



# **Review of the Tamworth Borough Council Local Plan 2006-2031**

**March 2020**

## Review of the Tamworth Local Plan

### Executive summary

The Tamworth Borough Council Local Plan was adopted in 2016 and runs to 2031. Legislation introduced in 2018 requires local development documents to be reviewed every five years starting from the date of adoption, meaning a review of the Local Plan would need to be completed by February 2021 in order to comply with the legislation. Since the adoption of the Plan however, updates to national planning policy and a change in priorities at a local level mean that now is an appropriate time to review the Plan.

The review follows national Planning Practice Guidance advice in establishing whether the Plan remains in compliance with national policy and how the policies are performing against targets in the monitoring framework. Each of the policies is rated red, amber, yellow or green based on the extent of any changes required. The review finds that 7 policies require significant changes, while a further 13 require some form of modification or minor alteration and 11 do not require any changes at this time. It is therefore concluded that the level of changes required are significant enough to warrant the production of a new plan rather than a partial update to the existing Plan.

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## **Introduction**

The Tamworth Borough Council Local Plan 2006-2031 (“the Plan”) was adopted by Full Council on the 23<sup>rd</sup> February 2016. The Plan forms part of the Council’s statutory development plan and sets the overall spatial strategy for the borough of Tamworth for the period 2006 to 2031 (commonly referred to as the “plan period”). Just over half of the plan period has elapsed so far.

As described in Chapters 1 and 2 of the Plan, the document contains a spatial portrait and vision for the borough, setting out key characteristics of the area and identifies the strategic issues and challenges the Plan seeks to address. The vision results in a set of 12 priorities which are set out in relation to the key themes to which they relate. Following on from the vision and strategic spatial priorities a series of policy chapters set out how the spatial vision and priorities will be achieved in practical terms:

Chapter 3: A Spatial Strategy for Tamworth  
Chapter 4: A Prosperous Town  
Chapter 5: Strong and Vibrant Neighbourhoods  
Chapter 6: A High Quality Environment  
Chapter 7: A Sustainable Town

The Plan was prepared in accordance with relevant legislation (as confirmed in the Local Plan Inspector’s report) and was therefore found to be legally compliant. The Plan was also deemed “sound” subject to a number of main modifications, when assessed against national policy which was in force at the time of the examination (the 2012 National Planning Policy Framework).

## **Legislation, policy and guidance governing plan reviews**

As a result of an amendment to the Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended) which came into force on 6 April 2018, local planning authorities are now required to review local development documents within specified time periods. In respect of a local plan Regulation 10A (1)(a) requires that a review must be completed every five years, starting with the date of adoption. This means that a review of the Plan must be completed by 23<sup>rd</sup> February 2021 in order to comply with the statutory obligations.

The requirement to review local plans at least every five years is also taken forward in the 2019 National Planning Policy Framework (NPPF), notably paragraphs 31 to 33. This advises that:

- Policies in local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.

- Reviews should be completed no later than five years from the adoption date of the plan and should take into account changing circumstances affecting the area or any relevant changes in national policy
- The preparation and review of all policies should be underpinned by relevant and up to date evidence.

It is important to note that a plan “*does not become out-of-date automatically after 5 years*”<sup>1</sup> and also that there is a clear distinction between a review of a plan, and an update or modification to it. The regulations<sup>2</sup> require a review but whether, having conducted the review, an update is required, is a matter of judgment for the Council. The NPPF makes this distinction clear by confirming that “*policies in local plans should be reviewed to assess whether they need updating*”<sup>3</sup>, demonstrating that a new or updated plan might not always be required. It is also clear that the purpose of a review is not to continually change the strategic decisions and direction of growth in the borough, which would undermine the clear intention in the NPPF for strategic policies to “*anticipate and respond to long-term requirements and opportunities*”<sup>4</sup>. The guidance sets out that a local planning authority should complete the review and decide either:

- That their policies do not need updating and publish their reasons for this decision; or
- That one or more policies do need updating, and update their Local Development Scheme to set out the timetable for this revision.

### **Format of the review**

There is no prescribed format for a review; however, there is guidance within the PPG as to how they should be undertaken. The PPG advises, “*the review process is a method to ensure that a plan and the policies within remains effective*”<sup>3</sup>. It is therefore clear that a fundamental part of the review process should be to assess whether, based on the evidence, the plan continues to be effective in delivering upon the objectives set out.

The PPG also provides guidance as to the range of information and factors which local planning authorities can consider when undertaking a review, including:

- Conformity with national planning policy
- Changes to local circumstances; such as a change in local housing need
- Their Housing Delivery Test performance

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<sup>1</sup> Paragraph 064 Planning Practice Guidance

<sup>2</sup> Specifically Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

<sup>3</sup> Paragraph 33, National Planning Policy Framework 2019

<sup>4</sup> Paragraph 22 National Planning Policy Framework 2019

- Whether the authority can demonstrate a 5 year supply of deliverable sites for housing
- Their appeals performance
- Success of policies against indicators in the Development Plan, as set out in their Authority Monitoring Report
- Plan-making activity by other authorities, such as whether they have identified that they are unable to meet all their housing need
- Significant economic changes that may impact on viability
- Whether any new social, environmental or economic priorities may have arisen<sup>5</sup>

This list of factors has been used as the basis for the review of the Local Plan and each is considered in more detail below.

### **Revised National Planning Policy Framework – February 2019**

Since the adoption of the Local Plan, the Government has published a revised version of the NPPF (February 2019). A summary of the key changes in the 2019 NPPF is included below.

- Introduction of a standard methodology for calculating local housing need, replacing the old approach of “objectively assessed needs”
- Expectation for at least 10% of housing to be accommodated on small/medium sized sites (up to 1 hectare)
- Expectation for at least 10% of housing on major developments to be available for affordable home ownership, except in specific circumstances
- Changes to the calculation of five year supply for strategic policies over five years old and to reflect the introduction of the Housing Delivery Test
- Greater encouragement for diversification of town centres to respond to changes in the retail and leisure industry.
- Strengthened focus on making as much use as possible of brownfield and previously developed land and for making efficient use of land by maximising densities, particularly in areas where there is an anticipated shortage in land to meet identified housing needs. This includes maximising densities in town centres and considering use of minimum density standards.
- Renewed focus on design quality to achieve well-designed places
- Continued strong protection of the Green Belt, along with a clear expectation that all other reasonable options for meeting development needs must be examined before concluding that exceptional circumstances exist to justify changes to the Green Belt.
- Changes to protections on habitats and biodiversity, including strengthening of protections of irreplaceable habitats (including ancient woodland) and

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<sup>5</sup> Paragraph 065 Planning Practice Guidance

clarity over the approach to developments which may impact upon sites protected under the Conservation of Habitats and Species Regulations 2017

As the Local Plan was examined against the policies contained within the 2012 NPPF, an assessment of the extent to which these changes affect the policies in the Plan is included later in this document.

It should also be noted that, since the Local Plan was adopted, wider planning reforms have also taken place, particularly in relation to expansion and liberalisation of permitted development rights to support housing delivery, and diversification and vitality of town centres and other retail areas. This includes making permanent office to residential permitted development rights, and additional rights relating to changes of use of retail premises.

### **Changes to Local Housing Need**

In 2019 the Government introduced a new standard methodology for calculating local housing need. The standard method takes a baseline household growth projection (for a ten year period, converted into an annual housing need), which is then adjusted for affordability at a district level. If the calculated need using the standard methodology is greater than the need in the adopted local plan (if adopted within the past 5 years) any increase is capped to 40% above the previously assessed need.

A significant change in local housing need from that specified in the Local Plan may necessitate a change to one or more policies to ensure that the need is able to be met. For Tamworth the housing need calculated with the standard methodology is 150 dwellings per annum. The current adopted Local Plan objectively assessed need was calculated at 250 dwellings per annum, with 177 dwellings per annum to be delivered within Tamworth and the remainder being delivered by neighbouring authorities (Lichfield District and North Warwickshire Borough).

The standard method provides a minimum target and local planning authorities can plan for growth. As the existing Local Plan target is higher than the need as calculated using the standard method, it would not normally lead to a requirement to update the plan. However, the adopted housing requirement includes 1,825 dwellings that are unable to be delivered within Tamworth. The Statement of Common Ground (SoCG) between the Council, Lichfield District Council (LDC) and North Warwickshire Borough Council (NWBC) includes an agreement that, should evidence suggest that Tamworth's objectively assessed housing need has changed, the unmet need to be delivered by LDC and NWBC will be adjusted through either a review of the Local Plan or an updated SoCG as appropriate.

## Housing Delivery Test performance

In 2018 the Government published the Housing Delivery Test Measurement Rule Book<sup>6</sup>. The Housing Delivery Test is a percentage measurement of the net number of homes delivered against the number of homes required for the area over a rolling three year period. In 2018's measurement (table 1 below) Tamworth's test result was 86% i.e. only 86% of housing need for the three year period was delivered. The Government expect planning authorities to deliver 95% or more of their housing requirement and Tamworth fell short of that in 2018. However, the recently released 2019 results (table 2 below) show that delivery for the period was 169% of need.

Table 1:

	2015/16	2016/17	2017/18	totals	HDT % 2018
Homes required	177	173	90	440	86%
Homes delivered	66	160	151	377	

Table 2:

	2016/17	2017/18	2018/19	totals	HDT % 2019
Homes required	173	90	108	371	169%
Homes delivered	160	151	317	628	

As can be seen from the tables above, the delivery of homes in Tamworth significantly increased in 2018/19 and will continue to be at a high level for some years, as all three large developments are on site and completing homes.

## Five year supply of deliverable sites for housing

Paragraph 73 of the NPPF states that local planning authorities should '*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old' (the five year supply).*

The importance of the five year supply is underlined by paragraph 11 and footnote 7 of the NPPF which states that the presumption in favour of sustainable development applies where the relevant development plan policies are out of date, and this includes where the local planning authority cannot demonstrate a five year supply of deliverable housing sites. As of April 2019, the supply of housing land in Tamworth

<sup>6</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>



amounts to 8.6 years. More information can be found on the monitoring pages of the Council's website at <https://www.tamworth.gov.uk/monitoring>

### **Strategic policies need to look ahead for minimum of 15 years**

The NPPF paragraph 22 states “Strategic Policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.” The current Local Plan runs until 2031. Should it be concluded through the review process that strategic policies need amending then the plan end date would be required to be extended to ensure that, at adoption, the policies cover the minimum 15 year period.

