



**Tamworth Borough Council  
Monitoring Report  
2017/18**

## Summary

The timeframe measured within this monitoring report is the period 01 April 2017 to 31 March 2018 unless otherwise stated.

### Local Plan progress

- The Planning Obligations Supplementary Planning Document and Community Infrastructure Levy have both now been adopted, although both projects took longer than originally anticipated. Progress towards the completion of the Design Supplementary Planning Documents has been delayed as a result of external factors and research issues.

### Housing

- The latest five year supply figures show that Tamworth currently has a housing supply of 7.6 years.
- 1,151 dwellings were granted planning permission, 309 of which were reserved matters approvals on sites with outline consent.
- 224 dwellings were completed and 73 were lost giving a net gain of 151. This is below the Local Plan target of 177 but is still one of the highest delivery rates in recent years and is only below the 177 target as a result of the exceptionally high level of losses.
- 75% 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.
- 390 affordable dwellings were granted consent and 101 were completed in the monitoring year, more than double the Local Plan target of 40 per year.
- There are currently 11 entries on the Self-Build and Custom Housebuilding Register. In 2017/18, no planning permissions were granted for dwellings that were expressly described as custom or self-build properties.

### Employment land

- During 2017/18, planning permissions were granted which could result in a net gain of 2,947 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.

#### Developer contributions

- Contributions have been secured by agreement totalling £5,881,188 towards the provision of infrastructure. £4,471,738 of that total has been secured in conjunction with the county council towards education and highways infrastructure and the remaining £1,409,450 has been secured towards open space and town centre improvements including through the Gateways Project.

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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 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 has been reviewed, however the revised version had not been finalised in time to influence the content of this monitoring report. Instead this report follows a similar structure to the 2016/17 report by providing 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 the 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

Progress on the Design SPD has been slower than anticipated for a number of reasons. This is predominantly down to the appointed consultants taking longer than anticipated to complete the early stages of the work and, due to increased demand in other work areas, a shortage of in-house resources to provide additional support to the consultants. The project is currently running approximately one year behind

schedule, and a revised project timetable will be set out when an updated LDS is published towards the end of 2018.

#### Planning Obligations Supplementary Planning Document

A revised Planning Obligations SPD was drafted and was put out for consultation between 16 April and 30 May 2018. The document was amended as a result of consultation responses received, and a final draft was approved by Full Council for adoption from 01 August 2018.

LDS 9 set out a timescale for adoption of the revised SPD by the end of November 2017. As a result of the SPD being tied in with the CIL work programme and the delays associated with that (see below) it has not been possible to adopt the SPD as early as originally anticipated.

Shortly after the Council's resolution to adopt the Planning Obligations SPD, the Government published the revised National Planning Policy Framework (NPPF). Changes to policies within the NPPF may affect the content of the SPD to the extent that the Council will need to consider revising and republishing the document. The timetable for any such changes will be included in the updated LDS to be published later in the year.

#### Community Infrastructure Levy

The Council was advised that the evidence base for CIL should be consolidated and updated as it was seen as a risk at examination that the evidence base may be challenged. Up to date evidence was commissioned that would also consolidate three reports which delayed the submission of the Draft CIL Charging Schedule for examination until August 2017. The time between submission and examination was unfortunately longer than anticipated, although this was beyond the control of the Council, and the Examination Hearing did not take place until 01 November 2017, approximately three months later than anticipated.

Following the Hearing, a further round of consultation was carried out on proposed modifications to the Draft Charging Schedule arising from the Examination process. This was anticipated; however it did take place three months later than planned as a result of the earlier delay in the Examination process.

The final Examiner's Report was received in February 2018 and recommended that the Charging Schedule be approved. However, it was acknowledged during the Examination that the Council's regulation 123 list was in draft form and would require updating following a review of the Infrastructure Delivery Plan (IDP).

National Planning Policy Guidance (NPPG) states that when charging authorities wish to revise their regulation 123 list, they should ensure that these changes are clearly

explained and subject to appropriate local consultation. The revised regulation 123 list was consulted on between 16 April and 30 May 2018 alongside the updated IDP and revised Planning Obligations SPD. The additional period of consultation was not accounted for in the original project timetable and so further delayed the adoption of CIL.

