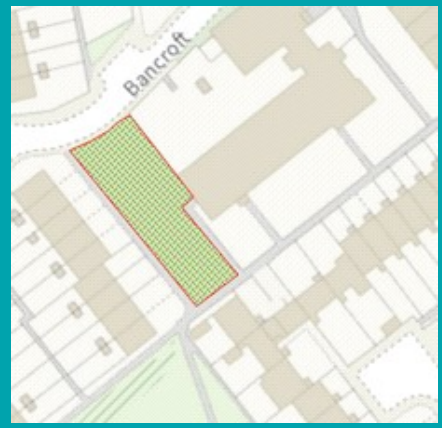
SHLAA Ref: 23/434

Site Name: Land adjacent to Bancroft 1 **Ward** Glascote

Address: **Postcode:**

Site description: Fairly rectangular shaped amenity greenspace with shrubs and trees. Area is slightly inclined. A footpath runs along 3 sides of the site, but not part of the site.

Categorisation: Not Developable



Site siz	0.0641
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The frontage of the existing houses and topography of existing footpath make this unviable. Therefore, the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/435

Site Name: Land adjacent to Bancroft 2 **Ward** Glascote

Address: **Postcode:**

Site description: Triangular shaped site, amenity greenspace which is grassed, has shrubs and trees. On a slight incline.

Categorisation: Not Developable



Site siz	0.0513
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/436

Site Name: Land adjacent to Bancroft 3 **Ward** Glascote

Address: **Postcode:**

Site description: Irregular shaped amenity greenspace which is grassed, has established shrubs. Situated on a slight incline. Lamp posts are situated around the edge of the site.

Categorisation: Not Developable



Site siz	0.0383
Net. Dev. Area	0.04
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Topography of site and current uses make this site unviable. Therefore, the site has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/438

Site Name: Bancroft Garages and land **Ward** Glascote

Address: **Postcode:**

Site description: Irregular shaped amenity greenspace, with garages and hardstanding for carparking.

Categorisation: Deliverable



Site siz 0.0931

Net. Dev. Area 0.09

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/439

Site Name: Land adjacent to Bancroft 5 **Ward** Glascote

Address: **Postcode:**

Site description: Irregular shaped amenity greenspace, which is between a main road leading off a roundabout, a subway and residential property. Grassed area with trees.

Categorisation: Not Developable



Site siz	0.0567
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

The site has no existing access and a problematic topography / shape, all requiring significant works required to create a suitable one. Neighbouring uses present difficulties to development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/440

Site Name: Land associated with Bancroft 1 **Ward** Glascote

Address: **Postcode:**

Site description: Irregular shaped amenity greenspace with established trees and shrubs. Paths interject the site leading to the existing dwellings.

Categorisation: Not Developable



Site siz	0.1898
Net. Dev. Area	0.19
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	6
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/441

Site Name: Land adjacent to Marlborough Way 2 **Ward** Glascote

Address: **Postcode:**

Site description: Grass verge site running along Marlborough Way; steeply banked up from Marlborough way as a separation from residential housing. Mobile phone masts and coach stops on site.

Categorisation: Not Developable



Site siz	0.3928
Net. Dev. Area	0.39
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. The site overlaps an amenity space of high quality and high value.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	8
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/442

Site Name: Bancroft Garages 2 **Ward** Glascote

Address: **Postcode:**

Site description: Garages and parking amenity comprising 8 garages on hardstanding plus a further 5 parking spaces.

Categorisation: Deliverable



Site siz 0.0336

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development from the landowner.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

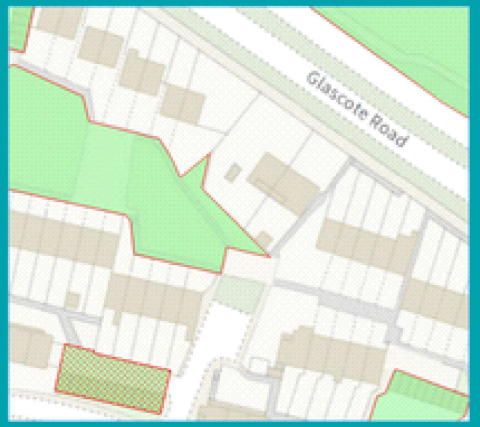
SHLAA Ref: 23/443

Site Name: Bancroft Garages 3 **Ward** Glascote

Address: **Postcode:**

Site description: Rectangular shaped site, garages situated on the site with hardstanding for car parking.

Categorisation: Deliverable



Site siz 0.0381

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Ne serous issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/444

Site Name: Bancroft Garages 4 **Ward** Glascote

Address: **Postcode:**

Site description: Irregular shaped site, garages situated on the site with hardstanding for car parking.

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

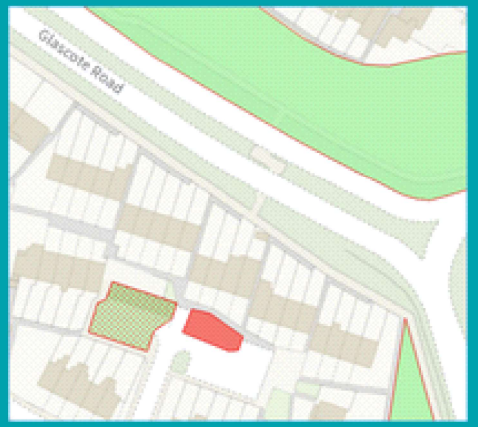
Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Categorisation: Deliverable



Site siz	0.0376
Net. Dev. Area	0.04
Land Class	Brownfield

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

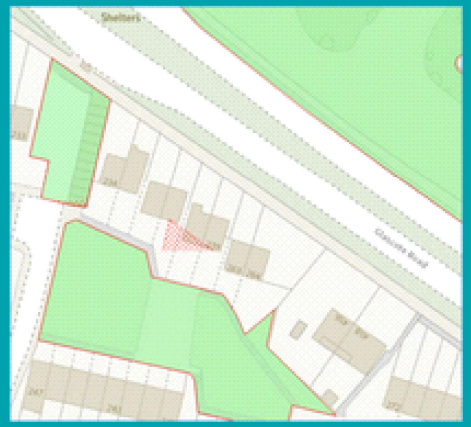
SHLAA Ref: 23/445

Site Name: Bancroft Garages 5 **Ward** Glascote

Address: **Postcode:**

Site description: L shaped site with 12 garages and further parking opposite to end of a close.

Categorisation: Deliverable



Site siz 0.0519

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/447

Site Name: Land associated with Sorrel

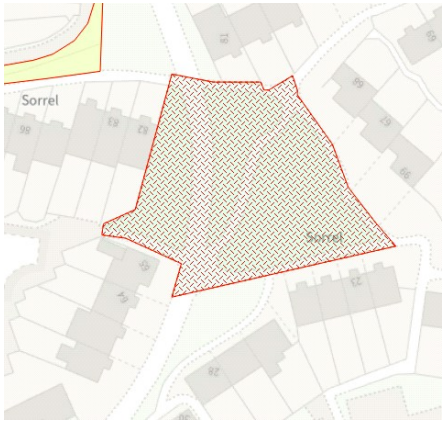
Ward Amington

Address:

Postcode:

Site description: Irregular shaped, 4-sided plot used as a amenity greenspace, within high density terraced style residential development with multiple footpaths crossing, remainder laid to grass with trees and shrubs. Area is pedestrian access only.

Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbour

Achievability Summary: Unlikely to be viable

Total Availability Score: 11

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/448

Site Name: Land adjacent to Woodland Road 1 **Ward** Amington

Address: **Postcode:**

Site description: Roughly triangular site

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential development.

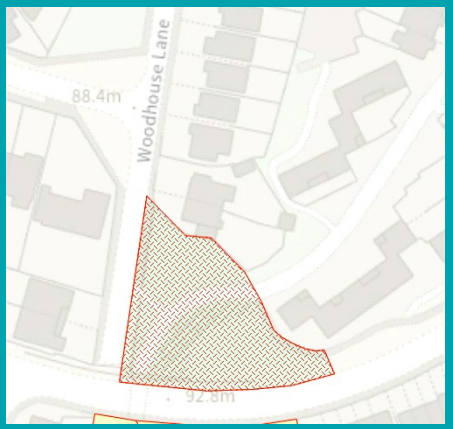
Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Categorisation: Not Developable



Site siz	0.1385
Net. Dev. Area	0.14
Land Class	Greenfield

Summary Narrative / Comments:

Because there is no intention from the owner to develop the site, the site is categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

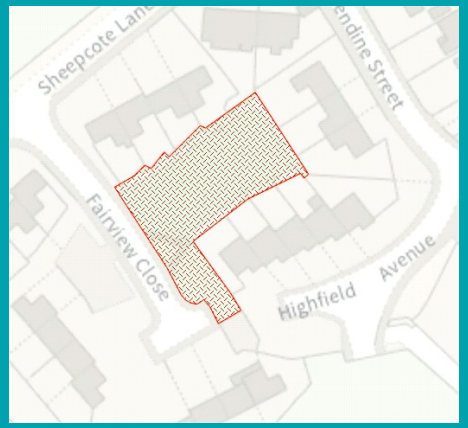
SHLAA Ref: 23/449

Site Name: Land adjacent to Fairview Close **Ward** Amington

Address: **Postcode:**

Site description: Roughly rectangular site amenity greenspace laid to grass with trees and shrubs with narrow footpaths crossing. Lit by lamp posts.

Categorisation: Not Developable



Site siz	0.0999
Net. Dev. Area	0.10
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The topography of the site looks like a barrier to development, but heavy tree cover on the site made it difficult to assess further. Because the owner has no intention to develop the site during the plan period, the site has been categorised as Not Developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/450

Site Name: Land adjacent to Rosemary's Road **Ward** Amington

Address: **Postcode:**

Site description: Irregular shaped site currently open space with children's play area and grass, tree planting and shrubs

Categorisation: Not Developable



Site siz	0.0365
Net. Dev. Area	0.04
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. The site ov

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

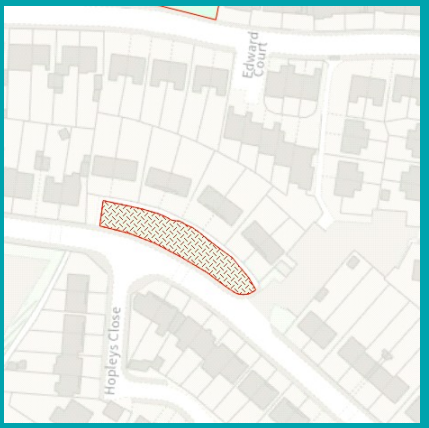
SHLAA Ref: 23/451

Site Name: Land adjacent to Canning Road **Ward** Bolehall

Address: **Postcode:**

Site description: Grass verge site separating bungalows from road

Categorisation: Not Developable



Site siz 0.074

Net. Dev. Area 0.07

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Significant works are required to create a suitable access. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Overhead cables cross the whole site.

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Because of the shape and location of the site, natural and man-made constraints, developing it for residential use would be problematic. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/452

Site Name: Land adjacent to Tudor Crescent **Ward** Bolehall

Address: **Postcode:**

Site description: Open greenspace, roughly rectangular, laid to grass with tree planting, lamp posts and telegraph pole on site

Categorisation: Deliverable



Site siz	0.2653
Net. Dev. Area	0.27
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issued identified. The site overlaps an area of low quality but high value amenity space.

Total Availability Score: 15

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	5
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/453

Site Name: Land adjacent to MacGregor Crescent **Ward** Bolehall

Address: **Postcode:**

Site description: Open greenspace corner site (junction of two roads) in residential area with

Categorisation: Not Developable



Site siz	0.0348
Net. Dev. Area	0.03
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unsuitable for development.

Summary Narrative / Comments:

The shape of the site plus its location on a bend means it is likely not suitable for development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/454

Site Name: Playing field behind Woodland Primary School **Ward** Bolehall

Address: **Postcode:**

Site description: Open amenity greenspace between Woodlands primary school and back gardens of residential properties to Glascote road. Pedestrian access only. The grassed area is defined by an historic field margin to one side. There is a football pitch laid out.

Categorisation: Not Developable



Site siz	1.0785
Net. Dev. Area	0.86
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space. Realistically, an access cannot be made without removing an existing dwelling. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Major
Yield at Ward Av	17
Yield at 33 DPH	28
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/455

Site Name: Glascote Cemetery **Ward** Bolehall

Address: **Postcode:**

Site description: Large, open greenspace laid out as a cemetery, and rough area to the north

Categorisation: Not Developable



Site siz 2.3473

Net. Dev. Area 1.41

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 59

Suitability summary:

No serious issues identified. The site overlaps a cemetery assessed as being high quality and high value.

Total Availability Score: 0

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	28
Yield at 33 DPH	46
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/456

Site Name: Land adjacent to Bamford Street **Ward** Bolehall

Address: **Postcode:**

Site description: Parking site adjacent to church, rectangular, tarmac. Footpath through to Neville Street.

Categorisation: Deliverable



Site siz 0.0458

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issued identified.

Total Availability Score: 11

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site gives access onto a footpath leading to Neville Street, which would need to be retained. There are services (streelighting, drains) on the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/457

Site Name: Land adjacent to Beech Avenue **Ward** Bolehall

Address: **Postcode:**

Site description: Grass verge site wrapped around residential development on former allotment site.

Categorisation: Not Developable



Site siz	0.1268
Net. Dev. Area	0.13
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

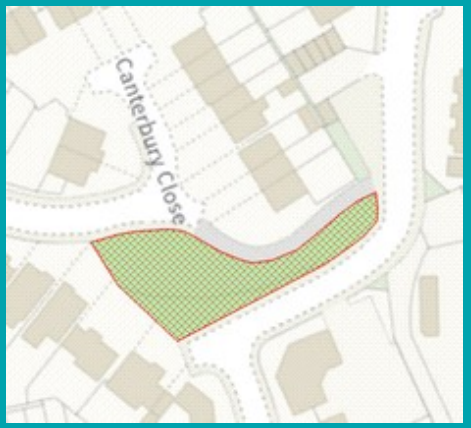
SHLAA Ref: 23/458

Site Name: Land adjacent to Blythe Street **Ward** Bolehall

Address: **Postcode:**

Site description: Irregular shaped amenity greenspace laid to grass with tree planting

Categorisation: Not Developable



Site siz 0.0757

Net. Dev. Area 0.08

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Site is landscaping for existing development and has heavy tree cover. The size, shape and location of the site would make residential development difficulty. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/459

Site Name: Land adjacent to Blythe Street 2 **Ward** Bolehall

Address: **Postcode:**

Site description: Kidney shaped green amenity space with railings around, laid to grass with tree planting.

Categorisation: Not Developable



Site siz 0.157

Net. Dev. Area 0.16

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The shape of the site and need to make an access means a yield of 3 is more achievable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	5
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/460

Site Name: Land adjacent to Blythe Street 3 **Ward** Bolehall

Address: **Postcode:**

Site description: Site forming buffer between Blythe Street and the railway line.

Categorisation: Not Developable



Site siz 0.0351

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 8

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The location of this site, adjacent to the railway, postal sorting office, and on a corner, make it problematic in terms of acoustic pollution and access; the shape and area of the site means that significant mitigation would be required for a small yield.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/461

Site Name: Land adjacent to Rosewood Close **Ward** Bolehall

Address: **Postcode:**

Site description: Empty plot between scrap yard and residential development. Mounded, edged with hedging

Categorisation: Not Developable



Site siz	0.0573
Net. Dev. Area	0.06
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

The access is difficult without obtaining part of the adjecent dwellings' driveways, making development more or less impossible. If included with the site to the south, it could be possible to improve the viability of both sites. However, as the two sites are not in the same ownership, and there is no intention to develop this site, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/462

Site Name: Ferrer's Road Garages **Ward** Bolehall

Address: **Postcode:**

Site description: Garage site surrounded by residential development. The site is a single road of garages and is tarmacked and relatively flat.

