



## **Tamworth Local Plan 2006-2031**

### **Main Modifications Representation Form**

The Tamworth Local Plan 2006- 2031 will replace the Tamworth Local Plan 2001- 2011. The Local Plan will be an important document for Tamworth, setting out where any new development will be located. It is important that the Council has a new Local Plan in place to ensure the best level of protection for those parts of the environment that local people value such as wildlife and historic environment. It will also need to ensure that new homes and jobs are supported by the right infrastructure such as roads, utilities, services and shops.

The Submission Tamworth Local Plan is currently under examination by the appointed Planning Inspector – Mr Mike Fox BA (Hons) Dip TP MRTPI. The Plan was submitted for examination on 6 February, a Pre-Hearing Meeting was held on 27 March followed by hearing sessions from 16 to 25 June 2015.

On 22 June the Council formally requested under Section 20 (7C) of the Act for the Inspector to recommend any main modifications to the Local Plan that would make it sound.

A schedule of 34 main modifications has been prepared to address issues identified by the Inspector through the course of the examination.

Further guidance on the legal requirements, duty to co-operate and tests of soundness can be found on the accompanying note.

If you wish to make a representation to the Main Modifications you should make clear which modification and have regard to the legal compliance, duty to co-operate and the four tests of soundness.

Representations can be made by completing a response form and either e-mailing or posting it back to us using the relevant address below.

**THIS CONSULTATION IS FOR THE MAIN MODIFICATIONS ONLY AND NO ADDITIONAL REPRESENTATIONS FOR OTHER PARTS OF THE LOCAL PLAN WILL BE CONSIDERED**

We encourage respondents to submit their comments using the electronic (word) version of this form. Any electronic forms which are not received in this preferred format will be returned and requested to be re-sent. This request is

to ensure efficiency of the process so that the examination can proceed without unnecessary delay.

Please refer to the Main Modifications and accompanying Sustainability Appraisal when completing this form. These are available at the following locations during normal opening hours:

- Marmion House, Lichfield Street, Tamworth
- Tamworth Library, Corporation Street, Tamworth
- Glascote Library, Caledonian, Glascote Heath
- Wilnecote Library, Wilnecote High School, Tinkers Green Road, Wilnecote

You can also view it on Tamworth Borough Council's website:  
**<http://www.tamworth.gov.uk/examination>**

You can make your representation in one of two ways:

By e-mailing a word version of this form back to the Council –  
[developmentplan@tamworth.gov.uk](mailto:developmentplan@tamworth.gov.uk)

Or by paper copy of the form, either an original, a photocopy or one that has been downloaded from the Council's website.

Please return the form to:

Development Plan Team  
Planning and Regeneration  
Tamworth Borough Council,  
Marmion House, Lichfield Street,  
Tamworth  
B79 7BZ

**The closing date for representations is  
5pm Friday 23rd October 2015.**

It is at the Council's discretion to submit late representations to the Inspector.

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Telephone No.	0121 214 9970
E-mail address	Peter.leaver@eu.jll.com
Number of people in Group	
How a Group representation has been authorised	

FOR OFFICE USE ONLY	
Respondent Number	
Representation Number	
Date Received	

**ONE FORM SHOULD BE COMPLETED FOR EACH SUGGESTED MODIFICATION OR REPRESENTATION MADE**

**Q1. To which Main Modification or SA does this representation relate?**

Paragraph	Policy SSI	Modification Number	MM26
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**Q2. Do you consider the modification is?**

Legally Compliant	Yes		No	
Positively Prepared	Yes		No	x
Justified	Yes		No	
Effective	Yes		No	
Consistent with national policy	Yes		No	
Complies with the Duty to Co-Operate	Yes		No	

Please mark as appropriate

**Q3. Please give details of why you consider the Main Modification is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible and follow guidance in this form.**

If you wish to support the legal compliance or soundness of the Main Modification or it's compliance with the duty to co-operate, please also use this box to set out your comments.

It was agreed between SMDL and Tamworth BC, in a statement of common ground dated 20 and 21 May 2015, that the overall requirement for employment land for the Borough in the Plan Period would be a **minimum** of 32 ha. A copy of the signed statement of common ground is attached.

Policy SS1, as submitted, refers to just an overall need of 32 ha (as does para 2.40). These references should be qualified on the basis of the statement of common ground.

