

THURSDAY, 16 MARCH 2017

**REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION****NORTH WARWICKSHIRE NEW DRAFT LOCAL PLAN 2016 CONSULTATION****EXEMPT INFORMATION**

None

**PURPOSE**

To advise Cabinet of the latest consultation from North Warwickshire Borough Council on its new draft Local Plan 2016 and supporting documents and to agree a response.

**RECOMMENDATIONS**

1. That Cabinet note the policies and proposals contained within the North Warwickshire New Draft Local Plan 2016 and evidence base.
2. That Cabinet approve the comments, contained in Appendix A, to be made to North Warwickshire Borough Council on the North Warwickshire New Draft Local Plan 2016.

**EXECUTIVE SUMMARY**

The North Warwickshire New Draft Local Plan 2016 brings together the adopted Core Strategy with some changes, the Draft Site Allocations Plan and the Draft Development Management Plan to form a new Local Plan for North Warwickshire. The plan looks forward to 2031 and beyond to provide housing and employment to meet the needs of the Borough and the wider area and sets out the required infrastructure to accommodate growth.

The New Draft Local Plan 2016 was issued for consultation in November 2016 following the LDF Sub-committee meeting on 3<sup>rd</sup> August 2016. Further changes were incorporated at LDF Sub-committee on 31<sup>st</sup> October 2016 prior to release. The consultation period commenced 10<sup>th</sup> November 2016 and will run to 31<sup>st</sup> March 2017.

The Local Plan contains planning policies to guide the development and use of land. There are detailed policies for individual sites and aspirations for development and promotes the principle of sustainable development in the right place at the right time. The plan seeks to ensure that growth is considered comprehensively and not in a piecemeal way and that the necessary infrastructure is provided to ensure developments work for both existing and future residents and businesses.

The proposed response to the consultation is contained within Appendix A. The key issues with respect to Tamworth are identified as follows:

**Housing**

There is a requirement to provide a minimum of 5,280 dwellings by 2031 in North Warwickshire which comprises:

- 3,800 for the Borough itself

- A further 940 dwellings arising from the Coventry and Warwickshire Housing Market Area and Greater Birmingham Housing Market Area (GBHMA) on the basis of a 35% to 65% split respectively
- A further 540 to deal with Coventry's shortfall.

Added to this the local plan has an aspiration to provide a further 3,790 dwellings to meet 10% of the GBHMA shortfall taking the total requirement up to 9,070 dwellings.

Since 2006 there have been a total of 706 completions and 1056 dwellings that have been approved for construction. With a 5% reserve of housing sites a total of 6,728 dwellings remain to be provided during the plan period to 2031.

It is proposed that Tamworth Borough Councils response should acknowledge North Warwickshire's position in looking to assist both the GBHMA and Tamworth with housing delivery. There is a commitment to provide 500 dwellings as agreed within a Memorandum of Understanding of 2012 but the balance is seen to be incorporated within the GBHMA total. This suggests that delivery for Tamworth would be a proportion of the 3,790 and as this figure is 10% of the total required, North Warwickshire would only deliver 10% of the remaining requirement for Tamworth which would translate to 82 units which is not acceptable. It is proposed that North Warwickshire should separate the Tamworth requirement from the GBHMA and identify individual sites to meet the requirement. This should also be reflected in a new Memorandum of Understanding.

A large swathe of land is identified to the east of Polesworth and Dordon amounting to 160.8 hectares has been allocated for 2,000 dwellings. The proposed response points out that there will be a significant impact on the infrastructure within Tamworth, as it is the nearest main centre and that impact that should be mitigated.

A site at Robey's Lane adjacent to the former Tamworth Golf Course has also been allocated for residential development for 1190 dwellings. The land was formerly part of the Meaningful Gap that sought to provide clear separation between Tamworth, Polesworth and Dordon. The proposed consultation response makes clear that Tamworth does not support the allocation. Should the site be brought forward there will be severe impacts on infrastructure within Tamworth that need to be addressed and the requirement that the main access should come through the golf course development is not appropriate.

