Tamworth Borough Council

Tamworth Local Plan

Site Selection Paper

Regulation 19 Publication (Pre-Submission) Consultation

July 2026

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1. Introduction

Purpose of this Paper

1.1. This Site Selection Paper has been prepared to support the Regulation 19 Publication (Pre-Submission) version of the Tamworth Local Plan. It explains how the housing sites proposed for allocation in the Regulation 19 Draft Local Plan have been selected, and why other sites that were previously assessed have not been carried forward as allocations. Its purpose is to provide a clear, transparent and auditable record of the site selection process, so that the community, landowners, developers and the Planning Inspectorate can understand the reasoning behind the Council's choices.

1.2. The paper builds directly upon the Strategic Housing Land Availability Assessment (SHLAA, June 2026 – hereafter referred to as the 'SHLAA') that was published alongside the Regulation 18 consultation. Rather than repeating that technical assessment in full, this paper takes the SHLAA as its starting point and sets out the further steps taken to move from the pool of sites assessed through the SHLAA to the final list of proposed allocations. It should therefore be read alongside the SHLAA and the wider Local Plan evidence base.

Relationship to the SHLAA and the Local Plan Evidence Base

1.3. The SHLAA is a technical study that assesses the suitability, availability and achievability of land for housing across Tamworth Borough. It does not, in itself, allocate sites or determine whether development should take place. Those decisions are matters for the Local Plan.

1.4. The SHLAA identified and assessed a large number of sites and established which of them were capable of being considered deliverable or developable. This paper explains how the Council has exercised its planning judgement, informed by the SHLAA and other evidence, to select the sites now proposed for allocation at Regulation 19.

1.5. In reaching its site selection decisions, the Council has had regard to the full range of evidence supporting the Local Plan, including the Housing and Economic Development Needs Assessment (HEDNA, 2025), the Sustainability Appraisal (August 2026), the Strategic Flood Risk Assessment (June 2025), the Green Belt (April 2026) evidence and the Council's ongoing engagement with landowners and site promoters through the Call for Sites process.

Structure of this Paper

1.6. Following this introduction, Section 2 sets out the planning policy and a summary of the SHLAA methodology. Section 3 describes the site selection process used to move from the SHLAA to the proposed allocations. Section 4 presents the sites proposed for allocation, with a short commentary on each. Section 5 sets out the

sites that have been discounted since the Regulation 18 consultation, together with the reasons for their removal. Section 6 sets out the identified housing supply position and the resulting shortfall, and Section 7 draws the paper to a conclusion.

2. Planning Policy and Methodological Context

National Planning Policy

2.1. The National Planning Policy Framework (NPPF, 2024) requires local planning authorities to identify and maintain a supply of specific, deliverable and developable sites sufficient to meet their identified housing needs. It requires the process of identifying and assessing land to be based on proportionate evidence, and for plans to be positively prepared, justified, effective and consistent with national policy.

2.2. National Planning Practice Guidance (PPG) provides detailed direction on the methodology for assessing land availability, structured around the tests of suitability, availability and achievability. The SHLAA and by extension the site selection exercise described in this paper, follows this national guidance.

The SHLAA Methodology in Summary

2.3. The SHLAA followed a five-stage approach, consistent with the PPG and the Council's Method Statement (May 2022):

- Stage 1 – Identification of sites and broad locations, drawing on the Call for Sites process and a proactive desktop review;
- Stage 2 – Assessment of each site against structured suitability and availability criteria, followed by categorisation as deliverable, developable or not developable, and an assessment of achievability and capacity;
- Stage 3 – Assessment of the windfall allowance;
- Stage 4 – Review of the assessment findings as a whole; and
- Stage 5 – Preparation of the final evidence base, comprising the SHLAA report and the accompanying site assessment pro formas.

Sustainability Appraisal

2.4. The selection of sites has been informed by and appraised through the Sustainability Appraisal (SA, August 2026) that accompanies the Local Plan. The SA has considered the relative sustainability performance of the different spatial and site options, and its findings have been taken into account alongside the SHLAA evidence in reaching the site selection decisions set out in this paper.

3. The Site Selection Process

3.1. The sites proposed for allocation in the Regulation 19 Draft Local Plan have been selected through a staged process that takes the SHLAA as its starting point and applies further planning judgement, updated evidence and the outcomes of the Regulation 18 consultation.

3.2. The role of the exercise is to finalise which sites are carried forward for allocation and to ensure that they have remained suitable, available and deliverable, so that the deliverable proportion of the requirement is accurate, maximised and directed to the most sustainable locations. The process is summarised below.

