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Forward Planning Team  
North Warwickshire Borough Council  
The Council House  
South Street  
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10/12/2012

RE: North Warwickshire Local Plan: Core Strategy Proposed Submission and its supporting documents Consultation

Dear Sue,

Thank you for the opportunity to comment on North Warwickshire's Pre-Submission Core Strategy and its supporting documents.

We welcome the Core Strategy's acknowledgement that Tamworth is unable to fully meet its future housing need of 5,500 dwellings within its own boundary during the life of its Local Plan (2006 – 2028). Through the preparation of a collaborative evidence base; the South Staffordshire Housing Needs Assessment and Tamworth Future Development and Infrastructure Study, which led to the production of a joint Memorandum of Understanding it has been agreed that 1,000 dwellings of Tamworth's housing need will be met outside of the Borough; 500 dwellings in the administrative boundary of North Warwickshire Borough Council and 500 dwellings in administrative boundary of Lichfield District Council.

The Tamworth Development Plan Team's comments and observations in relation to the NWBC Pre- Submission Core Strategy are outlined below; please note that this consultation response will be put forward to Tamworth's Cabinet in January, after which a letter endorsing this response will be sent to you .

### **Housing Provision**

Tamworth supports the wording in policy NW3 as it clearly reiterates the position agreed in the joint Memorandum of Understanding.

The West Midlands RSS has recognised that Tamworth will not be able to accommodate all of its future housing needs within its boundary and that some of this need would need to be addressed through cross boundary working with Lichfield and North Warwickshire District Councils. This has also been supported by other evidence based studies such as the Tamworth Future development and Infrastructure Study (2009), and Southern Staffordshire Districts Housing Needs Study and SHMA Update (2012).

Therefore, the justification text supporting policy NW3 needs to clearly reflect the housing requirement for North Warwickshire: 3,300 to meet local need, 500 to meet the needs of Tamworth, giving a total requirement of 3,800 over the plan period 2006 to 2028. In addition to this Table 1 needs to be updated to reflect this change and show the housing requirement of approximately 173 dwellings per annum.

We believe paragraphs 6.10 to 6.11 need to make positive reference to the Memorandum of Understanding, in particular rewording the following:

Paragraph 6.10 "*...to ensure that delivery of some housing can take place when and if required.*" to read "*...to ensure that 500 dwellings can be delivered within North Warwickshire*"

### **Infrastructure Delivery**

With specific reference to point 8 of the Memorandum of Understanding, there is likely to be a need to provide infrastructure within Tamworth to enable the delivery of housing within North Warwickshire which meets the needs of Tamworth. It should be made clearer within the supporting text how this will be delivered.

### **Spatial Strategy**

We support the spatial strategy of the Pre- Submission Core Strategy as it seeks to bring forward development in the most sustainable locations for addressing the development needs of both Tamworth and North Warwickshire. In addition to paragraph 6.12 where it clearly identifies locations where development should not take place, the supporting text of the Spatial Strategy or Housing policy could reference where the most suitable locations for addressing the housing needs of Tamworth are located. This may also require the key diagram to be updated.

### **Gypsy and Travellers**

With the refreshing of the GTAA there may be an opportunity to work jointly in delivering sites to meet Gypsy and Traveller needs.

### **Employment**

The justification text for policy NW7 states that Birch Coppice and Hams Hall meet more than local needs and are not included within the quantum for employment land needed. However it is not clear how any expansion to these sites would be dealt with by this policy.

**Q6. If your representation is seeking a change, do you consider it necessary to participate at the examination in public?**

No, I do not wish to participate at the examination in public	
Yes, I wish to participate at the examination in public	✓

**Q7. If you wish to participate, at the examination in public, please outline why you consider this to be necessary.** Please note the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the examination in public.

If requested by either the Planning Inspector or North Warwickshire Council, Tamworth Borough Council is prepared to provide oral evidence under examination in public if it provides additional reassurances that the Local Plan is Sound.

*Continue on a separate sheet/expand box if necessary. Mark any additional pages with your name and address)*

We hope these comments assist you preparing the next stage of your plan and we would welcome the opportunity to collaborate further on joint working. Please do not hesitate to contact Alex Roberts in the Development Plans Team, if you have any further queries in regards to this.

Yours Sincerely,

Robert Mitchell  
Director Communities Planning and Partnerships

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