### **Appeals performance**

Between April 2016 and March 2019 there were 21 appeals against refusal of planning permission, 15 of which were dismissed and 6 upheld. The upheld appeals all relate to policy EN5 (Design of New Development), although the reasons for refusal are varied including insufficient parking, loss of amenity for existing residents, and impact on the character and appearance of the Coventry Canal.

This could be an indication that policy EN5 requires updating; however, as the inspector for one of the successful appeals acknowledged, design is often a subjective issue. The recent publication of the Council's Design Supplementary Planning Document (SPD) may also reduce the number of appeals that are lost on design grounds as it provides further guidance on the interpretation of policy EN5.

### **Success of policies against indicators in the Development Plan**

The success of the policies against the indicators set out in Appendix D of the adopted Local Plan has been considered and is set out later in the document.

### **Plan-making activity by other authorities**

In the current adopted Local Plan Tamworth could not meet its objectively assessed housing or employment need within the borough boundary, so unmet need would be delivered by the neighbouring authorities (LDC and NWBC). The quantum of unmet need to be delivered by each authority on behalf of Tamworth was agreed in a Statement of Common Ground (SoCG), signed by all parties in September 2018. In the SOCG Lichfield agreed to take 912 dwellings and 6.5Ha of employment land whilst North Warwickshire agreed to take 913 dwellings and 14Ha of employment land, through allocations or existing permissions.

NWBC's local plan is currently at examination and LDC have recently begun work on a new local plan to replace their core strategy and recently adopted local plan

allocation document. There are no concerns currently that anything within the neighbouring authorities' proposed plans would impact on Tamworth to such an extent that changes would be required to the Local Plan.

Tamworth sits within the Greater Birmingham Housing Market Area (HMA). It is acknowledged that the HMA has a significant shortfall of dwellings, with the majority arising from Birmingham's unmet need. A 2015 report by PBA put this shortfall at 37,540 although the subsequent Strategic Growth Study by GL Hearn in 2018 put the shortfall at 28,150 and the most recent HMA position statement saw the estimated shortfall further reduced to 10,696. It should be noted however that this number does not fully take account of any shortfall arising from the Black Country authorities.

A number of the other council's within the HMA have sought to provide a contribution towards the unmet need through their local plans, however Tamworth has not been in a position to do so as a result of having an unmet need of its own. Given the existing development constraints within Tamworth's border, it is unlikely that a significant contribution to the HMA shortfall could be made and so this is not considered to have a significant influence on the need to make changes to the Plan at this time.

### **Significant economic changes that may impact on viability**

There are no known economic changes that will significantly impact on viability, although the potential economic impacts of Brexit are unclear at this time. The recent HEDNA indicates that the economy in Tamworth is expected to grow by 0.8% per annum (GVA growth pa) between 2017 and 2036, although the total number of jobs growth forecast is -1,900 which equates to an annual growth rate of -0.3%. This is broadly in line with national forecasts which show a slower level of growth compared to the previous business cycle.

The Whole Plan Viability, Affordable Housing and CIL Study that supported the adoption of the current Local Plan suggested that most residential development would be viable but schemes of one and two dwellings would be marginal in terms of viability. The report also indicated that most speculative non-residential development would struggle to achieve viability (with the exception of out of centre retail) and that most development would come forward as a result of the needs of specific users. This assessment of viability influenced the development of the adopted Plan and there is therefore nothing to indicate at this time that the viability of the adopted plan would be at risk.

## Social, environmental or economic priority changes

Since adoption of the Local Plan in 2016 the Council has continued to be proactive in regenerating the borough, with a specific focus on the town centre. The Enterprise Quarter regeneration is nearing completion with the thriving Enterprise Centre fully let and the historic Assembly Rooms open after a multimillion pound refurbishment. The Gungate project, which will bring a range of uses including residential and leisure to the town, is being masterplanned. In addition to these regeneration schemes the council is putting together a funding bid to the Future High Streets Fund, which if successful should breathe new life into the very centre of the town.

This drive to change the structure and offering in the town centre, by regeneration and innovation offers an opportunity to change and strengthen policies in the Local Plan that can proactively help these projects through to their completion.

On a national level there is a focus and new legislation on topics such as climate change, biodiversity and providing homes for all, all of which are opportunities for Tamworth to introduce new policies or amend existing ones to be proactive and assist with the sustainable growth of the borough.

## Detailed assessment of policies

For each policy of the adopted Local Plan, an assessment has been made as to its compliance with national policy, its performance against the objectives of the monitoring framework and whether any other relevant local evidence has impacted on the effectiveness of the policy. A conclusion is then reached as to whether the policy requires updating/replacing, minor modification, or no change. Each policy is graded Red, Amber, yellow or Green, due to the significance of the changes required (Red - significant changes required; Amber – modifications required; Yellow – would benefit from minor modifications; and Green - no change required). A summary of the policies that have been included in each category is provided in table 3 below.

Table 3: Summary table of policy assessment

<b>Changes are required (7)</b>	EC1 - Hierarchy of Centres for Town Centre Uses EC3 - Primary and Secondary Frontages EC6 - Sustainable Economic Growth EC7 – Strategic Employment Areas HG4 – Affordable Housing EN4 – Protecting and Enhancing Biodiversity SU3 – Climate Change Mitigation	Not compliant with updated national policy.
<b>Modifications required (2)</b>	EC2 – Supporting Investment in the Town Centre EC4 – Supporting Investment in Local and Neighbourhood Centres	Broadly compliant with national policy but local circumstances have changed.
<b>Would benefit</b>	SS1 – The Spatial Strategy for Tamworth	Broadly compliant with

<p><b>from minor alterations (11)</b></p>	<p>HG1 – Housing HG2 – Sustainable Urban Extensions HG3 – Regeneration Priority Areas HG5 – Housing Mix HG7 – Gypsies, Travellers and Travelling Showpeople EN3 – Open Space and Green and Blue Links EN5 – Design of New Development SU1 – Sustainable Transport Network SU2 – Delivering Sustainable Transport EMP7 – Working from Home (saved policy)</p>	<p>national and local policy but would benefit from updating due to revised evidence base or need to revise the evidence base.</p>
<p><b>No changes currently required (11)</b></p>	<p>SS2 – Presumption in Favour of Sustainable Development EC5 – Culture and Tourism HG6 – Housing Density EN1 – Landscape Character EN2 – Green Belt EN6 – Protecting the Historic Environment SU4 – Flood Risk and Water Management SU5 – Pollution, Ground Conditions and Minerals and Soils SU6 – Community Facilities SU7 – Sport and Recreation IM1 – Infrastructure and Developer Contributions</p>	<p>No changes required.</p>

