

Statement of Common Ground relating to the delivery of housing and employment arising from Tamworth Borough Council

1 Parties to the Statement

1.1 The Statement of Common Ground is agreed by the following Councils:

- Tamworth Borough Council (TBC)
- North Warwickshire Borough Council (NWBC)
- Lichfield District Council (LDC)

2 Purpose

2.1 Due to the constrained nature of the Borough of Tamworth future growth requires joint working with Lichfield DC and North Warwickshire BC. This Statement of Common Ground (SoCG) seeks to set out areas of agreement between the three local authorities and to indicate where additional work may be required. Each signatory authority is committed to ongoing cooperation and engagement by both officers and members and will ensure that the commitments in this SoCG are reflected in policy wording in their respective Local Plans.

3 Context

3.1 In terms of population, Tamworth is a large town and is bordered by the authorities of Lichfield District and North Warwickshire Borough. The town underwent rapid expansion in the 1960's and 1970's through an overspill agreement to locate residents from Birmingham into a series of planned new housing estates. The growth of the town, stimulated by employment, leisure and recreational opportunities within and around Tamworth, has created a busy urban area placing pressure on supporting infrastructure that extends into the neighbouring authorities.

4 Position to date

TBC Local Plan

4.1 The adopted Tamworth Local Plan specifies an OAN figure of 6,250 amounting to 250 dwellings per annum over the plan period. The OAN requirement has been set to ensure that the total working age population is maintained. An elevated supply has been adopted in view of an expected economic upturn in 2021, an accelerated rate of household formation as well as an enhanced supply to redress a very high affordability ratio in Tamworth. The available development sites would not however accommodate development of this scale and it has been established that 1,825 dwellings need to be planned outside of Tamworth's administrative boundary.

4.2 The employment land requirement has been set to follow the OAN ensuring that as the population grows, there will be access to new jobs. Ten sites have been allocated for employment uses that amount to 18 hectares against a requirement of 32 hectares. The development need cannot be wholly met within Tamworth's administrative boundary which has implications for the adjoining authorities of Lichfield and North Warwickshire.

4.3 A GTAA has identified that TBC requires delivering an additional 1 pitch by 2029 with no need for any transit pitches.

- 4.4 It has been determined through earlier negotiations that Lichfield DC and NWBC will deliver 500 new homes per authority as agreed in the Memorandum of Understanding in July 2012 and within the parameters of that agreement. This position is reflected in the authorities adopted Local Plans.

NW Core Strategy

- 4.5 The adopted North Warwickshire Core Strategy provides for the 500 dwellings up to 2029 the Borough Council has already agreed to deliver for Tamworth BC.

LDC Local Plan

- 4.6 The adopted Lichfield District Local Plan Strategy through Core Policies 1 and 6 and Policy North of Tamworth includes provision of 500 dwellings to meet needs arising from Tamworth Borough and identifies a Broad Development Location (BDL) to the north of the town with specific allocations to be identified through the Local Plan Allocations document.

- 4.7 Lichfield's Local Plan identifies a need for 14 residential pitches and 5 transit pitches by 2029. Evidence has demonstrated that there is an unmet need for 6 residential pitches and 5 transit pitches within Lichfield District, following proposals within the Lichfield District Local Plan Allocations document to allocate 1 pitch.

Remaining Balance

- 4.8 Therefore there remains 705 (825 minus 120) homes identified as Tamworth's unmet housing need, along with 14ha of employment land and 1 G&T pitch not currently planned for. Additionally there are 6 residential and 5 transit pitches which are not planned for within the Lichfield Local Plan.

Delivery

- 4.9 Since the start of the plan period (01 April 2006) TBC has delivered a net total of 1,702 new dwellings with planning permissions in place, either in outline or in full, for a further 2,592 dwellings. TBC has also given consent for 2.72 ha of employment land.

GB HMA

- 4.10 All three authorities are located within the Greater Birmingham Housing Market Area (GBHMA). Evidence produced for the GBHMA, including the three authorities, has demonstrated that there is an unmet housing need arising from the GBHMA. The final distribution of the unmet need between the authorities within the GBHMA has not yet been agreed. The unmet need arises primarily from Birmingham, but also an amount of the total unmet need relates to Tamworth Borough. For clarity and to avoid double counting the unmet need of 825 dwellings arising from Tamworth is part of the overall GBHMA need. This is established within the Strategic Growth Study, that all three Local Authorities commissioned.

