



**Tamworth Borough Council  
Monitoring Report  
2018/19**

## Summary

The timeframe measured within this monitoring report is the period 01 April 2018 to 31 March 2019 unless otherwise stated.

### Local Plan progress

- The Statement of Community Involvement has been reviewed and updated on time along with an update to the Planning Obligations Supplementary Planning Document to reflect changes in guidance at a national level. Work on the Design Supplementary Planning Document has been delayed by external factors and the early review of the adopted Local Plan has not been fully completed on time as a result of other work pressures. An update to the Local Development Scheme will be published in due course with an amended workplan and timeframe.

### Housing

- The latest five year supply figures show that Tamworth currently has a housing supply of 8.6 years.
- 707 dwellings (net) were granted planning permission, 657 of which were reserved matters approvals on sites with outline consent.
- 359 dwellings were completed and 42 were lost giving a net gain of 317. This is significantly above the Local Plan target of 177.
- 76% of the dwellings granted planning permission were for 2 or 3 bed homes. This is broadly in line with the Local Plan housing mix policy.
- 144 affordable dwellings were granted consent and 77 were completed in the monitoring year, nearly double the Local Plan target of 40 per year.
- There are currently 21 entries on the Self-Build and Custom Housebuilding Register. In 2018/19, no planning permissions were granted for dwellings that were expressly described as custom or self-build properties.

### Employment land

- During 2018/19, planning permissions were granted which could result in a net gain of 2,446 sqm of employment floorspace (B1(b,c), B2, B8). Most 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.

### Developer contributions

- Contributions were secured by agreement totalling £10,250 towards the provision of infrastructure.

#### Community Infrastructure Levy

- The Community Infrastructure Levy was introduced on 01 August 2018. No money was collected through CIL during 2018/19.

## Contents

Summary .....	i
List of tables .....	iv
List of figures.....	iv
Purpose, scope and content of the report.....	5
The development plan for Tamworth.....	2
Tamworth Local Plan 2006-2031 .....	2
Saved Policies of the Tamworth Local Plan 2001-2011 .....	2
Statement of Community Involvement (SCI) .....	2
Local Development Scheme progress.....	2
Statement of Community Involvement (SCI) .....	2
Local Plan update .....	3
Design Supplementary Planning Document .....	3
Planning Obligations Supplementary Planning Document .....	3
Community Infrastructure Levy .....	3
Housing .....	4
Five year supply .....	4
Permissions granted.....	4
Delivery .....	5
Affordable housing.....	6
Housing mix.....	7
Self-build and custom housebuilding.....	8
Employment land.....	10
Local Plan requirement.....	10
Allocated sites.....	10
Permissions granted.....	11
Infrastructure and developer contributions .....	14
Community Infrastructure Levy .....	14
Conclusions and further work.....	16
Related documents .....	17
List of abbreviations.....	17

## List of tables

<i>Table 1 Permission granted</i> .....	5
<i>Table 2: Affordable Housing Permissions</i> .....	6
<i>Table 3: Affordable Completions</i> .....	7
<i>Table 4: Progress on Allocated Employment Sites</i> .....	10
<i>Table 5: 2018/19 B Class permissions granted</i> .....	12
<i>Table 6: CIL Charging Schedule</i> .....	15

## List of figures

<i>Figure 1: Cumulative Housing Delivery</i> .....	6
<i>Figure 2: Housing Mix</i> .....	8
<i>Figure 3: Number of planning applications decided by district authorities, by type of development; England, quarter ending June 2010 to quarter ending March 2019; Source: MHCLG Planning Applications in England: January to March 2019</i> .....	13
<i>Figure 4: Developer Contribution Types</i> .....	14

## **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 adopted Local Development Scheme, and then goes on to consider how the Plan is performing in relation to key targets and milestones.

## 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 development required to meet local needs. It also sets out policies and guidance for new development in Tamworth including ensuring 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 (2018-2021) was adopted in 2018 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 workflows have delivery objectives set out within the LDS for this monitoring year.

- Statement of Community Involvement
- Local Plan update
- Design Supplementary Planning Document
- Planning Obligations Supplementary Planning Document
- Community Infrastructure Levy

### Statement of Community Involvement (SCI)

The SCI was due to be reviewed during September and October 2018 with a view to the updated document being adopted in November 2018. The revised document was adopted on time in November 2018.

