



**Tamworth Borough Council
Monitoring Report
2016/17**

Summary

The timeframe measured within this monitoring report is the period 01 April 2016 to 31 March 2017 unless otherwise stated.

Local Plan progress

- Progress towards the completion of the two Supplementary Planning Documents and the Community Infrastructure Levy, as set out in the Local Development Scheme, has been delayed as a result of external factors and the interrelationship between the three projects.

Housing

- The latest five year supply figures were published in July 2017. Tamworth currently has a housing supply of 6.3 years.
- 1,142 dwellings were granted planning permission, 1,083 of which were reserved matters approvals on sites with outline consent.
- 166 dwellings were completed and 4 were lost giving a net gain of 162. This is below the Local Plan target of 177 but is the highest delivery rate since 2008/09.
- 73% of the dwellings granted planning permission are for 2 or 3 bed houses. This is broadly in line with the Local Plan housing mix policy although further monitoring is required to ensure that developers are delivering the required mix on site.
- 308 affordable dwellings were granted consent and 44 were completed in the monitoring year in line with the Local Plan target of 40.
- There are currently five entries on the Self-Build and Custom Housebuilding Register. In 2016/17, planning permission was granted for 3 Self-build or custom build dwellings.

Employment land

- During 2016/17, planning permissions were granted which could result in a net gain of 5,228 sqm of employment floorspace (B1(b,c), B2, B8). All of the permissions granted during the monitoring year were for changes of use or small scale extensions to existing operations, there were no permissions granted for large scale employment sites.

Neighbouring authorities

- The Council continues to work with Lichfield and North Warwickshire towards delivering Tamworth's unmet need of 1,825 dwellings and 14ha of employment

land. An early review of Tamworth's Local Plan may still be required if appropriate sites to meet this need can't be found.

Developer contributions

- Contributions have been secured by agreement totalling £359,531 towards the provision of infrastructure. £215,819 has been secured in conjunction with the county council towards education and highways infrastructure and the remaining £58,000 has been secured towards open space and town centre improvements.

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Purpose, scope and content of the report

Monitoring is an important part of the planning process as it allows the planning authority to establish how effective policies are at achieving their objectives and to determine whether changes need to be made in order to improve their effectiveness.

The Planning and Compulsory Purchase Act 2004 (as amended) sets out the requirement for local planning authorities to make available to the public a report (or reports) which provides information on the implementation of the local development scheme and the extent to which policies set out in local development documents are being achieved.

In line with these requirements, this report first provides an overview of the current development plan for Tamworth and the progress against the milestones set out in the recently adopted Local Development Scheme, and then goes on to consider how the Plan is performing in relation to key targets and milestones.

When the current Local Plan was adopted in February 2016, it included a monitoring framework which set out a number of indicators to establish the effectiveness of the policies at achieving the objectives of the Plan. This framework is currently under review and so the content of this monitoring report does not relate directly to the criteria set out in the framework. It does however provide information on a number of the key strategic objectives of the Plan, particularly in relation to delivery of housing and employment land. The content of future monitoring reports is likely to change once a revised monitoring framework has been established.

The development plan for Tamworth

The following documents currently form the development plan for Tamworth.

Tamworth Local Plan 2006-2031

The Tamworth Local Plan was adopted in February 2016 and, along with the proposals map, is the main document of Tamworth's development plan. It sets out the vision and spatial planning strategy for Tamworth up to 2031 and allocates parts of the town for new homes and employment land required to meet local needs. It also sets out policies and guidance for new development in Tamworth including policies to ensure that appropriate supporting infrastructure is delivered and the area's built and natural environment is protected and enhanced.

Saved Policies of the Tamworth Local Plan 2001-2011

The majority of the policies contained within the Local Plan 2001-2011 have been superseded by policies within the adopted Local Plan 2006-2031 with the exception of policy EMP7 Working from Home which remains in effect.

Statement of Community Involvement (SCI)

The SCI sets out standards and the approach to involving stakeholders and the community in the production of all Local Development Documents and the assessment of planning applications through the development management process. It is the Council's service level agreement with the community and stakeholders.

Local Development Scheme progress

The Council's current Local Development Scheme (LDS 9) was adopted in March 2017 and sets out the Council's programme for the preparation of Local Development Documents (LDDs) over a three-year period. One of the objectives of the monitoring report is to establish the progress being made towards delivery of the objectives set out within the LDS. The following documents have delivery objectives set out within the LDS for this monitoring year.