Stage A – The SHLAA pool of assessed sites

3.3. The starting point was the full pool of sites assessed through the SHLAA. Each site had been assessed against the suitability and availability criteria and categorised as deliverable, developable or not developable, with an indicative capacity. Only those sites categorised as deliverable or developable were capable of being considered for allocation.

Stage B – Regulation 18 consultation and updated evidence

3.4. The sites carried forward from the SHLAA were tested through the Regulation 18 consultation and against the developing evidence base. Representations from landowners, site promoters, statutory consultees and the community were taken into account, together with updated information on landowner intentions, planning applications and permissions, and site-specific constraints. This stage confirmed, updated or revised the availability and deliverability position for a number of sites.

Stage C – Application of planning judgement and site selection criteria

3.5. Sites were then assessed against the factors that determine whether a site is appropriate for allocation, including:

- the deliverability and availability of the site, including confirmed landowner intentions;
- the sustainability of its location and its performance in the Sustainability Appraisal;
- the effect of environmental, heritage, flood risk, Green Belt and highways constraints, and whether these can be satisfactorily addressed;
- the contribution the site makes to the overall supply and to a sound spatial strategy; and
- the relationship of the site to other sites and to committed development.

Stage D – Identification of the proposed allocations

3.6. The application of these criteria resulted in the schedule of sites proposed for allocation set out in Section 4 and the removal of a number of sites that were

previously assessed. The sites that have been discounted since Regulation 18 and the reasons for their removal are set out in Section 5.

3.7. Importantly, the discounting of a site as a housing allocation does not always mean that its development potential has been lost. In several cases sites have been carried forward through a different mechanism, such as inclusion within a larger allocation or allocation for town centre regeneration.

4. Proposed Site Allocations

4.1. The Regulation 19 Draft Local Plan proposes the allocation of 18 sites for residential development, providing a combined indicative capacity of 1,920 dwellings. Of these, sites providing 1,064 dwellings are outside the Green Belt and sites providing 856 dwellings are within the Green Belt. Together they represent the deliverable and developable housing supply from allocated sites that can be accommodated within the Borough.

4.2. The sites are listed in the schedule below and each is described briefly in the commentary that follows.

Table 4.1: Sites Proposed for Allocation (Regulation 19)

SHLAA Ref	Original Site Name (as per SHLAA)	Reg. 19 Draft Local Plan Allocation Name	Indicative capacity	Category
23/584	Land off Watling Street	459 Watling Street and adjacent land	7	Deliverable
18/009	Millfield House	Millfield House, Lichfield Street	11	Developable
18/001	Norris Bros	Norris Bros garage, Lichfield Street	20	Deliverable
18/013	South of Ashby Road	South of Ashby Road (Ashlands Farm)	177	Developable
18/030	Land adj. Tame Valley Alloys	Land north of Hedging Lane (Central Hydraulics)	25	Developable
18/004	Land adjacent to Dunstall Farm SUE	Land east of Dunstall Park Primary School	10	Developable
18/018	Arriva Bus Depot	Arriva Bus Depot, Aldergate	40	Developable
22/091	Land fronting Windmill Farm, Coton Lane	Land fronting Windmill Farm, Coton Lane	43	Developable
22/095	Land North of Moor Lane	Land North of Moor Lane	61	Developable
23/573	Marmion House	Marmion House, Lichfield Street	68	Developable
22/096	Land at Coton Lane	Land opposite Mariner, Coton Lane	90	Developable
23/515	Tamworth College Site	Former Tamworth College Site, Croft Street	123	Deliverable
23/585	Land West of Dunstall Lane	Land West of Dunstall Lane	166	Deliverable
22/094	Land South of Ashby Road	Land South of Ashby Road	200	Developable
18/033	Co-op filling station	Former Co-op filling station, Bonehill Road	9	Developable
20/090	Land at Gorsy Bank Road	Land at Gorsy Bank Road	245	Developable
18/007	Land off Tamworth Road/Wigford Road	Land off Wigford Road	611	Developable
18/028	Treetops Garage Dosthill	Treetops Garage, Dosthill	14	Developable
		Total	**1,920**	

Commentary on Proposed Allocations

23/584 – 459 Watling Street and adjacent land

4.3. This site forms part of an original housing site off Watling Street which has come forward through 2 separate permissions. The indicative yield suggests a modest scheme of around 7 dwellings, deliverable within the first five years of the plan period. Its small scale, established residential context and availability support early delivery.