LEP's

- 4.11 The three local authorities lie within three LEP areas of GBSLEP, SSLEP and CWLEP. They have aspirational growth strategies which will need to be considered when preparing each Local Plan. A Strategic Employment Land Study is being undertaken covering the three LEP's of GBSLEP, CWLEP and BCLEP which may

indicate the need to provide for more employment land. This will be considered when this evidence has been published.

NW Local Plan

- 4.12 North Warwickshire BC has prepared a draft Submission Local Plan which indicates that it is aspiring to and has allocated land to deliver an additional 3790 dwellings up to 2033. It states that as Tamworth sits within the Greater Birmingham HMA part of this number can be directly attributed to delivering for Tamworth's needs, addressing the North Warwickshire element of the additional 825 dwellings requirement by 2031. NW OAN was identified through the Coventry and Warwickshire SHMA (2015). An economic uplift was added to the OAN (940 units) which could be directly attributed to the two HMA's in a split of 65% GB HMA to 35% CW HMA. 620 units therefore can be attributed to the GB HMA. As Tamworth lies in the GB HMA and taking into account that 500 units are for TBC this leaves a balance of 120 units which can contribute towards the identified shortfall in the Tamworth Local Plan 2016. To avoid any double counting any further requirement from Tamworth will be considered as part of the wider GB HMA figure of 3,790.
- 4.13 North Warwickshire BC had indicated that 8.5 hectares of land to the south-west of Junction 10 M42 at Centurion Park, granted planning consent and nearing completion, was to deliver part of the 14 hectares shortfall of employment land. However, notwithstanding the current delivery of the site, since the planning consent was granted, HS2 Phase 2b has safeguarded land that impacts the site directly. Additional Employment Land, which has been granted planning consent at Junction 10/M42 immediately adjoining the site above, will address the impact and replace the 8.5ha loss due to HS2.
- 4.14 NW has sufficient transit pitches and is working to provide for the need identified in the GTAA for residential pitches.

LDC Local Plan

- 4.15 LDC is currently preparing the Local Plan Allocations document, which will form the second part of its Local Plan. This document includes two proposed allocations within the BDL defined within the Local Plan Strategy. One of these sites (Land north of Browns Lane) achieved planning consent for 165 dwellings and is currently under construction. The second proposed allocation is Land at Arkall Farm, Ashby Road, this site also has permission for up to 1000 units. The Local Plan Allocations document makes clear that with regards to the additional 825 dwellings which cannot be accommodated within TBC's administrative boundaries this will be considered as part of the unmet housing need arising from within the GBHMA. The Local Plan Allocations document provides a commitment to review the Local Plan, such a review will provide consideration of the unmet housing need from the GBHMA which is inclusive of the 825 dwellings for TBC. Work on this review has commenced with consultation on the Scope, Issues & Options document having taken place in early 2018.
- 4.16 The Lichfield District Local Plan Allocations document includes provision for 6.5 hectares of employment land to assist in meeting the unmet employment land requirements of TBC. Such provision is within the employment areas/allocations identified within the Local Plan Allocations document. This provision along with the provision made by North Warwickshire BC will be sufficient to meet the minimum 14 hectares of employment land which Tamworth BC cannot currently accommodate.

Gypsy & Travellers

- 4.17 Tamworth and Lichfield's current position is that they have not met their respective requirement for Gypsy and Traveller pitches as set out in their adopted LPs. TBC has an unmet requirement for a single pitch, whilst LDC's unmet need is twelve pitches (including five transit pitches). TBC and LDC will undertake further investigation on this matter and will commission a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Although NW considers it has sufficient capacity it will jointly commission work to ensure future need is being delivered.

Figure 1: TBC unmet development requirements

<i>TBC Need</i>	<i>TBC adopted plan</i>	<i>LDC adopted plan</i>	<i>NWBC adopted plan</i>	<i>Outstanding</i>
Housing 6,250	4,425	500	500	825
Employment Min 32ha	18ha	0	0	14ha
G&T 1 pitch	0	0	0	1

Infrastructure

- 4.18 In order to deliver growth successfully the three local authorities recognise that the delivery of associated infrastructure is very important. Work has been carried out in the Strategic Transport Assessment and Infrastructure Delivery Plans. Both County Councils have also been involved in discussions as well as health colleagues.
- 4.19 There are a number of constraints to future growth that also need to be addressed. A full list of infrastructure requirements is contained in the individual IDP's for each local authority. These are live documents which will be updated as and when new information becomes available.