Categorisation: Deliverable



Site siz 0.0758

Net. Dev. Area 0.08

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 13

Availability summary:

Expression of interest in development potential.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

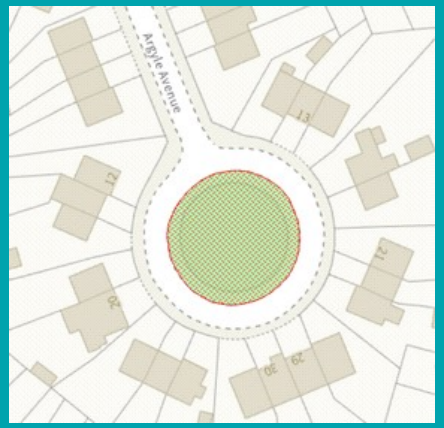
SHLAA Ref: 23/463

Site Name: Argyle Avenue Green **Ward** Bolehall

Address: **Postcode:**

Site description: Green circle to the centre of a residential crescent. The green is raised and bordered by a pavement and retaining wall and laid to grass with two mature trees

Categorisation: Not Developable



Site siz	0.0527
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/464

Site Name: Land adjacent to Glascote Road

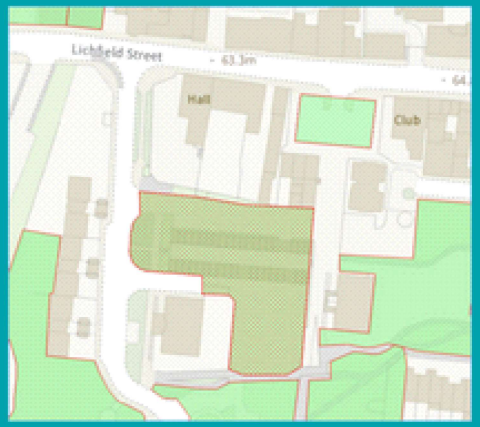
Ward Bolehall

Address:

Postcode:

Site description: Large recreation ground

Categorisation: Not Developable



Site siz 2.1005

Net. Dev. Area 1.26

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 48

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Natural and/o

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	25
Yield at 33 DPH	42
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/465

Site Name: Garages and parking off Lichfield Street

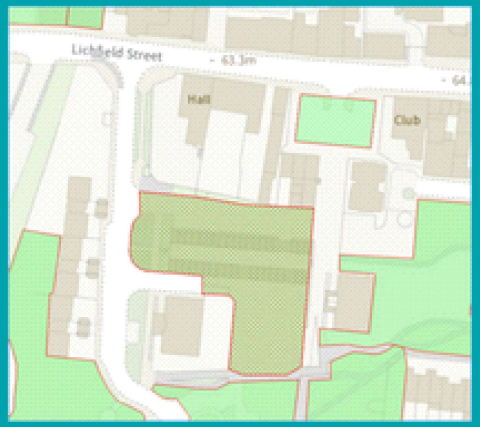
Ward Castle

Address:

Postcode:

Site description: Car parking area.

Categorisation: Not Developable



Site siz 0.2972

Net. Dev. Area 0.30

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 5

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Displaced parking to existing residential development would make development realistically difficult.

Potential Yields

Site Des:	Major
Yield at Ward Av	17
Yield at 33 DPH	10
Pragmatic yield:	17

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/466

Site Name: Land associated with Lichfield Street 1 **Ward** Castle

Address: **Postcode:**

Site description: Irregular shaped green space surrounding residential development.

Categorisation: Not Developable



Site siz	0.35
Net. Dev. Area	0.35
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Natural and/or man-made constraints are identified within the site boundary which have the potential to

Achievability Summary: Viable with mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Most of the site is not developable due to other structures and tree cover on the site. The area remaining could accommodate a higher density like the surrounding development potentially.

Potential Yields

Site Des:	Major
Yield at Ward Av	20
Yield at 33 DPH	12
Pragmatic yield:	10

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/467

Site Name: Land associated with Lichfield Street 2 **Ward** Castle

Address: **Postcode:**

Site description: Irregular site bordering Harcout, Stanhope houses and the club building part road, part greenspace

Categorisation: Not Developable



Site siz 0.1003

Net. Dev. Area 0.10

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Natural and/or man-made constraints are identified within the site boundary which have the potential to

Achievability Summary: Unlikely to be viable

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/468

Site Name: Land associated with Lichfield Street 3 **Ward** Castle

Address: **Postcode:**

Site description: Roughly L shaped greenspace.

Categorisation: Not Developable



Site siz 0.3417

Net. Dev. Area 0.34

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site is made up of landscaping for the estate on different levels and some amenity space. Developing it would be difficult, including the High Rise club might make a better site, as only a proportion of the site is developable we have reduced the yield.

Potential Yields

Site Des:	Major
Yield at Ward Av	19
Yield at 33 DPH	11
Pragmatic yield:	10

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/469

Site Name: Balfour Garages 1 **Ward** Castle

Address: **Postcode:**

Site description: Roughly rectangular site currently in use for garaging.

Categorisation: Not Developable



Site siz 0.0605

Net. Dev. Area 0.06

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 6

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could accommodate up to 4 dwellings, but there may be a need to retain parking for existing development so our pragmatic view is that 3 is a more suitable yield.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

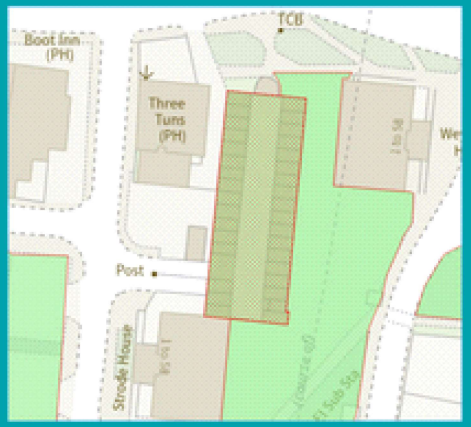
SHLAA Ref: 23/470

Site Name: Balfour Garages 2 **Ward** Castle

Address: **Postcode:**

Site description: Town centre garage site, neighbouring tower blocks and supported on a concrete deck.

Categorisation: Not Developable



Site siz	0.0753
Net. Dev. Area	0.08
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints with major works required to mitigate. Neighbouring uses present major issues for residential development, again requiring significant mitigation.

Total Availability Score: 6

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	2
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/471

Site Name: Land adjacent to Balfour 1

Ward Castle

Address:

Postcode:

Site description: Amenity greenspace and parking

Categorisation: Not Developable



Site siz	0.356
Net. Dev. Area	0.36
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Close proximity to high rise buildings renders further development unlikely to be feasible. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Major
Yield at Ward Av	20
Yield at 33 DPH	12
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/472

Site Name: Land associated with Balfour 1

Ward Castle

Address:

Postcode:

Site description: Access path with greenspace either side

Categorisation: Not Developable



Site siz 0.0374

Net. Dev. Area 0.04

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Natural and/or man-made constraints are identified within the site boundary which have the potential to

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/473

Site Name: Land adjacent to Balfour 2 **Ward** Castle

Address: **Postcode:**

Site description: Amenity greenspace garden square, made up of planted beds adjoining garden walls of residential development on the edge of the site and a larger grassed area with tree planting to the other side of the footpath.

Categorisation: Not Developable



Site siz 0.044

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This green amenity space faces directly onto the front elevations of houses, with a footpath giving access to these around the perimeter and lavements to two sides. The site has mature trees, a postbox, and lamp posts on it.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	1
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

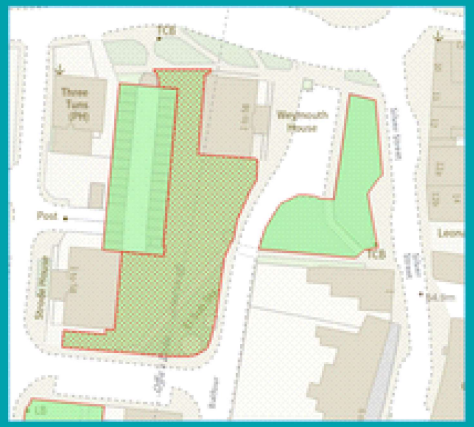
SHLAA Ref: 23/474

Site Name: Land adjacent to Balfour 3 **Ward** Castle

Address: **Postcode:**

Site description: Large garage site, raised to allow for topography of site. Rectangular in shape and adjacent to tower block

Categorisation: Not Developable



Site siz	0.1569
Net. Dev. Area	0.16
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Due to the proximity to existing high rise buildings this would probably not be feasible. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/475

Site Name: Land adjacent to Balfour 4

Ward Castle

Address:

Postcode:

Site description: Irregular shaped site in use as amenity greenspace

Categorisation: Not Developable



Site siz 0.703

Net. Dev. Area 0.56

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Due to the proximity to existing high rise buildings this would probably not be feasible. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Major
Yield at Ward Av	31
Yield at 33 DPH	19
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/476

Site Name: Parking area off Lichfield Street

Ward Castle

Address:

Postcode:

Site description: Parking site, roughly rectangular.

Categorisation: Not Developable



Site siz 0.0522

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified.

Total Availability Score: 8

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/477

Site Name: Land near Sunset Close 1 **Ward** Castle

Address: **Postcode:**

Site description: Irregular shaped site forming green open space "garden" enclosed by 3 storey flats on 3 sides and hedgerow/veteran trees on the fourth

Categorisation: Not Developable



Site siz	0.2288
Net. Dev. Area	0.23
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 49

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation. Protected trees are located within

Achievability Summary: Unlikely to be viable

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	13
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/478

Site Name: Land near Sunset Close 2 **Ward** Castle

Address: **Postcode:**

Site description: Rectangular site situated between the Moat House, and bungalows to Sunset close

Categorisation: Not Developable



Site siz 0.1178

Net. Dev. Area 0.12

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 47

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

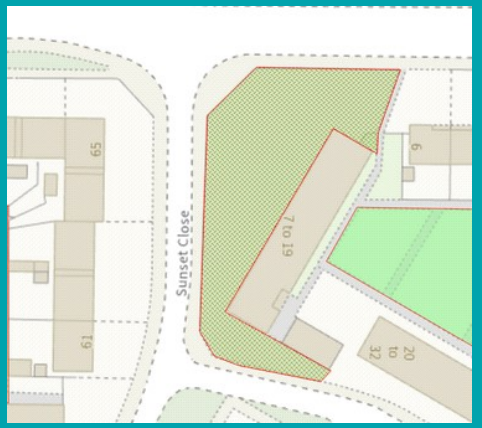
SHLAA Ref: 23/479

Site Name: Land adjacent to Sunset Close 1 **Ward** Castle

Address: **Postcode:**

Site description: Wraparound grass verge site in front of 3 storey block of flats

Categorisation: Not Developable



Site siz	0.0867
Net. Dev. Area	0.09
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/481

Site Name: Land adjacent to Sunset Close

Ward Castle

Address:

Postcode:

Site description: Car parking/turning area of irregular shape to end of estate

Categorisation: Not Developable



Site siz 0.0784

Net. Dev. Area 0.08

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Over 50% of the site falls within Flood Zone 3, with no flood protection present.

Total Availability Score: 5

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/482

Site Name: Land near Sunset Close 3 **Ward** Castle

Address: **Postcode:**

Site description: Amenity greenspace to 3 storey residential development on Sunset plus 'garden square' to bungalows behind.

Categorisation: Not Developable



Site siz	0.1712
Net. Dev. Area	0.17
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 45

Suitability summary:

The site has no existing access nad the topography and shape all require significant works to mitigate. Natural and man made constraints on site present further barriers to development.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/483

Site Name: Garages near Sunset Close

Ward Castle

Address:

Postcode:

Site description: Parking and garages site for Sunset off Tamedrive.

Categorisation: Developable



Site siz 0.0517

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Achievability Summary: Viable with mitigation.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

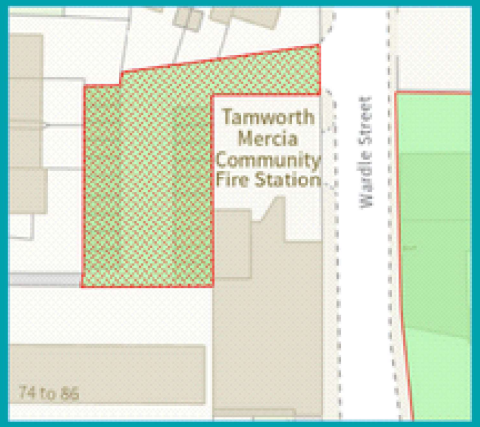
SHLAA Ref: 23/484

Site Name: Garages off Wardle Street **Ward** Castle

Address: **Postcode:**

Site description: Rectangular garages site accessed off Wardle street comprising 20 brick built garages.

Categorisation: Developable



Site siz 0.0648

Net. Dev. Area 0.06

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	2
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/486

Site Name: Land adjacent to Nevill Street **Ward** Spital

Address: **Postcode:**

Site description: Grassed area of irregular shape forming access barrier between streets.

Categorisation: Not Developable



Site siz 0.0373

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Utilities, topography, shape, location, adjacent uses and trees on site make this an unlikely site to come forward. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/487

Site Name: Land adjacent to Tennyson Avenue **Ward** Mercian

Address: **Postcode:**

Site description: Roughly triangular grass verge on corner of two streets facing residential housing

Categorisation: Not Developable



Site siz 0.0285

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. The site overlaps an area of low quality and high value amenity space.

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/488

Site Name: Land adjacent to Chaucer Close **Ward** Mercian

Address: **Postcode:**

Site description: Roughly triangular site between end of road and railway line. Semi natural condition.

Categorisation: Developable



Site siz	0.0591
Net. Dev. Area	0.06
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site overlaps an area of low quality and high value amenity space.

Total Availability Score: 15

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/489

Site Name: Land adjacent to St Austell Close **Ward** Mercian

Address: **Postcode:**

Site description: Irregular shaped site like capital letter E, wrapped around residential development.

Categorisation: Not Developable



Site siz	0.0929
Net. Dev. Area	0.09
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

A single dwelling could potentially be accomodated on the corner of St Austell Close and Masefield Drive.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/490

Site Name: Land adjacent to Masefield Drive **Ward** Mercian

Address: **Postcode:**

Site description: Roughly triangular site

Categorisation: Not Developable



Site siz 0.055

Net. Dev. Area 0.06

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Lots of trees, a slope, and proximity to the junction, and a footpath through the site make it difficult to develop. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/491

Site Name: Spenser Close parking area

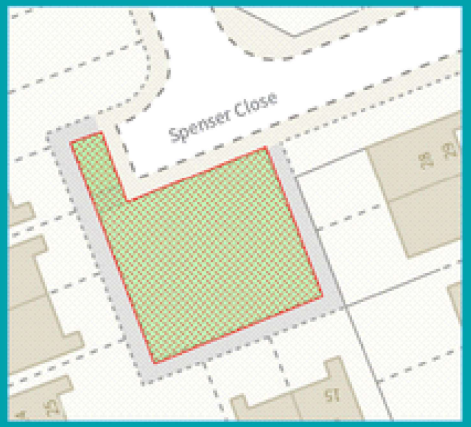
Ward Mercian

Address:

Postcode:

Site description: Roughly square site, currently block paved

Categorisation: Not Developable



Site siz 0.0315

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 65

Suitability summary:

Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation.