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Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
SS1 The Spatial Strategy for Tamworth	<p>Policy SS1 sets the strategic objectives for the plan period (2006 – 2031) including:</p> <ul style="list-style-type: none"> <li>• A minimum of 4,425 new dwellings at 177 per year</li> <li>• A minimum of 1,825 new dwellings to meet Tamworth's need delivered within Lichfield District and North Warwickshire Borough</li> <li>• Delivery of 18ha of employment land within Tamworth</li> <li>• Delivery of at least 14ha of employment land to meet Tamworth's need to be delivered in Lichfield and/or North Warwickshire</li> <li>• Delivery of 7,800sqm of new comparison retail floorspace and 2,900sqm of new convenience retail</li> </ul>	<p>The National Planning Policy Framework (NPPF) states:</p> <p><i>Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:</i></p> <p><i>a) housing (including affordable housing), employment, retail, leisure and other commercial development;</i></p> <p><i>b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</i></p> <p><i>c) community facilities (such as health, education and cultural infrastructure); and</i></p> <p><i>d) conservation and enhancement of the natural, built and historic</i></p>	<p><u>Local Plan monitoring</u> Monitoring for the specific delivery targets is recorded alongside the relevant policy below.</p> <p><u>Other relevant information</u> At the time of adoption of the plan, a Memorandum of Understanding was in place with Lichfield District Council (LDC) and North Warwickshire Borough Council (NWBC) to deliver 1,000 of Tamworth's 1,825 unmet housing need within the their areas.</p> <p>In September 2018 the three councils agreed a Statement of Common Ground that included for the provision of the additional 825 dwellings and 14ha of employment land within the administrative areas of LDC and NWBC through existing permissions and the development of their new local plans.</p>	<p>The policy remains broadly in line with the NPPF in that it sets the overall strategy for the area over the plan period. However there are now fewer than 15 years remaining of the plan period and so any update to the strategic policies would require an extension to the end date of the plan to ensure that the policies cover the minimum timeframe set out in the NPPF.</p> <p>The Plan was adopted in February 2016 and much of the supporting evidence is older still. Recent updates to a number of key pieces of evidence</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>floorspace between 2021 and 2031</p> <ul style="list-style-type: none"> <li>• Retaining and strengthening existing Green Belt</li> <li>• Retaining and enhancing existing open space and the provision of new open space where appropriate</li> <li>• Provision of a new urban park in the east of Tamworth</li> <li>• Retaining and enhancing the existing sports and leisure facilities including the provision of a new multi-purpose community sports centre</li> <li>• Retaining and enhancing the existing network of green and blue linkages</li> <li>• Protecting and enhancing the historic environment.</li> </ul>	<p><i>environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.</i></p> <p><i>Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any nonstrategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.</i></p> <p><i>Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term</i></p>		<p>suggest that the strategic policies may need revising to better respond to Tamworth’s needs. Where new evidence is available it has been included in the relevant section below.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>The policy contains a trigger for a potential early review of the plan if it has not been possible to secure allocations in a local plan or planning permission(s) within Lichfield and North Warwickshire to account for Tamworth's unmet housing need by the end of the year 2017/18.</p>	<p><i>requirements and opportunities, such as those arising from major improvements in infrastructure.</i></p> <p>Policy SS1 is broadly in accordance with the NPPF as it sets the strategic objectives of the Plan over the period to 2031. Further detail relating to each of the objectives is included within other policies of the Plan.</p>		
SS2 Presumption in Favour of Sustainable Development	<p>Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.</p>	<p>The NPPF contains at its heart a presumption in favour of sustainable development. This is carried forward into the policy which can therefore be considered compliant with national planning policy.</p>	<p><u>Local Plan monitoring</u> Between April 2016 and March 2019 there have been 21 appeals against refusal of planning permission of which 15 were dismissed and only 6 were upheld. The upheld appeals all related to policy EN5 (Design of New Development), although the reasons for refusal are varied including insufficient parking, loss of amenity for existing residents, and impact on the character and appearance of the Coventry Canal.</p> <p>This could be an indication that policy EN5 requires updating; however, as</p>	<p>The presumption in favour of sustainable development still forms a key part of national policy and so policy SS2 is still relevant in that respect. The small number of refusals of planning permission being overturned at appeal suggests that the approach set out within policy</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
			<p>the inspector for one of the successful appeals acknowledged, design is often a subjective issue. The recent publication of the Council's design Supplementary Planning Document (SPD) may also reduce the number of appeals that are lost on design grounds as it provides further guidance on interpretation of policy EN5.</p>	<p>SS2 is working effectively and that applications are generally only being refused where the presumption in favour does not apply.</p>
<p>EC1 Hierarchy of Centres for Town Centre Uses</p>	<p>'Main town centre uses' and other uses which attract visiting members of the public should follow the hierarchy:</p> <p>1st – Tamworth town centre 2nd – Network of existing local centres 3rd – Network of existing neighbourhood centres</p> <p>Uses outside of centres described above must demonstrate:</p> <p>a) Compliance with sequential test b) Good accessibility by walking, cycling and</p>	<p>The NPPF states: <i>"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation."</i></p> <p>This includes:</p> <ul style="list-style-type: none"> <li>defining a network and hierarchy of town centres and promoting their long-term vitality and viability – by allowing them to respond to changes in the retail and leisure industries;</li> <li>defining the extent of town</li> </ul>	<p><u>Local Plan monitoring</u> Between April 2016 and March 2019 there were 32 planning permissions granted for uses that could be considered 'main town centre uses'. These were distributed across the hierarchy as follows:</p> <ul style="list-style-type: none"> <li>Town centre – 15 (47%)</li> <li>Local centres – 1 (3%)</li> <li>Neighbourhood centres – 1 (3%)</li> <li>Out of centre – 15 (47%)</li> </ul> <p>By floorspace permitted, this equates to:</p> <ul style="list-style-type: none"> <li>Town centre – 1,845sqm (10%)</li> <li>Local centres – 60sqm (0.3%)</li> <li>Neighbourhood centres 94sqm (1%)</li> <li>Out of centre – 16,208sqm (89%)</li> </ul>	<p>Policy EC1 is in broad compliance with the provisions in the NPPF, however, the policy has not been performing as originally intended as nearly 90% of retail floorspace has been delivered in out of centre locations. Further evidence base work should be carried out to ascertain the level of retail required.</p>



Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>public transport  c) No adverse impact on vitality and viability of other existing centres  d) Will not prejudice the delivery of other strategic objectives.</p>	<p>centres and primary shopping areas, and making clear the range of uses permitted in such locations;</p> <ul style="list-style-type: none"> <li>• retaining and enhancing existing markets;</li> <li>• allocating a range of suitable sites in town centres to meet anticipated needs for retail, leisure, office and other main town centre uses over a period of at least ten years; and</li> <li>• keeping town centre boundaries under review.</li> </ul> <p>The policy is therefore still in broad compliance with the NPPF.</p>	<p>The monitoring framework sets a target of 90% of main town centre uses floorspace to be delivered within hierarchy. As a result of a small number of large developments in the out of centre retail areas, only 11% of main town centre uses floorspace has been delivered in line with the hierarchy.</p> <p>Local Plan monitoring shows that the policy has not worked as originally intended since adoption of the plan. Further work is required on an updated retail study to look at the need for retail floorspace in the borough. In addition work is being carried out in the Council on the restructuring of the town centre offer. This work is ongoing.</p>	
<p>EC2  Supporting Investment in Tamworth Town Centre</p>	<p>The town centre will be the preferred location for development of town centre uses along with higher density, high quality residential development.</p> <p>The Gungate</p>	<p>As stated in relation to EC1 (above), the NPPF places town centres at the heart of local communities and requires local authorities to promote their long-term vitality and viability by allocating a range of suitable sites in town centres to meet</p>	<p><u>Local Plan monitoring</u>  See Gungate information below. The additional floorspace required over and above Gungate is needed after 2021 so no monitoring data is available as yet.</p> <p><u>Gungate Redevelopment Scheme</u>  There is an extant permission for the</p>	<p>The policy is in broad compliance with the NPPF however, as with policy EC1 above updated evidence is required. This coupled with ongoing work with</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>Redevelopment Scheme will deliver 20,660 sqm of comparison retail goods floorspace to be completed by 2021. Other town centre uses will be permitted within this scheme (in accordance with policy EC3) and residential permitted in upper floors.</p> <p>If substantial progress has not been made towards securing the Gungate scheme by 2020/21, the Council will review its retail requirement and consider the potential for retail development on other sites in accordance with policy EC1.</p> <p>After 2021, in addition to the Gungate scheme, permission will be granted for 7,800 sqm of comparison and 2,900</p>	<p>the scale and type of development likely to be needed.</p> <p>The Local Plan does not allocate any sites within the town centre for any specific purpose other than housing allocations and the broad shopping area. However, at the time the Plan was adopted, the Gungate scheme had planning permission for 20,660sqm of retail floorspace.</p> <p>Policy EC2 is also consistent with the NPPF requirement for planning policies to retain and enhance existing markets.</p>	<p>delivery on the Gungate site of up to 20,660 sqm of commercial floorspace including retail [Use Class A1], food &amp; drink [A3/A4] &amp; leisure [D2] uses with provision for up to 732 car parking spaces. Permission was granted in May 2017 and expires in May 2020 however, since the permission was granted, the Council has taken control of the Gungate site and is currently exploring potential development options.</p>	<p>Gungate may necessitate an update to the policy.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>sqm of convenience goods floorspace along with leisure, tourism, cultural and office development.</p> <p>The outdoor street markets should be protected and enhanced.</p>			
EC3 Primary and Secondary Frontages	<p>The shopping area, defined on the Policies Map town centre inset, identifies the primary and secondary frontages areas.</p> <p>Within the primary frontages area, the policy requires that 75% of units should fall within the A1 (retail) use class.</p> <p>Within secondary frontages, the policy supports uses that result in active ground floors or promote the evening economy.</p>	<p>The requirement to define primary and secondary frontages, and set policies relating to the use within each, was included in the 2012 version of the NPPF. The 2019 NPPF removes this requirement in favour of a more flexible approach that can “<i>respond to rapid changes in the retail and leisure industries</i>”.</p> <p>The policy would therefore appear to be overly restrictive in the context of the revised NPPF and may require changes to allow for a greater degree of flexibility to comply with the policies of the NPPF.</p>	<p>Over the primary shopping area the following uses were recorded (January 2019):</p> <ul style="list-style-type: none"> <li>• A1 – 65%</li> <li>• A2 – 4%</li> <li>• A3/A4/A5 – 6%</li> <li>• Other uses – 5%</li> <li>• Vacant – 20%</li> </ul> <p>The monitoring shows that only 65% of units occupied are for A1 retail use. 20% of units in the primary shopping area were vacant however, and many of these would have extant A1 use permission, which could increase the overall percentage of A1 use.</p> <p>Going forward with changes to the NPPF the policy will need to be more adaptable to accommodate a greater</p>	<p>The requirement to define primary and secondary frontage areas within the town centre is no longer included in national policy, which instead focusses on increasing flexibility to respond to rapid changes in the retail and leisure industries.</p> <p>This policy is therefore no longer in accordance with national policy and requires either updating to</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
			degree of flexibility of uses with the town centre as a whole.	encourage greater flexibility, or removing entirely.
EC4 Supporting Investment in Local and Neighbourhood Centres	<p>Proposals that enhance the vitality and viability of local and neighbourhood centres will be supported. These include higher density residential development and improvements to existing housing provision.</p> <p>Local centres and neighbourhood centres are suitable for retail, leisure, employment uses, services and community facilities serving local needs.</p> <p>Within local and neighbourhood centres the loss of A1 (retail) uses will only be supported where:</p> <ul style="list-style-type: none"> <li>at least one of the remaining units acts as a general convenience</li> </ul>	The policy is in broad compliance with the NPPF as it supports the hierarchy of defined networks of town centres as required by paragraph 85 and supports their long-term vitality and viability by allowing them to grow and diversify.	<p>The network and extent of local and neighbourhood centres was mapped for the Local Plan and a description of each centre detailed in tables 4.1 and 4.2 of the Plan. A comparison of the changes to local centres over an eleven year period (2008 figures versus 2019) shows that overall the 9 local centres have lost 1 unit. Most notably the centres overall have lost 4 A1 (retail other) uses and gained 7 A3, A4 and A5 (food, drink and takeaways) uses. In the Caledonian Local Centre (LC4), for example, there has been a loss of A1 retail and sui generis (4 units) being replaced by 4 A3, A4 or A5 units.</p> <p>Within the neighbourhood centres there has been no net loss of units. There has been a shift from A3, A4 and A5 uses to Sui generis (typically nail salons and tanning salons). The Kerria Centre (NC4) is currently closed due to redevelopment of the area.</p>	The policy remains in broad compliance with the NPPF. The Local and Neighbourhood Centres are functioning as amenity centres with shopping and services provided in each one. It would be beneficial, however, to reassess and map the centres to more accurately reflect the situation on the ground.

