

Cabinet

Thursday, 19 August 2021

Report of the Portfolio Holder for Regulatory & Community Safety

Lichfield District Local Plan 2040 Regulation 19 Consultation Response

Exempt Information

None

Purpose

To seek Cabinet approval for the submission of Tamworth Borough Council's response to the Lichfield District Council Local Plan 2040 Regulation 19 Consultation.

Recommendations

It is recommended that:

1. Cabinet endorse the response set out in Appendix A as the response of Tamworth Borough Council;
2. Authority is delegated to the Assistant Director – Growth and Regeneration to make any final amendments prior to submission; and
3. Authority is delegated to the Assistant Director – Growth and Regeneration, in consultation with the Portfolio Holder for Regulatory & Community Safety to prepare and submit any appropriate proofs of evidence to Lichfield's local plan examination.

Executive Summary

Lichfield District Council is in the final stages of preparing a new local plan for the Borough up to 2040 and is currently consulting on the version of the plan that it proposes to submit to the Planning Inspectorate for examination.

Appendix A contains a draft response to the consultation which raises concerns over Lichfield's proposed approach due to the lack of highways evidence to support the proposed housing allocation at Fazeley, Mile Oak and Bonehill. The response also seeks the inclusion of a mechanism that would allow for financial obligations to provide appropriate mitigation for any impact on Tamworth infrastructure arising from development on or near the border.

Options Considered

The Council could choose to submit a different response to that set out within Appendix A, however, the proposed response set out in Appendix A was drafted by officers in consultation with members and is considered to appropriately represent the views of Tamworth Borough Council. Delegating authority to make amendments to the response prior to submission would allow for any issues raised by Cabinet to be included if appropriate in the final submission.

The Council could also choose not to respond to the consultation, however this would result in the Council's views not being taken into account during the examination of Lichfield's proposed plan.

Resource Implications

During the public inquiry on the Arkall Farm development, the issue of financial obligations to mitigate the impact on sport and leisure infrastructure within Tamworth was left for LDC to resolve. So far this has not been the case, and so the response to this consultation seeks the inclusion within the new local plan of a mechanism by which appropriate contributions can be agreed more easily in the future where development would impact on infrastructure with Tamworth.

Legal/Risk Implications Background

There are no legal/risk implications associated with responding to this consultation.

The consultation is being carried out in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Equalities Implications

There are no equalities implications associated with responding to this consultation.

Sustainability Implications

There are no sustainability implications associated with responding to this consultation.

Development within Lichfield District has the potential to generate adverse impacts within Tamworth and the consultation provides an opportunity for the Council to raise these issues and highlight potential measures to mitigate adverse impacts in order to achieve sustainable development.

Background Information

Lichfield District Council (LDC) is currently in the process of developing a new local plan that will guide the development of the district up to 2040. The process involves a number of different stages and rounds of public consultation, and the Council was most recently consulted at the preferred options stage in 2019.

The current stage represents the final round of consultation prior to LDC submitting their proposed plan for examination by the Planning Inspectorate. The proposed plan provides for the delivery of at least 9,727 new dwellings including a contribution of 2,665 towards the unmet needs of other councils in the wider Housing Market Area including Tamworth.

Along with the existing approved development at Arkall Farm to the north of Tamworth, LDC intends for a proportion of this growth (924 dwellings) to be delivered in the area of Fazeley, Mile Oak, and Bonehill including a new strategic allocation for 800 dwellings.

The draft response to the consultation set out at Appendix A raises concerns with the proposed approach on the basis that the highways evidence required to support the strategic allocation is not yet available. The response also seeks assurances that the potential impacts on Tamworth of the proposed allocation, and any additional development on or near to the border, can be mitigated.

During the public inquiry on the Arkall Farm development, the issue of financial obligations to mitigate the impact on sport and leisure infrastructure within Tamworth was left for LDC to resolve. So far this has not been the case, and so the response to this consultation seeks the inclusion within the new local plan of a mechanism by which appropriate contributions can be agreed more easily in the future where development would impact on infrastructure with Tamworth.

Report Author

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List of Background Papers

Lichfield District Council Local Plan 2040 and accompanying Policies Map available online at: https://lichfielddc-consult.objective.co.uk/portal/planning/local_plan_review/lp2040

Appendices

Appendix A – Draft response to the Lichfield District Council Local Plan 2040 Regulation 19 Consultation