### Local Plan update

The LDS indicated that the Council would be carrying out an update to the Local Plan starting September 2018 with a view to adopting an updated plan by January 2021. Work has commenced on a refresh of the evidence base, however the issues and options consultation set to take place during May and June 2019 has not gone ahead. This is due to the early review of the adopted Local Plan not being fully completed on time as a result of resource issues and other work pressures. Once the review is fully completed, the revised work plan can be determined and an update to the LDS will be required.

### Design Supplementary Planning Document

Progress on the Design Supplementary Planning Document (SPD) has been slower than anticipated and the most recent LDS contained a revised timeframe for delivery of the document. Consultation was carried out during January and February, one month behind schedule; however a delay in getting the final publication version of the document back from the appointed consultants has meant that the document has not been adopted by March 2019 as anticipated. It is anticipated that the document will be adopted during summer 2019.

### Planning Obligations Supplementary Planning Document

The Planning Obligations Supplementary Planning Document August 2018 was adopted on 01 August 2018. A revised National Planning Policy Framework (NPPF) was published on 24 July 2018, in between the Council's resolution to adopt the SPD and its actual adoption date.

A commitment to update the document to reflect the relevant changes set out in the revised NPPF was included in the LDS. This included an update to the document and public consultation before adoption of the revised document in November 2018. The revised version of the document was adopted in November 2018 in line with the timetable set out in the LDS.

### Community Infrastructure Levy

The latest LDS included a commitment to adopt the Community Infrastructure Levy (CIL) during August 2018. The CIL Charging Schedule came into effect on 01 August 2018 in line with the timescale set out in the LDS.

## Housing

### Five year supply

Paragraph 73 of the NPPF states that local planning authorities should ‘*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*’ (the five year supply).

The importance of the five year supply is underlined by paragraph 11 and footnote 7 of the NPPF which states that the presumption in favour of sustainable development applies where the relevant development plan policies are out of date, and this includes where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

As of April 2019, the supply of housing land in Tamworth amounts to 8.6 years. Further information on how this figure is calculated can be found in the Tamworth Borough Council Five year housing land supply 2019 to 2024 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 2018 to 31 March 2019, permission was granted for a total of 707 dwellings (net).

Whilst this number is fairly substantial, it should be noted that the majority of those permitted dwellings (657) result from Reserved Matters approvals on sites which already have outline consent (see table 1 below).

Reference	Location	Type	Net Change in Dwellings
0118/2018	Wigginton Grange, 163 Gillway Lane, Tamworth, B79 8PN	Full	1
0106/2018	Flat 3, 1 Tamworth Road, Amington, Tamworth, B77 3BW	Full	1
0129/2018	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	Reserved Matters	252
0379/2018	229 Tamworth Road, Kettlebrook, Tamworth, B77 1BT	Full	1
0167/2018	Albert Road Osteopaths, 59 Albert Road, Tamworth, B79 7JN	Change of Use	1
0480/2018	35 Wigginton Road, Tamworth, B79 8RL	Full	10

0409/2018	99 High Street, Dosthill, Tamworth, B77 1LQ	Lawful Development Certificate	-1
0249/2018	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	Reserved Matters	405
0364/2018	Woodfield, 63 Salters Lane, Tamworth, B79 8BH	Full	5
0097/2018	54 Wigginton Road, Tamworth, B79 8RL	Full	1
0119/2018	Land Adjacent to 397 Wilnecote Lane, Wilnecote Lane, Tamworth	Full	2
0029/2019	7 St Marys Way, Glascote, Tamworth, B77 3EY	Change of Use	1
0091/2018	The Old Coalyard, Glascote Road, Glascote, B77 2GD	Full	3
0436/2018	The Old Coalyard, Glascote Road, Glascote, Tamworth, B77 2GD	Full	2
0048/2019	1a Thurne, Belgrave, Tamworth, B77 2NT	Full	1
0242/2018	Byatt House, 8 Albert Road, B79 7JN	Change of Use	4
0506/2018	Kings Gambit, 10 Hodge Lane, Amington, Tamworth, B77 4AN	Full	1
0274/2018	80 Angelica, Amington, Tamworth, B77 3JY	Full	1
0451/2018	6 - 9 Ladybank, Holloway, Tamworth, B79 7NB	Full	9
0320/2018	Rear of 2 Bolebridge Street, Tamworth, B79 7PA	Change of Use	2
0165/2018	30 Aldergate, Tamworth, B79 7DX	Prior Notification	1
0260/2018	19 Sykesmoor, Stonydelph, Tamworth, B77 4LE	Full	1
0403/2018	Land adjacent to 12 Goldsborough, Stonydelph, Tamworth, B77 4DE	Full	1
0263/2018	Rear of The Old Bungalow, The Dell, Tamworth, B79 8BJ	Full	1
0170/2018	Wigginton Grange, 163 Gillway Lane, Tamworth, B79 8PN	Full	1