- Design Supplementary Planning Document
- Planning Obligations Supplementary Planning Document
- Community Infrastructure Levy

Design Supplementary Planning Document

The Council went out to tender in late February 2017 to employ a consultant to undertake part of the work towards producing the Design SPD. A consultant was appointed in late April with an inception meeting taking place in mid-May. As a result of the requirements of the tendering and appointment process, the appointment of a consultant took longer than anticipated. This, coupled with the time taken to service the extensive information requirements of the consultant, means that the

project is running approximately two months behind the schedule set out within the LDS.

Due to the requirement to gain Cabinet approval to consult on a draft document, and the processes involved in gaining such an approval, it is likely that the current delay will push the consultation stage back into early 2018. Whilst there are some buffers built into the timescale to take account of unexpected delays, it is possible that adoption of the document may be delayed by at least one month.

The SPD is to be prepared in two parts with part one being delivered by the consultant and part two being developed in-house. Part two will not be able to commence until part one is completed and will then be subject to resource availability within the planning department. This has the potential to cause additional delays to the delivery of the document.

Planning Obligations Supplementary Planning Document

The Planning Obligations SPD is currently in production. The LDS timeline for its preparation aims for consultation to be carried out on a draft of the document in August/September 2017. Whilst this is still feasible at this point, it is likely that there will be some slippage in the timescales as a result of the Planning Obligations SPD being tied in with the CIL work programme. Adoption of the SPD is likely to take place at the end of the CIL work programme and therefore is likely to be into the early part of 2018.

Community Infrastructure Levy

The Council recently commissioned a consultant to review the evidence base for CIL to ensure that the proposed levy rates are still appropriate. This has delayed the submission of the draft CIL Charging Schedule for examination. At this stage it is unlikely that examination could take place in September, and the exact timeframe for examination will not be known until after the draft CIL Charging Schedule is submitted. A buffer has been built into the delivery timescale to account for unexpected delays, so it is possible that adoption could still continue with minimal delay; however this is dependent on the progress and outcome of the examination.

Housing

Five year supply

Paragraph 47 of the National Planning Policy Framework (NPPF) states that, in order to boost the supply of housing, local planning authorities should ‘*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements*’ (the five year supply).

The importance of the five year supply is underlined by paragraph 49 of the NPPF which states ‘*[r]elevant policies for the supply of housing should not be considered up to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.*’

As of April 2017, the supply of housing land in Tamworth amounts to 6.3 years. Further information on how this figure is calculated can be found in the Tamworth Borough Council Five year housing land supply 2017 to 2022 document.

Permissions granted

The Local Plan sets a target of delivery of 177 dwellings per year over the life of the Plan. In order to achieve this level of delivery, the Council needs to be granting a sufficient level of appropriate planning permissions each year. For the year 01 April 2016 to 31 March 2017, permission was granted for a total of 1,142 dwellings.

Whilst this number is substantial, it should be noted that 1,083 of those permitted dwellings result from Reserved Matters approvals on sites which already have outline consent (see table 1 below).

Reference	Location	Type	Net Additional Dwellings
0043/2016	Land South of Hedging Lane, Wilnecote, Tamworth	Reserved Matters	75
0046/2016	Land Off Town Wall, Wilnecote, Tamworth	Reserved Matters	1
0079/2016	28 Lichfield Street, Tamworth, B79 7QE	Change of Use	4
0111/2016	Land adj Tamworth Football Ground, Kettlebrook Road, Kettlebrook, Tamworth	Full	6
0136/2016	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	Reserved Matters	218
0139/2016	19 Orchard Street, Tamworth, B79 7RF	Full	1
0189/2016	27 Marmion Street, Tamworth, B79 7JG	Full	1
0258/2016	31 Bloomfield Way, Tamworth, B79 8LS	Full	2
0259/2016	Electric sub Station, Kirtley, Glascote, Tamworth, B77 2HE	Full	4

