

THURSDAY, 31 JULY 2014

**REPORT OF THE PORTFOLIO HOLDER FOR ECONOMY AND EDUCATION****NORTH WARWICKSHIRE CORE STRATEGY MAIN MODIFICATIONS CONSULTATION  
AND SITE ALLOCATIONS PLAN CONSULTATION****EXEMPT INFORMATION**

N/A

**PURPOSE**

- Inform Members of the draft pre-submission Site Allocations Plan for North Warwickshire Borough Council currently available for public consultation.
- Seek Cabinet approval of the comments to be made in response to draft pre-submission Site Allocations Plan for North Warwickshire Borough Council.
- Inform Members of North Warwickshire's Core Strategy main modifications consultation
- Seek Cabinet approval of the comments to be made in response to the Core Strategy main modifications consultation.

**RECOMMENDATIONS**

1. **Approve comments for both the draft pre-submission Site Allocations Plan and Core Strategy main modifications for North Warwickshire Borough Council as detailed in the appendices to the report.**

**EXECUTIVE SUMMARY**

The comments on both consultations have been prepared based on the most up to date evidence at the time of preparing this report. Both responses take account of the recent meetings held between Tamworth, Lichfield and North Warwickshire officers and Members. Therefore, these comments reiterate, update and supplement comments previously made through past consultations for both documents and at these recent meetings.

The emphasis of the comments for both consultations is for planning policies to be flexible and prepared positively to meet strategic needs. The Core Strategy should be sufficiently flexible to allow for other planning policy documents to be prepared to meet Tamworth's needs without causing significant delay. The Site Allocations Plan should take account of Tamworth's un-met needs and it should be this document in North Warwickshire's development plan that plans strategically to meet these unmet needs.

The offer to produce a joint evidence base (potentially building on that produced in 2009) and a joint strategy has been put forward to North Warwickshire again through this consultation.

**Main Modifications consultation**

This sets out the changes the Council believes are required to make the Core Strategy 'sound'. The changes are based on the examination sessions held in January 2014 presided over by the appointed Planning Inspector.

This consultation is potentially the final opportunity to comment on North Warwickshire's Core Strategy, it is unclear whether a further round of examination sessions will take place.

The recommended comments to be made to the main modifications consultation are attached to this report (enclosures 1 to 4 & 6)

### **Site Allocations Plan consultation**

The draft pre-submission consultation was taken to their LDF sub-committee on 9 April 2014 for the approval to consult on. This version of the document is an update of the previous version from early 2013 and should take account of new evidence and the current status of the Core Strategy under examination.

There will be at least one further round of public consultation on this document before it is submitted to the Secretary of State for examination. It is not clear when this final consultation or the submission will take place.

The recommended comments to be made to the Site Allocations Plan are attached to this report (enclosure 5)

### **OPTIONS CONSIDERED**

1. Do not respond to the consultations. A failure to respond will not put across the Council's view point on either Local Plan, nor will it be seen as positively working with a neighbouring local authority. This option may result in the unmet needs arising from Tamworth not being delivered or not being delivered in a mutually beneficial way/location for both local authorities.

### **RESOURCE IMPLICATIONS**

No additional resource required

### **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, the Town and Country Planning (Local Planning) Regulations 2012 and the National Planning Policy Framework (NPPF). 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 plan provides land to meet needs arising from Tamworth. The plan should deliver the current figure of 500 homes set out in North Warwickshire's Core Strategy. However as Members are aware the needs arising from Tamworth are much greater than this and this Site Allocations plan should deliver more housing and employment land to meet Tamworth's objectively assessed needs. If North Warwickshire fail to co-operate with neighbouring authorities they may fail the 'legal test' at an examination and also may fail to demonstrate that the plan has been 'positively prepared' during a Local Plan examination. As this is not the final round of consultation North Warwickshire still have the opportunity to work with Tamworth Borough Council to address these issues. A failure to do so will increase their risk of being found un-sound or failing the duty's legal test.

In the event that North Warwickshire fail to progress their Site Allocations plan further it should not increase the risk to Tamworth's Local Plan being found sound. This is because we are positively and actively seeking to work with our neighbouring authorities to deliver unmet development needs arising from Tamworth

### **SUSTAINABILITY IMPLICATIONS**

There is one employment allocation adjacent to Tamworth – extending cardinal point, the issues surrounding this site are detailed in the consultation response.

As neither the Site Allocations plan or Core Strategy allocate sites that are specifically meeting Tamworth's needs it is difficult to understand if there will be any sustainability implications. Clearly parts of North Warwickshire are within the Tamworth travel to work area and housing market area and there may be implications in terms of an increase in car borne journeys. In addition, any development in North Warwickshire if not planned in a sustainable manner may lead to an increase demand on services and infrastructure in Tamworth.

## **BACKGROUND INFORMATION**

### **REPORT AUTHOR**

**Alex Roberts – Development Plan Manager x279**

## **LIST OF BACKGROUND PAPERS**

### **APPENDICES**

Main Modifications response - MM4  
Main Modifications response - MM5  
Main Modifications response - MM18  
Main Modifications response - MM43-49  
Main Modifications response - MM67  
Site Allocations Plan response

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