707

Table 1 Permission granted

## Delivery

Within the monitoring year 2018/19 a total of 359 dwellings were completed whilst 42 were lost to demolition or change of use, giving a net gain of 317 dwellings. This is significantly above the Local Plan target of 177 dwellings per year, and results mostly from completions on the golf course and Anker Valley SUE sites. A separate housing delivery document (Housing Delivery Paper 2018/19) has been published which provides further details in relation to the dwellings delivered during 2018/19.

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

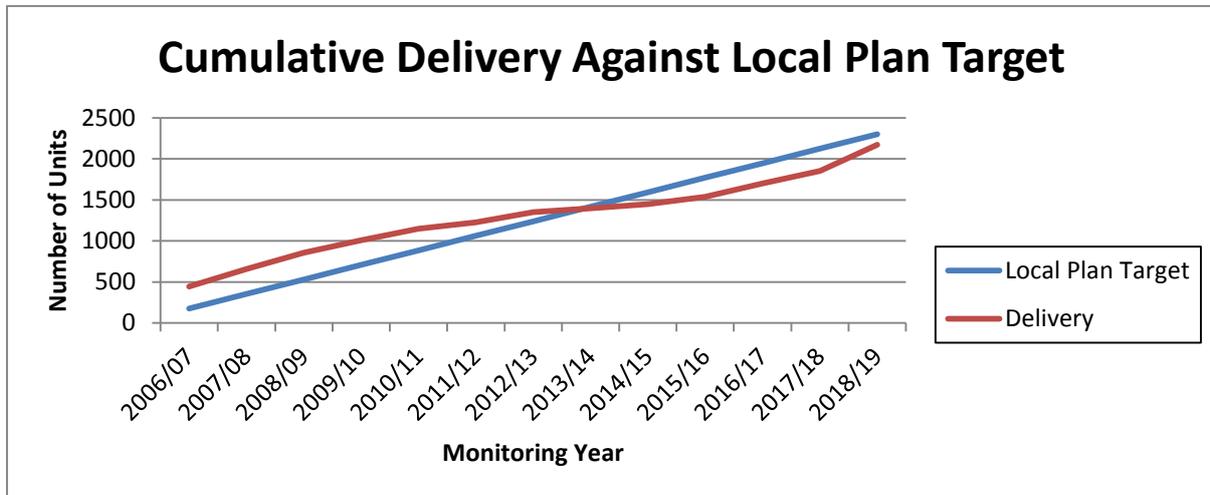


Figure 1: Cumulative Housing Delivery

Despite the recent increase in delivery rates, cumulative delivery is still currently below the Local Plan target, however the gap between the actual and target delivery has decreased from 271 in 2017/18 to 131 by the end of 2018/19. With development underway on all three SUE sites and a number of other larger developments, it is anticipated that there will no longer be a delivery deficit by the end of the next monitoring period.

### Affordable housing

The affordable housing target set out in the Local Plan (policy HG4) is a minimum of 1,000 dwellings by the end of the Plan period, which equates to 40 dwellings per annum. During 2018/19 planning permissions were granted for developments that could result in the delivery of 144 affordable dwellings within the borough. However, these permissions result entirely from reserved matters approvals on sites with existing outline permission (see table 2 below).