0260/2016	Garages Adjacent to 11 Chestnut Avenue, Tamworth, B79 8QS	Full	2
0263/2016	Garages, Cambrian, Glascote, Tamworth, B77 2EF	Full	3
0294/2016	59 Fazeley Road, Tamworth, B78 3JN	Full	1
0311/2016	11 Victoria Road, Tamworth, B79 7HS	Full	5
0353/2016	Garages Adjacent 38 Broadsmeath, Kettlebrook, Tamworth, B77 1DG	Full	2
0354/2016	Garage Site, Ferrers Road, Tamworth, B77 3PW	Full	3
0364/2016	Linden Lea, 30 Hockley Road, Wilnecote, Tamworth, B77 5EE	Full	2
0400/2016	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	Reserved Matters	254
0401/2016	Rear of Tamworth Co-operative Society, 69 High Street, Dosthill, Tamworth, B77 1LG	Full	13
0417/2016	474 Watling Street, Two Gates, Tamworth, B77 1HW	Full	1
0435/2015	Land South of Ashby Road (Anker Valley), Tamworth, B79 0BY	Reserved Matters	535
0464/2016	7 Quarry Hill, Wilnecote, Tamworth, B77 5BN	Change of Use	1
0473/2016	16 Bradford Street, Tamworth, B79 7QR	Full	1
0496/2016	Parking spaces adjacent 69-90 Broadsmeath, Kettlebrook, Tamworth, B77 1DQ	Full	1
0509/2015	Land to the rear of 188 Hockley Road, Wilnecote, Tamworth, B77 5EQ	Variation	6
			1142

Table 1: Permissions granted

Delivery

Within the monitoring year 2016/17 a total of 166 dwellings were completed whilst 4 were lost to demolition or change of use, giving a net gain of 162 dwellings. Although this is below the Local Plan target of 177 dwellings per year, it is significantly higher than recent years and is the highest rate of delivery since 2008/09. A separate housing delivery document (Housing Delivery Paper 2016/17) has been published which provides further details in relation to the dwellings delivered during 2016/17.

Figure 1 below shows the cumulative delivery of housing over the Local Plan period.

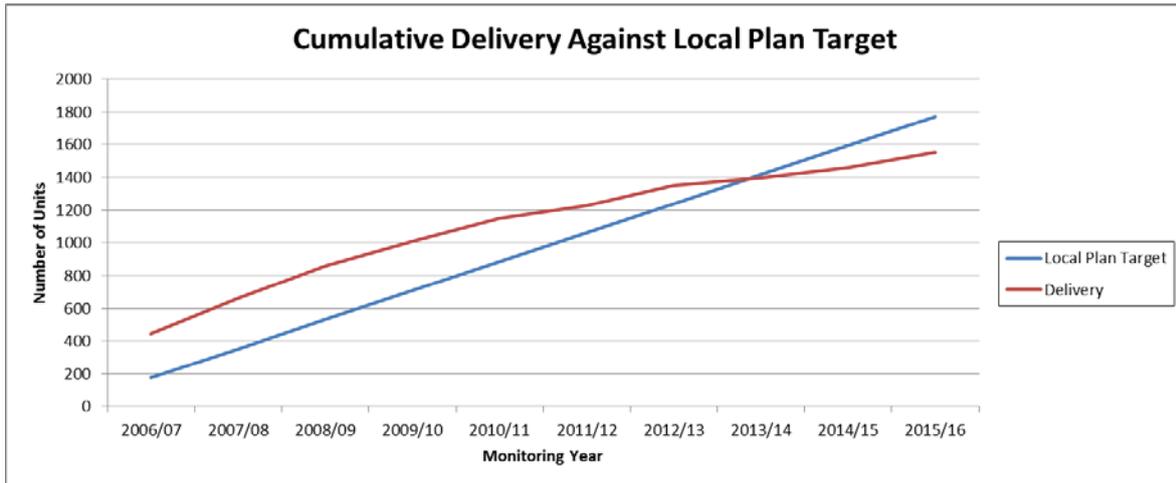


Figure 1: Cumulative Housing Delivery

Four of the previous five years have seen delivery of less than 100 dwellings per year, which has led to cumulative delivery falling below the Local Plan target delivery rate. However, with permissions now in place on two of the three SUE sites, it is anticipated that the delivery rate will return to a level above the Local Plan target by 2019/20 (see figure 2).

