



**Tamworth Borough Council
Local Development Scheme 9
xMonthx 2017**

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1. Introduction

The Local Development Scheme (LDS) forms part of the Development Plan for Tamworth and sets out the Council's programme for the preparation of Local Development Documents (LDDs) over a three-year period. The three-year programme includes informing 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 LDS is also required to set out a longer-term programme for document preparation beyond three years.

The Council is committed to the programme set out in the LDS because of the benefits that an up to date and effective development plan and supplementary policies can have, including:

- Community commitment to the future of the area;
- Providing a means for co-ordinating the activities of different departments, agencies and organisations;
- The role of plans in promoting regeneration and investment; by creating certainty and commitment to change and improvement;
- The need for a clear audit trail to link bids for public funds to a coherent and soundly based strategy for the area; and
- Providing a strongly justified basis for successful negotiations over development proposals and for developer contributions.

Stakeholder and community engagement is a fundamental requirement of the planning system. However in view of the limited production of LDDs and timescales in this LDS it is not considered necessary to formally consult on the preparation of this LDS but appropriate stakeholders will be notified of its adoption.

2. Regulatory, strategic policy and regional context

National policy and guidance

Preparation of the LDS is currently a mandatory requirement under the Planning & Compulsory Purchase Act 2004 (as amended). Guidance on their preparation suggests that the LDS should have regard to:

- Whether the scheme adopts a robust approach to its preparation and is 'fit for purpose';
- whether it is deliverable within realistic time-scales supported by sufficient resources in terms of manpower and funding; and
- whether it indicates a comprehensive approach to LDD production based on sound programme management and provides an easy to understand guide as to what LDDs are to be prepared and when.

An important part of delivering a sound LDS is a robust evidence base. This revision of the LDS takes into account the recent adoption of the Local Plan and the evidence base that supports it.

Regional context

Tamworth is part of a number of strategic areas and partnerships within the region including:

- Greater Birmingham & Solihull Local Enterprise Partnership (GBSLEP);
- Greater Birmingham Housing Market Area;
- Stoke on Trent & Staffordshire LEP; and
- Non-constituent member of the West Midlands Combined Authority (WMCA).

The spatial aspects of the GBSLEP's Economic Strategy, in particular its focus on job creation, have been taken forward through the Local Plan. The GBSLEP Strategic Economic Plan 2016 - 2030 (SEP) sets out a vision and strategy for delivering smarter, more sustainable and more inclusive growth in the area up to 2030 and as such future Development Plan Documents will be required to take account of the SEP.

Sustainable Community Strategy & Other External Strategies

The current adopted Sustainable Community Strategy covers the period 2008 - 2021 and has been written by local people and other organisations coming together through the Tamworth Strategic Partnership (TSP). The LDDs will have regard to the SCS and ensure that land-use requirements arising from that strategy are addressed. In turn, as it is updated, the SCS is expected to address issues that arise from those development requirements driven by the adopted Local Plan.

The Council has a number of strategies that have land-use implications and these will be taken into account in the preparation of LDDs insofar as the strategies accord with the Sustainable Community Strategy.

The Tamworth Local Transport Plan will have a key influence on future development patterns and the County Transportation Group will be a key consultee and advisor in the land use planning process. The Tamworth Place Strategy and Action Plan will play an important role in aligning objectives from the Local Plan, in particular focusing on regenerating the town centre.

Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)

The requirements of the Strategic Environmental Assessment (SEA) Directive have been linked with regulations covering Sustainability Appraisals which require authorities to take account of social, economic and environmental considerations. From this flows the need for the process of LDD preparation to:

- Identify strategic alternatives;
- Collect base-line monitoring information;
- Predict significant effects more thoroughly;
- Secure greater consultation with the public and stakeholders; and

- Address and monitor the significant effects of the plan;

As part of the development of the Local Plan, the Council:

- Prepared a report on the significant effects of issues and options;
- Carried out consultation on the issues and options and accompanying reports;
- Took into account those reports and the results of consultation in decision making;
- Provided information when the plan was adopted to show how the results of the SEA were taken into account.

In order to comply fully with relevant regulations, the principles of SEA and the SA will be embedded into production of new LDDs from the start of preparation.

3. Summary of current Local Development Documents

Development Plan Documents

The following documents are considered to be Development Plan Documents.

Tamworth Local Plan 2006-2031

The Tamworth Local Plan was adopted in February 2016 and, along with the proposals map, is the main document of Tamworth's development plan. It sets out the policies and guidance for new development in Tamworth. It sets out the vision and spatial planning strategy for Tamworth, it states the ambitions and principles to guide the future of the area up to 2031 and allocates parts of the town for new homes and employment land required to meet local needs. It also includes policies to ensure that appropriate supporting infrastructure is delivered and the area's built and natural environment is protected and enhanced. The Local Plan aims to be sufficiently flexible to adapt to the changing circumstances during its life.