The adoption of CIL and the associated regulation 123 list was approved at a meeting of the Full Council on 17 July 2018 and the CIL Charging Schedule took effect from 01 August 2018, approximately nine months later than anticipated.

## Housing

### Five year supply

Paragraph 47 of the 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 2018, the supply of housing land in Tamworth amounts to 7.6 years. Further information on how this figure is calculated can be found in the Tamworth Borough Council Five year housing land supply 2018 to 2023 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 2017 to 31 March 2018, permission was granted for a total of 1,151 dwellings (net).

Whilst this number is substantial, it should be noted that 309 of those permitted dwellings result from Reserved Matters approvals on sites which already have outline consent. The bulk of the remaining permitted dwellings result from the outline approval of up to 800 dwellings on the remaining Sustainable Urban Extension site at Dunstall Lane (see table 1 below).

Reference	Location	Type	Net Change in Dwellings
0076/2017	Land at Coton Hall Farm, Coton Lane, Tamworth	Reserved Matters	35
0116/2017	4 Beyer Close, Glascote, Tamworth, B77 2DP	Full	2
0123/2017	31 Market Street, Tamworth, B79 7LR	Change of Use	1
0129/2017	404 Tamworth Road, Amington, Tamworth, B77 4AQ	Full	1
0056/2017	34A George Street, Tamworth, B79 7LJ	Full	1
0027/2017	Land off Coton Lane (Windmill Farm)	Reserved Matters	170
0255/2017	11A Albert Road, Tamworth, B79 7JN	Change of Use	1
0191/2017	15 - 16 Hospital Street, Tamworth, B79 7EE	Full	1

Reference	Location	Type	Net Change in Dwellings
0258/2017	Land Adjacent Football Ground, Cross Street, Kettlebrook, Tamworth, B77 1AA	Variation	6
0311/2017	141 Gillway Lane, Tamworth, B79 8PN	Variation	1
0197/2017	The Red Lion Inn, Quarry Hill, Wilnecote, B77 5BS	Full	4
0235/2017	48 Tamworth Road, Dosthill, Tamworth	Full	1
0308/2016	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	Outline	800
0418/2017	2 Faringdon, Glascote, Tamworth, B77 2HP	Full	1
0428/2017	31 Whiting, Dosthill, Tamworth, B77 1HP	Full	1
0441/2017	Land adj 87 Comberford Road, Tamworth, B79 8PE	Variation	1
0355/2017	Land adjacent 59 Fazeley Road, Tamworth, B78 3JN	Full	2
0466/2017	15 - 16 Hospital Street, Tamworth, B79 7EE	Full	3
0533/2017	Land adjacent to Maybank, Hodge Lane, Amington, Tamworth, B77 4AN	Full	1
0156/2017	Land off Quarry Hill, Wilnecote, Tamworth	Full	7
0502/2017	High Wynard, Highfield Avenue, Amington, Tamworth, B77 3JB	Full	3
0539/2017	Land rear of 7 Quarry Hill, Wilnecote, Tamworth, B77 5BN	Full	4
0566/2017	Land at Kerria Centre, Kerria Road, Amington, Tamworth, B77 4EW	Reserved Matters	8
0567/2017	Land off Tinkers Green Road, Wilnecote, Tamworth, B77 5DD	Reserved Matters	96
			<b>1151</b>

Table 1: Permissions granted

## Delivery

Within the monitoring year 2017/18 a total of 224 dwellings were completed whilst 73 were lost to demolition or change of use, giving a net gain of 151 dwellings. Although this is below the Local Plan target of 177 dwellings per year, the gross completions of 224 is significantly above the target and only the exceptionally high level of losses as a result of estate regeneration has caused the net figure to be below the target. A separate housing delivery document (Housing Delivery Paper 2017/18) has been published which provides further details in relation to the dwellings delivered during 2017/18.