Total Availability Score: 13

Availability summary:

Expression of interest in development potential

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/492

Site Name: Masefield Drive Garages **Ward** Mercian

Address: **Postcode:**

Site description: Irregular site comprising single track access to surfaced garage site surrounded on all sides by residential back gardens

Categorisation: Deliverable



Site siz 0.0886

Net. Dev. Area 0.09

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/497

Site Name: Elizabeth Drive Garages **Ward** Mercian

Address: **Postcode:**

Site description: Irregular shape site comprising access road (2 vehicle width) into area surrounding by rear gardens of residential development. The site provides access to 6 garages that are in back gardens and a further 17 garages that are discrete from the neighbourin

Categorisation: Not Developable



Site siz	0.0979
Net. Dev. Area	0.10
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 6

Availability summary:

Expression of interest in development potential.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/498

Site Name: Elizabeth Drive Garages **Ward** Mercian

Address: **Postcode:**

Site description: Rectangular site surrounded by rear gardens of neighbouring residential property, hardstanding and garaging

Categorisation: Not Developable



Site siz 0.0437

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No series issues identified.

Total Availability Score: 6

Availability summary:

Expression of interest in development potential.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/499

Site Name: Burns Road parking area

Ward Mercian

Address:

Postcode:

Site description: Irregular shaped site

Categorisation: Not Developable



Site siz 0.0295

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site comprises access to the frontage of existing dwellings. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/500

Site Name: Land off Burns Road **Ward** Mercian

Address: **Postcode:**

Site description: Larger site forming garden 'square' enclosed by residential development (mixture of bungalows and apartments) the site comprises parking areas and green space with grass and tree planting and is relatively flat and already landscaped.

Categorisation: Not Developable



Site siz	0.179
Net. Dev. Area	0.18
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Loss of dedicated parking to neighbouring dwellings. Neighbouring uses present major issues for residential development, requiring significant mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Not viable, logistic issues with moving plant onto site.

Summary Narrative / Comments:

The shape of the site and current uses make it unsuitable for development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/501

Site Name: Land Near Masefield Drive **Ward** Mercian

Address: **Postcode:**

Site description: Green open space with mature or veteran trees and grass. The trees are in lines that suggest an historical avenue.

Categorisation: Not Developable



Site siz	0.774
Net. Dev. Area	0.62
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Records indicate that the site has some evidence of ecological value which could be mitigated. Possible relocation or mitigation would be difficult. Protected t

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Potential Yields

Site Des:	Major
Yield at Ward Av	16
Yield at 33 DPH	20
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/503

Site Name: Land adjacent to Masefield Drive 4 **Ward** Mercian

Address: **Postcode:**

Site description: Green open space roughly triangular in shape forming grass verge between residential drives/pedestrian access and road

Categorisation: Not Developable



Site siz	0.0328
Net. Dev. Area	0.03
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, and the topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses also present significant difficulties.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The site is too small to accommodate development and it represents access to adjacent properties. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/507

Site Name: Land adjacent to Cedar Drive **Ward** Spital

Address: **Postcode:**

Site description: Green (designated) open space roughly triangular in shape sandwiched between two neighbourhood centres.

Categorisation: Not Developable



Site siz	0.1136
Net. Dev. Area	0.11
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential development. Such issues have the potential to

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/508

Site Name: Land adjacent to Cedar Drive 2 **Ward** Spital

Address: **Postcode:**

Site description: Amenity grass verge area creating better visibility at crossroads

Categorisation: Not Developable



Site siz 0.0271

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Natural and/or man-made constraints are identified within the site boundary which have the potential to

Achievability Summary: Viable with mitigation

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

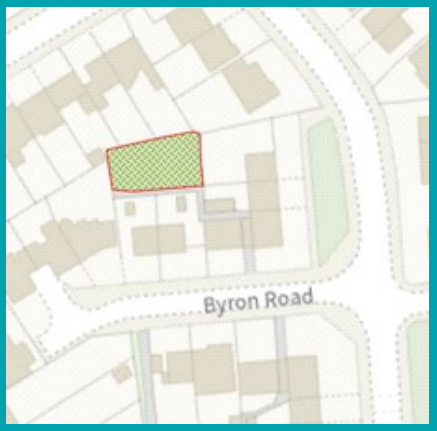
SHLAA Ref: 23/510

Site Name: Land associated with Byron Road **Ward** Mercian

Address: **Postcode:**

Site description: Amenity 'garden' area to rear to small block of flats - fully fenced off and appears that it can only be accessed through the locked gate below the stairwell area of the flats; cannot be seen from the road.

Categorisation: Not Developable



Site siz 0.0256

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. Identified co

Achievability Summary: Unlikely to be viable

Total Availability Score: 3

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/513

Site Name: Land adjacent to Bentley Way **Ward** Mercian

Address: **Postcode:**

Site description: Open green space (not designated) forming amenity area and footpaths between Bentley Way, Danelagh Close, and Coton Green Primary School.

Categorisation: Not Developable



Site siz	0.2629
Net. Dev. Area	0.26
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

The site has no identified issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	9
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/515

Site Name: Tamworth College Site **Ward** Spital

Address: **Postcode:**

Site description: Large site comprising former college building and sports fields adjacent to railway line, residential housing, and school fields.

Categorisation: Deliverable



Site siz	5.6355
Net. Dev. Area	3.38
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

No serious issues identified.

Total Availability Score: 15

Availability summary:

There is a firm intention to develop the site during the plan period.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

Outline planning permission (0363/2023) for 123 dwellings. There is also permission for an 80 bed care home.

Potential Yields

Site Des:	Major
Yield at Ward Av	85
Yield at 33 DPH	112
Pragmatic yield:	123

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/573

Site Name: Marmion House **Ward** Castle

Address: **Postcode:**

Site description: Large office block and associated parking.

Categorisation: Deliverable



Site siz 0.2031

Net. Dev. Area 0.20

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Landowner intentions are not known, but the site has no identified serious issues.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Based on the current size of the building and ward density, a higher yield could be expected for conversion.

Potential Yields

Site Des:	Major
Yield at Ward Av	11
Yield at 33 DPH	7
Pragmatic yield:	68

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/574

Site Name: Anker Sidings

Glascote Road

Ward Bolehall

Address:

Postcode: B77 2AN

Site description: Large site accessed through car park of neighbouring apartments currently in use as scrap yard.

Categorisation: Developable



Site siz 0.3039

Net. Dev. Area 0.30

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 15

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

It might be preferable to combine this site with a small area of council owned land off Rosewood Close as this would provide dedicated access. The open space could be retained in the main as part of the development's open space. A yield of 10 would then be possible.

Potential Yields

Site Des:	Major
Yield at Ward Av	6
Yield at 33 DPH	10
Pragmatic yield:	10

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/575

Site Name: Land Adjacent to Millfield House

Lichfield Road

Ward Castle

Address:

Postcode: B79 7SP

Site description: The site is greenfield. It is partly wooded with the river Anker to the south west and a factory to the East. To the west lies a small terrace of spacious 1920s family homes.

Categorisation: Developable



Site siz 0.8421

Net. Dev. Area 0.67

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Landowner intentions are not known.

Total Availability Score: 13

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site might be more substantial if considered with the neighbouring two parcels along Lichfield Road.

Potential Yields

Site Des:	Minor
Yield at Ward Av	38
Yield at 33 DPH	22
Pragmatic yield:	30

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/576

Site Name: Land off Thoresby **Ward** Mercian

Address: **Postcode:**

Site description: Amenity greenspace in front of residential development, slightly mounded.

Categorisation: Not Developable



Site siz	0.0623
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Landowner intentions are not known. No other serious issues are identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on amenity or open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

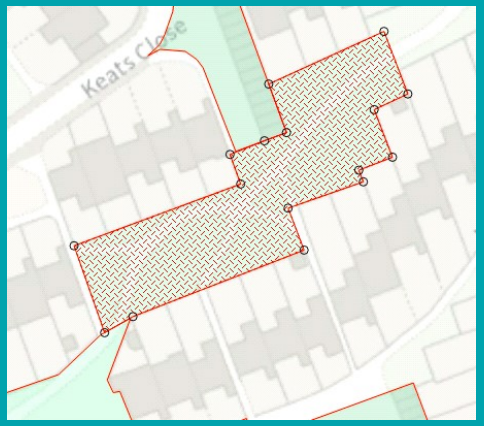
SHLAA Ref: 23/577

Site Name: Land off Keat's Close **Ward** Mercian

Address: **Postcode:**

Site description: Site Size: 0.078 (including garages and land behind 0.217 or excluding garages and realistic part of land behind #45)Land to rear of Keat's Close sandwiched between Keat's Close and Longfellow Walk (properties on which are only accessible via footpath). C

Categorisation: Not Developable



Site siz	0.078
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 70

Suitability summary:

Landowner intention is unknown but no other serious issues identified.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space. The site has no access except through neighbouring sites and has a number of foot and cycle paths running through it.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/578

Site Name: Garages off Keat's Close **Ward** Mercian

Address: **Postcode:**

Site description: Garages off Keat's close. 13 garages and turning space, walled at one end to separate off open space / cycle path behind.

Categorisation: Deliverable



Site siz 0.048

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 68

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site was not identified as part of the recent Seddon study which was tasked with identifying council-owned garage sites that could feasibly be used for residential development. However, Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/579

Site Name: Garages off Kipling Rise / Keat's Close

Ward Mercian

Address:

Postcode:

Site description: Garage site.

Categorisation: Deliverable



Site siz 0.026

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 68

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site was not identified as part of the recent Seddon study which was tasked with identifying council-owned garage sites that could feasibly be used for residential development. However, Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/579G

Site Name: Canning Road Garage Site

Canning Road

Address:

Ward Bolehall

Postcode: B77 3HB

Site description: L-shaped site between Tudor Crescent and Canning Road, currently used for resident's garaging.

Categorisation: Developable



Site siz 0.03121

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site was recently assessed by Seddon as part of a study looking at Council Owned Land that may be suitable for additional social housing. Seddon suggested this site would be suitable for 4 x 1 bed, 2 person dwellings.

Total Availability Score: 9

Availability summary:

There is an expression of interest in development potential from the owner, Tamworth Borough Council.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed as per the Seddon proposal.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/580

Site Name: Garages off Broadsmeath

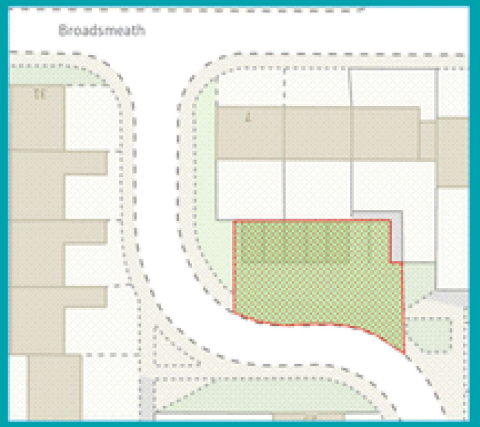
Ward Belgrave

Address:

Postcode:

Site description: Garage site - new garages seen via Street view mapping.

Categorisation: Deliverable



Site siz 0.0266

Net. Dev. Area 0.03

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 9

Availability summary:

Expression of interest in development potential.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The site was not identified as part of the recent Seddon study which was tasked with identifying council-owned garage sites that could feasibly be used for residential development. However, Tamworth Borough Council as landowner is open to development potential of this site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

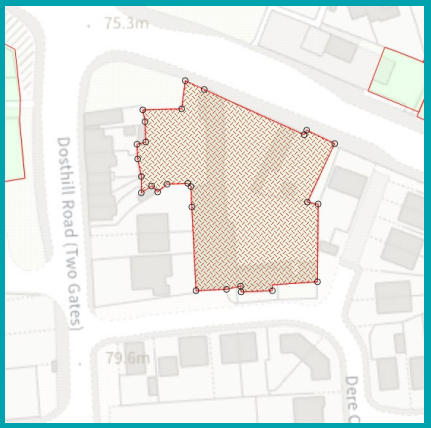
SHLAA Ref: 23/584

Site Name: Land off Watling Street **Ward** Trinity

Address: **Postcode:**

Site description: The site forms part of the original housing allocation at Cottage Farm Road. The remainder of the site has come forward through 2 separate permissions.

Categorisation: Deliverable



Site siz	0.236
Net. Dev. Area	0.24
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Per previous assessment.

Total Availability Score: 15

Availability summary:

Per previous assessment.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The indicative yields suggest this could be allocated, with a yield of 7.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	8
Pragmatic yield:	7

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/585

Site Name: Land West of Dunstall Lane **Ward** Mercian

Address: **Postcode:**

Site description: Parcel of greefield land to the edge of Tamworth's developed area,

Categorisation: Deliverable



Site siz 11.2706

Net. Dev. Area 6.76

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

No serious issues identified, though the landowner intention is unclear at present.

Total Availability Score: 13

Availability summary:

The land is being actively promoted by the landowner.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

Likely to come forward for housing during the plan period, with a likely yield of around 166 if using the same density as the neighbouring Dunstall Lane development. There is potentially a barrier a ransom strip that may reduce yield unless this issue can be resolved.

Potential Yields

Site Des:	Major
Yield at Ward Av	176
Yield at 33 DPH	223
Pragmatic yield:	166

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/586

Site Name: Land north of Overwoods Road **Ward** Wilnecote

Address: **Postcode:**

Site description: Roughly triangular site with pylons bisecting it. The land is part-mown, part semi-natural scrub, reasonably level, surrounded by hedgerow / trees.

Categorisation: Developable



Site siz	9.763
Net. Dev. Area	5.86
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land. Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be d

Total Availability Score: 15

Availability summary:

The site is being actively promoted.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Outline planning permission granted in 2021. A reserved matters application was submitted in September 2025. There has been active efforts to "maintain" the site on the part of the developer.

Potential Yields

Site Des:	Major
Yield at Ward Av	252
Yield at 33 DPH	193
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/587

Site Name: Land Adjacent to Sandy Hill business park **Ward** Amington

Address: **Postcode:**

Site description: The site is mixed, and of irregular shaped. Some of it is sealed surface and the remember grass and scrub, some of which appears to be ruderal vegetation reclaiming previously brownfield sites.

Categorisation: Deliverable



Site siz	0.9193
Net. Dev. Area	0.74
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 15

Availability summary:

This site is permissioned for emploment uses, with discharge of conditions having been approved 7/10/2020.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This site is being developed for commercial uses.

Potential Yields

Site Des:	Major
Yield at Ward Av	21
Yield at 33 DPH	24
Pragmatic yield:	61

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/588

Site Name: EMP7 Land North of Bonehill **Ward** Castle

Address: **Postcode:**

Site description: This is a corner site between Ventura Park Road and Meadow Road. The site is flat, but has earth piled onto it from some other activity which will need clearing.

Categorisation: Not Developable



Site siz	0.7263
Net. Dev. Area	0.58
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 5

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

This site has been developed for retail purposes. Therefore, it has been categorised as not developable.

Potential Yields

Site Des:	Major
Yield at Ward Av	33
Yield at 33 DPH	19
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/592

Site Name: Romney 1 **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly L shaped grassed area. Slightly sloping upwards, however historical mapping from 1950 (but not shown in 1930) shows steep dip on site (shown by OS Hachere lines) which may indicate past small scale industrial excavation e.g. open cast, quarrying,

Categorisation: Deliverable



Site siz 0.1159

Net. Dev. Area 0.12

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 11

Availability summary:

Expression of interest in development potential

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

There is an expression of interest from the landowner in development opportunities for the site.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/596

Site Name: Land East Of Foxglove/North Of Brookweed

Glascote, Tamworth

Ward Glascote

Address:

Postcode: B77 4EN

Site description: L shaped plot within an area of open space currently in ownership of water company and sitting adjacent to a covered reservoir and on open space.