18/009 – Millfield House, Lichfield Street

4.4. A mid-century industrial and office property capable of providing a small major development. The site promoter has indicated a capacity in the order of 10 to 15, although the pragmatic yield from the SHLAA process indicated 11 dwellings. Redevelopment of this previously developed land within the urban area accords with the plan's brownfield-first approach.

18/001 – Norris Bros garage, Lichfield Street

4.5. A car sales and repair garage with associated buildings in a sustainable location close to the town centre. The site is available following the expiry of the existing lease and offers an opportunity to redevelop previously developed land for a taller housing development at a density appropriate to its central location.

18/013 – South of Ashby Road (Ashlands Farm)

4.6. A greenfield site incorporating former references 18/003 and 18/002 and capable of delivering around 177 dwellings. Suitability is dependent on the satisfactory resolution of highways matters and the delivery of an acceptable access. Subject to this, the site is expected to come forward within the plan period.

18/030 – Land north of Hedging Lane (Central Hydraulics)

4.7. A former industrial site where the existing business has closed, leaving the land available for redevelopment. Its brownfield character and relationship to the existing urban area make it suitable for a small residential scheme of around 25 dwellings.

18/004 – Land east of Dunstall Park Primary School

4.8. A parcel of land between an established housing estate and the Borrowpit, adjoining the Dunstall Farm strategic urban extension. The land continues to be actively promoted however delivery will need to address identified flood risk. The site benefits from an established residential setting and good access to local facilities.

18/018 – Arriva Bus Depot, Aldergate

4.9. An industrial site in a highly sustainable town centre location. Its redevelopment would deliver town centre residential development on previously developed land, supporting regeneration and making efficient use of a highly accessible site.

22/091 – Land fronting Windmill Farm, Coton Lane

4.10. Semi-natural and agricultural land fronting Coton Lane, considered suitable for residential development. The site relates well to the existing urban edge and offers a deliverable contribution of around 43 dwellings over the plan period.

22/095 – Land North of Moor Lane

4.11. A flat site bounded by agricultural land, with a pragmatic yield of 61 dwellings. Its form and relationship to the settlement edge support a well-designed residential scheme.

23/573 – Marmion House, Lichfield Street

4.12. A large office block and associated parking in a central location. Based on the scale of the existing building, conversion and/or redevelopment could deliver around 68 dwellings, making effective reuse of previously developed land in a highly sustainable location.

22/096 – Land opposite Mariner, Coton Lane

4.13. A flat, semi-natural site in a semi-rural setting towards the northern edge of the Borough. Subject to the provision of a suitable access and appropriate landscape treatment, this major site could make a meaningful contribution to supply of around 90 dwellings.

23/515 – Former Tamworth College Site, Croft Street

4.14. A large previously developed site comprising former college buildings, benefiting from outline planning permission (reference 0363/2023). The extant permission and brownfield status make this one of the most deliverable allocations, with delivery anticipated in the early part of the plan period.

23/585 – Land West of Dunstall Lane

4.15. A parcel of greenfield land on the edge of the urban area, well related to existing development and infrastructure. The site is considered likely to come forward for housing during the plan period and forms a key deliverable allocation of around 166 dwellings.

22/094 – Land South of Ashby Road

4.16. Agricultural land to the south of Ashby Road, which is the subject of planning application 0018/2025. Delivery is dependent on the satisfactory resolution of highways matters. Subject to this, the site offers significant capacity of around 200 dwellings within the plan period.

18/033 – Former Co-op filling station, Bonehill Road

4.17. A small former filling station benefiting from planning permission for 9 dwellings. The extant permission and brownfield character confirm both its suitability and its deliverability.

20/090 – Land at Gorsy Bank Road

4.18. A substantial development opportunity, incorporating former references 22/093 and 18/015, with an indicative capacity of around 245 dwellings based on an illustrative layout. The consolidation of adjoining land parcels enables a comprehensive, well-planned scheme and makes this one of the larger allocations in the plan.

18/007 – Land off Wigford Road

4.19. The largest proposed allocation, a major site between Dosthill Park and Dosthill capable of delivering in the order of 611 dwellings subject to detailed

masterplanning. Delivery over the plan period will require a comprehensive approach to access, infrastructure and green infrastructure, but the site is considered viable and available and makes a significant contribution to the Borough's supply.