Reference	Location	Application Type	Affordable Dwellings
0129/2018	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	Reserved Matters	50
0249/2018	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	Reserved Matters	94
			144

Table 2: Affordable Housing Permissions

It is anticipated that these 144 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, 77 affordable dwellings were completed; nearly double the Local Plan target of 40 dwellings per annum.

Reference	Location	Affordable Completions
0346/2013	Land South of St Peters Close, Kettlebrook, Tamworth, B77 1BX	3
0416/2016	Land off Whitley Avenue, Amington, Tamworth, B77 3QU	4
0076/2017	Land at Coton Hall Farm, Coton Lane, Tamworth	5
0401/2016	Rear of Tamworth Co-operative Society, 69 High Street, Dosthill, Tamworth, B77 1LG	13
0400/2016	Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG	19
0435/2015	Land South of Ashby Road (Anker Valley), Tamworth, B79 0BY	33
		<b>77</b>

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 2018/19. The mix is broadly in line with the requirements of policy HG5 with the majority (76%) of approved units being 2 or 3 bedroom properties. The proportion of 2-bed dwellings is 8% lower than the target, and this is mostly made up by the proportion of 4-bed properties being 5% higher than the policy requirement. This is not a significant variation from the target and, from reviewing data from other recent monitoring periods, there does not appear to be a trend away from the required mix.

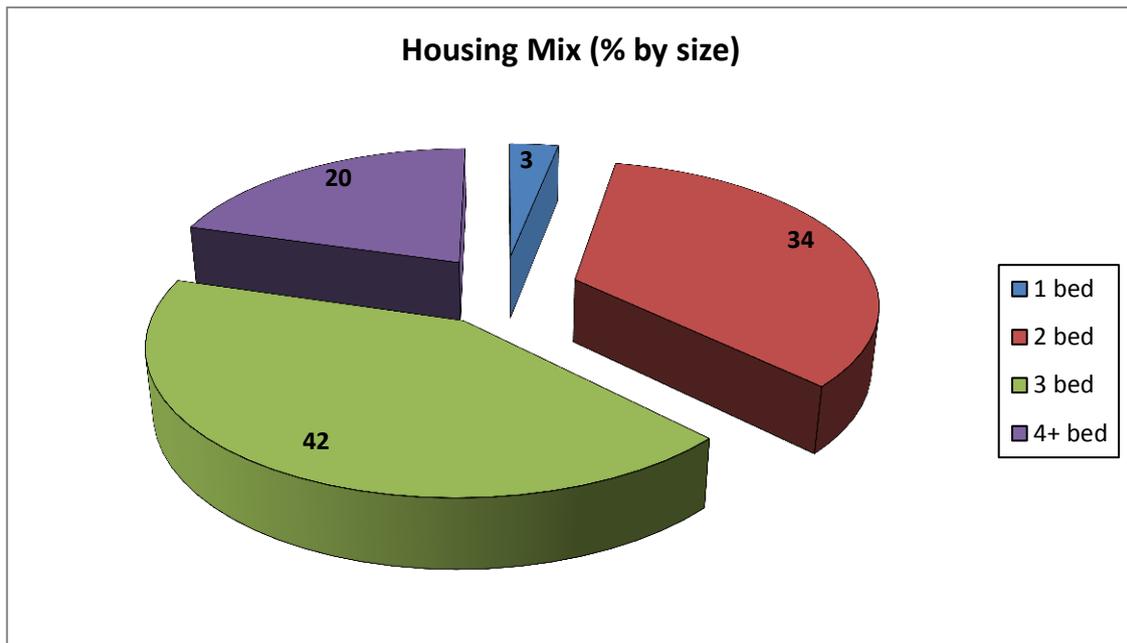


Figure 2: Housing Mix

## Self-build and custom housebuilding

The NPPF requires local planning authorities to 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.

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.

By the end of the monitoring period, Tamworth's Self-Build and Custom Housebuilding Register contained 21 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.

During the last base period, 6 individuals were added to the register. In 2018/19, there were no planning permissions granted where the development was known to

be for custom or self-build dwellings, however there were 7 permissions granted for developments of a single dwelling which could potentially have been for a custom or self-build project.