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

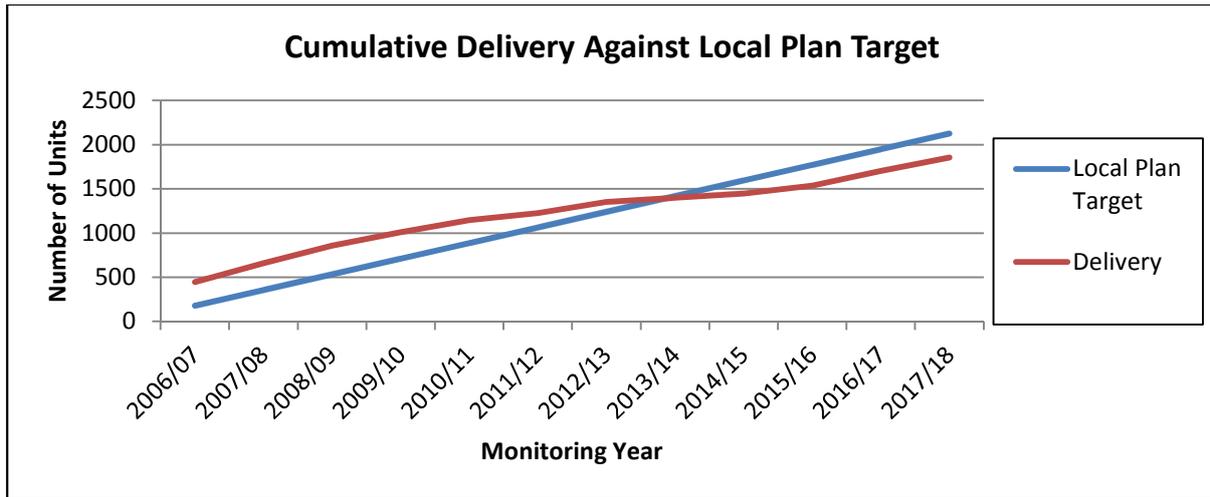


Figure 1: Cumulative Housing Delivery

Despite the recent increase in delivery rates, cumulative delivery is still currently below the Local Plan target and the gap between the actual and target delivery has increased for a fourth consecutive year to 271. However, with development now underway on two of the three SUE sites and a number of other larger developments, it is anticipated that the delivery deficit will start to reduce from 2018/19 and will return to a level above the Local Plan target by 2020/21 (see figure 2).