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>store;</p> <ul style="list-style-type: none"> <li>•the new use is compatible with the retail character of the centre or directly serves the needs of the local community; and</li> <li>•the new use would not undermine the function and vitality of the centre.</li> </ul> <p>New development or proposed changes of use should maintain or enhance the range of uses available.</p>		<p>Overall the Local and Neighbourhood Centres still contain a mix of uses serving local needs but monitoring for longer term trends should continue.</p>	
<p>EC5 Culture and Tourism</p>	<p>Planning applications which deliver a vibrant cultural and tourism economy which will help improve the quality of life of residents and visitors will be supported.</p> <p>The Council will work with partner agencies and organisations to safeguard existing</p>	<p>The NPPF considers culture and tourism attractions and activities to be main town centre uses and as such should be supported and planned for on a town centre first basis.</p>	<p>Since adoption of the Local Plan much work has been done in Tamworth to improve the culture and tourism offer in the town. Large, free events continue to be provided such as the St Georges day, fireworks evening and Christmas lights switch on. The Council were successful in winning Heritage Lottery Funding for both the Castle and Assembly Rooms in recent years with the Assembly Rooms opening its doors</p>	<p>The policy is in broad compliance with the NPPF, however it could benefit from being updated to reflect the changing nature of culture and tourism in the borough and the projects being undertaken to</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	facilities and support proposals for a diverse range of additional tourism, cultural and leisure facilities.		to customers in early 2020 after a four year restoration.  Current and future projects and partnership working on diversifying the offer in the town centre will improve the overall quantity and quality of culture and tourism in the borough.	safeguard and improve existing attractions and create new opportunities.
EC6 Sustainable Economic Growth	<p>Sustainable economic growth will be delivered through protecting and enhancing the existing network of strategic employment areas, promoting the role of the town centre, and providing at least 18 hectares of new employment land by 2031.</p> <p>Eight sites, as shown on the Policies Map have been allocated for employment development.</p> <p>Development proposals for the employment</p>	<p>The NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing, employment, retail, leisure and other commercial development.</p> <p>Planning policies should:</p> <ul style="list-style-type: none"> <li>• set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;</li> </ul>	<p><u>EMP1 Land South of the A5, Bitterscote South</u> Permission for half of the area 0055/2018 Mercedes – Not Commenced. Sui Generis. 9.8Ha.</p> <p><u>EMP2 Cardinal Point</u> BMW Sytner car showroom Permission 0004/2014. Sui Generis. 1.45Ha.</p> <p><u>EMP7 North of Bonehill Road</u> Not yet permitted. 0.7Ha</p> <p><u>EMP8 Land Adjacent to Relay Park</u> Not yet permitted. 2.84Ha</p> <p><u>EMP9 Land Adjacent to Centurion Park</u> No yet permitted. 0.74Ha</p> <p><u>EMP10/30/34 Vacant land and car park off Sandy Way</u> Not yet Permitted. 1.64Ha</p> <p><u>EMP26 Land Adjacent to Sandy Hill Business Park</u></p>	Although the policy is performing well in relation to delivery of development on the allocated employment sites, all of the permitted developments up to 31 March 2019 have been for uses outside of B1(b,c), B2, B8. Although this is not strictly in accordance with the wording of the policy, it is in accordance with the policies of the NPPF. Therefore, going forward, policy EC6 will

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>allocation sites should comply with the other policies in the Local Plan.</p> <p>Proposals for new employment development outside of an allocated employment site or strategic employment area will be supported, provided that the proposed employment development:</p> <ul style="list-style-type: none"> <li>• Is accessible to public transport</li> <li>• Would be compatible with its surrounding uses and would not have an adverse impact on the amenities and character of the surrounding area.</li> <li>• Is supported by necessary infrastructure</li> <li>• Meets the requirements of other</li> </ul>	<ul style="list-style-type: none"> <li>• set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</li> <li>• seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and</li> <li>• be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.</li> </ul> <p>The adopted policy allocates sites to provide 18ha of employment development towards meeting anticipated need over the plan period in accordance with the NPPF. However the policy, as it is</p>	<p>Not yet Permitted. 0.95Ha <u>EMP33 Site of Bonehill Road</u> Car Showroom Mini Permission 0052/2014. Sui Generis. 0.57Ha</p> <p>As of 31<sup>st</sup> March 2019 11.82Ha of land has been permitted for employment uses on the allocated sites, which equates to 66% of the assessed need.</p>	<p>require amendment to bring it in line with the policies of the NPPF.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	policies in the Local Plan where applicable.	currently worded, seeks to restrict development on these sites to B1(b,c), B2 and B8 uses which does not allow the flexibility to respond to changes in economic circumstances required by the NPPF.		
EC7 Strategic Employment Areas	The aim of this policy is to protect existing employment and support the expansion of businesses in existing employment areas in Tamworth. Non B1(b, c), B2 and B8 uses in these areas will need to demonstrate that: The site is no longer attractive to the market for its existing use; there are no other suitable locations available; there are good sustainable transport links and there will be no adverse impact on the existing strategic employment areas before any application is supported.	This policy aims to address Strategic Spatial Priorities SP3 and SP12 in the Local Plan, which are in broad compliance with the NPPF. In particular paragraphs 80-82 in that it supports and protects existing and proposed employment land in existing sustainable locations.  Where the policy is not entirely in compliance with the NPPF is the requirement in paragraph 81 d) to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in	<u>Local Plan monitoring</u> Since adoption of the plan and up until 31 <sup>st</sup> March 2019 there have been 16 applications in the existing strategic employment areas, 13 of which were for B1(b,c), B2 and B8 uses, which equates to 81% of applications.	The policy is in general compliance with the NPPF but it does not specifically include the flexibility that paragraph 81 d) affords.



Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>The existing network of strategic employment areas comprises of the following;</p> <ul style="list-style-type: none"> <li>• Bitterscote (Bonehill Road, Cardinal Point, Bitterscote South)</li> <li>• Tame Valley Employment Area (Hedging Lane, Two Gates, Tame Valley Industrial Estate)</li> <li>• Amington Employment Area</li> <li>• Lichfield Road Employment Area</li> <li>• Centurion Park Employment Area</li> <li>• Relay Park Employment Area</li> </ul>	<p>economic circumstances.</p> <p>Where a use outside of B1(b,c), B2 or B8 is proposed, the policy contains requirements including the need to have marketed the property unsuccessfully for a period of 12 months and evidence that no alternative sites are available. These requirements could be considered not sufficiently flexible to fully comply with the policies of the NPPF.</p>		
HG1 Housing	<p>A net increase of 4,425 dwellings at an average of 177 units per annum.</p> <p>At least 2,358 to be provided within SUEs.</p> <p>Additional units should</p>	<p>The NPPF 2019 states: <i>“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national</i></p>	<p><u>Local Plan monitoring</u> By the end of the 2018/19 monitoring year 2,170 dwellings (net) had been delivered against a target of 2,301 (based on 177 per annum since April 2006). This leaves a net deficit of 131 dwellings.</p>	<p>The current housing target was derived from a housing needs assessment carried out prior to the introduction of the standard method and, as</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>be delivered within the sites identified on the Proposals Map.</p>	<p><i>planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.”</i></p> <p>The existing Objectively Assessed Housing Need (OAN) was established prior to the introduction of the standard method and is therefore not entirely in accordance with national policy.</p> <p>The NPPF also requires that planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Policies should also identify a supply of:</p> <ul style="list-style-type: none"> <li>• specific, deliverable sites for years one to five of the plan period; and</li> </ul>	<p>Since the adoption of the plan in 2016, annual net completions have been as follows:</p> <p>2016/17 - 162 2017/18 - 151 2018/19 – 317</p> <p>The first two years saw net delivery below the Local Plan target of 177, however gross delivery was above the target for 2017/18 and the net only fell below due to a high level of demolitions relating to estate regeneration. As a result of commenced developments and current extant permissions, it is anticipated that delivery will remain above the 177 per annum target until at least 2027.</p> <p>All three of the SUE sites now have either outline consent or full planning permission for a combined total of 2,435 dwellings. Further details on the SUE sites are included under policy HG2 below.</p> <p>With the exception of Whitley Avenue (site 358), all of the allocated housing sites that have secured planning</p>	<p>shown by the latest evidence, using the standard method results in a housing requirement that is below the level set out in the current plan.</p> <p>The standard method provides a minimum target and so, as the existing target is higher, it would not normally lead to a requirement to update the plan. However, the adopted housing requirement includes 1,825 dwellings that are unable to be delivered within Tamworth. The Statement of Common Ground (SoCG) between the Council, LDC</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<ul style="list-style-type: none"> <li>specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.</li> </ul> <p>The adopted plan allocates sufficient sites to provide 3,080 dwellings over the plan period. However an updated SHLAA is required to ensure that the sites still meet the requirement of being available, suitable and viable.</p>	<p>permission so far have met the anticipated capacity. On review, it appears that the 35 dwellings set out in the original housing trajectory for the Whitley Avenue site was too high and the 21 dwellings permitted (and subsequently built) was a more realistic capacity based on the criteria set out in policy HG6 and taking into account the shape of the site.</p> <p><u>Evidence</u> In 2019 the council, jointly with Lichfield District Council, commissioned a Housing and Economic Development Needs Assessment (HEDNA). The HEDNA looked at various aspects of housing need including calculating Tamworth’s housing need using the standard method. Using the standard method, it was calculated that for the period 2019 – 2029 the minimum requirement would be 150 dwellings per annum.</p>	<p>and NWBC includes an agreement that, should evidence suggest that Tamworth’s objectively assessed housing need has changed, the unmet need to be delivered by LDC and NWBC will be adjusted through either a review of the Local Plan or an updated SoCG as appropriate.</p> <p>Therefore, whilst the policy remains in broad compliance with the provisions of the NPPF, the policy could be updated to better reflect the most recent evidence.</p>
HG2 Sustainable Urban Extensions	The policy sets out the requirements for the sustainable delivery of the three urban	The NPPF states that the supply of large numbers of new homes can often be best achieved through	<p><u>Local Plan monitoring</u> All three SUEs now have planning permission, at least in outline, for the anticipated capacity and works have</p>	As all three SUEs now have at least outline planning permission, and