Categorisation: Not Developable



Site siz 1.39

Net. Dev. Area 1.11

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 42

Suitability summary:

The site required significant works required to create a suitable access. Records indicate that the site has significant issues related to current ground conditions and/or coal mining risk. Any identified issues would require major remediation.

Total Availability Score: 6

Availability summary:

Unknown. The land is currently leased to Tamworth Borough Council.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

The water company are currently undertaking maintenance on this land.

Potential Yields

Site Des:	Major
Yield at Ward Av	23
Yield at 33 DPH	37
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/597

Site Name: Ankerside indicative housing **Ward** Castle

Address: **Postcode:**

Site description: Currently a shopping centre, this is a riverside plot that is being considered for town centre housing.

Categorisation: Developable



Site siz 2.584

Net. Dev. Area 1.55

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The site comprises a Nationally or Locally Listed Building, whereby their volume or siting has the potential to impact upon development potential. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Achievability Summary: Unlikely to be viable

Total Availability Score: 13

Availability summary:

Landower has a firm intention to develop the site.

Strategic Housing Land Availability Assessment

Tamworth Borough Council

Summary Narrative / Comments:	Tamworth Borough Council is the landowner. This site is part of the town centre regeneration scheme and earmarked to provide a mix of housing, retail and leisure uses. Part of the town centre regeneration scheme, likely to provide a mix of retail, leisure and housing. Preliminary work indicates a minumum of 250 dwellings would be a reasonable assumption

Potential Yields

Site Des:	Major
Yield at Ward Av	87
Yield at 33 DPH	51
Pragmatic yield:	250

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/598

Site Name: High Rise Club **Ward** Castle

Address: **Postcode:**

Site description: Currently an estate position club, two storey building with no surrounding garden on land around tower blocks.

Categorisation: Developable



Site siz 0.021

Net. Dev. Area 0.02

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58 **Total Availability Score:** 11

Suitability summary: **Availability summary:**

No serious issues identified.

Achievability Summary: Likely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/598G

Site Name: Colbourne Road Garages

Colbourne Road

Address:

Ward Castle

Postcode: B78 3JU

Site description: Garage site, roughly rectangular, between the rear gardens of housing on Colbourne Road and Morgan Road.

Categorisation: Not Developable



Site siz 0.06231

Net. Dev. Area 0.06

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

The site has been suggested as suitable by Seddon for a single 2 bed dwelling as part of a study into creating additional social housing in Tamworth.

Total Availability Score: 9

Availability summary:

The site is not being actively promoted by the landowner (Tamworth Borough Council) but there is an expression of interest in development potential.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed in line with the Seddon report.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/599G

Site Name: Sutton Avenue Garages

Ward Castle

Address: Sutton Avenue

Postcode: B78 3JZ

Site description: Garage site, roughly rectangular and flat. The access goes between two residential properties to the south, with some amenity greenspace to the west of the site.

Categorisation: Not Developable



Site siz	0.104
Net. Dev. Area	0.10
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

Seddon have assessed this site as suitable for a single 3 bed dwelling as part of a study looking at creating social housing on garage sites.

Total Availability Score: 9

Availability summary:

There is an expression of interest in development potential by the owner, Tamworth Borough Council.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed as per the Seddon report, and would be considered windfall housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	3
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

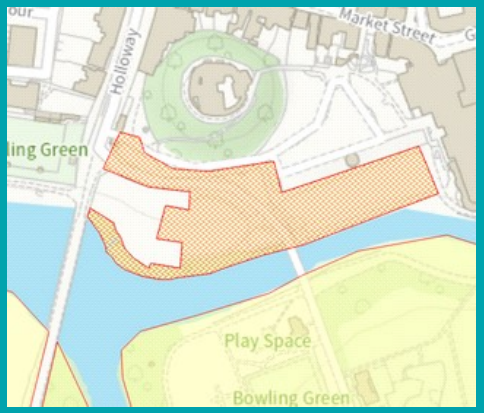
SHLAA Ref: 23/600_OS

Site Name: Castle Grounds central **Ward** Castle

Address: **Postcode:**

Site description: Large town centre riverside site below the Castle, with the conservation area and close to national heritage sites.

Categorisation: Not Developable



Site siz	0.8166
Net. Dev. Area	0.65
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 47

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	37
Yield at 33 DPH	22
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/600G

Site Name: Hill Top Garages

Hill Top

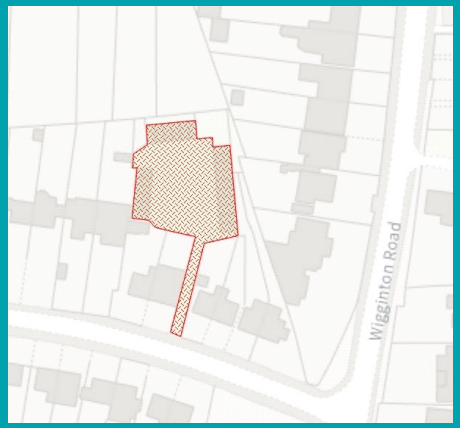
Ward Spital

Address:

Postcode: B79 8QW

Site description: Irregular shaped site, situated behind residential development on both Hill Top and Wigginton Road.

Categorisation: Not Developable



Site siz 0.0969

Net. Dev. Area 0.10

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 59

Suitability summary:

Seddon have suggested the site is suitable for development with 2x 2 bed dwellings.

Total Availability Score: 9

Availability summary:

The site is not being actively promoted by the landowner, Tamworth Borough Council, but there is an expression of interest in development potential.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed per the Seddon proposal and would then be considered windfall housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	3
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

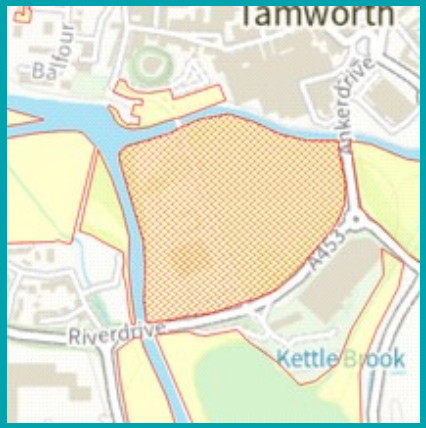
SHLAA Ref: 23/601_OS

Site Name: Castle Grounds south **Ward** Castle

Address: **Postcode:**

Site description: Large town centre riverside site opposite the Castle and with bodies of water to North and West. The area is half grassed and half developed with leisure uses including skate park, gym, park, café, playground etc.

Categorisation: Not Developable



Site siz	10.7639
Net. Dev. Area	6.46
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	362
Yield at 33 DPH	213
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/6012G

Site Name: Smithy Lane Garages

Smithy Lane

Address:

Ward Wilnecote

Postcode: B77 5LA

Site description: Roughly rectangular garage site situated in a gap between dwellings on Smithy Lane.

Categorisation: Developable



Site siz	0.0495
Net. Dev. Area	0.05
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

Seddon have assessed the site and suggest that 2x 2bed dwellings would be suitable for the site.

Total Availability Score: 9

Availability summary:

The site is not being actively promoted by the landowner, Tamworth Borough Council, but there is an expression of interest in development potential.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed as per the Seddon report and would then be considered windfall housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/602_OS

Site Name: Open space to south west of castle grounds **Ward** Castle

Address: **Postcode:**

Site description: Roughly triangular, town centre, riverside site that wraps around the Jolly Sailor car park.

Categorisation: Not Developable



Site siz 0.9581

Net. Dev. Area 0.77

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 47

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	43
Yield at 33 DPH	25
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/602G

Site Name: Neville Street Garages

Neville Street

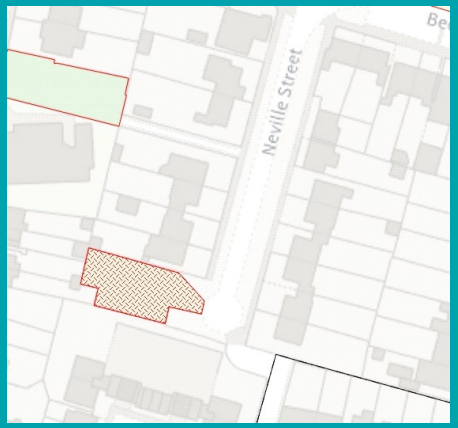
Ward Bolehall

Address:

Postcode: B77 2BD

Site description: Roughly T shaped site creating a "close" at the end of Neville Street.

Categorisation: Not Developable



Site siz 0.0417

Net. Dev. Area 0.04

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

Seddon have assessed this site as suitable for 2x 2 bed dwellings.

Total Availability Score: 9

Availability summary:

The site is not being actively promoted by the landowner, Tamworth Borough Council, but there is an expression of interest in development potential.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed per the Seddon proposal and would then be considered windfall housing.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/603G

Site Name: Chestnuts Avenue Garages

Ward Spital

Address: Chestnuts Avenue

Postcode: B79 8QX

Site description: Roughly triangular site currently used for garaging.

Categorisation: Not Developable



Site siz 0.1469

Net. Dev. Area 0.15

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 61

Suitability summary:

Seddon have assessed the site as being suitable for 4 x 2 person, 1 bed dwellings.

Total Availability Score: 9

Availability summary:

The site is not being actively promoted by the landowner, Tamworth Borough Council, but there is an expression of interest in development potential.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed per the Seddon proposal and would then be considered windfall housing.

Potential Yields

Site Des:	
Yield at Ward Av	4
Yield at 33 DPH	5
Pragmatic yield:	4

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/604G

Site Name: Wandsbeck Garages

Wandsbeck

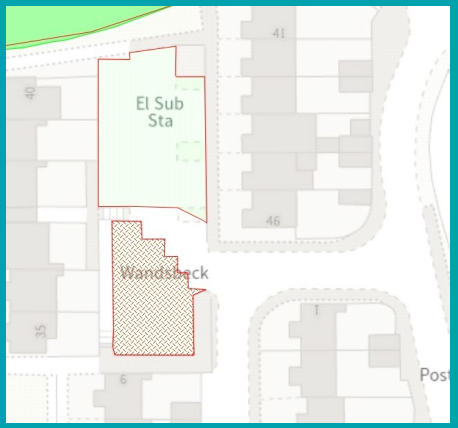
Ward Belgrave

Address:

Postcode: B77 2NU

Site description: Irregular shaped site nestled between a public footpath made up of steps up a retaining bank, and an electricity substation.

Categorisation: Deliverable



Site siz 0.02534

Net. Dev. Area 0.03

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

Seddon have assessed this site as being suitable for 1, 2 bedroom 3 person dwelling.

Total Availability Score: 9

Availability summary:

The site is not being actively promoted by the landowner, Tamworth Borough Council, but there is an expression of interest in development potential.

Achievability Summary: The site would be expensive to develop privately but Seddon have suggested there may be other funding streams for social housing that could make this site viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner is open to development potential of this site. The site could be developed per the Seddon proposal and would then be considered windfall housing.

Potential Yields

Site Des:	
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	1

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/605_OS

Site Name: North part land surrounding of Devereux House **Ward** Castle

Address: **Postcode:**

Site description: Open space around apartment buildings (social housing). The site is currently laid to grass with mature tree planting. The site is slightly sloped to the west and terraced north south. A proportion of the site forms entrance ways to the apartment.

Categorisation: Not Developable



Site siz	0.154623
Net. Dev. Area	0.15
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 47

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation. Protected trees are on site.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

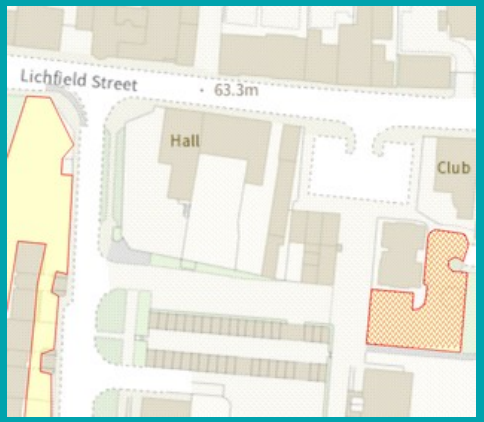
SHLAA Ref: 23/606_OS

Site Name: Land associated with Thame Court **Ward** Castle

Address: **Postcode:**

Site description: Amenity open space (car parking) adjacent to Townshend House.

Categorisation: Not Developable



Site siz 0.0609877

Net. Dev. Area 0.06

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Neighbouring uses are incompatible with residential development. Such incompatibility cannot be feasibly overcome by mitigation. Natural and/or man-made constraints are identified within the site boundary map negatively impact residential uses.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has not intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

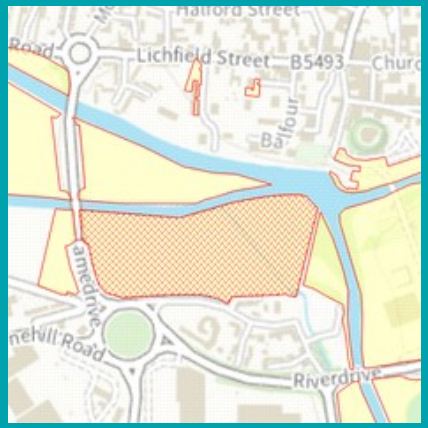
SHLAA Ref: 23/607_OS

Site Name: Land south of Broad Meadow **Ward** Castle

Address: **Postcode:**

Site description: Large semi-natural riverside / washland open space south of the Tame. Meadow-type habitat.

Categorisation: Not Developable



Site siz 7.601885

Net. Dev. Area 4.56

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 49

Suitability summary:

Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has not intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	255
Yield at 33 DPH	151
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

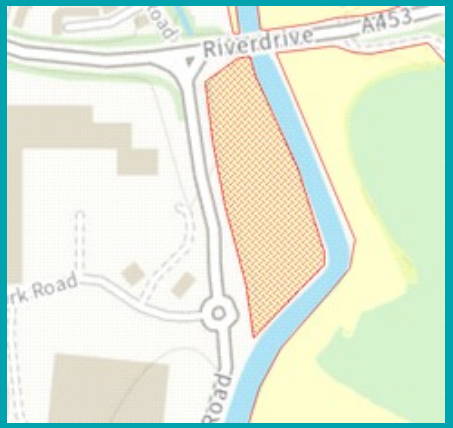
SHLAA Ref: 23/610_OS

Site Name: Land west of Borrowpit Lakes **Ward** Castle

Address: **Postcode:**

Site description: Roughly rectangular shaped site running between the River Tame and the A4091

Categorisation: Not Developable



Site siz	1.658058
Net. Dev. Area	1.33
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	74
Yield at 33 DPH	44
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/612_OS

Site Name: Open Space Dormer Avenue **Ward** Bolehall

Address: **Postcode:**

Site description: Oval site forming central open space within a residential avenue. The site is flat, currently laid to grass with mature tree planting, with a footpath and streetlights bisecting the oval. The site faces houses on all sides.

Categorisation: Not Developable



Site siz 0.12494

Net. Dev. Area 0.12

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/615_OS

Site Name: The Green **Ward** Amington

Address: **Postcode:**

Site description: Roughly triangular site forming a traditional green with a church and burial ground sited on it as well as some amenity open space. The site has established hedgerows. mature trees, grass and footpaths on site.

Categorisation: Not Developable



Site siz	0.283018
Net. Dev. Area	0.28
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Natural and/or man-made constraints are identified within the site boundary which have the potential to negatively impact residential development. It would be difficult for identified constraints to be overcome through mitigation and/or relocation.

Total Availability Score: 5

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The Green as an historic space is not suitable for residential development.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/616_OS

Site Name: Land to rear of Eagle Drive **Ward** Amington

Address: **Postcode:**

Site description: Site of former brickworks, roughly circular, surrounded by houses facing outwards from the site. The site is heavily wooded.