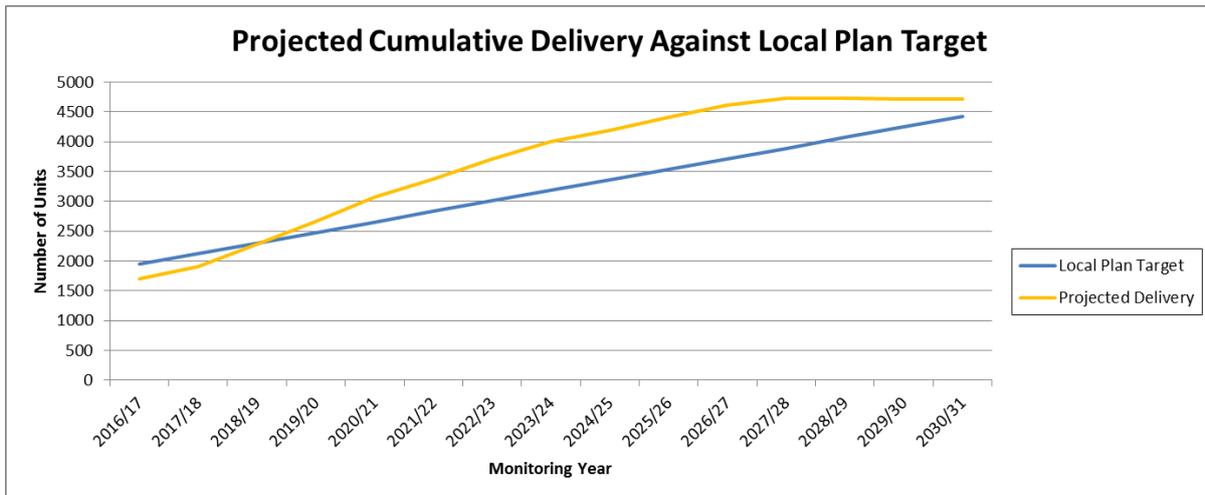


Figure 2: Projected Cumulative Housing Delivery

Affordable housing

The affordable housing target set out in the Local Plan (policy HG4) is 40 dwellings per annum. During 2016/17 planning permissions were granted for developments that could result in the delivery of 308 affordable dwellings within the borough. This is largely as a result of the reserved matters approvals on the golf course and Anker Valley SUE sites, which accounted for 203 of the permitted units along with 75 units on land south of Hedging Lane (see table 2 below).

Reference	Location	Application Type	Affordable Dwellings
0043/2016	Land South of Hedging Lane, Wilnecote, Tamworth	Reserved Matters	75
0136/2016	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	Reserved Matters	44
0258/2016	31 Bloomfield Way, Tamworth, B79 8LS	Full	2
0259/2016	Electric sub Station, Kirtley, Glascote, Tamworth, B77 2HE	Full	4
0260/2016	Garages Adjacent to 11 Chestnut Avenue, Tamworth, B79 8QS	Full	2
0263/2016	Garages, Cambrian, Glascote, Tamworth, B77 2EF	Full	3
0353/2016	Garages Adjacent 38 Broadsmeath, Kettlebrook, Tamworth, B77 1DG	Full	2
0354/2016	Garage Site, Ferrers Road, Tamworth, B77 3PW	Full	3
0400/2016	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	Reserved Matters	52
0401/2016	Rear of Tamworth Co-operative Society, 69 High Street, Dosthill, Tamworth, B77 1LG	Full	13
0435/2015	Land South of Ashby Road (Anker Valley), Tamworth, B79 0BY	Reserved Matters	107
0496/2016	Parking spaces adjacent 69-90 Broadsmeath, Kettlebrook, Tamworth, B77 1DQ	Full	1
			308

Table 2: Affordable Housing Permissions

It is anticipated that these 308 affordable dwellings will be delivered over a number of years and contribute significantly to the Local Plan target of at least 1,000 dwellings by 2031. During the monitoring period, 44 affordable dwellings were completed. This is in line with the Local Plan target of 40 dwellings per annum.