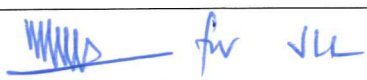
It was agreed also between SMDL and Tamworth BC that there were no further deliverable or developable sites to meet employment needs within Tamworth beyond the 18 ha of land allocated by Policy EC6 (para 2.6 of the statement of common ground). On this basis, and the fact that the 32 ha is a minimum figure, it is axiomatic that the 14 ha required to be found outside Tamworth's boundaries is a minimum figure too.



**Q4. Please set out what modification(s) you consider necessary to make the Main Modification legally compliant or sound, having regard to the test(s) that you have identified in Q2 where this relates to soundness.** (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

References to the overall employment land requirement of 32 ha and the resulting need of 14 ha of land to be found outside the Borough's boundaries in Policy SS1 should be prefixed by the words "a minimum of". In addition, for consistency, any other references in the Local Plan to these figures should be treated in the same way.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested modification.

<b>SIGNATURE</b>	
<b>DATE</b>	5 October 2015



**Tamworth Local Plan 2006-2031  
Examination**

**Statement of Common Ground**

**as agreed between**

**Tamworth Borough Council  
and  
St Modwen Developments Limited**

**May 2015**

## **Introduction**

- 1.1 This Statement of Common Ground has been prepared jointly between the parties consisting of Tamworth Borough Council ("the Council") and St Modwen Development Limited (SMDL)
- 1.2 The Statement sets out the confirmed points of agreement between the Council and SMDL 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 Council and SMDL have been in consultation throughout the preparation of the Plan in respect of: employment needs arising from Tamworth; the delivery of sites within Tamworth and the strategic planning need for neighbouring authorities to assist in the delivery of employment land.
- 2.2 With regards to matter 4.9 of the examination SMDL has maintained its position that the appropriate area outside of the Borough in which to consider and plan for employment land needs for the Borough is guided by a number of principal objectives contained in the submitted Local Plan:
  - To build on the town's employment strengths and minimise outward commuting (Vision – page 19).
  - Provide local job opportunities that will reduce the need for residents to travel outside the Borough (Policy SP3 – page 21).
  - To promote sustainable transport modes for all journeys by improving walking, cycling and public transport (Policy SP12 – page 23).
  - To provide development in the most accessible and sustainable locations (Policy SS1 – page 24)
  - The Green Belt review establishes no exceptional circumstances to release land within the Green Belt for development (paragraph 3.4 – page 25).
  - Employment needs coming forward in adjoining local authorities should be aligned with housing growth (paragraph 3.28 – page 30).
- 2.3 This is evidently also the position of the Council and is referenced through the submitted Local Plan (see above). This implies that sites located next to or in close proximity to Tamworth would be best aligned to these objectives.
- 2.4 With regards to matter 10.2 the Council has supported the two planning applications submitted by SMDL within North Warwickshire for employment B class uses:
  1. Planning permission for 8.5 hectares gross (5.3 hectares net) on land adjacent to Centurion Park, Tamworth for B1c, B2 and B8 development.
  2. Planning application for 25.4 hectares gross (14.1 hectares net) on land directly south east of Junction 10 of the M42 motorway for B1c, B2 and B8 development.



- 2.5 The Council maintains the position that these two applications should help to meet the employment needs arising from Tamworth and that they both fit the principal objectives within the Plan (detailed above in 2.2). The attached plan marks on the boundaries of these two sites in red. The planning permission for 8.5 hectares gross (5.3 hectares net) has been allocated by North Warwickshire Borough Council in its draft Site Allocations Plan (DOR24) and forms part of the employment supply to meet its own local employment needs, as justified by NWBC in its report of the application to Planning Committee.
- 2.6 With regards to matter 10.3, policy EC6 of the Plan allocates land for 18 hectares of employment land within the Borough. Both the Council and SMDL maintain the position that there are no further deliverable or developable sites to meet employment needs within Tamworth.
- 2.7 With regards to matter 10.1, Local Plan policy SS1 sets out the needs arising from Tamworth. SMDL has made representations to the effect that this should be increased and that the 32ha of employment need should be regarded as a minimum. The current wording of the policy does not state if this figure is a maximum or minimum.

#### **Agreed matters**

- 3.1 With regards to Local Plan Policy SS1 – The Spatial Strategy for Tamworth the Council agrees that a change should be made to the policy (new text shown in bold).

#### **Policy SS1 – The Spatial Strategy for Tamworth**


Allocations will be promoted within Tamworth to support the delivery of 18 hectares (ha) of B1 (b,c), B2 and B8 employment land to meet an overall **minimum** need of 32ha.