The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 sets the time limit for delivery of the serviced plots identified in each base period as three years beginning immediately after the end of that base period. This means that, from 01 November 2018, the Council has three years to deliver 6 plots to service the need identified by the register up to 30 October 2018.

The Council remains committed to exploring ways in which self-build and custom housebuilding projects can be brought forward within the borough where there is evidence of demand for such projects.

## 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	Permission granted for a car showroom with associated sales facility, car repairs, MOT, storage and valet facility (0055/2018). The permission appears unlikely to be implemented in the near future
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	Planning application submitted for the development of a Distribution and Manufacturing Unit with ancillary offices (Use Classes B1, B2 and B8) (0464/2018).
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

During 2018/19, planning permission was granted for development on EMP 1 and an application was submitted for the development of EMP 8, however by the end of the monitoring period, neither development had commenced.

### Permissions granted

All of the permissions granted during the monitoring year were relatively small scale, there were no permissions granted for large scale employment sites during 2018/19. 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.

During 2018/19, planning permissions were granted which could result in the loss of 779 sqm of floorspace for B class uses and a gain of 3,225 sqm, giving a net gain of 2,446 sqm.

The largest individual losses were both changes from a B class use to one within another use class. The two largest net gains both resulted from extensions to existing facilities. A summary of the permitted changes is included in table 5 below.

Permission Reference	Proposal	Location	B Class Loss	B Class Gain	B Class Net Change
0141/2018	Single storey extension to create a new reception area, changing room and WC	Unit 1, 7D Claymore, Tame Valley Industrial Estate, Tamworth, B77 5DQ	0	47	47
0214/2018	Extension to provide canteen and mess room	Apollo Park, Unit 7, Apollo, Lichfield Road Industrial Estate, Tamworth, B79 7TA	0	64	64
0320/2018	Change of use of existing offices [B1(a)] to 2 new dwellings [C3] with new gate and fence and associated works	Rear of 2 Bolebridge Street, Tamworth, B79 7PA	156	0	-156
0339/2018	Change of use from C3 dwelling house to B1 business use	58 Eringden, Stonydelph, Tamworth, B774DB	0	47	47
0327/2018	Variation of condition 2 of planning permission 0401/2014 to remove 2 units and create additional 8 parking spaces	Darwell Park, Glascote Road, Stonydelph, B77 4DR	0	1416	1416

0400/2018	Extension to the existing office and laboratory facilities	17C Silica Road, Amington Industrial Estate, Tamworth, B77 4DT	0	180	180
0450/2018	Construction of new lobby extension	Jaama House, 19 Galena Close, Amington Industrial Estate, Tamworth, B77 4AS	0	2	2
0469/2018	Retrospective application for the change of use from Sui Generis (Car Hire ) to B2 (Wheel Refurbishment)	Unit 7, 115 Kettlebrook Road, Kettlebrook Road Industrial Estate, Tamworth, B77 1AG	0	280	280
0489/2018	First floor extension over existing ground floor office	1C Neander, Lichfield Road Industrial Estate, Tamworth, B79 7XA	0	38	38
0461/2018	Change of use from sui generis to (B2) general industrial to facilitate the installation of an MOT bay	TCS Motor Services Ltd, 65-66 Fazeley Road, Tamworth, B78 3JN	0	262	262
0486/2018	Change of use to allow B1 [business] within an existing B8 area [storage and distribution]	Ventura House, Ventura Park Road, Tamworth, B78 3HL	497	497	0
0465/2018	Proposed alterations and extension to existing offices forming new facade, together with site layout modifications to form additional car parking areas and paved areas. Alterations to boundary treatments and relocation of main access gates	Mariner House, Mariner, Lichfield Road Industrial Estate, Tamworth, B79 7UL	0	392	392
0063/2019	Change of use from B1 (business) to A1 (hairdressing with beauty salon)	42 Heath Street, Tamworth, B79 7JH	126	0	-126
			<b>779</b>	<b>3225</b>	<b>2446</b>

Table 5: 2018/19 B Class permissions granted

Delivery of employment sites is significantly slower than for residential sites, which remains in line with a broader national trend. Nationally, while the number of applications for both major and minor residential developments has been generally on an upward trend until recently, the number for major commercial developments has remained at a low level and minor commercial applications continue to fall (see figure 3 below).