Reference	Location	Affordable Completions
0259/2014	Garage Site, Cherry Tree Walk, Tamworth, B79 8QJ	4
0263/2015	Former Garage Site, Cherry Tree Walk, Tamworth	1
0365/2014	Land off Pennine Way, Stonydelph, Tamworth	28

0405/2014	Land Off Freasley Lane, Tamworth, Staffordshire	8
0172/2014	Land at and to the rear of 198 Tamworth Road, Two Gates, Tamworth, B77 1EA	3
		44

Table 3: Affordable Completions

Housing mix

Local Plan policy HG5 (Housing Mix) aims to secure housing sizes and types that reflect local need. The policy sets out the required housing size mix for new developments as follows:

- 4% - 1 bedroom units
- 42% - 2 bedroom units
- 39% - 3 bedroom units
- 15% - 4 or more bedroom units

Figure 3 below shows the size mix for dwellings granted planning permission during 2016/17. The mix is broadly in line with the requirements of policy HG5 with the majority (73%) of approved units being 2 and 3 bedroom properties. However the proportion of 4 bed dwellings is 7% higher and the proportion of 2 bed properties is 8% lower than the policy requirement. Whilst this is not a significant variation from the identified need at present, future monitoring will look to identify whether there is a trend away from the required mix in order to establish if any action is required.

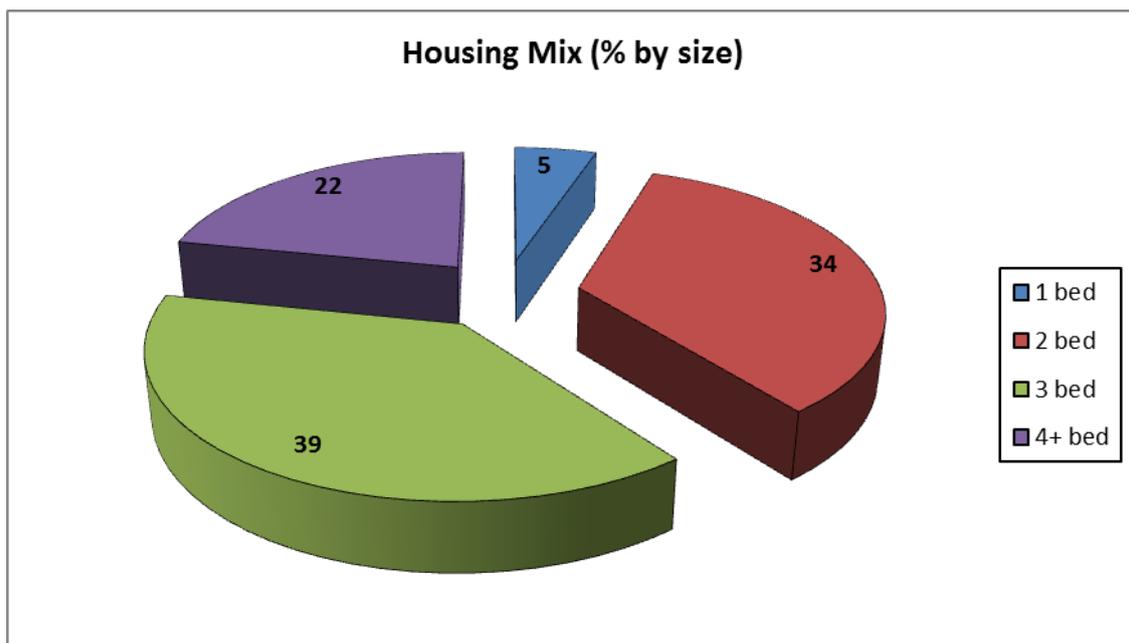


Figure 3: Housing Mix

It has become apparent during the year that a number of applications have been submitted where the floorplans show rooms above ground level labelled as an office/study in addition to the rooms labelled as bedrooms. Permission has been granted in a number of instances under the understanding that these developments would comply with the required housing mix. However, it has since become apparent that a number of these properties have subsequently been advertised with the office/study labelled as an additional bedroom. This has the potential to significantly impact on the housing mix being delivered and so will be monitored closely.

Self-build and custom housebuilding

The National Planning Policy Framework states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should take account of the needs of different groups in the community including people wishing to build their own homes.

To this end, the Government enacted the Self-build and Custom Housebuilding Act 2015 (subsequently amended) which places a duty on certain public authorities to keep a Self-build and Custom Housebuilding register. The register is a list of people who are looking to acquire a serviced plot of land to bring forward self-build and custom housebuilding projects and the Regulations require the authority to ‘have regard’ to the register in carrying out planning and other functions.