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	extension sites including the provision of new infrastructure where appropriate.	<p>planning for larger scale development, such as extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.</p> <p>The policy contains a list of the infrastructure required on each of the three SUE sites in order to make the development sustainable.</p> <p>The NPPF goes on to state that the delivery of large scale developments may need to extend beyond an individual plan period. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.</p>	<p>commenced on all three sites.</p> <p>Anker Valley – Full planning permission for 535 dwellings with a primary school and convenience store to be provided on site.</p> <p>Dunstall Lane – Outline consent for up to 800 dwellings with reserved matters approval for 405. A new primary school and convenience store are to be provided as part of the development.</p> <p>Golf course – Outline consent for 1,100 dwellings with reserved matters approval for 730. A new primary school, local centre and community woodland are to be provided on site.</p>	development has commenced on all of the sites, the policy appears to be functioning well and would not trigger the need for an update to the Plan. However, any update to the Plan would necessitate a change to the policy as the majority of the elements within it would no longer be relevant going forward. In order to remain in compliance with national policy, infrastructure requirements should be kept under review to ensure they are carried forward into any updated policy as appropriate.
HG3 Regeneration	Regeneration of the post war planned	The NPPF states that planning policies and	<u>Post war planned neighbourhoods</u> Permission has been granted for the	The policy remains in broad compliance

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
Priority Areas	neighbourhoods and Wilnecote regeneration corridor.	<p>decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.</p> <p>The policy aims to drive environmental, social and economic renewal of a number of specific areas and estates within the borough and provides a framework for doing so.</p>	<p>comprehensive redevelopment of two Council owned housing estates at Kerria and Tinkers Green, both of which are within a regeneration priority area. These two areas have started construction and are due to complete in 2020.</p> <p><u>Wilnecote Regeneration Corridor</u> No significant applications have been received for development within the regeneration corridor.</p>	with the NPPF but would benefit from updating to reflect the current situation in Tamworth and progress with some redevelopment projects at Kerria and Tinkers Green.
HG4 Affordable Housing	<p>The provision of at least 1,000 affordable housing units over the plan period at an average of 40 per annum.</p> <p>a) 20% affordable dwellings on site for new residential development involving 10 or more dwellings b) 25% affordable</p>	<p>Following publication of the Written Ministerial Statement (WMS) of 28 November 2014 setting a threshold of 10 units or 1,000sqm before which affordable housing should not be sought, a Cabinet decision (29 September 2016) determined that little weight should be assigned to part c) of the policy and part a) for any developments of fewer</p>	<p><u>Local Plan monitoring</u> The policy sets a target of a minimum of 40 affordable dwellings per year. Over the three years since the plan was adopted, delivery has been as follows: 2016/17 - 44 2017/18 - 101 2018/19 - 77</p> <p>Over the same time period, all developments of 10 or more dwellings that were granted planning</p>	The policy appears to be performing well in respect of ensuring a minimum level of affordable housing is provided on sites of 10 or more dwellings. The wording of the policy would however benefit from a revision to make it clear that

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>dwelling on the allocated sites at Land North of Coton Lane and Dunstall Lane</p> <p>c) Financial contribution equivalent to 20% on-site provision on new residential development of 3 to 9 dwellings</p> <p>d) On site provision of 25% Intermediate Tenure and 75% Rented split between Social Rented and Affordable Rented</p> <p>e) A range of sizes of dwellings to meet local requirements</p> <p>f) A range of dwellings to meet the needs of older persons, persons with disabilities and those with special needs where there is a proven need and demand</p> <p>g) Affordable housing</p>	<p>than 11 dwellings.</p> <p>The WMS has since been superseded by the new NPPF (2019) which states that “<i>affordable housing should not be sought for residential developments that are not major developments</i>”. In relation to residential development <i>major development</i> is defined as development where 10 or more homes will be provided. This means that part a) of the policy remains in accordance with national policy and part c) still does not.</p> <p>The new NPPF also introduces the requirement for at least 10% of dwellings on major residential developments to be available for affordable home ownership. This is a new requirement as of 2019 and so is not reflected in the current Local Plan policy.</p>	<p>permission would provide a minimum of 18% affordable units and an average of 42%.</p> <p>The sites at Dunstall Lane and land north of Coton Lane have both been granted permission (at least in outline) and are both providing 25% affordable units in line with the policy.</p> <p>There is insufficient evidence available to establish what the tenure split of the approved affordable housing is at this time.</p> <p><u>Evidence</u> The recent HEDNA assessed the need for affordable housing in Tamworth and found that there is a notable need for affordable dwellings in the borough. The analysis suggests a need for 170 affordable dwellings per annum up to 2036, which equates to the entire housing need over that period. Whilst it would not be viable to require 100% affordable housing on the majority of sites, an update to the policy would allow for the viability of requiring a higher proportion of affordable</p>	<p>the targets for on-site provision are minimum targets and developments should be expected to exceed the targets where it is viable to do so.</p> <p>There are also a number of elements that require revising in order to ensure that it remains in accordance with national policy including removing the requirement for financial contributions on developments of fewer than 10 dwellings and the introduction of vacant building credit.</p> <p>As the recent evidence suggests that there is still a</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	units will be well designed and blend in with the rest of the development	<p>The NPPF also states “to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.” This is not currently reflected in policy HG4.</p> <p>There are therefore a number of elements of the policy that require amendment to ensure compliance with national policy.</p>	housing to be tested.	significant need for affordable housing within the borough, an update to the policy would allow an opportunity to test the viability of a higher proportion of affordable housing to be provided on sites of 10 or more dwellings.
HG5 Housing Mix	<p>Housing development should achieve the following mix:            4% 1-bed units            42% 2-bed units            39% 3-bed units            15% 4 or more bed units</p> <p>Both affordable and market housing should be in accordance with</p>	<p>The policy is in broad compliance with the provisions of the NPPF, in particular paragraph 61 which requires the size, type and tenure of housing needed for different groups to be assessed and reflected in planning policy.</p> <p>The policy sets out the</p>	<p><u>Local Plan monitoring</u>            Between 01 April 2016 and 31 March 2019, planning permission was granted for the following mix of dwellings:            1-bed – 6%            2-bed – 36%            3-bed – 38%            4-bed+ - 20%</p> <p>This is against the policy target of</p>	The policy appears to be performing well against monitoring targets and is still broadly in accordance with national policy. However, the recent HEDNA suggests that there is a slight difference in the

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>the overall housing mix.</p> <p>Proposals on sites of over 0.4ha should demonstrate how the proposal will meet the population needs of the area.</p>	<p>required mix for housing up to 2028 based on evidence from the 2012 Southern Staffordshire Districts Housing Needs Study, and the prescribed mix covers both market and affordable housing.</p>	<p>4%, 42%, 39% and 15% respectively. The permitted developments are therefore broadly in accordance with the policy target, although there is a slight overprovision of 4+ bed dwellings and a corresponding under provision of 2-bed dwellings.</p> <p><u>Evidence</u> The recent HEDNA examined the potential required housing mix in Tamworth up to 2036 based on population and household projections. The HEDNA indicates a potential range for the proportion of dwellings by number of bedrooms for market housing, affordable home ownership and affordable rented.</p> <p>The outcome suggests that for market housing, the requirement would be predominantly for 2-bed (30-35%) and 3-bed (50-60%) dwellings. Affordable home ownership would also see a requirement for predominantly 2-bed (10-20%) and 3-bed (30-40%) dwellings with a slightly higher proportion of 1-bed (10-20%) than for market dwellings (5-10%).</p>	<p>required mix across different housing tenures which the current policy does not account for. Therefore, whilst there is no pressing need to amend the policy, an update would allow the policy to better reflect the most recent evidence and ensure it accurately reflects identified need.</p>



Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
			<p>The evidence suggests that affordable rented housing should have a slightly different mix with the focus predominantly on 1-bed (30-40%) and 3-bed (35-40%) dwellings with a slightly lower proportion of 2-bed dwellings (15-25%).</p> <p>The existing policy does not specify a housing mix for different tenures and states a set percentage, not a range, for each size of dwelling. As the evidence suggests different mixes may be required for different tenures of dwelling, a change to the policy may be required to better reflect the identified needs.</p>	
HG6 Density	<p>Within, or in close proximity to existing centres and the Wilnecote Regeneration Corridor developments should achieve a density of at least 40 dwellings per ha.</p> <p>Away from those areas developments should achieve a density of</p>	Paragraph 123 of the NPPF states that where there is an existing or anticipated shortage of land for meeting identified housing needs, planning policies and decisions should avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. This includes through	<p><u>Local Plan monitoring</u> Between 01 April 2016 and 31 March 2019 66 permissions were granted for developments of two or more dwellings at an average density of 50 dwellings per ha.</p> <p>Of those permissions, 27 were within or in close proximity to the town centre, a local or neighbourhood centre, and 39 were not.</p>	The policy continues to comply with the NPPF requirement to set minimum density standards, however a review of the existing densities in the town may be required to ensure that the minimum targets remain