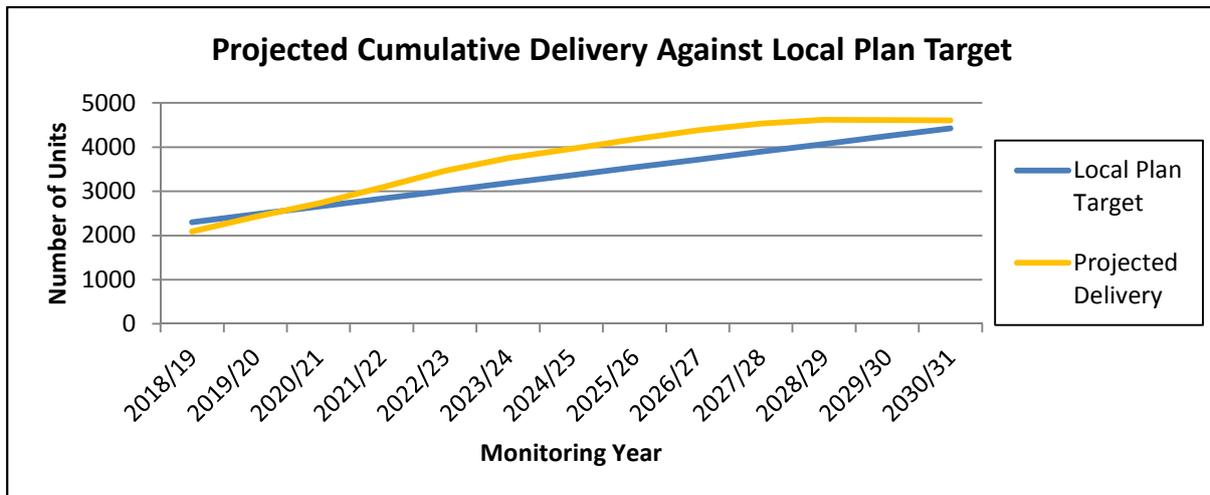


Figure 2: Projected Cumulative Housing Delivery

### Affordable housing

The affordable housing target set out in the Local Plan (policy HG4) is 1,000 dwellings by the end of the Plan period, which equates to 40 dwellings per annum. During 2017/18 planning permissions were granted for developments that could result in the delivery of 390 affordable dwellings within the borough. This is largely as a result of outline consent being granted for up to 800 units on the third SUE site at Dunstall Lane. It should also be noted that a number of the dwellings listed in table 2 are the result of reserved matters approvals on sites with existing outline permission.

Reference	Location	Application Type	Affordable Dwellings
0027/2017	Land off Coton Lane (Windmill Farm)	Reserved Matters	43
0076/2017	Land at Coton Hall Farm, Coton Lane, Tamworth	Reserved Matters	7
0308/2016	Land at Dunstall Farm, Dunstall Lane, Tamworth, B78 3AX	Outline	200
0566/2017	Land at Kerria Centre, Kerria Road, Amington, Tamworth, B77 4EW	Reserved Matters	44
0567/2017	Land off Tinkers Green Road, Wilnecote, Tamworth, B77 5DD	Reserved Matters	96
			<b>390</b>

Table 2: Affordable Housing Permissions

It is anticipated that these 390 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, 101 affordable dwellings were completed. This is over 2.5 times the Local Plan target of 40 dwellings per annum.

Reference	Location	Affordable Completions
0259/2016	Electric sub Station, Kirtley, Glascote, Tamworth, B77 2HE	4
0354/2016	Garage Site, Ferrers Road, Tamworth, B77 3PW	3
0353/2016	Garages Adjacent 38 Broadsmeath, Kettlebrook, Tamworth, B77 1DG	2
0496/2016	Parking spaces adjacent 69-90 Broadsmeath, Kettlebrook, Tamworth, B77 1DQ	1
0346/2013	Land South of St Peters Close, Kettlebrook, Tamworth, B77 1BX	9
0260/2016	Garages Adjacent to 11 Chestnut Avenue, Tamworth, B79 8QS	2
0043/2016	Land South of Hedging Lane, Wilnecote, Tamworth	75
0262/2016	Garages, Cambrian, Glascote, Tamworth, B77 2EF	2
0263/2016	Garages, Cambrian, Glascote, Tamworth, B77 2EF	3
		<b>101</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 2017/18. Of the 1,191 dwellings (gross) permitted within the monitoring year, 800 were for the outline consent on land at Dunstall Farm. The permission is only for outline consent and, although there is a planning condition requiring the mix of dwellings to be in accordance with that set out in policy HG5, the final mix is not currently known. These 800 dwellings have therefore been discounted for the purposes monitoring policy HG5.

The mix is broadly in line with the requirements of policy HG5 with the majority (75%) of approved units being 2 or 3 bedroom properties. The proportion of 3 bed dwellings is 9% lower than the target, and this is mostly made up by the proportion of 1 bed properties being 8% higher than the policy requirement. This is not a significant variation from the target and appears to be a result of the higher proportion of smaller units being provided on the Council's regeneration sites at Kerria and Tinkers Green. 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.