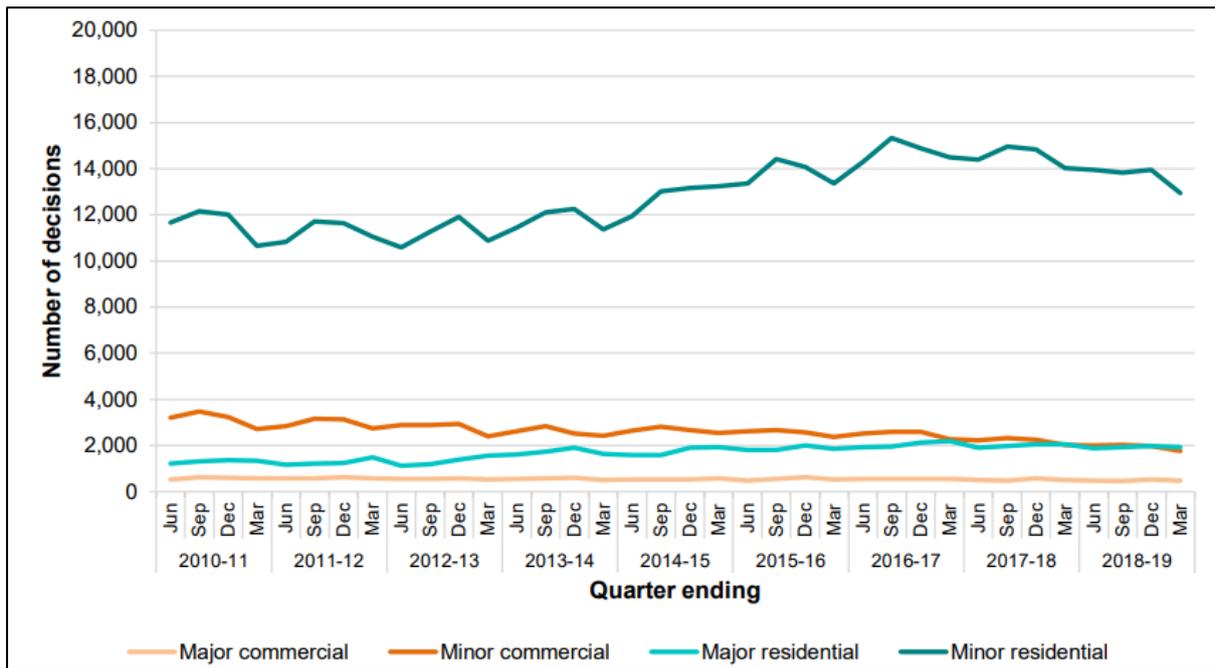


Figure 3: Number of planning applications decided by district authorities, by type of development; England, quarter ending June 2010 to quarter ending March 2019; Source: MHCLG Planning Applications in England: January to March 2019

## 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 2018/19, developer contributions were secured by s106 agreements totalling £10,250 towards the provision of infrastructure, the majority of which was secured towards open space enhancement (see figure 4 below). This is a significant decline from the previous monitoring period which saw an unusually high level of funding secured towards education provision. The introduction of the Community Infrastructure Levy (CIL) in August 2018 has also led to a decrease in the value of obligations secured through s106 agreements. Further information on CIL is included 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.