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>between 30 and 40 dwellings per ha.</p>	<p>the application of minimum density standards for town centres and other areas well served by public transport. These standards should seek a significant uplift in the average density of residential development within the area.</p> <p>The policy sets a minimum density of 40 dwellings per ha for sites within or in close proximity to the town centre, local and neighbourhood centres and the Wilnecote Regeneration Corridor. In other urban areas away from these locations, the policy sets a minimum density of 30 to 40 dwelling per ha.</p> <p>The average density in Tamworth at the time the Plan was prepared was 39.45 dwellings per ha; however this is boosted by a small number of high density areas (such as the Balfour housing area) whilst a</p>	<p><b>Within or close to an existing centre</b> (Minimum density 40 d/ha) 20 of 27 permissions (74%) met the minimum density requirement with an average density of 75 d/ha.</p> <p><b>Outside existing centres</b> (Minimum density 30 d/ha) 21 of 39 permissions (54%) met the minimum density requirement with an average density of 33 d/ha.</p> <p>The average density of approved developments is above the relevant minimum densities set out in the policy; however a number of smaller developments have been permitted with densities well below the minimum target including some that are as low as 6 d/ha.</p>	<p>above the existing average densities.</p> <p>Monitoring of applications granted suggests that the policy is performing fairly well as the average density of new developments is above the minimum set out in the policy. However, a number of smaller developments have been approved at densities well below the minimum target, and further monitoring will be required to ensure that the majority of developments remain above the minimum requirement.</p> <p>Some changes to the wording of the policy may be</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>significant area of the town has densities of below 30 dwellings per ha. Therefore the minimum 40 dwellings per ha in more sustainable locations, and 30 dwelling per ha elsewhere, is considered to be compliant with the density policies of the NPPF.</p>		<p>required to make it clearer, particularly to the section that states “<i>Away from these locations but within the urban area, a minimum density of between 30 and 40 dwellings per hectare</i>” as this infers there is a maximum density which would not be NPPF compliant.</p>
HG7 Gypsies, Travellers and Travelling Showpeople	The provision of 1 residential pitch by 2031.	<p>The NPPF requires that the housing needs of different groups should be assessed and reflected in planning policies, including those of travellers, and the Planning Policy for Traveller Sites (PPTS) sets out the Government’s policy in relation to such needs.</p> <p>PPTS states: “<i>Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for</i></p>	<p><u>Local Plan monitoring</u> No pitches have been delivered to date, however the requirement is for the plan period and so there is still time to deliver the policy objective.</p> <p><u>Emerging evidence</u> A new Gypsy and Traveller Accommodation Assessment (GTAA) has been carried out jointly with Lichfield District Council and North Warwickshire Borough Council covering the period 2019 – 2040. The GTAA identified no current or future need for pitches in Tamworth during the assessment period. There is</p>	<p>The latest evidence suggests that there is no identified need for any pitches to be delivered within the borough up to 2040. As the adopted plan seeks to deliver one pitch, and there is no identified need, there is no urgent requirement to update the policy. However, any update to the plan would allow for a</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p><i>travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.”</i></p> <p>The joint Lichfield and Tamworth Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was produced in 2012 and informed the development of the policy in terms of the targets for pitches and plots. Although sufficient to be considered in accordance with national policy, the GTAA was carried out prior to the publication of the PPTS and so an update will be required to ensure continued compliance with national planning policy.</p>	<p>therefore no requirement to identify appropriate sites for travellers at this time.</p>	<p>revision to the policy to reflect the latest evidence.</p>
EN1 Landscape	To protect the essential characteristics of the	The NPPF references the enhancement and protection	Tamworth contains two national character areas which are defined in	The policy is in broad compliance

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
Character	wider landscape around Tamworth and improve areas of lower quality that have become degraded or suffered loss of landscape features through past activities. To achieve this development outside the urban area should be informed by landscape character assessments and contribute to the enhancement, restoration or regeneration of the landscape affected, as appropriate.	of the natural, built and historic landscapes in a number of chapters. In particular paragraph 170 (a) of the NPPF states that “Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes...” Policy EN1 is in broad compliance with national policy	the Natural England National Character Area Profiles; The Mease/Sense Lowlands to the north eastern part of the borough and the Trent Valley Washlands along the western edge of Tamworth. The policy requires that there should be no net loss of quality of the wider landscape around Tamworth. All SUE applications included landscape character assessments.	with provisions in the NPPF therefore does not need updating. As part of a Local Plan review, however, it would be advantageous to assess the Landscape character of the borough now that SUE’s have been granted permission.
EN2 Green Belt	Subject to the potential review set out below, the Green Belt boundary will be maintained during and beyond the life of the plan.  However, if land has not been made available to meet the balance of Tamworth’s housing	NPPF Chapter 13: <i>Protecting Green Belt Land</i> sets out the great importance of the Green Belt to prevent urban sprawl by keeping land permanently open. The chapter goes on to state that once established, Green Belt boundaries should only be altered where exceptional	Since adoption of the plan only one application for residential development in the Green Belt has been submitted, this was dismissed at appeal. The policy is operating well with the Green Belt in Tamworth largely open, preventing urban sprawl.  The Green Belt review in Policy EN2: “ <i>In the event that land has not</i>	The policy is in broad compliance with provisions in the NPPF and the early review of Green Belt boundaries has not been triggered therefore no update is required. It may be beneficial,

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>need by 2017/18 the Council will consider reviewing the Green Belt boundaries again.</p>	<p>circumstances are fully evidenced and justified, through the preparation or updating of a plan.</p> <p>Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This includes discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, demonstrated through a statement of common ground.</p> <p>The existing policy seeks to protect the integrity of the Green Belt throughout the life of the plan and beyond as agreements were</p>	<p><i>been brought forward to meet the balance of Tamworth’s housing and employment needs sustainably by the end of 2017/18 as set out in policy SS1, the Council will consider undertaking another review of its Green Belt boundaries to reassess whether there is a potential land to meet these local needs in the second half of the plan period”</i> has not been triggered as neighbouring authorities have agreed to take on the unmet need.</p>	<p>however, to undertake a review of the Green Belt as part of any Local Plan update.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		secured with the neighbouring councils of Lichfield District and North Warwickshire Borough to accommodate Tamworth's unmet housing and employment land needs.		
EN3 Open Space and Green and Blue Links	<p>All new housing development should be within 400m of accessible high quality open space as defined in the Open Space Review 2012.</p> <p>New on-site open space should be provided where this is not the case using a standard of 2.43 hectares per 1,000 population as a guide.</p> <p>Where it is not appropriate to create new on-site open space, all new housing developments should contribute towards improving the quality and accessibility of</p>	<p>Part of the social objective of the NPPF includes the provision of a well-designed and safe built environment which includes open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>Paragraph 96 of the NPPF goes on to state that <i>"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including</i></p>	<p>The last Open Space audit was carried out in 2010 and the Open Space Review published in 2012, which justified setting the current open space standard of 2.43Ha per 1000 population. There are no provisions in the policy for the quality and location of new on site open space, which would be useful in negotiations with developers.</p> <p>Although the policy is titled 'Open Space and Green And Blue Links' there is only one mention of the quality and accessibility of them not being compromised.</p> <p>The creation of a new urban park to the eastern side of the town can be removed as it has been secured via the Golf Course SUE planning permission.</p>	<p>The policy is in broad compliance with the provisions of the NPPF but local open spaces have not been audited for nearly 10 years. It would be beneficial to carry out a new open space audit and update the standard as necessary. It would also be useful to update the wording of the plan to reflect the introduction of CIL since adoption of the plan.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	nearby off-site open spaces.	<i>quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.”</i>		
EN4 Protecting and Enhancing Biodiversity	To preserve designated biodiversity and geodiversity sites; enhance biodiversity and control the loss of natural features.	The current policy expects no net loss in biodiversity by offsetting. NPPF 2019 goes further (paragraphs 170, 171, 174 and 175(a)) in that there is a requirement for measurable net gains in biodiversity. The Environment Bill, due to be introduced in 2020 will introduce the requirement for developers to use a DEFRA metric to demonstrate what biodiversity is on a site pre and post development and how they will mitigate/provide net gain.	Tamworth borough does not have any internationally important designated sites but has sites of national and regional importance within its boundary.  Since adoption of the plan no applications have been granted in designated areas including Sites of Special Scientific Interest, Sites of Biological Importance and Local Nature Reserves.  However, since the Plan was adopted, national policy and guidance has been updated which has resulted in the policy not being fully NPPF compliant.	This policy is no longer in broad compliance with provisions in the NPPF as now it is a requirement for developments to result in a <i>net gain</i> in biodiversity and not just offset.  To comply with the NPPF the Council will need to adopt a strategic planning approach for an ecosystem-based and landscape-based policy.
EN5	To raise standards of	The NPPF makes it clear	Between April 2016 and March 2019	The policy is in



Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
Design of New Development	design throughout the town to create more inclusive developments and mixed communities that will improve Tamworth's image.	<p>that creating high quality buildings and places is fundamental to what planning and development should achieve. Paragraph 125 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.</p> <p>The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. Published in October 2019 the guide supports paragraph 130 of the NPPF which states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. The guide</p>	<p>there have been 21 appeals against refusal of planning permission of which 15 were dismissed and only 6 were upheld. The upheld appeals all related to policy EN5, although the reasons for refusal are varied including insufficient parking, loss of amenity for existing residents, and impact on the character and appearance of the Coventry Canal.</p> <p>This could be an indication that policy EN5 requires updating; however, as the inspector for one of the successful appeals acknowledged, design is often a subjective issue. The recent publication of the Council's Design Supplementary Planning Document (SPD) may also reduce the number of appeals that are lost on design grounds as it provides further guidance on interpretation of policy EN5.</p>	<p>broad compliance with provisions in the NPPF.</p> <p>Although some appeals have been upheld relating to policy EN5 the publication of the Design Guide should provide further guidance on the interpretation of the policy for developers and decision makers.</p> <p>With the publication of the National Design Guide and the WMCA design charter soon to be published it may be an opportunity to update the policy to reflect national and regional guidance.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>sets out and details 10 measurable good design characteristics.</p> <p>Expected to be published early in 2020 is the West Midlands Design Charter. The Charter will represent a regional commitment to good place-making and will be used to support applications for WMCA funding for new development (including residential, commercial and mixed use).</p>		
EN6 Protecting the Historic Environment	To protect, conserve and where appropriate enhance designated heritage assets (including conservation areas, listed buildings, and scheduled monuments) and non-designated heritage assets (including locally listed buildings and undesignated archaeology).	<p>Chapter 16 of the NPPF concentrates on conserving and enhancing the historic environment, from those of national significance to those of local importance.</p> <p>Paragraph 185 states: <i>“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.”</i></p>	<p><u>Local Plan monitoring</u> The Historic England Heritage at Risk Register for 2016 contained two entries for buildings in Tamworth; The Moat House, Lichfield Street, and Deanery Wall, Lower Gungate. The list also contained one archaeology entry being the Saxon defences.</p> <p>The Deanery Wall remains on the Heritage at Risk Register for 2019, however the Moat House is no longer included and there have been no additional entries onto the list.</p>	The policy is in broad compliance with the provisions of the NPPF. It may be beneficial, however, to undertake a review of the policy to better reflect the different facets of the protection of the historic environment in all its forms and to remove superfluous