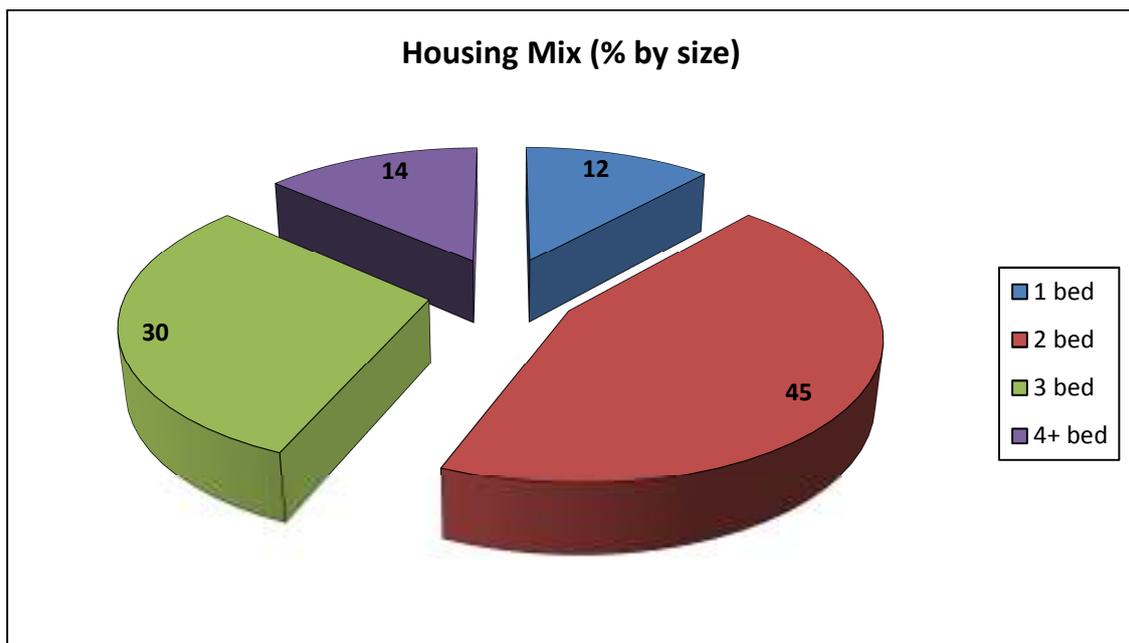


Figure 3: Housing Mix

## 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.

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.

Tamworth’s Self-Build and Custom Housebuilding Register currently contains 11 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, 4 individuals were added to the register. In 2017/18, there were no planning permissions granted where the development was known to be for custom or self-build dwellings, however there were 5 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 2017, the Council has three years to deliver 4 plots to service the need identified by the register up to 30 October 2020.

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	Site is currently subject to an application for a mixed use development (0055/2018).
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

There have been no significant changes to the allocated employment sites during 2017/18. EMP 1, the largest of the allocated sites, is currently the subject of a planning application (ref: 0055/2018) for the construction of a car showroom with associated sales facility, car repairs, MOT, storage and valet facility with associated infrastructure, parking, access and landscaping. Outline application for approximately 7 B1(b,c) B2 and B8 Units, 2 car dealerships and 2 drive-thru restaurants (A3/A5) with associated access, servicing, landscaping and parking.

### 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 2017/18. 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 2017/18, planning permissions were granted which could result in the loss of 1,717 square metres (sqm) of floorspace for B class uses and a gain of 4,664 sqm, giving a net gain of 2,947 sqm.

The largest individual losses were both demolitions of existing buildings which are proposed to be replaced by buildings of a similar size or larger, whilst the largest net loss (103 sqm) results from a change of use to residential. 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
0092/2017	Demolition of former industrial unit, proposed extension to existing Suncream Dairies and internal alterations to form new office space.	Unit 1, 7D Claymore, Tame Valley Industrial Estate, Tamworth, B77 5DQ	567	678	111
0098/2018	Enclosed link between units 3 and 4 Hedging Lane Industrial Estate.	Amphenol Invotec, Units 1-3 Hedging Lane Industrial Estate, Hedging Lane, Wilnecote, Tamworth, B77 5HH	0	6	6
0080/2018	Demolition of existing fire damaged building, with a proposal of a new build factory unit	Unit 5a Gagarin, Lichfield Road Industrial Estate, Tamworth, B79 7TA	953	950	-3
0132/2017	Change of use from shop (A1) to a business (B1)	19 Bamford Street, Glascote, Tamworth, B77 2AT	0	30	30
0134/2017	Change of use to A1 (retail), A2 (Financial and Professional Services) or A3 (Restaurant and Cafe)	112 Glascote Road, Glascote, Tamworth, B77 2AF	94	0	-94