18/028 – Treetops Garage, Dosthill

4.20. A flat, previously developed industrial site at the junction of Tamworth Road and High Street that was allocated in the previous Local Plan. Its brownfield status and established allocation history support its continued identification for a small residential scheme of around 14 dwellings.

5. Sites Discounted Since Regulation 18

5.1. Since the Regulation 18 consultation a number of sites that were previously assessed have not been carried forward as housing allocations in the Regulation 19 Draft Local Plan.

5.2. In total, 22 sites with a combined former indicative capacity of 914 dwellings have been discounted. The reasons fall into a small number of clear themes, which are explained below in Table 5.1. It is important to note that in several cases the development potential of a site has not been lost but is instead delivered through a different mechanism.

5.3. This schedule covers all SHLAA sites not now proposed for allocation. Some were appraised as reasonable alternatives through the Interim Sustainability Appraisal; others were assessed through the SHLAA but were not taken forward as reasonable alternatives at Regulation 18.

Table 5.1: Sites Discounted Since Regulation 18

SHLAA Ref	Site	Former capacity	Reason for discounting
22/093	Land South of Overwoods Road	181	Incorporated into the Land at Gorsy Bank Road (20/090) allocation.
18/015	Land off Gorsy Bank Road	50	Incorporated into the Land at Gorsy Bank Road (20/090) allocation.
23/597	Ankerside indicative housing	250	Allocated as a mixed-use town centre regeneration site (Ankerside).
23/184	Spinning School Lane Car Park	100	Allocated within a mixed-use town centre regeneration site (Gungate).
18/008	Former Community and Justice buildings, Spinning School Lane	50	Allocated within a mixed-use town centre regeneration site (Gungate).
18/019	Northern Part of Beauchamp Employment Area	29	Land currently in alternative use with no known owner intent to develop.
18/027	Seaton Hire and Land South of Wilnecote Lane	25	Owner indicated no intention to develop.
18/025	Former Wilnecote Youth Centre and adjacent former Social Services building	24	Under new ownership; in alternative use with no known owner intention to develop.
23/465	Garages and parking off Lichfield Street	17	Council-owned site; no owner intention to develop.
18/011	The Alders and Tame House	13	County Council-owned land; owner has indicated it does not wish the site to be allocated.

SHLAA Ref	Site	Former capacity	Reason for discounting
23/185	Marmion Street Car Park 1	9	Council-owned site; no owner intention to develop.
18/024	Car Park off Park Farm Road	10	Council-owned site; no owner intention to develop.
23/466	Land associated with Lichfield Street 1	10	Council-owned site; no owner intention to develop.
23/468	Land associated with Lichfield Street 3	10	Council-owned site; no owner intention to develop.
23/175	Land adjacent to Queensway	5	Council-owned site; no owner intention to develop.
23/188	Aldergate Car Park	5	Council-owned site; no owner intention to develop.
18/029	Wilnecote Railway Sidings	21	Under new ownership; no known owner intention to develop.
18/023	Cotons Van Hire	7	Under new ownership; no known owner intention to develop.
23/574	Anker Sidings	10	Owner intent unknown; last contact in 2023.
20/089	Land off Peelers Way, Kettlebrook	53	Material considerations – proximity to nature reserve, flood risk and connectivity.
18/012	41 & 43 Ashleigh Drive	5	Site falls below the threshold for allocation.
23/575	Land Adjacent to Millfield House	30	Required to be used as open space by way of a Section 106 agreement.
	Total	**914**	

Themes in the Discounting of Sites

Sites reallocated within the Plan

5.4. Five sites with a combined former capacity of 631 dwellings have not been lost to the supply but are instead delivered through a different mechanism. Land South of Overwoods Road (22/093) and Land off Gorsy Bank Road (18/015) have been incorporated into the larger, comprehensive allocation at Land at Gorsy Bank Road (20/090), enabling a more coordinated and better-planned scheme.

5.5. The Ankerside indicative housing site (23/597), Spinning School Lane Car Park (23/184) and the former Community and Justice buildings at Spinning School Lane (18/008), together providing around 400 dwellings, have been incorporated into 2 mixed-use regeneration allocations within the town centre, where they are more appropriately delivered. This regeneration capacity of 400 dwellings is reflected within the identified supply set out in Table 6.1.

Sites discounted on availability grounds

5.6. The largest group of discounted sites, comprising fourteen sites with a combined former capacity of around 195 dwellings, has been removed because the sites are not available for housing development within the plan period. In many cases these are Council-owned or County Council-owned sites, or car parks and operational land where there is no owner intention to bring the land forward for housing, or where the land remains in an alternative use.

