

10<sup>th</sup> April 2013**REPORT OF THE PORTFOLIO HOLDER FOR  
ECONOMIC DEVELOPMENT AND ENTERPRISE****Tamworth Borough Council's Response to neighbouring Local Authorities Local Plan Consultations – North Warwickshire Site Allocations Plan Preferred Options (including Issues and Options)****EXEMPT INFORMATION**

N/A

**PURPOSE**

The report seeks to inform Members on:

- The Site Allocations Plan Preferred Options of the North Warwickshire Local Plan in accordance with Regulations 18, 19 and 20 of the Town and Country Planning (Local Planning) Regulations 2012 and particular the Duty to Co-operate (Localism Act 2011)

and:

- Seek Cabinet approval of the comments to be made in response to the Site Allocations Plan Preferred Options of the North Warwickshire Local Plan

**RECOMMENDATIONS**

1. **Approve comments to be made on the Site Allocations Plan Preferred Options (including Issues and Options) of the North Warwickshire Local Plan**
2. **Advise NWBC of Tamworth Borough Council's desire to work with them on the further development of their plan.**

**EXECUTIVE SUMMARY**

North Warwickshire's Site Allocations Plan Preferred Options document provides detail on the various options for how the submitted Core Strategy will be delivered, i.e. on what development could happen where in North Warwickshire. It is the first consultation on a site allocations document within North Warwickshire. A further consultation will be carried out before the Site Allocations Plan is submitted to the secretary of state for independent examination. This latest consultation closes on the 26<sup>th</sup> May.

The Site Allocations Plan identifies sites for Employment, Retail, Housing and Open Space as well as Green Belt Settlements. Where these land uses have relevance to Tamworth the content is summarised below with an overview of the comments that have been made. A copy of the comments form has also been attached to this report.

**Employment**

The document allocates a number of sites as part of 4 strategic employment options to deliver 68.5 hectares of employment land. A significant proportion has already been completed, granted consent or allocated in previous Local Plans leaving 31 hectares to be provided. Of particular relevance to Tamworth is the allocation of 31 hectares of employment land for B1, B2, B8 as an extension to Birch Coppice at Dordon. The document states that this is to meet Local Needs. A comment has been made questioning this local role given the relationship between people who live in Tamworth and work in North Warwickshire in particular Birch Coppice. Although the site is not required to provide for Tamworth's needs it does provide for people at greater than local level and therefore sustainable links to major settlements should be encouraged.

### Retail

The document allocates the main centres and provides options for future retail. Comments have been made to support the protection of existing town, local and neighbourhood centres. The document also includes options for a large retail store at Dordon, comments have been made against allocating this site due to the potential negative impact on centres within Tamworth.

### Housing

The document allocates a number of sites for residential development. Of the settlements in close proximity to Tamworth it allocates 440 dwellings in Polesworth and Dordon, 50 dwellings in Kingsbury and 60 dwellings at Hurley and Woodend (30 in each). Comments have been made agreeing the approach to housing but seek further clarification on where the identified minimum 500 dwellings to meet Tamworth's needs will be provided. Also with regards to the settlements identified near to Tamworth clarification has been sought on the potential impact on services and infrastructure in Tamworth as this is not detailed.

### Open Space and Green Belt settlements

No comments have been made on open space or Green Belt settlements.

It is important to demonstrate to North Warwickshire Borough Council that Tamworth Borough Council supports the allocations of land within North Warwickshire to help deliver the overall strategy which helps to deliver a minimum of 500 houses for Tamworth and that the Borough Council wishes to work closely with North Warwickshire on both of our plan preparation.

## **RESOURCE IMPLICATIONS**

There are no financial implications arising from this report.

## **LEGAL/RISK IMPLICATIONS BACKGROUND**

### **North Warwickshire**

The statutory procedure governing the preparation and adoption of Development Plan Documents is contained in the Planning and Compensation Act 2004 and the Town and Country Planning (Local Planning) Regulations 2012. Failing to adhere to these requirements could result in a Local Plan being found 'unsound' at an examination.

It is important that the North Warwickshire Site Allocations document is found sound as it will provide 500 homes for Tamworth's housing need; support from adjoining Local Authorities will help fulfil their legal duty to co-operate.

The progression of the North Warwickshire Site Allocations document will be beneficial to the development of Tamworth's Revised Local Plan, as it will provide certainty that the Memorandum of Understanding is being followed through by all parties which will help when the revised Local Plan is submitted to the Planning Inspectorate. In particular it will help to demonstrate that the Duty to Co-operate has been met, and that both local authorities have taken positive action in addressing the strategic issue of meeting Tamworth's housing needs outside of the Borough.

## **SUSTAINABILITY IMPLICATIONS**

There are no sustainability issues arising from this report.

## **BACKGROUND INFORMATION**

Please see Background Papers – for links to the North Warwickshire Site Allocations Preferred Options (including Issues and Options)

**REPORT AUTHOR**

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**LIST OF BACKGROUND PAPERS**

North Warwickshire Site Allocations Preferred Options (including Issues and Options)

[http://www.northwarks.gov.uk/info/200297/forward\\_planning/872/local\\_plan\\_for\\_north\\_warwickshire/5](http://www.northwarks.gov.uk/info/200297/forward_planning/872/local_plan_for_north_warwickshire/5)

**APPENDICES**

North Warwickshire Consultation Response

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