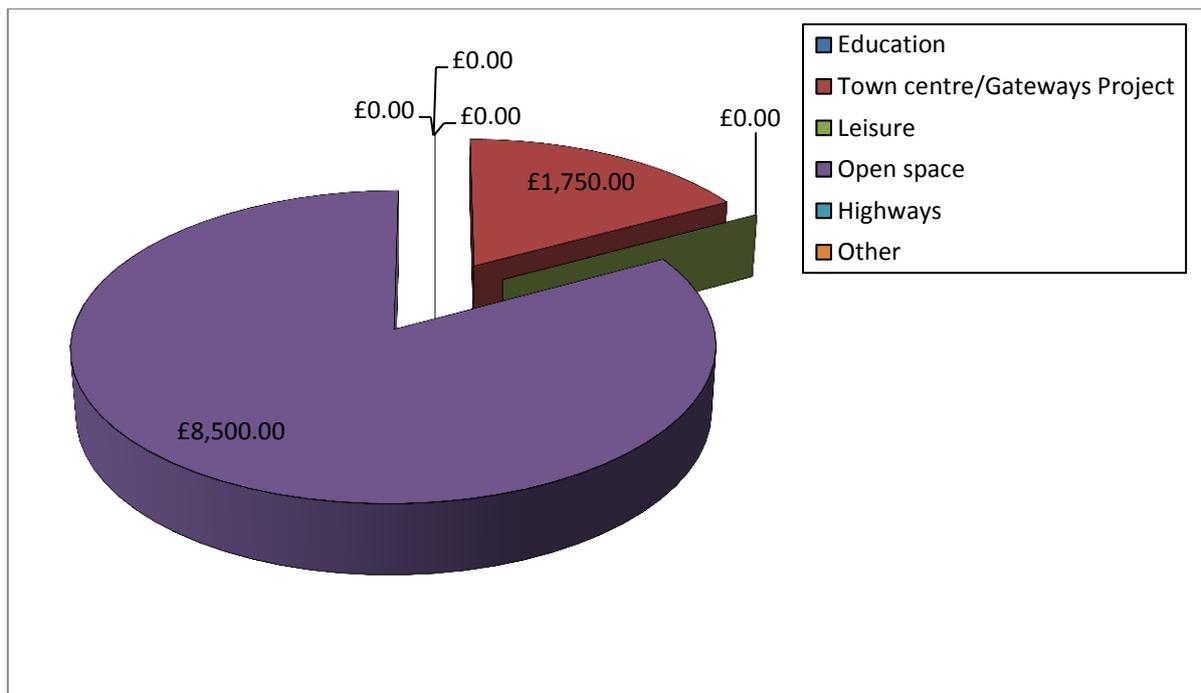


Figure 4: Developer Contribution Types

## Community Infrastructure Levy

The levy came into effect on 01 August 2018 and the charging schedule used during 2018/19 is set out in table 6 below.

<b>Land Use</b>	<b>Criteria</b>	<b>CIL Rate per square metre</b>
Residential	One or two unit residential schemes	£0
Residential	Residential schemes between 3 and 10 units	£68
Residential	Residential schemes of 11 or more units	£35
Specialist Residential	Retirement dwellings, extra care and care homes*	£0
Out of Centre Retail	Comparison and convenience retail development located outside the Town Centre, Local Centres and Neighbourhood Centres as defined in the accompanying Charging Zones Maps	£200
In Centre Retail	Comparison and convenience retail development located inside the Town Centre, Local Centres and Neighbourhood Centres as defined in the accompanying Charging Zones Maps	£0
All other development	None	£0

Table 6: CIL Charging Schedule

The levy had not been in effect for long enough at the end of the monitoring period to generate any significant income. During the monitoring period, liability notices to the value of £49,900 were issued however the developments had not commenced by the end of the monitoring period. No CIL income was therefore received during 2018/19. Total CIL income received to date is also NIL.

## Conclusions and further work

- A number of the projects set out in the current LDS have now been completed, including the updated Statement of Community Involvement and Planning Obligations SPD, and the introduction of the Community Infrastructure Levy. The Design SPD had not been completed on schedule due to a delay in getting the final publication version back from the appointed consultants following the public consultation.
- The net delivery of 317 new dwellings is significantly higher than in recent years and above the Local Plan target of 177 dwellings per year. Despite the significant level of delivery during 2018/19, the cumulative delivery over the whole of the plan period remains at a deficit of 131 dwellings. The cumulative delivery is likely to be positive by the end of 2019/20, however continued monitoring will be required to ensure that delivery rates remain at the appropriate level.
- The 77 affordable dwellings delivered during 2018/19 is nearly twice the Local Plan annual target; and the significant number of affordable dwellings granted permission during the year means it is likely that there will be a consistent supply of affordable dwellings in the borough for a number of years.
- The sizes of dwellings delivered during 2018/19 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 remains 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 2019 to 2024  
Housing Delivery Paper 2018/19

## **List of abbreviations**

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