Categorisation: Not Developable



Site siz	0.531962
Net. Dev. Area	0.43
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 46

Suitability summary:

Neighbouring uses present major issues for residential development which would require significant levels of mitigation. Development on the site has the potential to negatively impact a Nationally or Locally significant heritage asset.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	12
Yield at 33 DPH	14
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

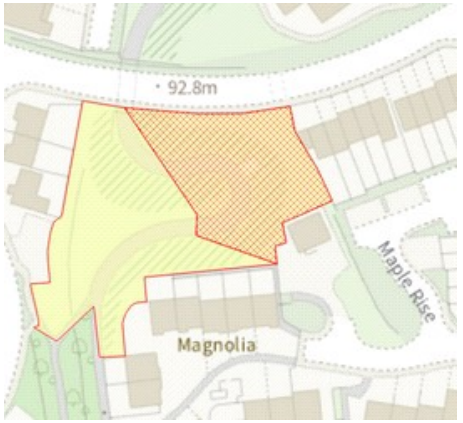
SHLAA Ref: 23/617_OS

Site Name: Land to west of Maple Rise **Ward** Amington

Address: **Postcode:**

Site description: Irregular shaped site comprising grassed area with tree planting. There is a cycleway giving cycle and pedestrian access to an underpass and a gas governor on site. The site is quite sharply sloped as it leads down to the underpass.

Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential development requiring significant mitigation.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

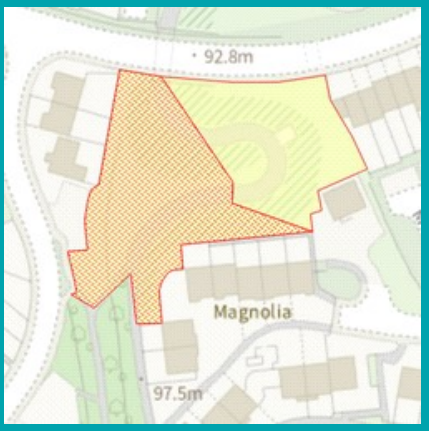
SHLAA Ref: 23/618_OS

Site Name: Further land to west of Maple Rise **Ward** Amington

Address: **Postcode:**

Site description: Irregular shaped site comprising grassed area with tree planting. There is a cycleway giving cycle and pedestrian access to an underpass. The site is quite sloped as it leads down to the underpass. This site is adjacent to site 23/618 and a cycle path.

Categorisation: Not Developable



Site siz 0.176964

Net. Dev. Area 0.18

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

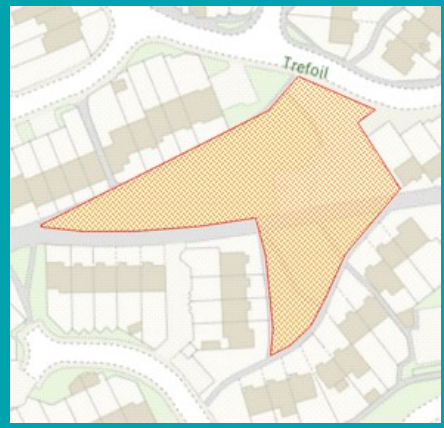
SHLAA Ref: 23/619_OS

Site Name: Cycle way off Trefoil **Ward** Amington

Address: **Postcode:**

Site description: The site forms a grassed open space with foot- and cycle-paths between two areas of residential development. It is roughly triangular in shape, steeply banked and mounded on one side in order to link two different ground levels.

Categorisation: Not Developable



Site siz	0.3175
Net. Dev. Area	0.32
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space, and this case on land used for active travel.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	10
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/621_OS

Site Name: Open Space off Woodland Road **Ward** Amington

Address: **Postcode:**

Site description: A large, banked site creating a natural buffer between a residential development and a main road which lie at different heights. Largely laid to grass with mature tree planting, some of which lies along historical field margins.

Categorisation: Not Developable



Site siz	0.587894
Net. Dev. Area	0.47
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	13
Yield at 33 DPH	16
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/622_OS

Site Name: Open Space off Sorbus **Ward** Amington

Address: **Postcode:**

Site description: A roughly rectangular site with some banking around the edges. The boundary on the south and east sides follow historical field margins and do have some trees and shrubs growing along them. The site has foot/cycle path running across it.

Categorisation: Not Developable



Site siz	0.165243
Net. Dev. Area	0.17
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/623_OS

Site Name: Open Space off Briar **Ward** Glascote

Address: **Postcode:**

Site description: L shaped site wrapping around Briar on the east side and forming a buffer between residential development and the B500 to the south. The site behind Briar is laid to grass with mature trees which follow the line of historical field margins.

Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential development, requiring significant mitigation.

Achievability Summary: Unlikely to be viable,

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	18
Yield at 33 DPH	28
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/624_OS

Site Name: Open Space near St Chads Court **Ward** Glascote

Address: **Postcode:**

Site description: Open space laid to grass with pedestrian path through. The site is roughly rectangular and links residential development and a neighbourhood centre. The site is fairly steeply sloped.

Categorisation: Not Developable



Site siz	0.399451
Net. Dev. Area	0.40
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	8
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

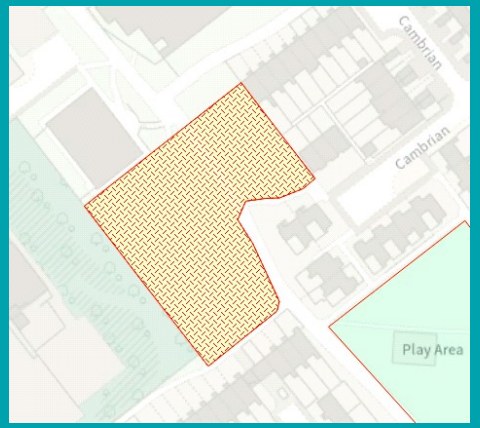
SHLAA Ref: 23/625_OS

Site Name: Open Space near Hawksworth **Ward** Glascote

Address: **Postcode:**

Site description: Irregular site to the side of a community centre/church located close to a neighbourhood. Footpaths run across the site and there is some children's play equipment fixed into the ground. There is some tree planting and the area is a designated open space.

Categorisation: Not Developable



Site siz	0.37956
Net. Dev. Area	0.38
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one

Total Availability Score: 5

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	8
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/626_OS

Site Name: Open space near Castlehall **Ward** Glascote

Address: **Postcode:**

Site description: Open space at junction of 3 roads, laid to grass with mature trees and a footpath leading through it.

Categorisation: Not Developable



Site siz	0.144677
Net. Dev. Area	0.14
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

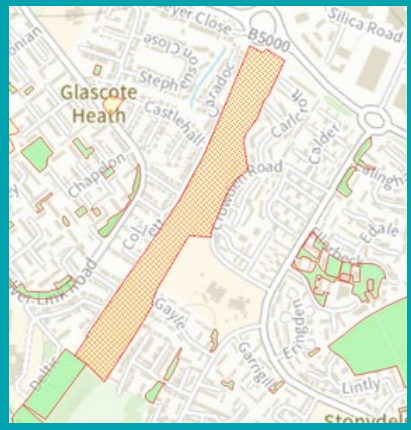
SHLAA Ref: 23/627_OS

Site Name: Open space near Stonydelph Primary **Ward** Glascote

Address: **Postcode:**

Site description: Large, ribbon site running between Deltic and the B5000. Site is adjacent to allotments and BMX track as well as a Local Nature Reserve. Site is split between Stonydelph and Glascote. There are a large number of TPO trees on site.

Categorisation: Not Developable



Site siz	8.289349
Net. Dev. Area	4.97
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	104
Yield at 33 DPH	164
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/630i_OS

Site Name: Land to the corner of Woodhouse Lane and Lindera **Ward** Amington

Address: **Postcode:**

Site description: Roughly triangular corner site giving access to cycle path between Woodhouse Lane and Trefoil. The site is mostly grassed with shrubs and trees, and tarmac cycle pathways. The site is quite steeply banked.

Categorisation: Not Developable



Site siz	0.0755
Net. Dev. Area	0.08
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

The site requires significant works to create a suitable access. The topography and/or shape requires major works to mitigate such issues. The site lies within the low risk Coal Zone for ground conditions.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/631_OS

Site Name: Recreation Ground off Wilnecote Lane **Ward** Belgrave

Address: **Postcode:**

Site description: Open space made up of sports recreation area and a general amenity open space area with mature tree planting on the site of an old clay pit and with a shaft marked on historic mapping.

Categorisation: Not Developable



Site siz	2.218732
Net. Dev. Area	1.33
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	51
Yield at 33 DPH	44
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

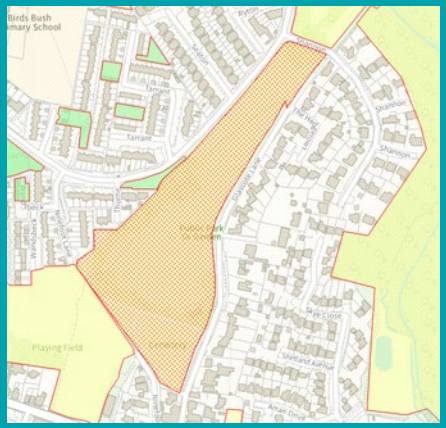
SHLAA Ref: 23/632_OS

Site Name: Open space off Thurne and Shannon **Ward** Belgrave

Address: **Postcode:**

Site description: Large site on land that may previously have been reserved for a potential un completed ring road. Part of the site is currently a burial ground in a conservation area. The rest is bordered by trees, on the east side these form the boundary shown on histor

Categorisation: Not Developable



Site siz	4.006391
Net. Dev. Area	2.40
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Site lies within conservation area. Although no serious issues are identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	91
Yield at 33 DPH	79
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

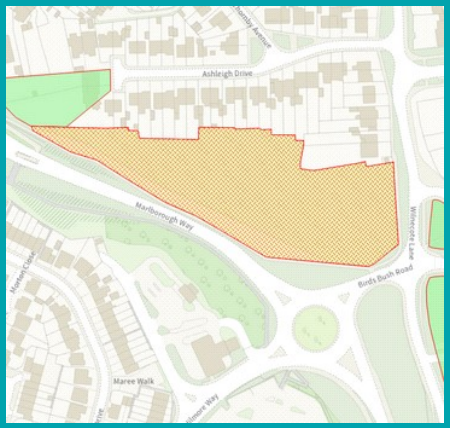
SHLAA Ref: 23/633_OS

Site Name: Land off Marlborough Way **Ward** Belgrave

Address: **Postcode:**

Site description: Large site facing two main roads. The margins of the site are grassed and the rest is semi-natural and forms a buffer between the road and the residential development on Wilnecote Lane / Ashleigh Drive. The site is quite steeply banked between Marlborough

Categorisation: Not Developable



Site siz	1.18413
Net. Dev. Area	0.95
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 48

Suitability summary:

Records indicate that the site has significant issues related to current ground conditions and/or coal mining risk. Any identified issues would require major remediation works to ensure that the site is suitable for residential use.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	36
Yield at 33 DPH	31
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/634_OS

Site Name: Land off Romney **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular shaped site bounded by residential development with lamp lit cycle paths running through it. The site is largely laid to grass and features a MUGA.

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Site siz	0.679723
Net. Dev. Area	0.54
Land Class	Mixed

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	21
Yield at 33 DPH	18
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

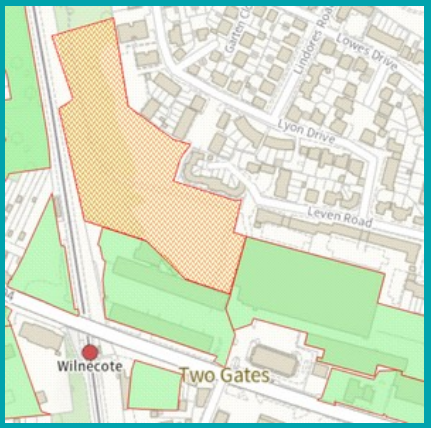
SHLAA Ref: 23/635_OS

Site Name: Land off Lyon Drive **Ward** Belgrave

Address: **Postcode:**

Site description: Irregular shaped site bounding the railway lines on the west site, residential to the east, to the south Beauchamp Industrial park / Doulton's Site D. The site is partly laid to grass with cycle paths through it and partly semi-natural with many trees cre

Categorisation: Not Developable



Site siz	1.402637
Net. Dev. Area	1.12
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	43
Yield at 33 DPH	37
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/636_OS

Site Name: Land by St Gabriels RC Primary School **Ward** Belgrave

Address: **Postcode:**

Site description: Roughly rectangular, flat site close to St Gabriel's School. The site includes parking for around 10 vehicles, with the remainder being laid to grass with some mature tree planting that is parallel with historical field margins.

Categorisation: Not Developable



Site siz	0.311495
Net. Dev. Area	0.31
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Records indicate that the site has significant issues related to current ground conditions and/or coal mining risk. Any identified issues would require major remediation works to ensure that the site is suitable for residential use.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	12
Yield at 33 DPH	10
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/637_OS

Site Name: Grass verge on Marlborough way junc. Field Farm Road **Ward** Belgrave

Address: **Postcode:**

Site description: The site consists of a relatively narrow piece of open space, which is entirely undeveloped. The land is bounded by Marlborough Way to the east and both a residential development and sports pitch to the west. The site appears to be of flat topography and

Categorisation: Not Developable



Site siz 0.552475

Net. Dev. Area 0.44

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Records indicate that the site has significant issues related to current ground conditions and/or coal mining risk. Any identified issues would require major remediation works to ensure that the site is suitable for residential use.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space. There are signigicant stacked issues to mitigate to develop this site.

Potential Yields

Site Des:	Major
Yield at Ward Av	17
Yield at 33 DPH	15
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/639_OS

Site Name: Open space near Hanbury Primary **Ward** Belgrave

Address: **Postcode:**

Site description: The site is centrally located within an established residential area, forming one of the smaller areas of associated open space. The land is entirely undeveloped, containing only trees and other vegetation. The site is bounded by both a public footpath an

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Site siz	0.057974
Net. Dev. Area	0.06
Land Class	Greenfield

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	2
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

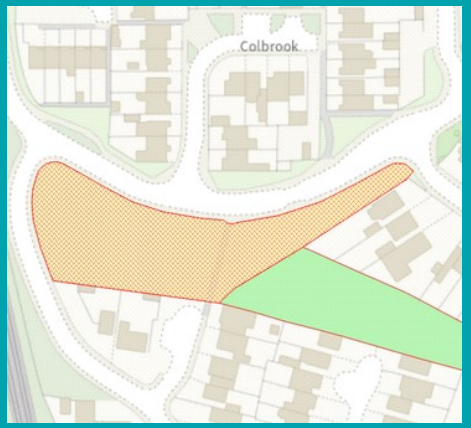
SHLAA Ref: 23/640_OS

Site Name: Open space near Cringlecrook **Ward** Belgrave

Address: **Postcode:**

Site description: The site is centrally located within an established residential area, forming a large piece of undeveloped open space. The land accommodates multiple trees and other vegetation, with a public footpath running through the centre.

Categorisation: Not Developable



Site siz	0.312894
Net. Dev. Area	0.31
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	12
Yield at 33 DPH	10
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/642_OS

Site Name: Open space near Wilnecote Lane **Ward** Belgrave

Address: **Postcode:**

Site description: The site is located between an area of residential development and the A5 highway. It is an undeveloped piece of open space, which appears to be entirely covered by trees and vegetation.

Categorisation: Not Developable



Site siz 0.121157

Net. Dev. Area 0.12

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site requires significant works required to create a suitable acess. Major works would be required to mitigate issues caused by topography/shape of the site. Neighbouring uses would require significant mitigation for residential use.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/643_OS

Site Name: Open space off Celandine

Ward Castle

Address:

Postcode:

Site description: Large flat site between A5 to the south and residential development to the north. Mature tree planting screens the A5 from the site leading into a wooded area on the west side, and there is a children's play area with fall safe surface and tarmac.

