

**Tamworth Local Plan 2006-2031
Examination**

Statement of Common Ground

as agreed between

**Tamworth Borough Council
and Staffordshire County Council**

May 2015

Introduction

- 1.1 This Statement of Common Ground has been prepared jointly between the parties consisting of Tamworth Borough Council ("the Borough Council") and Staffordshire County Council ("the County Council).
- 1.2 The Statement sets out the confirmed points of agreement between the Borough Council and the County Council with regard to the submitted Tamworth Local Plan 2006-2031, which will assist the Inspector during the examination of the Plan.

Background

- 2.1 The Borough Council and the County Council have been working together throughout the preparation of the Plan in respect of specialist housing and housing standards for older people.
- 2.2 Recent changes in the national Planning Practice Guidance (Reference ID: 12-006-20150320) suggest that in the absence of specific allocations, Local Plans should set criteria in policy to set out when specialist housing will be permitted.

Agreed matters

1. Proposed changes to Policy HG5 and Supporting Text

- 3.1 In response to the County Council representation the Borough Council is prepared to make modifications to Policy HG5 Housing Mix and supporting text (new text is in bold, and deletions are struck through):

Policy HG5 Housing Mix

Proposals for non-standard residential development types with a different housing mix such as extra care housing will be supported. Such development should meet a local need for a population group that would not be served by ~~normal~~ **standard** housing development.

Extra care housing should:

- a) **Serve people with care needs in Tamworth, as identified in the latest information provided by Staffordshire County Council.**
- b) **Be located within walking distance of a bus stop and community facilities including a GP practice, pharmacy and convenience retail, unless it can be demonstrated that alternative arrangements for access to these facilities will be put in place when needed by residents.**

Proposals for housing on sites of greater than 0.4 hectares should demonstrate how the proposal will meet the population needs of the area, including older people, and consider provision of an extra care scheme where a need for extra care housing remains in Tamworth and it would be deliverable.

The Council will monitor the delivery of housing, market and household trends to ensure the development of sustainable mixed communities and where appropriate lead to a review of housing mix targets.

Supporting text paragraph 5.33

The Council will promote and discuss the potential provision of extra care housing on large schemes with developers ~~but in general delivery models already exist for public and private provision of this housing type~~. The County Council have led the successful delivery of social and affordable rented extra care housing and will continue to bring forward schemes on land in public sector ownership. Private developers of leasehold and shared ownership schemes have expressed interest in bringing forward market schemes in Staffordshire. Sites of 0.4 ha could accommodate the typical minimum size of 60 units set out in the Flexicare Strategy based on past developments. Policy HG5 sets out the robust criteria required by the national Planning Practice Guidance. Extra care developments may be able to incorporate facilities such as pharmacies and visiting GP services on site where they are unavailable locally or provide a transport service through travel plans. The County Council will provide annual monitoring information of need and supply for the consideration of development proposals. If specific evidence is produced for other groups within the local population not served by the mainstream housing market, the Council will be supportive and take a flexible approach to housing mix.

2. Agreed statement

- 3.2 The County Council representation suggested that Lifetime Homes standards should be applied to new homes and wheelchair accessible standards to a proportion of new homes. The national Planning Practice Guidance has been updated following changes to ministerial policy. The section "Housing- Optional Technical Standards" explains that technical standards may now only be applied to housing via optional Building Regulations. The County Council agree that the changes suggested in their representation would no longer be appropriate. The Borough Council agree to undertake further work with the County Council to consider whether optional Building Regulations should be applied in Tamworth. As national policy changes have been made since submission of the Local Plan for examination, the application of optional Building Regulations would be made if necessary in a separate Development Plan Document. The County Council agree that the modifications proposed by the Borough Council otherwise provide sound policy to address the housing needs of older people.

3.3 Statement of Common Ground

Signed on behalf of Tamworth Borough Council		
Name and position	Signature	Date
MATTHEW BOWERS HEAD OF PLANNING AND REGENERATION	M Bowers	26/5/15

Signed on behalf of Staffordshire County Council		
Name and position	Signature	Date
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