5.7. Several other sites have come into new ownership with no known intention to develop or where owners have expressly indicated that they do not wish the site to be allocated. In accordance with the PPG, a site cannot be considered available and therefore cannot be relied upon as a deliverable or developable allocation where there is no reasonable prospect of it coming forward for housing.

Sites discounted on site-specific constraints

5.8. Land off Peelers Way, Kettlebrook (20/089), with a former capacity of 53 dwellings, has been discounted as a result of material planning considerations, including its proximity to a nature reserve, flood risk and connectivity constraints. Taken together, these constraints weigh against the allocation of the site for housing.

Sites discounted on legal or policy grounds

5.9. Land Adjacent to Millfield House (23/575), with a former capacity of 30 dwellings, is required to be used as open space by way of an existing Section 106 agreement and is therefore not available for residential development.

Sites below the allocation threshold

5.10. 41 and 43 Ashleigh Drive (18/012), with a capacity of 5 dwellings, falls below the threshold for allocation in the Local Plan. Sites of this scale are more appropriately addressed through the windfall allowance and the development management process rather than through specific allocation, and the site's modest capacity is reflected within the windfall element of the identified supply.

6. Housing Supply Position

The Housing Requirement

6.1. The Government's standard method establishes the minimum starting point for assessing housing need. The NPPF is clear that a housing requirement below the standard method figure can only be justified in limited and evidenced circumstances. The Housing and Economic Development Needs Assessment (HEDNA, 2025) found no robust evidence to justify planning for a level of growth below the standard method figure for Tamworth.

6.2. The Regulation 19 Draft Local Plan therefore proceeds on the basis of Housing Growth Option C (as per the Sustainability Appraisal), which demonstrates a total requirement of 8,608 homes over the plan period 2022 to 2043, and as set out in Strategic Policy SP1(3). This equates to an annual requirement of approximately 410 dwellings per annum across the plan period.

The Housing Supply

6.3. Tamworth is one of the smallest and most tightly constrained local authority areas in England. It is almost entirely urbanised, covering approximately twelve square miles, with very limited undeveloped land and significant environmental, Green Belt and infrastructure constraints. As a result, the fundamental determinant of what can be delivered locally is not the level of the requirement itself, but the very limited supply of developable land within the Borough boundary.

6.4. The Council's evidence demonstrates that less than half of the 8,608 homes required over the plan period can be accommodated within the Borough. The identified supply, drawn from existing completions, proposed allocations, town centre regeneration and a windfall allowance, is summarised in the table below.

Table 6.1: Identified Housing Supply by Delivery Source

Delivery source	Homes
Existing completions (April 2022 to date)	1,030
Non-Green Belt allocated sites	1,064
Green Belt allocations	856
Town centre regeneration sites	400
Windfall development	595
Total identified supply	**3,945**

6.5. The identified supply of 3,945 homes leaves a shortfall of 4,663 homes against the requirement of 8,608. This shortfall reflects the particular characteristics of Tamworth as a tightly constrained urban authority and cannot be resolved through further allocation within the Borough.

7. Conclusion

7.1. This Site Selection Paper has set out how the housing sites proposed for allocation in the Regulation 19 Draft Local Plan have been selected, building on the technical assessment undertaken through the SHLAA (June 2026). Taking the pool of sites assessed as deliverable or developable through the SHLAA as its starting point, the Council has applied updated evidence, the outcomes of the Regulation 18 consultation and its planning judgement to identify the most suitable, available and deliverable sites for allocation.

7.2. The process has resulted in 18 sites being proposed for allocation, providing a combined indicative capacity of 1,920 dwellings. As set out in Section 6, the identified supply meets less than half of the Borough's requirement. Given Tamworth's exceptionally constrained circumstances, the resulting shortfall will be addressed through the Duty to Cooperate with neighbouring authorities.

7.3. The sites that have been discounted since Regulation 18 have been removed for clear and consistent reasons, whether because they are more appropriately delivered through a comprehensive allocation or town centre regeneration, because they are not available for development, or because of site-specific, legal or threshold considerations.

7.4. The Council is satisfied that the site selection process described in this paper is robust, transparent and consistent with national policy and guidance, and that the resulting allocations represent an appropriate strategy for meeting the deliverable proportion of the Borough's housing requirement, having regard to the appraisal of reasonable alternatives undertaken through the Sustainability Appraisal.