The necessary highway modelling information to support the local plan and the housing allocations is not currently available so the scale of impact cannot be assessed.

### Employment

North Warwickshire has continued with the target of 60 hectares over the plan period identified within its Employment Land Review however, this figure would only meet the minimum growth of 5,280 housing units. The aspiration to deliver 9,070 homes would increase the employment land requirement to 91 hectares.

The proposed response welcomes the commitment to look to deliver Tamworth's employment land requirement that cannot be met within Tamworth in conjunction with Lichfield District Council. The two neighbouring authorities will be required to allocate a minimum of 14 hectares for Tamworth. North Warwickshire has allocated an 8.5 hectare site to the South-west of Junction 10 of the M42 due to its relationship to developments within Tamworth and this allocation is supported. However this site is taken in by the HS2 and it is suggested that a reserve site is also identified. In addition a 25.4 hectare site has been granted outline approval at appeal that could meet a substantial proportion of Tamworth's requirement and lies close to the border with Tamworth. North Warwickshire has been encouraged to consider this site and a revision to the current Memorandum of Understanding.

No further comments have been made on the plan. Following consultation, North

Warwickshire Borough Council will consider changes to the plan. A submission version will be the next iteration of the plan which will then be submitted for independent examination. Further comments can be made at this stage as well as representations at the examination itself.

### **OPTIONS CONSIDERED**

The Council could decide not to respond, however this will mean that our views and potential requests for amendments are not formally recorded or taken into account in future versions of the Local Plan.

### **RESOURCE IMPLICATIONS**

There are no resource implications specifically as a result of this report. However, there are development proposals located adjacent to the Tamworth boundary that would impact upon the infrastructure within Tamworth Borough, particularly highways and education provision that will require mitigation through the development. A further request will be made to also mitigate the impact on sport and leisure and affordable housing. As the scheme is contained within North Warwickshire Borough Council, Tamworth Borough Council will receive no additional Council Tax or New Homes Bonus.

### **LEGAL/RISK IMPLICATIONS BACKGROUND**

The preparation and adoption of Development Plan Documents is guided by the Planning and Compensation Act 2004 and the Town and Country Planning (Local Planning) Regulations 2012. A Local Plan could be found 'unsound' at an examination if these requirements are not observed.

It is important that the North Warwickshire New Draft Local Plan 2016 is found sound as it will provide at least 500 homes for Tamworth's housing need and 8.5ha of employment land with an aspiration to seek to meet the full housing and employment requirements in conjunction with Lichfield District Council.

A Memorandum of Understanding was signed in July 2012 between Tamworth, Lichfield and North Warwickshire to commit to the delivery of 500 dwellings within each of Lichfield and North Warwickshire to meet Tamworth's housing need. During the preparation of Tamworth's Local Plan, the housing requirement increased to 1,825 units and a further requirement for a minimum of 14 hectares of employment land has been highlighted. A new MOU is recommended between all parties to reflect the new requirements and ensure that plans are up to date and relevant and that they can be monitored and reviewed in a timely manner.

### **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 development plan provides the framework for the delivery of local plan policies and proposals which will impact on the three facets of sustainable development: economic, social and environmental. The impact of these developments will need to minimise any potential negative impacts and conflicts in order to achieve the most sustainable outcome for Tamworth.

The impacts of development within North Warwickshire will be felt in Tamworth and the consultation will draw these issues out and highlight potential measures to mitigate adverse impacts in order to achieve sustainable development.

**BACKGROUND INFORMATION**

Please see list of background papers section below that provides a link to the North Warwickshire New Draft Local Plan 2016, supporting documents and evidence base.

**REPORT AUTHOR**

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**LIST OF BACKGROUND PAPERS**

North Warwickshire New Draft Local Plan 2016.and supporting documents.

[https://www.northwarks.gov.uk/info/20028/forward\\_planning/1357/new\\_draft\\_local\\_plan](https://www.northwarks.gov.uk/info/20028/forward_planning/1357/new_draft_local_plan)

**APPENDICES**

North Warwickshire New Draft Local Plan (November 2016) Representation Form