Categorisation: Not Developable



Site siz 2.001549

Net. Dev. Area 1.20

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

Major works would be required to mitigate the topography/shape of the site. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome with significant mitigation.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	67
Yield at 33 DPH	40
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/645_OS

Site Name: Open space linked to 23/608 **Ward** Castle

Address: **Postcode:**

Site description: Wooded site providing screening from the A5 to Borrowpit lakes to the south of the Borrowpit Lake walk at the rear of the Snowdome site.

Categorisation: Not Developable



Site siz	1.516495
Net. Dev. Area	1.21
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

significant works required to create a suitable access. Neighbouring uses present major issues for residential development which could be be overcome by significant levels of mitigation. The lakes present significant constraints to development.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	68
Yield at 33 DPH	40
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

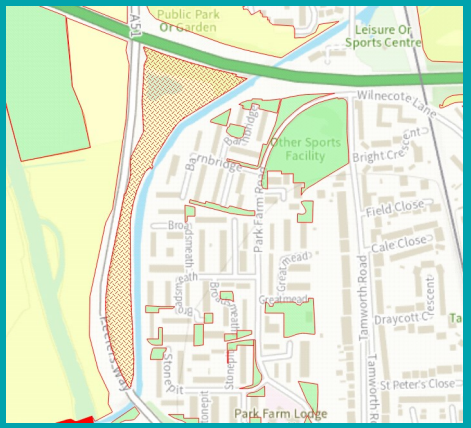
SHLAA Ref: 23/646_OS

Site Name: Open space between Peelers Way and Coventry Canal **Ward** Castle

Address: **Postcode:**

Site description: The site consists of a relatively narrow piece of open space, which is bounded by the Coventry Canal, Peelers Way, and the A5. The Coventry Canal separates the site from a large area of residential development. The land is almost entirely populated by tre

Categorisation: Not Developable



Site siz 2.5529636

Net. Dev. Area 1.53

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

The site required significant works required to create a suitable access. The topography and/or shape of the site requires major mitigation works. Neighbouring uses require significant mitigation. There is evidence of ecological value.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	86
Yield at 33 DPH	51
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/648_OS

Site Name: A5 buffer off Aitken close **Ward** Castle

Address: **Postcode:**

Site description: The site is located between an area of residential development and the A5 highway. It is an undeveloped piece of open space, which appears to be predominantly covered by mature trees and vegetation.

Categorisation: Not Developable



Site siz	2.771185
Net. Dev. Area	1.66
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

Neighbouring uses required significant levels of mitigation for residential development. The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land. Significant proportions of the site lie within flood zones 2/3.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	93
Yield at 33 DPH	55
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/649_OS

Site Name: Land to rear and side of Hampshire Close **Ward** Castle

Address: **Postcode:**

Site description: The site consists of a narrow piece of public open space, which extends around and within a residential development. It accommodates two public footpaths that run perpendicular to one another, and is otherwise populated by dense trees and vegetation. The

Categorisation: Not Developable



Site siz	1.142945
Net. Dev. Area	0.91
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	51
Yield at 33 DPH	30
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/650_OS

Site Name: Land off County Drive 1 **Ward** Castle

Address: **Postcode:**

Site description: The site consists of a narrow expanse of allocated open space, which runs through an established residential area. The open space follows the direction of multiple public footpaths which connect various areas of the estate. The footpaths are lined with gr

Categorisation: Not Developable

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Site siz	0.505152
Net. Dev. Area	0.40
Land Class	Greenfield

Summary Narrative / Comments: Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	23
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/651_OS

Site Name: Land off County Drive 2 **Ward** Castle

Address: **Postcode:**

Site description: The narrow site includes a footpath with grassed areas to either side. It is located within an established residential area.

Categorisation: Not Developable



Site siz 0.130058

Net. Dev. Area 0.13

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/652_OS

Site Name: Land off Parkfield Crescent **Ward** Trinity

Address: **Postcode:**

Site description: The site is a piece of public open space which separates residential development from the nearby highway. In addition to grassed areas and collections of mature trees and vegetation, it contains multiple footpaths and cycleways which connect Peelers Way a

Categorisation: Not Developable



Site siz	1.057621
Net. Dev. Area	0.85
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	32
Yield at 33 DPH	28
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/653_OS

Site Name: Land behind Grange Close **Ward** Trinity

Address: **Postcode:**

Site description: Ribbon site between River Tame and rear gardens of Mount Pleasant down to Fazely Bridge. The land is semi-natural and largely wooded.

Categorisation: Not Developable

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints requiring major works to mitigate. The site required significant works to create a suitable access. Significant proportions of the site are in flood zones 2 or 3.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Site siz	0.4908
Net. Dev. Area	0.39
Land Class	Greenfield

Summary Narrative / Comments:

Tamworth Borough Council has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Major
Yield at Ward Av	15
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/656_OS

Site Name: Land by Ascot Drive **Ward** Trinity

Address: **Postcode:**

Site description: The site consists of a piece of grassed open space, which forms the edge of a wider residential development. The piece of land extends between housing.

Categorisation: Not Developable



Site siz	0.074301
Net. Dev. Area	0.07
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable .

Summary Narrative / Comments:

Tamworth Borough Council as landowner has not intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/656i_OS

Site Name: Land Of Roseberry Road **Ward** Trinity

Address: **Postcode:**

Site description: The site consists of an area of open space within a wider residential area, which is entirely undeveloped. The land is entirely grassed, with some trees and other vegetation.

Categorisation: Not Developable



Site siz	0.168898
Net. Dev. Area	0.17
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/659_OS

Site Name: Land off Gurnard

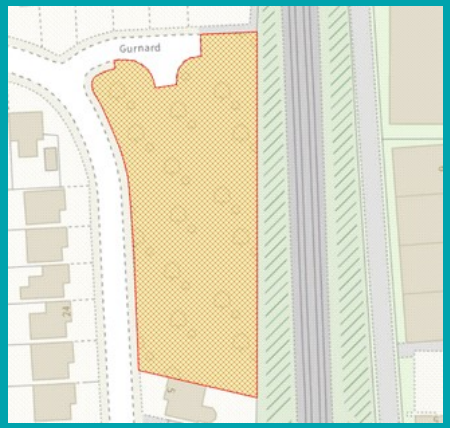
Ward Trinity

Address:

Postcode:

Site description: A piece of open space predominantly covered by mature trees and vegetation. The land sits within a wider residential development, and is directly bordered by the railway line. The railway line separates the site from a significant industrial area.

Categorisation: Not Developable



Site siz 0.241148

Net. Dev. Area 0.24

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/660_OS

Site Name: Open Space between Magnus and Palmerston **Ward** Wilnecote

Address: **Postcode:**

Site description: A large piece of grassed open space which separates the industrial estate from surrounding residential development. The site is heavily populated by mature trees and vegetation, and contains multiple public footpaths and open fields.

Categorisation: Not Developable



Site siz 6.451656

Net. Dev. Area 3.87

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	166
Yield at 33 DPH	128
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

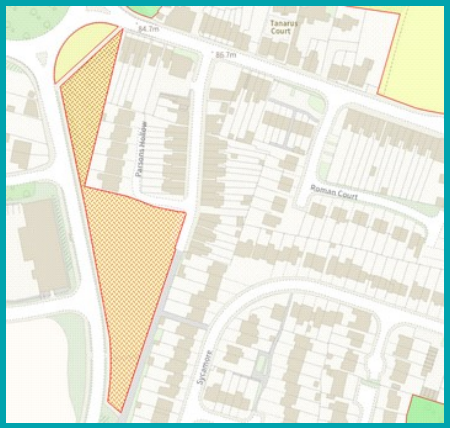
SHLAA Ref: 23/662_OS

Site Name: Land Associated with Parson's Hollow **Ward** Wilnecote

Address: **Postcode:**

Site description: An area of grassed open space which separates Ninian Way from nearby residential development. The site is relatively sloped, with the northern area predominantly covered by trees. A large area of retail and industrial development is located at the other s

Categorisation: Not Developable



Site siz	0.610788
Net. Dev. Area	0.49
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	21
Yield at 33 DPH	16
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/663_OS

Site Name: Land between Watling Street and Ninian Way **Ward** Wilnecote

Address: **Postcode:**

Site description: A relatively small piece of open space, which serves as a grass verge at the roundabout of Watling Street and Ninian Way. The land contains six mature trees.

Categorisation: Not Developable



Site siz	0.060582
Net. Dev. Area	0.06
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/665_OS

Site Name: Between Glascote Lane and Arran Drive **Ward** Wilnecote

Address: **Postcode:**

Site description: Corner plot of amenity grassland, with trees onsite. There is a public bench situated to the corner of Glascote Lane, facing Watling Street.

Categorisation: Not Developable



Site siz	0.1457
Net. Dev. Area	0.15
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	6
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

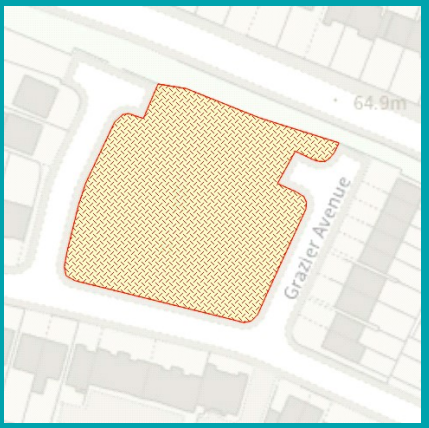
SHLAA Ref: 23/666_OS

Site Name: land off Grazier Avenue **Ward** Trinity

Address: **Postcode:**

Site description: The site is located within an established residential area, and appears to form one of its areas of associated open space. The land is bounded by hedgerows, with a public footpath running through its centre. The remaining area is grassed and of flat topo

Categorisation: Not Developable



Site siz	0.261736
Net. Dev. Area	0.26
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

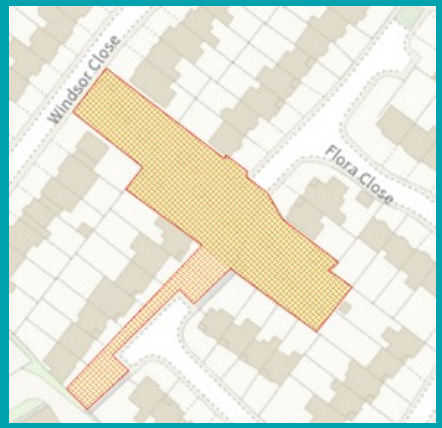
SHLAA Ref: 23/668_OS

Site Name: Land adjacent to Park Farm Lodge Nursing Home **Ward** Belgrave

Address: **Postcode:**

Site description: A grassed area of open space which adjoins Peelers Way. The site is heavily populated by mature trees, and is located adjacent to Park Farm Lodge Care Home. The land contains a public footpath which follows Peelers Way round onto Park Farm Road.

Categorisation: Not Developable



Site siz	0.290365
Net. Dev. Area	0.29
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The site has no existing access, with significant works required to create a suitable one.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council as landowner has no intention to develop on open or amenity space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	11
Yield at 33 DPH	10
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/669_OS

Site Name: Land off Fossdale **Ward** Stonydelph

Address: **Postcode:**

Site description: The site is a piece of allocated open space, which significantly slopes down from an area of residential development to Fossdale Road below. The land is grassed, and populated by numerous mature trees. A bus stop is located on the site's lower boundary wi

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Achievability Summary: Unlikely to be viable

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Strategic Housing Land Availability Assessment

Tamworth Borough Council

Summary Narrative / Comments:	Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	18
Yield at 33 DPH	14
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

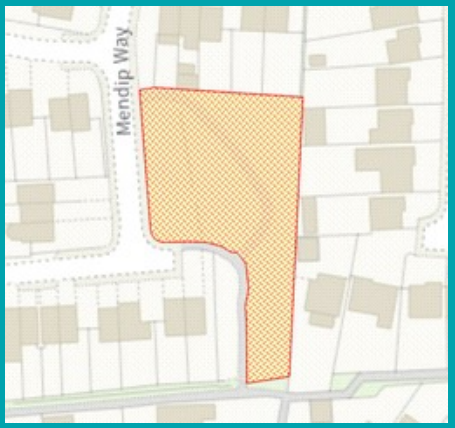
SHLAA Ref: 23/670_OS

Site Name: Land off Mendip **Ward** Stonydelph

Address: **Postcode:**

Site description: The site is a piece of open space which is located in the centre of an established residential area. The land is entirely grassed, and populated by numerous trees and other vegetation. A public footpath runs through the centre of the site, which appears t

Categorisation: Not Developable



Site siz	0.187578
Net. Dev. Area	0.19
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 53

Suitability summary:

The site has no existing access. Future access cannot be feasibly achieved through mitigation.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/672_OS

Site Name: Grass verge off Hillman **Ward** Belgrave

Address: **Postcode:**

Site description: The site is an irregular-shaped piece of open space, located within an established residential area. The land slopes in various places, and is predominantly grassed with a heavy density of trees and vegetation. Multiple footpaths run through the site, whi

Categorisation: Not Developable



Site siz	0.268832
Net. Dev. Area	0.27
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/673_OS

Site Name: Land off Leyland Road **Ward** Bolehall

Address: **Postcode:**

Site description: The site is a grassed area which is situated around the perimeter of a residential close. Local between housing and highways, the land is populated by various trees and vegetation. The site is secured by low-level metal fencing, and publicly accessible vi

Categorisation: Not Developable



Site siz	0.281751
Net. Dev. Area	0.28
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	6
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/674_OS

Site Name: Land off Tame Drive **Ward** Castle

Address: **Postcode:**

Site description: A piece of grassed open space which serves as a floodplain for the adjoining River Tame. The remaining boundaries are populated by either dense vegetation or mature trees, and the land is of relatively flat topography. The A51 runs to the east of the site

Categorisation: Not Developable



Site siz	0.862272
Net. Dev. Area	0.69
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	39
Yield at 33 DPH	23
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/675_OS

Site Name: Land off Lichfield Road **Ward** Castle

Address: **Postcode:**

Site description: A long piece of grassed open space that separates the Lichfield Road from the River Anker. The site is of an irregular shape, consisting of a very narrow central section that significantly widens at either end. The entirety of the land is grassed and spor

Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Achievability Summary: Unlikely to be viable

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	43
Yield at 33 DPH	25
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/677_OS

Site Name: Land between Coton Lane and Helmingham 1 **Ward** Mercian

Address: **Postcode:**

Site description: A piece of grassed open space which fronts directly onto Coton Lane. The land contains multiple trees and vegetation, as well as a tarmacked area for a bus stop and associated shelter. The site sits at the entrance to an established residential area.

Categorisation: Not Developable



Site siz 0.120856

Net. Dev. Area 0.12

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/678_OS

Site Name: Land between Coton Lane and Helmingham 2 **Ward** Mercian

Address: **Postcode:**

Site description: A piece of grassed open space which fronts directly onto Coton Lane, populated by multiple trees and vegetation. The site sits at the entrance of an established residential area.