The Local Plan applies to the whole of the borough.

A timetable for monitoring and review of the Local Plan is included in Appendix A.

Saved Policies of the Tamworth Local Plan 2001-2011

The majority of the policies contained within the Local Plan 2001-2011 have been superseded by the policies contained within the adopted Local Plan 2006-2031 with the exception of policy EMP7 Working from Home which remains in effect.

The saved policy applies to the whole of the borough.

Other Local Development Documents and Supplementary Planning Documents

The following documents are not considered to be Development Plan Documents but are nevertheless an important part of the development plan for Tamworth.

Statement of Community Involvement (SCI)

The SCI sets out standards and the approach to involving stakeholders and the community in the production of all Local Development Documents and the assessment of planning applications through the development management process. It is the Council's service level agreement with the community and stakeholders.

The SCI applies to the whole of the borough.

A timetable for the periodic review of the SCI is included in Appendix A.

4. New Local Development Documents

Set out below is a list of the LDDs to be prepared by the Council. A timetable for the preparation of the documents is included in Appendix A.

Development Plan Documents

There are no further DPDs to be prepared at this stage.

Other Local Development Documents and Supplementary Planning Documents

The following documents are not considered to be Development Plan Documents but are nevertheless an important part of the development plan for Tamworth and are/will be, where relevant, a material consideration in the determination of planning applications.

Design SPD

This will set out key guidelines to enhance the quality and distinctiveness of places when developing in Tamworth. The document will seek to raise the quality of the built environment, including the historic environment, and ensure that high standards of design are achieved throughout the borough. It will also provide guidance to assist applicants in complying with the requirements of historic environment policies set out in the Local Plan and to provide guidance on how the Council expects the historic environment to be taken into account in the development management process.

The document will apply to the whole of the borough.

A timetable for the production and adoption of the Design SPD is included in Appendix A.

Revised Planning Obligations SPD

The existing Planning Obligations SPD was adopted in 2007 and is in need of updating to bring it in line with the adopted Local Plan. The new document will provide guidance setting out when and how the Council will expect developers to enter into planning obligations and the type of facilities and other benefits which will be expected to be provided in order to provide mitigation against the impacts of specific developments. The Planning Obligations SPD will be closely linked to the Community Infrastructure Levy and the Infrastructure Delivery Plan.

The document will apply to the whole of the borough.

A timetable for the production and adoption of the document is included in Appendix A.

Community Infrastructure Levy (CIL)

The CIL charging schedule will set out the various chargeable rates for development on which the levy can be collected. The monies collected via the levy will be put towards the provision of infrastructure projects identified on the Regulation 123 list which will accompany the charging schedule. The CIL will be closely linked to the Planning Obligations SPD and the Infrastructure Delivery Plan.

The document will apply to the whole borough with geographical exceptions applying to certain forms of development.

A timetable for the production and adoption of the document is included in Appendix A.

5. Joint working/duty to cooperate

It is not considered necessary at present for the Council to produce joint documents with neighbouring authorities. However, it will be necessary for the Council to engage with adjoining authorities and Staffordshire County Council to ensure that the Development Plan provides a realistic and functional framework.

It is the Councils intention to continue to engage with both Lichfield and North Warwickshire to address any issues that cannot be dealt with within the borough. The three local authorities have committed to co-operate on strategic planning issues to deliver the remaining unmet need of 825 dwellings and a minimum of 14 hectares of employment land for Tamworth. However if it has not been possible to propose sites for allocation through a statutory development plan for Lichfield District or North Warwickshire Borough, or through the granting of planning permissions in either district by the end of the year 2017/18, an early review of the Tamworth Plan may be required to address any outstanding issues.

The Council is also a non-constituent member of the West Midlands Combined Authority and so will be required to collaborate with other members of the Combined Authority on issues which could affect the wider Combined Authority area, such as a strategic review of Green Belt land.