Tamworth’s Self-Build and Custom Housebuilding Register currently contains five entries, all of which are individuals who have expressed an interest in building a variety of different types and sizes of houses in the borough.

The Housing and Planning Act 2016 requires an authority to ‘*give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area arising in each base period*’. A ‘base period’ is a period of 12 months running from 01 November to the following 30 October.

During the last base period, 2 individuals were added to the register. In 2016/17, planning permission was granted for 3 Self-build or custom build dwellings. The requirement to grant sufficient permissions (2) has therefore been met even though none of the permissions related to individuals on the Self-Build and Custom Housebuilding Register. The Council does however remain committed to exploring ways in which self-build and custom housebuilding projects can be brought forward within the borough.

Employment land

Local Plan requirement

The Local Plan states that *‘[a]lllocations will be promoted within Tamworth to support the delivery of at least 18 hectares (ha) of B1 (b,c), B2 and B8 employment land to meet an overall minimum need of 32ha. A further minimum 14ha of employment land will be required outside of the Borough within locations which assist the delivery of Tamworth’s strategy and those of its neighbours.’*

Allocated sites

Policy EC6 allocates eight sites to provide 18ha of employment land within Tamworth. Progress on the development of the allocated sites is shown in table 4 below.

Site Ref	Site Name	Site area (ha)	Current position
EMP 1	Land south of the A5, Bitterscote south	9.8	Site is currently vacant. Landowner marketing site.
EMP 2	Cardinal Point	1.45	Site developed as a BMW car showroom with associated workshop/service area (0004/2014).
EMP 7	Land north of Bonehill Road, part of Bonehill Road employment area	0.7	Part of site included in Dunstall Lane SUE application (0308/2016) as land for a convenience store.
EMP 8	Land adjacent to Relay Park	2.84	No progress.
EMP 9	Land adjacent to Centurion Park	0.74	No progress.
EMP 10, 30, 34	Sandy Way, part of Amington employment area	1.64	No progress.
EMP 26	Land adjacent to Sandy Hill Business Park	0.95	No progress.
EMP 33	Site off Bonehill Road	0.57	Site developed as a Mini showroom with associated workshop/service area (0052/2014).

Table 4: Progress on Allocated Employment Sites

Sites EMP 2 and EMP 33 were granted planning permission in 2014 for use as car showrooms with associated workshop and service areas. Although the car showroom use falls outside of B1 (b,c)/B2/B8 use, the applications were determined at the time in accordance with paragraph 22 of the NPPF which requires planning policy to avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of the site coming forward for such uses.

Paragraph 22 also states ‘[I]and allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.’

Permissions granted

During 2016/17, planning permissions were granted which could result in a loss of 6,670 square metres (sqm) of floorspace for B class uses and a gain of 11,898 sqm, giving a net gain of 5,228 sqm. All of the permissions granted during the monitoring year were for changes of use or small scale extensions to existing operations, there were no permissions granted for large scale employment sites. The relative change in employment land has therefore been stated as the actual employment floorspace (in sqm) rather than site area (in ha) as that is a more appropriate measure of the scale of development.

Of the 6,670 sqm to be lost, 537 sqm would be lost to residential uses resulting in 8 new dwellings and 2,022 sqm have been lost to a D2 use as a trampoline centre.

Delivery of employment sites is significantly slower than for residential sites. This is in line with a broader national trend that has seen the number of applications being determined for both minor and major commercial developments fail to recover following the Global Financial Crisis (see figure 4 below).

