

## CABINET

THURSDAY, 25 JANUARY 2018

### REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION

#### NORTH WARWICKSHIRE DRAFT SUBMISSION LOCAL PLAN 2011-2033 CONSULTATION

#### EXEMPT INFORMATION

None

#### PURPOSE

To advise Cabinet of the latest consultations from North Warwickshire Borough Council on its Draft Submission Local Plan and supporting documents and Lichfield District Council on its Local Plan Allocation – Focussed Changes document.

#### RECOMMENDATIONS

1. That Cabinet note the policies and proposals contained within the North Warwickshire Draft Submission Local Plan and evidence base.
2. That Cabinet approve the comments to be made to North Warwickshire Borough Council on the Draft Submission Local Plan contained in Appendix A.
3. That Cabinet authorise the Head of Managed Growth, Regeneration and Development in consultation with the Portfolio Holder for Regeneration to respond to the Lichfield District Local Plan Allocations Focussed Changes consultation.
4. That the Leader of the Council and Chief Operating Officer write to the Leaders and Chief Executives of Lichfield, North Warwickshire, Staffordshire County and Warwickshire County setting out the desire of Tamworth Borough Council to progress a new Statement of Common Ground with respect to Strategic Planning.

#### EXECUTIVE SUMMARY

The North Warwickshire Draft Submission Local Plan 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 2033 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 current consultation is open until 31<sup>st</sup> January 2018 and at this stage comments should be made in relation to the 'soundness' of the plan. In order for the plan to be considered sound it should be:

1. **Positively prepared** which means that the document must seek to meet local needs for a range of uses including housing and businesses, which have been

identified through the studies which make up the evidence base

2. **Justified** means that the document must be
  - Founded on a robust and credible evidence base
  - The most appropriate strategy when considered against the reasonable alternatives
3. **Effective** means that the plan must be
  - Deliverable
  - Flexible
  - Able to be monitored
4. **Consistent with National Policy** the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

Officers have prepared detailed comments included within Appendix A.

### Housing

The Plan sets a requirement to provide a minimum of 5,808 dwellings by 2033 in North Warwickshire which comprises:

- 3,800 for the Borough itself
- A further 1480 dwellings arising from the Coventry and Warwickshire Housing Market Area and Greater Birmingham Housing Market Area (GBHMA)
- A further 528 dwellings to account for the 2 year extended time period of the plan.

Added to this the local plan has an aspiration to provide a further 3,790 dwellings to meet 10% of the GBHMA shortfall resulting in 9598 dwellings although the target remains 5808. 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 2033.

In assessing housing supply and taking account of need, net completions to date (1069), planning permissions (1135 to 1/4/17), a windfall allowance (900 at 60 per annum) and a 5% flexibility rate sufficient land will need to be allocated to deliver 6,820 units by 2033. The Housing Allocations listed in LP39 provide for 6,821 units and there are additional reserve sites should there be a need to maintain supply against an annual target of 264 dwellings per annum.

The proposed response to the consultation sets out Tamworth's understanding of 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 2014 but the balance is seen to be incorporated within the GBHMA total. Officers have previously advised North Warwickshire to separate the Tamworth requirement from the GBHMA and the proposed response continues to make this point. This is important to Tamworth so the delivery of Tamworth's housing needs can be monitored and any necessary action taken and Tamworth cannot support the approach being taken.

The proposed response sets out that the 160.8 hectare allocation at Polesworth and Dordon for 2,000 dwellings will have a significant impact on infrastructure within Tamworth, as it is the nearest main centre for residents to access goods and services and that the impact of this needs to be further investigated and if necessary should be mitigated. Similarly, impacts on the highway network will require detailed analysis and mitigation to be able to support a development of this scale and an objection is raised to this allocation.

A site at Robey's Lane adjacent to the former Tamworth Golf Course has also been

allocated for residential development for up to 1270 dwellings. The proposed consultation response makes clear that Tamworth objects to this allocation. It is not clear if the impact of the allocation on infrastructure in Tamworth has been fully assessed nor are there measures put in place in the plan to mitigate impact. Furthermore the Plan sets out that the main access should come through the golf course development within Tamworth. Given the need for 3rd party land, lack of consideration of engineering feasibility or consideration of impact on the local highway network then the proposed response objects to this policy.

### Employment

Through their respective Local Plan documents Lichfield District Council and North Warwickshire will seek to allocate 15 hectares towards Tamworth's unmet need. 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 an alternative site is identified. Furthermore, no further work has been undertaken by Tamworth and it is assumed none by Lichfield or North Warwickshire, to determine whether any additional land beyond the 32ha needs to be allocated. The response recommends that this is done jointly between the three authorities once the split and location of unmet housing need within Lichfield and North Warwickshire is agreed.

Following consultation, North Warwickshire Borough Council will submit the plan for independent examination. The response states that Tamworth will wish to participate in hearing sessions when the plan is undergoing examination. This will not incur costs other than officer time.

Lichfield District Council has invited comments on Lichfield District Local Plan Allocations (Focussed Changed) and the consultation period runs to 19<sup>th</sup> February 2018. The Local Plan Allocations has previously been consulted on and the new document considers the earlier representations providing a further opportunity to comment and propose changes. The consultation started on 8<sup>th</sup> January 2018 and the limited time frame for the consultation does not allow the opportunity for comments to be considered at Cabinet and it is therefore requested that Cabinet authorise the Head of Managed Growth, Regeneration and Development in consultation with the Portfolio Holder for Regeneration to prepare a response to the consultation in line with the comments made to North Warwickshire about unmet housing and employment needs in addition to more specific comments.

### **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.

### **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 as well as sport and leisure and affordable housing. As the proposed allocations are 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 are able to adopt a new Local Plan that makes provision for Tamworth's unmet housing and employment needs. As this will help to demonstrate that Tamworth's Plan remains up to date. It is also important that they are able to adopt a new Local Plan to ensure they have full control over future planning applications, some of which may impact on Tamworth.

A Memorandum of Understanding was signed in July 2014 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 and a proportion of the remaining minimum 1,000 homes (revised down to 825 homes in the adopted Local Plan). During the preparation of Tamworth's Local Plan, the unmet housing requirement increased to 1,825 units and a further requirement for a minimum of 14 hectares of employment land was highlighted. Both of their adopted Plans make reference to this however, a new agreement is recommended between all parties and to include the two County Councils 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. The Government has proposed that Councils jointly prepare Statements of Common Ground and officers consider that this could be a good mechanism for agreeing the issues but setting out how they will be resolved. The SoCG could be reviewed and updated annually.

## **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 Draft Submission Local Plan, supporting documents and evidence base and;

Lichfield District Council Local Plan Allocations – Focussed Changes Consultation.

**REPORT AUTHOR**

Sushil Birdi, Senior Planning Policy and Delivery Officer (x279)

**LIST OF BACKGROUND PAPERS**

North Warwickshire Draft Submission Local Plan and supporting documents:

[https://www.northwarks.gov.uk/info/20028/forward\\_planning/1090/planning\\_consultations](https://www.northwarks.gov.uk/info/20028/forward_planning/1090/planning_consultations)

Lichfield District Council Local Plan Allocations – Focussed Changes Document:

[http://lichfielddc-consult.limehouse.co.uk/portal/planning/local\\_plan\\_allocations/focused\\_changes\\_consultation/lpa18](http://lichfielddc-consult.limehouse.co.uk/portal/planning/local_plan_allocations/focused_changes_consultation/lpa18)

**APPENDICES**

1 – North Warwickshire Draft Submission Local Plan - Regulation 19 Consultation Response Form

This page is intentionally left blank