Categorisation: Not Developable



Site siz	0.045303
Net. Dev. Area	0.05
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site is predominantly classified as either Grade 1, Grade 2 or Grade 3a agricultural land. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	1
Yield at 33 DPH	1
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/679_OS

Site Name: Land between Gawsworth and Buckingham **Ward** Mercian

Address: **Postcode:**

Site description: The site consists of a piece of allocated open space, which is situated within an established residential area. A tarmacked footpath and cycleway runs directly through the centre of the site, with grassed areas to either side. These grassed areas are popu

Suitability, Availability and Achievability

Total Suitability Score: 52

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues. Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Strategic Housing Land Availability Assessment

Tamworth Borough Council

Summary Narrative / Comments:	

Potential Yields	
Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/680_OS

Site Name: Land off Mariner **Ward** Mercian

Address: **Postcode:**

Site description: A piece of allocated open space, which separates residential development along Coton Lane from units on the Lichfield Road Industrial Estate. A combined footpath and cycleway run through the site, which appears to connect the wider residential area to the

Categorisation: Not Developable



Site siz	0.203444
Net. Dev. Area	0.20
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	7
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/681_OS

Site Name: Land off Coton Lane **Ward** Mercian

Address: **Postcode:**

Site description: A piece of allocated open space that slopes down from Coton Lane and sits adjacent to the railway line. The site appears to be entirely grassed, with a dense population of mature trees and vegetation.

Categorisation: Not Developable



Site siz	0.262398
Net. Dev. Area	0.26
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site requires significant works required to create a suitable access. The topography and/or shape of the site requires major works require to mitigate. Neighoburing uses present dififculties for development.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

This site, as a steep bank leading down from a road bridge above the railway, would be extremely difficult to develop on.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/682_OS

Site Name: Land off Fontenaye **Ward** Mercian

Address: **Postcode:**

Site description: A piece of allocated open space that slopes down from Fontaneye Road to a line of properties in an established residential area. The site is grassed and almost entirely covered in mature trees, which screen the dwellings from the road.

Categorisation: Not Developable



Site siz	0.207105
Net. Dev. Area	0.21
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	7
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

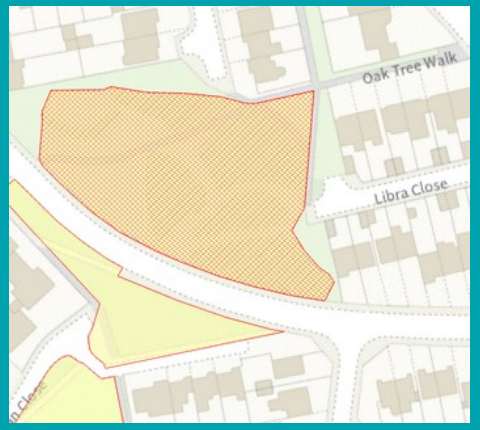
SHLAA Ref: 23/683_OS

Site Name: Land off Libra Close **Ward** Mercian

Address: **Postcode:**

Site description: A piece of allocated open space that is located within an established residential area. Predominantly grassed, the land gently slopes up from Fontaneye Road to further residential development at Libra Close and Willoughby Road. The site contains a footpat

Categorisation: Not Developable



Site siz	0.469266
Net. Dev. Area	0.38
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

The topography and/or shape of the site presents significant constraints for residential development, with major works required to mitigate such issues.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	10
Yield at 33 DPH	12
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

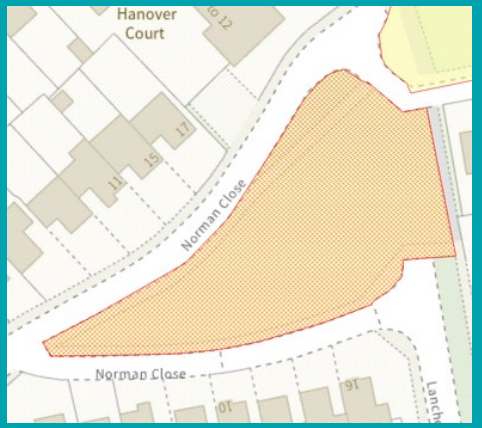
SHLAA Ref: 23/684_OS

Site Name: Land off Norman Close 1 **Ward** Mercian

Address: **Postcode:**

Site description: A piece of open space in the centre of an established residential area.

Categorisation: Not Developable



Site siz	0.1795167
Net. Dev. Area	0.18
Land Class	Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	5
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/685_OS

Site Name: Land off Norman Close 2 **Ward** Mercian

Address: **Postcode:**

Site description: Grassed area. Few trees. Appears to be used for amenity purposes. Infill in between residential development. Finish.

Categorisation: Not Developable



Site siz 0.1424798

Net. Dev. Area 0.14

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	4
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/686_OS

Site Name: Land off Gillway

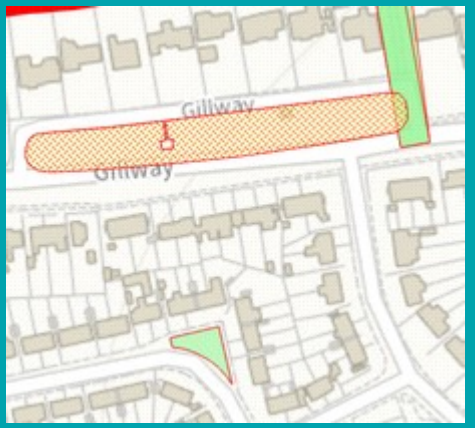
Ward Spital

Address:

Postcode:

Site description:

Categorisation: Not Developable



Site siz 0.303566

Net. Dev. Area 0.30

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	8
Yield at 33 DPH	10
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/687_OS

Site Name: Land off Belvedere Close

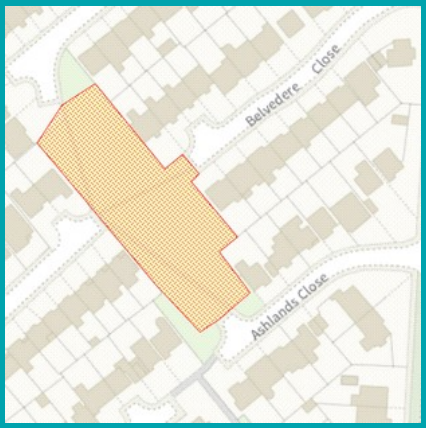
Ward Spital

Address:

Postcode:

Site description:

Categorisation: Not Developable



Site siz 0.274337

Net. Dev. Area 0.27

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Protected trees are located within the site boundary. Their volume and positioning are likely to pose significant suitability issues for residential development.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	9
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/688_OS

Site Name: Land off Flora Close

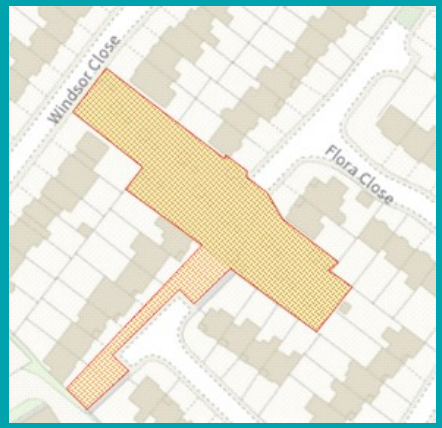
Ward Spital

Address:

Postcode:

Site description: Owned by Wimpey

Categorisation: Not Developable



Site siz 0.246881

Net. Dev. Area 0.25

Land Class Greenfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

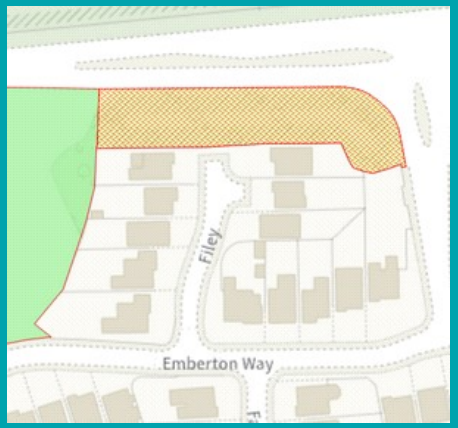
SHLAA Ref: 23/689_CP

Site Name: Car Park on Hospital Street **Ward** Castle

Address: **Postcode:**

Site description: Larger car park offering over 65 spaces on a flat, irregular shaped site between Hospital Street and Aldergate. The site is laid to tarmac with tree planting offering shaded parking for around a third of the spaces and is bounded by hedging (which does no

Categorisation: Not Developable



Site siz	0.1568
Net. Dev. Area	0.16
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	9
Yield at 33 DPH	5
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/690_CP

Site Name: Car Park on Lower Gungate / Church Lane 1 **Ward** Castle

Address: **Postcode:**

Site description: Irregular site behind shops on Lower Gungate offering around 35 parking spaces. The car park is walled and tarmac. There are a few small trees clustered around the entrance and street lighting.

Categorisation: Not Developable



Site siz	0.1215
Net. Dev. Area	0.12
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	7
Yield at 33 DPH	4
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

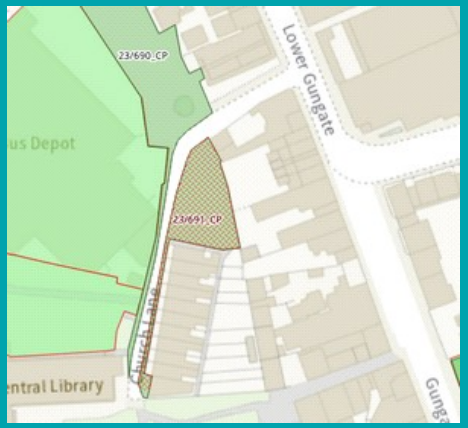
SHLAA Ref: 23/691_CP

Site Name: Car Park on Lower Gungate / Church Lane 2 **Ward** Castle

Address: **Postcode:**

Site description: Roughly triangular, smaller site with parking for 10 vehicles. The site tarmac with one large tree and a streetlamp. Access to the rear parking areas of shops on Gungate is via the car park.

Categorisation: Not Developable



Site siz 0.0489

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/694_CP

Site Name: Car Park on Marmion Street 1 - see 23/186 **Ward** Castle

Address: **Postcode:**

Site description:

Categorisation: Not Developable



Site siz 0.1003

Net. Dev. Area 0.10

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

The site may become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	3
Pragmatic yield:	3

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/695_CP

Site Name: Car Park on Marnion Street 2 - see 23/185

Ward Castle

Address:

Postcode:

Site description:

Categorisation: Not Developable



Site siz 0.2522

Net. Dev. Area 0.25

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is the landowner.The site may form part of a masterplan for the regeneration area of Gungate.

Potential Yields

Site Des:	Major
Yield at Ward Av	14
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/696_CP

Site Name: Car Park on Saxon Mill Lane **Ward** Castle

Address: **Postcode:**

Site description: Irregular shaped site forming a wedge of land between two roads (Saxon Mill Land and Mill Lane). The site is flat and laid to tarmac with hedges, trees, and street lighting on site. There are barriers installed at the entrance off Saxon Mill Lane.

Categorisation: Not Developable



Site siz 0.0995

Net. Dev. Area 0.10

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

Tamworth Borough Council is landowner. The site is not development for residential use due its situation within the flood zones.

Potential Yields

Site Des:	Minor
Yield at Ward Av	6
Yield at 33 DPH	3
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/697_CP

Site Name: Car Park on Bolebridge Island **Ward** Castle

Address: **Postcode:**

Site description: Irregular shaped, flat site which wraps around the cinema along the riverfront to the Anker off Ankerdrive. The site is largely laid to tarmac with block paved parking bays, and with trees and hedging on site. Streetlamps and barriers are also installed.

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation

Site siz	0.4939
Net. Dev. Area	0.40
Land Class	Brownfield

Summary Narrative / Comments:

The site's situation within the flood zones mean it is not suitable for residential development.

Potential Yields

Site Des:	Major
Yield at Ward Av	22
Yield at 33 DPH	13
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/698_CP

Site Name: Car Park on Riverdrive - parcelled in with 23/601

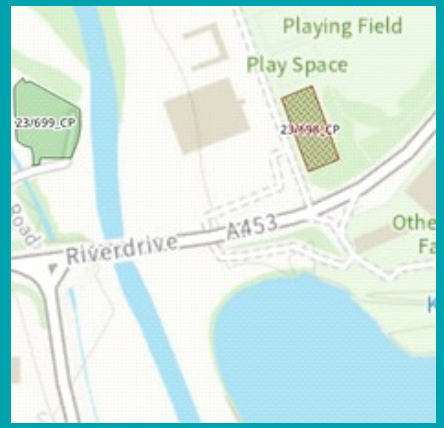
Ward Castle

Address:

Postcode:

Site description:

Categorisation: Not Developable



Site siz 0.2356

Net. Dev. Area 0.24

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Over 50% of the site falls within Flood Zone 3, with no flood protection present.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	13
Yield at 33 DPH	8
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/699_CP

Site Name: Car Park Jolly Sailor **Ward** Castle

Address: **Postcode:**

Site description: Flat site laid to tarmac with trees and hedging on site. Streetlamps and barriers are also installed. The site lies within the flood zone associated with the Tame to the East and North and the Anker joining the Tame just north of the site.

Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Achievability Summary: Unlikely to be viable.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	20
Yield at 33 DPH	12
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/700_CP

Site Name: Car Park Holloway Castle Grounds **Ward** Castle

Address: **Postcode:**

Site description: Flat site at the foot of the castle mound with the river lying to the south, and Ladybank bridge to the west. The site is laid to tarmac with trees, hedges and street lamps on site.

Categorisation: Not Developable



Site siz	0.1909
Net. Dev. Area	0.19
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 56

Suitability summary:

Neighbouring uses present major issues for residential development. Such issues have the potential to be overcome by significant levels of mitigation.

Total Availability Score: 10

Availability summary:

The site is unlikely to become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	11
Yield at 33 DPH	6
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/702

Site Name: Station Car Park off B5404 **Ward** Trinity

Address: **Postcode:**

Site description: Triangular site lying between Watling Street and the Birmingham-Nottingham railway. The site is sealed surface sealed, with hedging and trees to the perimeter in all elevations excepting the access. It is currently used as a car park.

Categorisation: Not Developable



Site siz	2.3286
Net. Dev. Area	1.40
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 60

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Likely to be viable

Summary Narrative / Comments:

Potential Yields

Site Des:	Major
Yield at Ward Av	53
Yield at 33 DPH	46
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/703

Site Name: Hyundai Garage, Lichfield Street **Ward** Castle

Address: **Postcode:**

Site description: Roughly rectangular site in use as a used car sales forecourt and office/workshops. There are buildings to the north of the site and the forecourt to Lichfield Street is sealed surface and used for display of vehicles. There is a low wall to the Lichfield

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 6

Availability summary:

There is no intention to develop the site during the plan period.

Achievability Summary: Likely to be viable.

Site siz	2.4312116
Net. Dev. Area	1.46
Land Class	Brownfield

Summary Narrative / Comments:

There is no intention to develop the site, which was formerly a Hyundai garage and retains the name in the council's records. It is also known as the Red Rose Garage and not to be confused with the Hyundai Garage on Lichfield Road.

Potential Yields

Site Des:	Major
Yield at Ward Av	82
Yield at 33 DPH	48
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

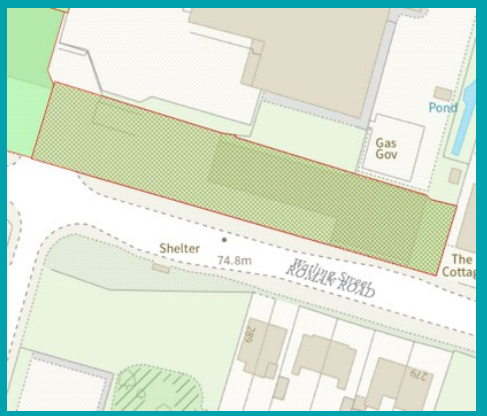
SHLAA Ref: 23/704

Site Name: Factory north of B5404 **Ward** Belgrave

Address: **Postcode:**

Site description: Flat, rectangular site running along Watling Street towards the Ninian Way roundabout. The site currently houses a garage business with an industrial unit used as workshops and reception, and parking on a tarmac surface.

Categorisation: Deliverable



Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 11

Availability summary:

Expression of interest in development potential.