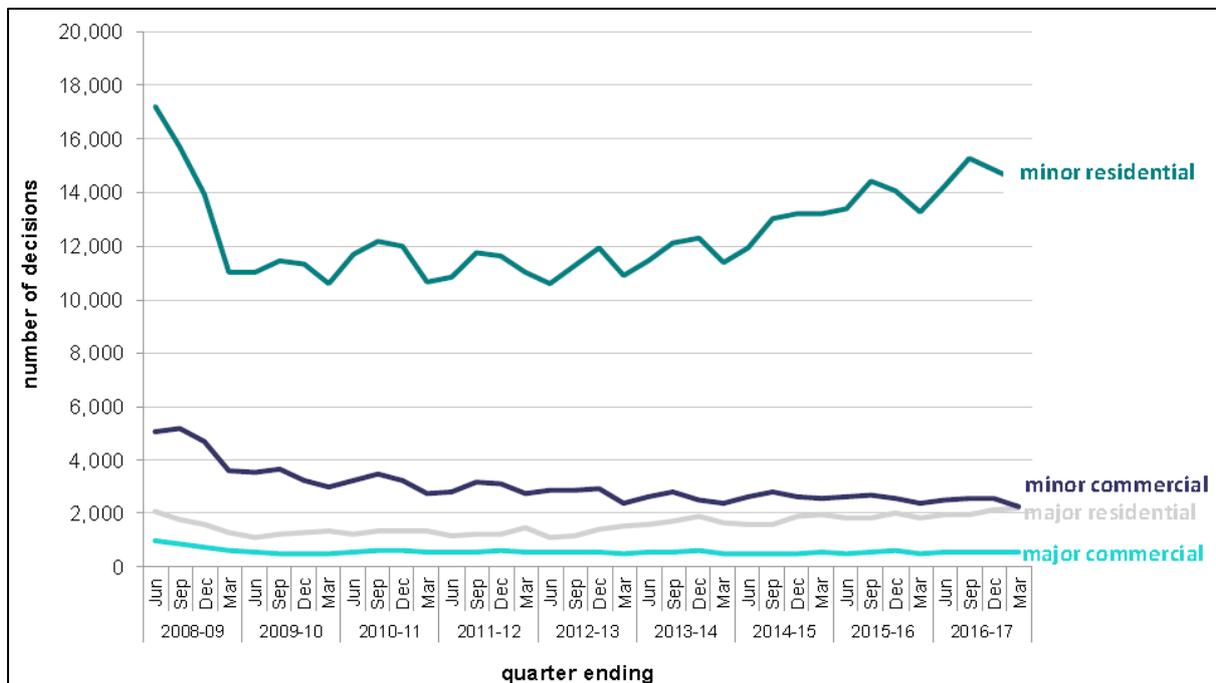


Figure 4: Number of planning applications decided by district authorities, by type of development England, quarter ending June 2008 to quarter ending March 2017; Source: DCLG Planning Applications in England: January to March 2017

Neighbouring authorities

The Local Plan requires a minimum of 14ha of employment land to be delivered outside of Tamworth. Agreements are in place with Lichfield and North Warwickshire to deliver 6.5ha and 8.5ha respectively toward Tamworth's need. No specific employment sites have yet been allocated within the neighbouring authority areas, however North Warwickshire have included one site within their emerging Local Plan.

Infrastructure and developer contributions

Policy IM1 (Infrastructure and Developer Contributions) states that developer contributions will be sought towards the provision of appropriate infrastructure where needs arise as a result of new development.

During 2016/17, developer contributions have been secured by agreement totalling £359,531 towards the provision of infrastructure. A significant proportion of this amount (£215,819) has been secured in conjunction with the county council towards education and highways infrastructure. The remaining amount (£58,000) has been secured towards open space and town centre improvements (see figure 5 below). It is important to note that this funding is secured on the basis of the permitted developments going ahead, so receipt of the money is not guaranteed.