6. Annual Monitoring Scheme

The Council is currently required to monitor annually how effective its policies and proposals are in meeting the objectives of the Local Plan. The Localism Act removes the requirement to submit to the Secretary of State an Annual Monitoring Report, but the duty to monitor remains by requiring an Authority's Monitoring Report to be made available to the public on at least an annual basis. The Authority's Monitoring Report should contain information on the following:

- Progress towards the production and adoption of any documents outlined in the LDS and, if preparation is behind schedule, the reasons for this;
- Details of any DPDs or SPDs outlined in the LDS that have been adopted within the period covered by the report;
- Details of any Local Plan policies that the Council are not implementing including the reasons why and the steps to be taken to ensure implementation;
- Details of the progress towards delivery of the number of net additional dwellings and affordable dwellings as outlined in the Local Plan;
- Where there is an adopted CIL, a summary of the income and expenditure from CIL during the reported financial year;
- Headline data on the demand for self-build and custom housebuilding revealed by the self-build and custom housebuilding register.

As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward any such changes through a review of the LDS as appropriate.

7. Resources

The following in-house resources will be made available for preparing local development documents:

Head of Managed Growth, Regeneration and Development	5%
Senior Planning Policy and Delivery Officer	90%
2 x Planning Policy and Delivery Officers	90%
Development management Service team	5%
Economic Development Service Team	<1%

Consultants will be engaged on specific projects where there is a requirement for specialist skills or if there is a lack of capacity in-house.

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 LDS programme.

8. Programme Management and Responsibilities

Management responsibilities for each area of work include:

Head of Managed Growth, Regeneration and Development (programme overview)

Senior Planning Policy and Delivery Officer (day to day programme staff & resource management).

The LDS and preparation of LDDs is reported to the Corporate Management Team meetings as appropriate.

Monthly meetings are held between the Head of Managed Growth, Regeneration and Development and the Senior Planning Policy and Delivery Officer to ensure lines of communication are working and to review progress. E-mail and shared work directories are used to facilitate joint working and link all officers engaged on the project and a Development Plan Team meeting is held on a regular basis.

9. Council Procedures and Reporting Protocols

For each DPD, the levels of political responsibility are as follows:

Executive Decision (Cabinet) for all pre-submission stages

Cabinet Member will review evidence and results of consultation at each stage and make recommendation to Cabinet.

Council Resolution required for publication, submission and adoption stages.

For each SPD and the SCI, the levels of political responsibility are as follows:

Executive Decision (Cabinet) for all stages.

Cabinet Member will review evidence and results of consultation at each stage and make recommendation to Cabinet.

Cabinet resolution required for adoption stage.

The role of the Corporate Management Team will be to ensure that the evidence base is robust and that real (and audited) community & stakeholder engagement takes place where appropriate.

10. Risk Assessment

In preparing the Local Development Scheme, it is considered that the main areas of risk relate to:

Staff resources

Having regard to the current staff levels there is a risk to the delivery of the LDDs as set out in the LDS should the Council be unable to recruit appropriately qualified/experienced staff or where existing staff leave or there is a prolonged absence. The Council has established good working relationships over the years with specialist consultants who have an understanding of the town but their support is subject to available budget allocations.

Political conflicts

This has been reduced by having a commitment by all parties to a process that will ensure that actions are taken through Cabinet and endorsed by Council to ensure the submission of DPDs to PINS for examination of “soundness” are to agreed time-scales. In the past, cross-party working groups have been established to guide the development of Development Plan documents.

Capacity of PINS and other agencies to cope with demand nation-wide

This is not something which the Council can influence, however early warning will be given to PINS of any part of the work programme which is required to go through an examination.

Legal challenge

The risk of legal challenge will be minimised by ensuring that DPDs are “sound” and founded on a robust evidence base and well-audited stakeholder & community engagement systems.

Programme slippage

This will be affected if resources are not secured or they are reduced. Slippage of any planned part of the programme could have a knock-on effect on later parts of the programme. The programme attempts to ensure that the milestones are not affected should there be a need to put contingency arrangements in place.

11. Identified Priorities

Priorities flow from:

Policies and proposals set out in the Tamworth Local Plan 2006 - 2031;
New legislation and regulations; and
Local Plan monitoring.

Priorities are:

The production of a Design SPD;
The production of a revised Planning Obligations SPD; and
The adoption of a Community Infrastructure Levy.

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Appendix A

	2017												2018												2019											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Local Development Scheme																																				
Review																																				
Statement of Community Involvement (SCI)																																				
Review																																				
Adoption																																				
Tamworth Local Plan 2006-2031																																				
Potential early review																																				
Design SPD																																				
Production																																				
Draft SPD Consultation																																				
Adoption																																				
Planning Obligations SPD																																				
Production																																				
Draft SPD Consultation																																				
Adoption																																				
Community Infrastructure Levy																																				
Production																																				
Consultation																																				
Examination																																				
Possible Further Consultation																																				
Adoption																																				
Review																																				
Annual Monitoring																																				
Data collection																																				
Report production																																				
Publication																																				