

CABINET

THURSDAY, 16 FEBRUARY 2017

REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION

TAMWORTH LOCAL DEVELOPMENT SCHEME 9

EXEMPT INFORMATION

None

PURPOSE

To seek approval to adopt the revised version of the Tamworth Borough Council Local Development Scheme (LDS 9).

RECOMMENDATIONS

That Cabinet approves the adoption of LDS 9 to supersede the existing Local Development Scheme (LDS 8) dated September 2014 and resolves that LDS 9 shall have effect from 01 March 2017.

EXECUTIVE SUMMARY

A Local Development Scheme (LDS) is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) and the Act requires that the document be made available to the public and kept up-to-date.

The LDS forms part of the Development Plan for Tamworth and should set out the Council's programme for the preparation of Local Development Documents over a three-year period. The three-year programme should inform the public and other stakeholders about opportunities to get involved with the plan-making process and to let them know the likely dates for involvement.

The current LDS was adopted in September 2014 and set out a work programme up to the end of 2016 including for the production and adoption of the Tamworth Borough Council Local Plan 2006 – 2031. As the Local Plan has been adopted and the timeline set out in LDS 8 has reached its conclusion, now is an appropriate time to update the LDS to set out the proposed work programme until the end of 2019.

As the Local Plan has now been adopted, the future focus will be on proactively facilitating the implementation of the plan including through the production of development briefs to bring forward the development of allocated sites in the Local Plan. The new LDS focuses on the production of supplementary planning documents, to provide more detailed advice and guidance on the policies in the Local Plan, and the implementation of a Community Infrastructure Levy to help deliver infrastructure to support the development of the area.

The adopted Local Plan contains a commitment to work with Lichfield District Council and North Warwickshire Borough Council to meet Tamworth's remaining unmet need of 825 dwellings and 14 hectares of employment land. At the recommendation of the Inspector during the Local Plan Examination, the Local Plan also contains a commitment to carry out an early review in the event that it has not been possible to identify suitable sites in adjoining Districts to meet the unmet need by the end of the year 2017/18. This is reflected in the work

programme set out in the revised LDS.

A summary of changes in the revised LDS is set out below:

- The Tamworth Borough Council Local Plan 2006 – 2031 has now been adopted and so is no longer included in the work programme;
- A potential early review of the Local Plan has been timetabled for 2018/19 in line with the Inspector's recommendation at the Local Plan Examination;
- Revised timetables have been set out for delivery of the two Supplementary Planning Documents;
- The implementation of a Community Infrastructure Levy has been timetabled for adoption in 2017.

Once a revised LDS is adopted, it will be made available to the public through the Council's website and will be reviewed on an annual basis to ensure that it remains up-to-date

OPTIONS CONSIDERED

The existing LDS is now out of date and so the only alternative option would be to not have a LDS in place. For the reasons set out in the legal/risk considerations below, this is not considered to be a viable option and so the revised LDS has been prepared.

RESOURCE IMPLICATIONS

The resource implications are outlined in the attached draft Tamworth Borough Council Local Development Scheme 9. In summary, the majority of the work programme will be delivered using existing resources within the service, however consultants may be required to be engaged on specific projects where there is a need for specialist skills or if there is a lack of capacity in-house. There is a budget identified for consultancy support to the Local Development Framework for 2017/18 financial year.

The effective LDS was based on the budgetary setting process for 2016-2017 and the forward planning budgetary arrangements still hold good. The budget setting process for 2018-2019 and beyond will need to include appropriate consideration of resources to deliver the revised LDS programme and may result in the need for a policy change

LEGAL/RISK IMPLICATIONS BACKGROUND

Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) requires all local planning authorities to prepare and maintain a local development scheme and specifies what is to be included in it. Section 13(3A) states that if a local planning authority has not prepared a local development scheme, the Secretary of State may prepare one for the authority and direct the authority to bring that scheme into effect. Therefore, failure to prepare an up-to-date local development scheme could result in one being prepared by the Secretary of State on the Council's behalf.

SUSTAINABILITY IMPLICATIONS

The National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development and the need for sustainable economic growth on which local plans are to be based and includes clear policies that guide how the presumption should be applied locally.

The LDS document itself will have limited sustainability implications, however it does provide the framework for the delivery of local plan documents, the policies and proposals contained within which will impact on the three facets of sustainable development: economic, social and

environmental.

Consideration will be given to the sustainability implications of each document required to be produced under the LDS and measures will be taken to minimise any potential conflicts and adverse impacts in order to achieve the most sustainable outcome for Tamworth

BACKGROUND INFORMATION

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

Tamworth Borough Council Local Development Scheme September 2014 (LDS 8)

APPENDICES

Draft Tamworth Borough Council Local Development Scheme 9.