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>The policy seeks to protect, conserve and enhance designated heritage assets and is therefore broadly in compliance with national policy.</p>		<p>information and parts that repeat national policy.</p>
<p>SU1 Sustainable Transport Network</p>	<p>The policy aims to mitigate the impact of development on the transport network and prioritises travel by more sustainable transport modes.</p> <p>Specific objectives include:</p> <p>a) Provision, by addressing barriers and missing links, of a joined up Tamworth wide cycle and pedestrian network - which exploits the existing green linkages railway stations, residential areas and employment sites - and off-road pedestrian and cycle routes associated with the Central Rivers</p>	<p>Chapter 9 of the NPPF sets out the policies in relation to promoting sustainable transport and states that transport issues should be considered at the earliest stages of plan-making so that potential impacts of development on transport networks can be assessed and opportunities to promote walking, cycling and public transport use are identified and pursued.</p> <p>With this in mind planning policies should:</p> <ul style="list-style-type: none"> <li>• support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for</li> </ul>	<p><u>Local Plan monitoring</u></p> <p>Progress on the specific objectives listed in the policy is set out below:</p> <p>a) Will now be dealt with via the Local Cycle and Walking Infrastructure Plan which should be published in 2020.</p> <p>b) Improvements have been delivered between Ventura Park and the Town Centre, and the Town Centre and Rail Station. Corporation Street/Church Street and St Edithas Close will form phase 3 of the Gateways Project subject to appropriate funding.</p> <p>c) No progress to date.</p> <p>d) Additional bus services are supported by Staffordshire County Council where developer or other external funding is available. The legal agreements associated with the three SUEs contain provision for the developer to ensure there is</p>	<p>The policy is broadly in compliance with the NPPF and good progress has been made towards a number of the objectives set out within the policy. No immediate updates are therefore required, however it may be beneficial to refresh the list of objectives to better reflect current progress and future needs.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>Initiative.</p> <p>b) Improved pedestrian and cycle linkages, bus stops and real time bus passenger information between Ventura Retail Park, Tamworth Town Centre and Tamworth Railway Station and an improved bus interchange in the town centre for local routes within Tamworth and inter-urban routes, including to Lichfield and the West Midlands conurbation. Bus stop improvements will subsequently be delivered across Tamworth.</p> <p>c) Proposals which improve the attractiveness, accessibility and passenger capacity of both Tamworth and Wilnecote Rail Stations or which increase the frequency of services to</p>	<p>employment, shopping, leisure, education and other activities;</p> <ul style="list-style-type: none"> <li>• be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;</li> <li>• identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;</li> <li>• provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking</li> </ul>	<p>appropriate bus service provision to the sites.</p> <p>e) No progress to date.</p> <p>f) A package of traffic management interventions was delivered as part of pinch point works but further capacity and sustainable transport enhancements may be required to accommodate development.</p> <p>g) No progress to date.</p> <p>h) No progress to date.</p> <p>i) Local highway improvements and traffic management measures have been secured to support a number of larger developments, including works to Coton Lane/Comberford Road junction to provide left and right turn lanes.</p>	

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>Birmingham, London and the North West.</p> <p>d) Proposals to support bus service extensions to the sustainable urban extensions.</p> <p>e) Improvements to the Wilnecote Regeneration Corridor to provide traffic management, environmental and highways safety measures and increase access to Wilnecote station.</p> <p>f) Improved traffic control, junction traffic management and capacity improvements and bus, cycle and pedestrian routes on the Upper Gungate / Aldergate Corridor to support development to the North of Tamworth.</p> <p>g) Following an assessment of the impacts of any proposed development on the Strategic Road Network</p>	<p>Infrastructure Plans).</p> <p>The policy is broadly in accordance with the requirements of the NPPF, particularly in respect of the specific objectives which are intended to improve pedestrian and cycle linkages as well as access to other more sustainable forms of transport including bus services and trains.</p>		

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	<p>where required by Highways England, capacity and safety measures at any of the following junctions:</p> <ul style="list-style-type: none"> <li>• A5 Mile Oak</li> <li>• A5 Ventura Way</li> <li>• A5 Marlborough Way</li> <li>• A5 Stoneydelph</li> <li>• M42 Junction 10</li> <li>• M42 Junction 11</li> </ul> <p>h) Signage or junction improvements to improve access to Drayton Manor Theme Park.</p> <p>i) Local highway improvements and traffic management measures as required to mitigate the impact of development traffic.</p>			
SU2 Delivering Sustainable Transport	The policy aims to ensure that new development is accessible by walking, cycling and public transport and prioritises access by these modes of transport above the	As with policy SU1 above, chapter 9 of the NPPF contains the relevant national policy in relation to SU2. Paragraph 105 also sets out the requirements in relation to car parking standards and states:	<u>Local Plan monitoring</u> This is a development management policy and does not have any specific measureable long-term targets. Advice is sought on highways safety matters from Staffordshire County Council as the local highways authority on individual applications.	The policy is broadly in compliance with the requirements of the NPPF as it seeks to provide pedestrian, cycle, and public transport links for

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>private car.</p> <p>The policy also aims to ensure adequate highway safety, suitable access for all people and where feasible reduce the impact of travel upon the environment.</p> <p>The provision of appropriate levels of car parking and cycle storage is also covered by policy SU2. In considering the level of provision regard will be had to:</p> <p>a) the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission.</p> <p>b) the scope for encouraging alternative means of travel to the development that would</p>	<p><i>If setting local parking standards for residential and non-residential development, policies should take into account:</i></p> <p><i>a) the accessibility of the development;</i></p> <p><i>b) the type, mix and use of development;</i></p> <p><i>c) the availability of and opportunities for public transport;</i></p> <p><i>d) local car ownership levels; and</i></p> <p><i>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</i></p> <p>Policy SU2 predominantly relates to the assessment of planning applications and, as such, paragraphs 108 – 111 of the NPPF apply.</p> <p>When considering applications for development, it should be ensured that:</p>		<p>new developments and to prioritise these forms of transport above the private car.</p> <p>Some changes may be required to bring the car parking standards fully in line with national policy, particularly in relation to providing charging points for electric vehicles.</p> <p>The reference to car parking standards and highways safety is also included in policy EN5 and any update would allow for the duplication to be considered.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>reduce the need for on-site parking. This will be particularly relevant in areas well-served by public transport.</p> <p>c) the impact on highway safety from potential on-street parking and the scope for measures to increase highway capacity.</p> <p>d) the need to make adequate and convenient parking provision for people with disabilities.</p>	<ul style="list-style-type: none"> <li>• appropriate opportunities have been/can be taken to promote sustainable transport modes;</li> <li>• safe and suitable access to the site can be achieved for all users; and</li> <li>• any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.</li> </ul> <p>Within this context, applications should:</p> <ul style="list-style-type: none"> <li>• give priority first to pedestrian and cycle movements, and second – so far as possible – to facilitating access to high quality public transport;</li> <li>• address the needs of people with disabilities and reduced mobility in relation to all modes of transport;</li> <li>• create places that are</li> </ul>		



Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles;</p> <ul style="list-style-type: none"> <li>• allow for the efficient delivery of goods, and access by service and emergency vehicles; and</li> <li>• be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.</li> </ul> <p>Paragraph 111 also states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.</p> <p>The policy is broadly in</p>		

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		<p>compliance with the requirements of the NPPF as it seeks to provide pedestrian, cycle, and public transport links for new developments and to prioritise these forms of transport above the private car.</p> <p>Some changes may be required to bring the car parking standards fully in line with national policy, particularly in relation to providing charging points for electric vehicles.</p>		
SU3 Climate Change Mitigation	Where appropriate developments will be expected to demonstrate how they will address the causes of climate change and limit greenhouse gas emissions with an aspiration of achieving zero carbon development.	The NPPF sets out how local planning can achieve sustainable development, and encourages local authorities to adopt proactive strategies to mitigate and adapt to climate change, and move new development towards a low carbon and energy efficient future. The Planning Practice Guidance (PPG) section on Climate Change also includes a	<p>The Tamworth Climate Change Study (2011) and Tamworth Waste study (2007) are 8 and 12 years old respectively. The Tamworth Waste Strategy has been superseded by the Staffordshire and Stoke on Trent Joint Municipal Waste Management Strategy 2007-2020.</p> <p>The Council will be working with partner authorities in Staffordshire to commission a Climate Change and Mitigation study to gather evidence</p>	The policy is not in compliance with NPPF. New evidence is currently being gathered to inform any amendments to the policy.

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>number of issues necessary for local plans to consider.</p> <p>A ministerial announcement in 2015 proposed changes in Building Regulations Part L meaning that Local Authorities were restricted with implementing pre-existing energy efficiency policies in Local Plans, however those changes were never enacted. Updates to the PPG as of 15<sup>th</sup> of March 2019 in regards to energy efficiency have confirmed that local planning authorities can set higher energy efficiency performance standards than building regulations part L in their local plans.</p> <p>Paragraph 012 of the updated PPG states that:</p> <p><i>“Different rules apply to residential and non residential premises. In their development plan policies,</i></p>	<p>on how to mitigate the climate change effects of development within the borough.</p>	

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p><i>local planning authorities:</i></p> <ul style="list-style-type: none"> <li>• <i>Can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, which are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes.</i></li> <li>• <i>Are not restricted or limited in setting energy performance standards above the building regulations for non-housing developments.”</i></li> </ul> <p>It is also a requirement under the Planning Act 2008 that local development plans include policies which ensure that they make a contribution to both climate mitigation and adaptation.</p>		
SU4 Flood Risk and Water Management	The policy sets a sequential approach to proposals for development in order to	Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all	As part of the validation requirements all major applications must be submitted with a flood risk assessment if located in a flood zone.	The policy is in broad compliance with provisions in the NPPF.