Achievability Summary: Likely to be viable.

Site siz	1.70906515
Net. Dev. Area	1.37
Land Class	Brownfield

Summary Narrative / Comments:

Wilnecote Motor Company Ltd is the landowner, and has expressed interest in developing the site.

Potential Yields

Site Des:	Major
Yield at Ward Av	52
Yield at 33 DPH	45
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/705

Site Name: Jewson's, Saxon Drive **Ward** Castle

Address: **Postcode:**

Site description: A larger site between Saxon Drive and Victoria Road. The site is raised up with terracing and retaining walls separating it from Alexandra Mews and lies at ground level on the Saxon Drive side, and comprises a large retail unit and car park.

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 11

Availability summary:

Unknown.

Achievability Summary: Likely to be viable.

Site siz	0.51795
Net. Dev. Area	0.41
Land Class	Brownfield

Summary Narrative / Comments:

The site was previously occupied by Jewson's and is currently under offer with Harrison Lamb property agents.

Potential Yields

Site Des:	Major
Yield at Ward Av	23
Yield at 33 DPH	14
Pragmatic yield:	23

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/706

Site Name: Amington Pub **Ward** Bolehall

Address: **Postcode:**

Site description: Public house on a corner site with sealed surface parking to the front elevation (Thomas St / Amington Road) and a large grassed beer garden with trees and hedges to the perimeter to the rear.

Categorisation: Not Developable



Site siz 3.972047697

Net. Dev. Area 2.38

Land Class Mixed

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

No expression of interest in development potential.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The owners intend to continue running the public house business.

Potential Yields

Site Des:	Major
Yield at Ward Av	48
Yield at 33 DPH	79
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/707

Site Name: Fazeley Autocentre and Units behind **Ward** Castle

Address: **Postcode:**

Site description: Irregular shaped site between Fazeley Road and Sutton Avenue / Lakeview Close comprising various commercial buildings of brick construction, and car parking. The site is largely flat.

Categorisation: Not Developable



Site siz 5.218858851

Net. Dev. Area 3.13

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 57

Suitability summary:

Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

The site is not suitable due to the flood risk.

Potential Yields

Site Des:	Major
Yield at Ward Av	175
Yield at 33 DPH	103
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/708

Site Name: Sandyback Pub, Overwoods Road **Ward** Wilnecote

Address: **Postcode:**

Site description: Public house on a corner site with a public footpath to the west side. The public house building is to the south west part of the site with a slightly sloped, grassed area to the front of it and with the area used for outdoor seating.

Categorisation: Not Developable



Site siz	2.427
Net. Dev. Area	1.46
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 66

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

Unknown.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The current owners intend to continue runing the public house business.

Potential Yields

Site Des:	Major
Yield at Ward Av	63
Yield at 33 DPH	48
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/709

Site Name: Profile Wrappers, Marlborough Way **Ward** Bolehall

Address: **Postcode:**

Site description: Site off Marlborough Way, with phone masts at the entrance. Surrounded by trees and hedging. shielding the site from the road / neighbouring residential properties from commercial activities. The site is probably 50% industrial.

Categorisation: Not Developable



Site siz	4.8456058
Net. Dev. Area	2.91
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 8

Availability summary:

Expression of interest in development potential.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The development of the site would require the current owners to relocate to suitable premises elsewhere.

Potential Yields

Site Des:	Major
Yield at Ward Av	58
Yield at 33 DPH	96
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/710

Site Name: Royal Mail sorting office, Blythe Street **Ward** Bolehall

Address: **Postcode:**

Site description: Quadrant shaped site nestled between the Nottingham-Birmingham railway line and Blythe Street. The site is currently the Royal Mail Sorting office for Tamworth and includes an industrial unit, garaging, outbuildings and about 50% of the site is sealed sur

Categorisation: Not Developable



Site siz	3.957594283
Net. Dev. Area	2.37
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

Not available.

Achievability Summary: Likely to be viable

Summary Narrative / Comments:

The site belongs to Royal Mail, who have no intention to develop it.

Potential Yields

Site Des:	Major
Yield at Ward Av	47
Yield at 33 DPH	78
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/711

Site Name: JE Harrison Depot, Moor Lane **Ward** Bolehall

Address: **Postcode:**

Site description: Roughly rectangular site between Moor Lane to the east and agricultural land to the west. The site comprises a brick built, industrial building, and a house ,at opposite ends of the flat plot. The remainder is concrete hard standing.

Categorisation: Not Developable



Site siz 1.561319127

Net. Dev. Area 1.25

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 55

Suitability summary:

Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Unlikely to be viable.

Summary Narrative / Comments:

Landowner intention is unknown at this time.

Potential Yields

Site Des:	Major
Yield at Ward Av	25
Yield at 33 DPH	41
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

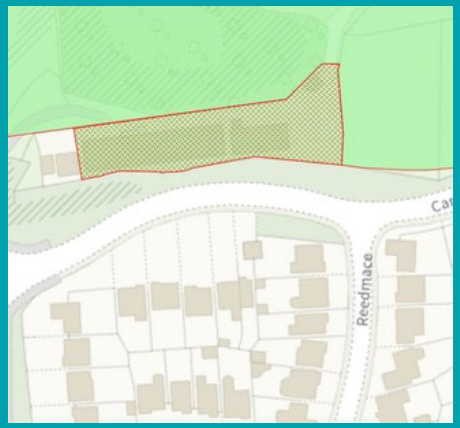
SHLAA Ref: 23/712

Site Name: Units North of Campion Drive (scout huts) **Ward** Castle

Address: **Postcode:**

Site description: Currently in use as a scout hut, this unit lies on a site which lies lower than adjacent Campion Drive and is surrounded by tree planting. The site comprises the building and sealed surface for parking

Categorisation: Not Developable



Site siz 1.63807827

Net. Dev. Area 1.31

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 51

Total Availability Score: 5

Suitability summary:

Over 50% of the site falls within Flood Zone 3, with no flood protection present. The remaining land area could not feasibly deliver a minimum of one dwelling.

Availability summary:

Achievability Summary: Unlikely to be viable

Summary Narrative / Comments:

Tamworth Borough Council is the landowner. Evidence suggests that the borough has an open space deficit. There is no intention from the council to develop on open space.

Potential Yields

Site Des:	Major
Yield at Ward Av	73
Yield at 33 DPH	43
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

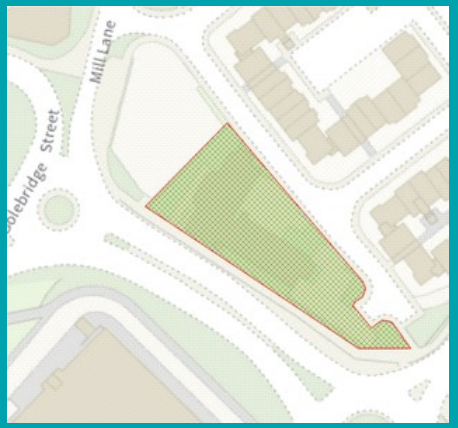
SHLAA Ref: 23/713

Site Name: Job Centre, Saxon Mill Lane **Ward** Castle

Address: **Postcode:**

Site description: Corner site in town centre location. The site comprises a grassed slope down toward the substantial building which sits on flattened land at a lower level than the neighbouring road. The site car park is not included within the site boundaries.

Categorisation: Not Developable



Site siz	1.937971385
Net. Dev. Area	1.55
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 54

Suitability summary:

The site has no existing access, with significant works required to create a suitable one. Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The car park belongs to Tamworth Borough Council and the building to the DWP.

Potential Yields

Site Des:	Major
Yield at Ward Av	87
Yield at 33 DPH	51
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/714

Site Name: Beauchamp Employment Area **Ward** Belgrave

Address: **Postcode:**

Site description: Lying to the east of the railway line and along the B5404, this site comprises two rows of block-and-steel industrial units with mixed commercial uses (workshops, food delivery outlet, retail, dog grooming etc) with parking and access between them. The si

Categorisation: Not Developable



Site siz 6.398

Net. Dev. Area 3.84

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 6

Availability summary:

Unknown.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This site lies close to Wilnecote station and the railway line, with tree.

Potential Yields

Site Des:	Major
Yield at Ward Av	146
Yield at 33 DPH	127
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/715

Site Name: Petrol filling station, part of Beauchamp Employment Area **Ward** Belgrave

Address: **Postcode:**

Site description: The site is rectangular and flat, and lies on the main road B5404. It is currently developed as a petrol station with filling pumps and kiosk, with a car sales yard and showroom to the east. The entire site has sealed surfacing (concrete and tarmac areas)

Categorisation: Not Developable



Suitability, Availability and Achievability

Total Suitability Score: 58

Total Availability Score: 6

Suitability summary:

No serious issues identified with the site.

Availability summary:

Achievability Summary: Likely to be viable

Site siz	2.640891157
Net. Dev. Area	1.58
Land Class	Brownfield

Summary Narrative / Comments:

Wilnecote Motor Company Ltd owns this site.

Potential Yields

Site Des:	Major
Yield at Ward Av	60
Yield at 33 DPH	52
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

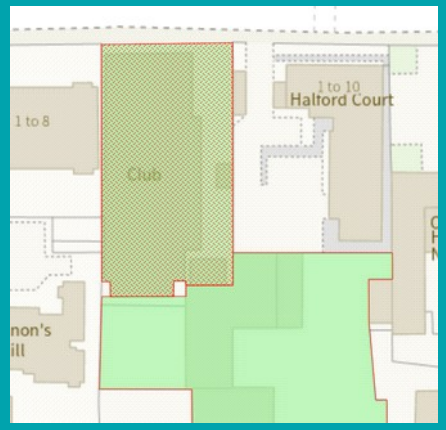
SHLAA Ref: 23/716

Site Name: Progressive Club, Halford Street **Ward** Castle

Address: **Postcode:**

Site description: Low community building with disabled access. The building fills the majority of the site, with extensions to the rear. There is some sealed surface parking to the side of the building, and an artificial lawned area beyond that.

Categorisation: Not Developable



Site siz 0.941813005

Net. Dev. Area 0.75

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 62

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

There is no intention from the landowner to develop the site.

Achievability Summary: Likely to be viable

Summary Narrative / Comments:

The Progressive Club intends to continue running as a private members club.

Potential Yields

Site Des:	Major
Yield at Ward Av	42
Yield at 33 DPH	25
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/717

Site Name: Kettlebrook Road Industrial Estate, South **Ward** Castle

Address: **Postcode:**

Site description: Just over a hectare of industrial units on a ribbon site between Kettlebrook road and the railway. The site is flat, and made up of 6 industrial buildings housing 8 business: a flooring shop, a workwear store, a tyre shop, commercial vehicle services, car

Categorisation: Not Developable



Site siz	10.55807779
Net. Dev. Area	6.33
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 58

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 1

Availability summary:

The units are owned by a variety of different businesses and individuals. Some are let, with varying lease lengths.

Achievability Summary: Viable with mitigation

Summary Narrative / Comments:

The number of landowners on this parcel would make it very dififcult to acquire the land or co-ordinate development.

Potential Yields

Site Des:	Major
Yield at Ward Av	355
Yield at 33 DPH	209
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/718

Site Name: The Winning Post Pub, Argyle Street **Ward** Amington

Address: **Postcode:**

Site description: Public house set on flat site with sealed surface parking around it. There are concrete bollards around the perimeter except for the car park access.

Categorisation: Not Developable



Site siz	1.767924932
Net. Dev. Area	1.41
Land Class	Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

There is no intention to develop the site.

Achievability Summary: Likely to be viable

Summary Narrative / Comments:

The landowner intends to continue running the business as a public house.

Potential Yields

Site Des:	Major
Yield at Ward Av	40
Yield at 33 DPH	47
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/719

Site Name: WMC, Bowling Green Avenue **Ward** Wilnecote

Address: **Postcode:**

Site description: Former working men's club house (larger period style property) with grassed beer garden and play area to the northern part of the site and a crown green bowling green with pavilion to the west. There is also a sealed surface car parking area to the south.

Categorisation: Not Developable



Site siz	7.061940502
Net. Dev. Area	4.24
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

There is no intention to develop this site.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

This land is unregistered, but the club itself has been in place since 1914. It is a limited company, and there is no intention to develop the site at present.

Potential Yields

Site Des:	Major
Yield at Ward Av	182
Yield at 33 DPH	140
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 23/720

Site Name: Two Gates Working Men's Club **Ward** Trinity

Address: **Postcode:**

Site description: Corner site which slopes up steeply from Watling Street. The site is roughly rectangular, narrowing towards Dosthill Road, and comprises the social club building, two sealed surface parking areas and some grassed areas, one of which is being used for ou

Categorisation: Not Developable



Site siz	6.606726835
Net. Dev. Area	3.96
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified with the site.

Total Availability Score: 5

Availability summary:

Unknown.

Achievability Summary: Likely to be viable

Summary Narrative / Comments:

his land is unregistered, but the club itself has been in place since 1928. There is no intention to close or relocate the club.

Potential Yields

Site Des:	Major
Yield at Ward Av	151
Yield at 33 DPH	131
Pragmatic yield:	0

Strategic Housing Land Availability Assessment

Tamworth Borough Council

SHLAA Ref: 24/590

Site Name: Bennetts Taxis, Marmion Street

Ward Castle

Address: Tamworth

Postcode: B797JG

Site description: This brownfield site is largely sealed surface with some ruderal vegetation to the margins. It is broadly L shaped, with access to the side of a terrace of houses and opening up behind these into its current use a laundrette.

Categorisation: Deliverable



Site siz 0.0517

Net. Dev. Area 0.05

Land Class Brownfield

Suitability, Availability and Achievability

Total Suitability Score: 64

Suitability summary:

No serious issues identified.

Total Availability Score: 13

Availability summary:

Available and actively promoted.

Achievability Summary: Likely to be viable.

Summary Narrative / Comments:

The site was converted to a laundrette in June 2025.

Potential Yields

Site Des:	Minor
Yield at Ward Av	3
Yield at 33 DPH	2
Pragmatic yield:	2

Strategic Housing Land Availability Assessment

Tamworth Borough Council

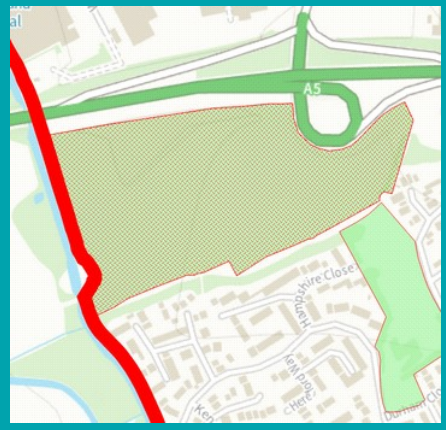
SHLAA Ref: 24/591

Site Name: EMP1 Land south of the A5 **Ward** Castle

Address: **Postcode:**

Site description: This is a large greenfield site which sits between the A5 and associated slip roads and residential development to the edge of Tamworth in the northern part of Fazely. The site is largely flat but is banked towards the A5 to create the raised roads and s

Categorisation: Developable



Site siz	9.7086
Net. Dev. Area	5.83
Land Class	Mixed

Suitability, Availability and Achievability

Total Suitability Score: 50

Suitability summary:

Up to 50% of the site is located within Flood Zone 3 or over 50% of the site falls within Flood Zone 2.

Total Availability Score: 15

Availability summary:

There is an absolute intention that the site will not become available during the plan period.

Achievability Summary: Viable with mitigation.

Summary Narrative / Comments:

The developer would like to create employment land here depending Highways England assessment outcomes. If this is not possible, then around 200 houses could be built.

Potential Yields

Site Des:	Major
Yield at Ward Av	326
Yield at 33 DPH	192
Pragmatic yield:	200