5 Items agreed

1. Tamworth acknowledges LDC and NWBC assistance to meet 1,000 dwellings of Tamworth's unmet need through their adopted Local Plans.
2. For the remaining 825 units the following is agreed:
 - a. Should evidence suggest that either the OAN for Tamworth be altered or housing delivery exceeds that in the current TBC adopted Local Plan then the 825 units will be adjusted accordingly; either through a review of the Local Plan or an updated SoCG as appropriate.
 - b. The remaining shortfall is part of the wider GBHMA shortfall as set out within the Strategic Growth Study.
 - c. Subject to the above NWBC will seek to deliver 413 dwellings.
 - d. Subject to the above LDC will seek to deliver the remaining 412 dwellings.
3. The housing will be delivered in line with Tamworth's current Local Plan period of 2031.
4. For the remaining minimum 14Ha of employment land the following has been agreed:
 - a. NWBC have delivered 8.5Ha of employment land for Tamworth through existing permissions.
 - b. LDC will seek to deliver 6.5Ha of employment land for Tamworth.

5. An agreed method of monitoring units to deliver Tamworth's unmet need will be prepared.
6. Joint work in relation to allocations and planning applications, particularly in relation to infrastructure provision will continue. This will involve both County Councils.
7. It is agreed that a Gypsy and Traveller Needs Assessment will be jointly commissioned.

6 Future work

- 6.1 Tamworth BC will review the Tamworth Local Plan by 2021 and look to extend the period of the plan to 2036. It is intended that some of the evidence base will be refreshed during the latter part of 2018 into 2019 in readiness for an examination in public in 2020.
- 6.2 LDC has commenced work upon a review of its Local Plan. Through the review of their Local Plan LDC will consider the Districts ability to assist in the delivery of an element of housing as part of the needs of Greater Birmingham, part of which can be attributed to the needs of Tamworth and address the Lichfield DC element of the additional 825 dwellings requirement. It is proposed that Lichfield DC's Local Plan Review will cover the period until 2036. The shortfall for Tamworth BC relates to the period to 2031 as indicated within the Tamworth Local Plan. Any growth identified within the LDC Local Plan Review to meet this requirement will be delivered by 2031 to be consistent with Tamworth BC's current plan period.
- 6.3 Joint evidence will be prepared where necessary. This will include:
 1. Gypsy and Travellers and Travelling Showpeople Needs Assessment. Subject to the evidence in the Needs Assessment work to meet any identified requirement
 2. Agree a study to look at infrastructure requirements to identify local and strategic infrastructure required to support development.
- 6.4 Work will continue to ensure the delivery of appropriate infrastructure to support development which would have cross border impacts, through appropriate mechanisms such as planning obligations and/or CIL. The two County Councils will be encouraged wherever possible to be involved in the above work, particularly where it relates to cross county issues.

7 Monitoring

- 7.1 Annual monitoring of Local Plan targets and site allocations will be carried out by the local authorities to ensure that progress is being made towards meeting Tamworth's needs as set out in this SoCG.

8 Review

- 8.1 The SoCG will be reviewed annually or when new evidence emerges that renders this SoCG out of date e.g. Government household projections or a signatory authority or associated authority changes its position in relation to housing and employment figures.

9 Limitations

- 9.1 For the avoidance of doubt, this Statement shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of

their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment to collaborate and intent to meet the housing needs of the HMA under the Duty to Co-operate.

10 Signatories

For North Warwickshire Borough Council

Name: Steve Maxey

Position: Corporate Director - Environment

Date: 04/09/2018

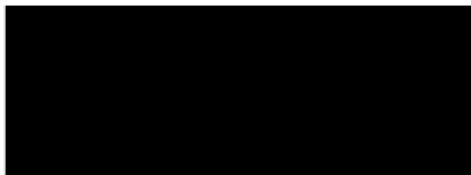


For Lichfield District Council

Name: Cllr Ian Pritchard

Position: Cabinet Member for Economic Growth, Environment & Development Services

Date: 04/09/2018



For Tamworth Borough Council

Name: Cllr Steven Claymore

Position: Portfolio Holder for Heritage and Growth

Date: 2-9-2018