#### **Paragraph 3.28**

This shows a significant shortfall of 14ha from the identified **minimum** need for 32ha over the Plan period.

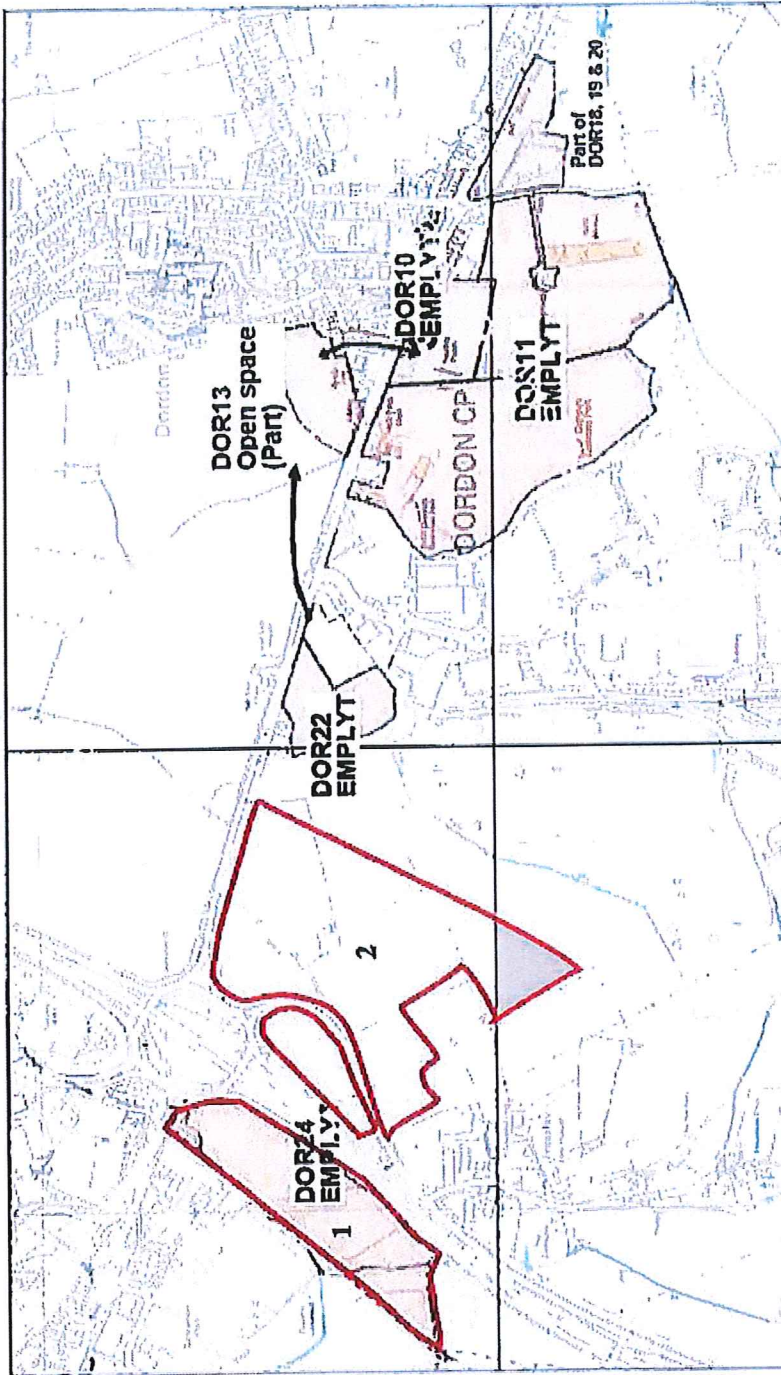
- 3.2 The current outstanding SDML application for 25.4 hectares (14.1 hectares net) in North Warwickshire has not been allocated by North Warwickshire Borough Council to meet its own needs. Taking into consideration the objectives outlined in paragraph 2.2 it is particularly well placed to meet the employment needs arising from Tamworth, as evidenced by the submission made by SMDL in making representations to the Pre-submission Local Plan.

### 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		20/5/15

Signed on behalf of St Modwen Developments Limited		
Name and position	Signature	Date
RICHARD HICKMAN PLANNING MANAGER		21/5/15

DORDON - Employment Site Associations



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North Warwickshire  
Site Associations Plan  
Draft Pre-submission Stage 2014