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>direct it to areas at the lowest risk of flooding.</p> <p>All new development will need to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management.</p> <p>All developments will be expected to incorporate appropriate Sustainable Drainage techniques and improve water quality.</p>	<p>sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.</p> <p>When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:</p> <p>a) within the site, the most vulnerable development is</p>	<p>In 2019 a new Strategic Flood Risk Assessment and Water Cycle Study was commissioned with 4 other Southern Staffordshire authorities. The study will form an important element of local plan evidence for all authorities and will help guide and influence policy making for emerging local plans, taking into account developments across the area and new guidance in the NPPF.</p>	

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</p> <p>b) the development is appropriately flood resistant and resilient;</p> <p>c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;</p> <p>d) any residual risk can be safely managed; and</p> <p>e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.</p>		
<p>SU5 Pollution, Ground Conditions and Minerals and Soils</p>	<p>To manage the risk of existing sources of pollution and land instability in Tamworth and ensure that development does not result in adverse impacts. To ensure that, where appropriate and practical, mineral resources are not sterilised by development.</p>	<p>Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should,</p>	<p>Where appropriate the Council's Environmental Health team are consulted on applications for planning permission and decisions are informed by their advice.</p> <p>Where a proposed development is within a mineral safeguarding area, Staffordshire County Council are consulted at the planning application stage and decisions are informed by their advice.</p>	<p>The policy is in broad compliance with the NPPF.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>In relation to minerals, the NPPF states that appropriate policies should be adopted so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development.</p>		
SU6 Community Facilities	To protect and expand the network of community facilities in Tamworth including educational and healthcare facilities, places of worship, sports venues, cultural	The NPPF states that strategic policies should make sufficient provision for community facilities (such as health, education and cultural infrastructure) and that non-strategic policies should seek to address the	All three of the Sustainable Urban Extensions (SUE's) in the Local Plan have outline planning permission for a school and local centre (convenience store). The SUE's are at different stages of completion with the furthest progressed, Anker Valley, having a convenience store	This policy is broadly compliant with provisions in the NPPF but other policy changes may necessitate the wording of this policy being altered

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	buildings, public houses, local shops and community centres.	provision of community facilities at a local level.	trading since December 2019.  Staffordshire County Council have planned for a new primary school in each of the SUEs. Their schools organisation team closely monitor the build out of the large sites to anticipate when a new school is required on each site. The school at the former golf course, for example, has been delayed until 2024 due to adequate places available in nearby primary schools for the next 3-4 years.	through a local plan update.
SU7 Sport and Recreation	To support a network of good quality sport and recreation facilities that meet the needs of Tamworth’s current and future population.  Protecting and enhancing existing sport and recreational facilities meaning they should not be built on unless any loss is compensated by the provision of an equal or higher quantity and standard of facility.	The NPPF states that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should	The plan is supported by the Joint Indoor and Outdoor Sports Strategy, which was last updated in 2014. All of the SUE’s have contributed towards provision of sports facilities in line with the Local Plan and the strategy either on site or via planning obligations agreements. Contributions from planning obligations have gone towards a new 4G pitch in Tamworth.  An update to the strategy may be required to ensure that the requirements contained within it are still relevant and up to date.	The policy is in broad compliance with the NPPF. The evidence base is, however, 5 years old and would benefit from being updated in the near future to reflect local provision and future requirements.



Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
		<p>then seek to accommodate.</p> <p>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;</p> <p>or</p> <p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;</p> <p>or</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>		
IM1 Infrastructure and Developer Contributions	Planning permission for new development will only be granted if it is supported by	The NPPF states that strategic policies should make sufficient provision for infrastructure for transport,	<u>Local Plan monitoring</u> Between 01 April 2016 and 31 March 2019 £6,253,769.50 was secured towards the provision or	The policy is considered to be in compliance with the requirements of the

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
	<p>appropriate infrastructure at a timely stage. This includes seeking developer contributions where the needs arise as a result of new development and specifying the infrastructure required in the Infrastructure Delivery Plan.</p>	<p>telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat). Non-strategic policies should also be used to seek to secure the provision of infrastructure at a local level.</p> <p>The policy requires the provision of appropriate infrastructure to support development and is supported by the Infrastructure Delivery Plan which was updated in August 2018. The policy is therefore considered in compliance with the requirements of the NPPF.</p>	<p>enhancement of infrastructure through s106 agreements relating to granted planning permissions. This includes over £4 million towards education facilities and £87,750.00 towards open space.</p> <p>This income relates to granted permissions and so is not guaranteed unless the development commences. However, during the same period, £6,245,257.00 was received as a result of previously granted planning permissions. The majority of this (£4,736,057.00) was paid directly to Staffordshire County Council towards education infrastructure.</p> <p><u>Other relevant information</u> The Council adopted a Community Infrastructure Levy (CIL) in August 2018. From that point onwards, the majority of funding towards relevant infrastructure has been secured through CIL with the exception of significant on-site infrastructure. A mechanism for prioritising the spending of CIL income is currently being drawn up to ensure that it contributes effectively to the delivery</p>	<p>NPPF and appears to be performing well in respect of ensuring appropriate infrastructure is provided to support development.</p>

Policy	Objectives	Compliance with national policy	Monitoring and local circumstances	Conclusion
			of infrastructure to support the objectives of the plan.	
EMP7: Working from Home (saved policy)	The policy is saved from the previous adopted plan and seeks to impose appropriate restrictions on the running of a business from a residential property.	<p>The NPPF states that planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.</p> <p>The policy seeks to permit business activities within dwellings provided that they meet conditions intended to prevent the use from adversely affecting adjacent residents and the character of the area in general.</p> <p>The policy is therefore considered to be broadly in compliance with the requirements of the NPPF.</p>	<p><u>Local Plan monitoring</u> There are no targets within the current monitoring framework relating to this policy.</p> <p><u>Other relevant information</u> The purpose of the policy is to limit any potential impact of businesses on the amenity of residents and the character of the area in general. There have been five applications for changes of use of residential properties to incorporate dog grooming businesses since 2018.</p>	The policy is saved from the previous adopted plan and is still relevant. However it would be more appropriate to be properly incorporated into a plan to ensure it forms part of a coherent development plan for Tamworth.

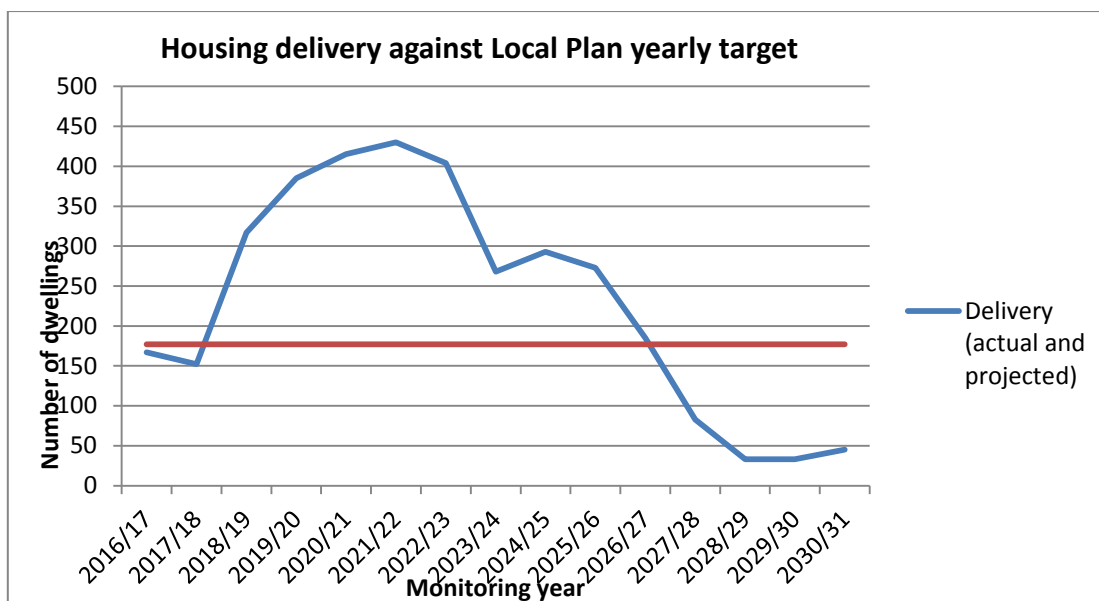
## Conclusions

This review has been prepared to satisfy the requirements of Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The review has had due regard to the relevant legislative requirements, national policy and the associated Planning Practice Guidance.

In general the plan is performing well against the targets set out in the monitoring framework and decisions on planning applications are rarely being overturned at appeal. Where decisions have been overturned these have been on design grounds, which is a subjective issue with room for interpretation by an inspector. There have however been a number of changes to national policy since the plan was adopted that have an impact on the policies contained within it. These relate to a variety of issues which are considered by Government to be of national importance, such as climate change mitigation and biodiversity enhancement, as well as town centre regeneration and a standard method for establishing housing need.

Based on the detailed commentary and conclusions in the table above, it is considered that a number of policies in the Local Plan require changes to ensure compliance with the provisions and policies of the 2019 NPPF and other relevant national policies. Although the review demonstrates that many of the policies are operating effectively and delivering positively against the requirements of the plan, a number of the policies may benefit from updating as a result of new evidence. This particularly relates to policies around housing numbers and mix as well as Gypsy, Traveller and Travelling Showpeople provision where new evidence has recently been procured.

Tamworth can currently demonstrate 8.6 years of housing land supply but towards the end of the current plan period delivery rates are expected to tail off once the larger sites have been built out. Figure 1 illustrates how the projected housing delivery is anticipated to fall below the annual target in 2027/28.



**Figure 1: Housing delivery against Local Plan target**

Taking into account the impact of changes to national policy along with the more minor amendments that would be beneficial to the plan; it is considered that changes are required to the existing plan. Any changes would require the collection of further evidence and an examination in public. Paragraph 22 of the NPPF requires that strategic policies look ahead over a minimum of 15 years from adoption. As there are only 11 years remaining in the current plan period, it is considered that any update should include an extension to the plan period.

It is therefore concluded that the Council should commence work on a new Local Plan, the timetable for which will be published in a future Local Development Scheme.

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