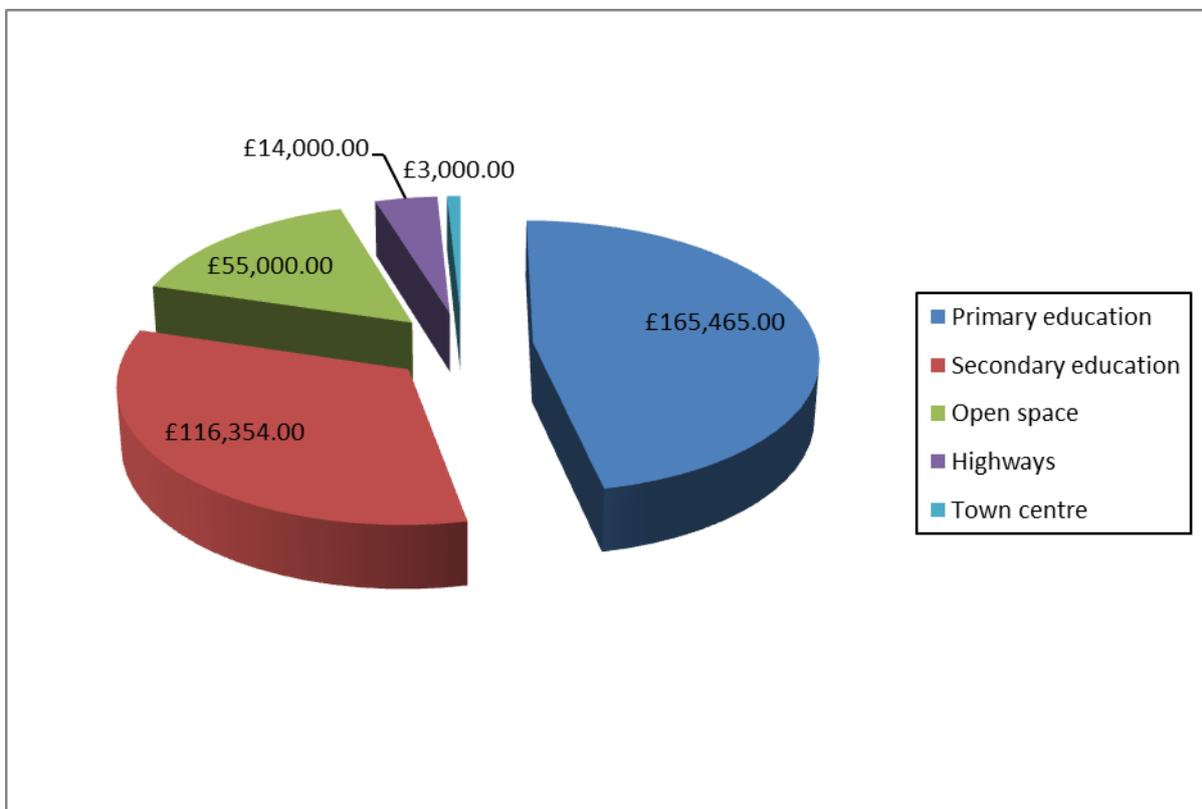


Figure 5: Developer Contribution Types

These payments will contribute towards the implementation of infrastructure projects as set out in the Infrastructure Delivery Plan (IDP). The most recent IDP was published in 2016 at the point the Local Plan was adopted and a number of the projects in the plan have subsequently been completed.

The IDP is currently being reviewed as part of both the CIL and developer contributions SPD work programmes included within the LDS and an updated version will be published once the review is completed.

Conclusions and further work programme

As the Local Plan has only recently been adopted, it is too early to get a clear indication of the effectiveness of many of the policies which are intended to influence development over the long term. In order to effectively evaluate these policies, it is important that the monitoring framework is reviewed to ensure that an appropriate set of measures are in place for the future.

Work continues to progress on those projects set out in the LDS, however the timescales on a number of the projects have slipped as a result of external factors and the interrelationship between the pieces of work. Delivery has also been affected by other work pressures and the fact that the team has only recently attained full staffing levels.

It is now unlikely that the Design SPD, Developer Contributions SPD and CIL work will be completed by the target dates set out in the LDS, however work will continue to ensure that the timescales do not slip further unnecessarily.

Despite a recent dip in the level of housing delivery that has seen the actual cumulative delivery drop below the Local Plan target rate, sufficient permissions have been granted to provide a healthy supply of housing land, meaning there are no concerns in relation to housing delivery in the short term. The Council will continue to work with Lichfield and North Warwickshire towards delivering Tamworth's unmet housing need in a sustainable manner.

Similarly there has been a significant number of affordable dwellings granted planning permission during 2016/17 which, if delivered, would contribute significantly to the plan period target for affordable dwellings in the Borough.

The sizes of dwellings delivered during 2016/17 were broadly in accordance with the mix required by the Local Plan policy; however the situation will need to be monitored closely to ensure that developments are delivered in accordance with the approved mix.

Delivery of employment sites has been significantly slower than for housing developments; however this is in line with broader national trends.

Related documents

Tamworth Borough Council Five year housing land supply 2017 to 2022
Housing Delivery Paper 2016/17

List of abbreviations

CIL - Community Infrastructure Levy
IDP – Infrastructure Delivery Plan
LDD – Local Development Document
LDS - Local Development Scheme
NPPF – National Planning Policy Framework
SCI – Statement of Community Involvement
SPD - Supplementary Planning Document
SUE – Sustainable Urban Extension