Permission Reference	Proposal	Location	B Class Loss	B Class Gain	B Class Net Change
0255/2017	Change of use from B1 office to 1 No. C3 residential dwelling and repair/replacement of existing rear and side windows.	11A Albert Road, Tamworth, B79 7JN	103	0	-103
0304/2017	Proposed extension to existing Industrial Unit	16D Silica Road, Amington Industrial Estate, Tamworth, B77 4DT	0	525	525
0423/2017	Construction of two 12m high assembly & storage industrial units with a shared loading yard. Placement of a number of prefabricated buildings to provide staff welfare facilities and construction of a further 9 visitor parking spaces.	Apollo Chemical, 20 Silica Road, Amington Industrial Estate, Tamworth, B77 4DT	0	2292	2292
0578/2017	Change of use to offices (B1 use)	14 Victoria Road, Tamworth, B79 7HL	0	183	183
			<b>1717</b>	<b>4664</b>	<b>2947</b>

Table 5: 2017/18 B Class permissions granted

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. Nationally, while the number of applications for both major and minor residential developments has been generally on an upward trend in recent years, the number for major commercial developments has shown no significant increase and minor commercial applications continue to fall (see figure 4 below).

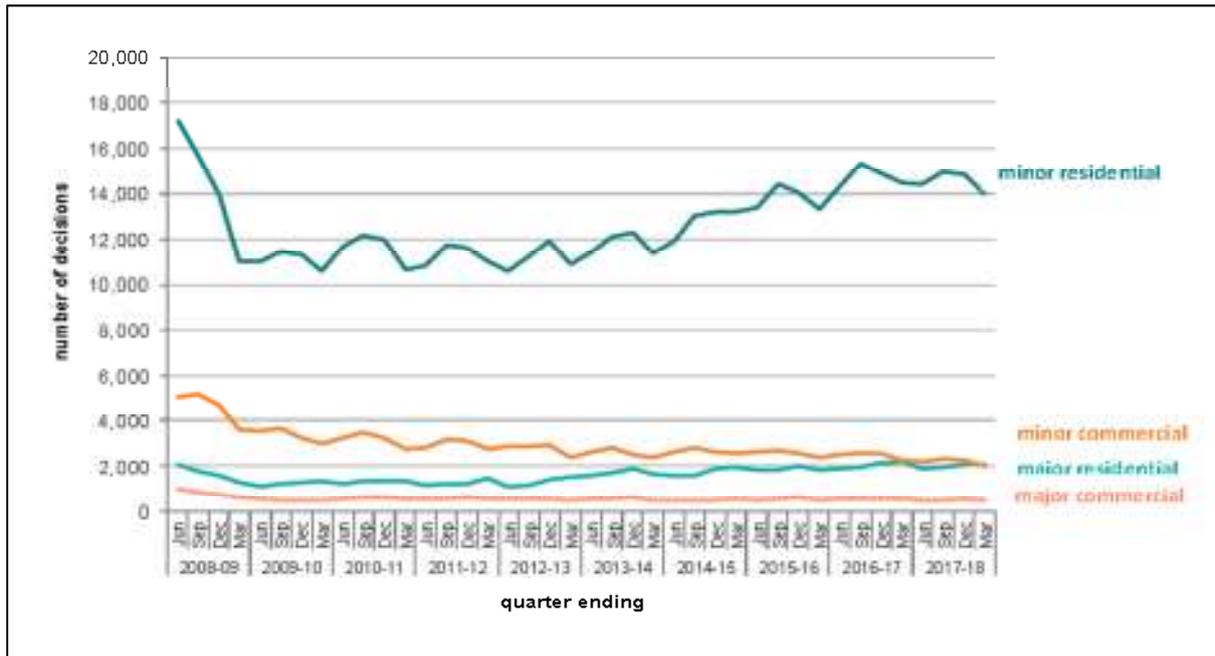


Figure 4: Number of planning applications decided by district authorities, by type of development England, quarter ending June 2008 to quarter ending March 2018; Source: MHCLG Planning Applications in England: January to March 2018

### 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 has included one site within their emerging Local Plan as a replacement to a proposed earlier allocation Lichfield has determined that there is sufficient capacity to be able to provide 6.5ha to meet Tamworth’s unmet need and this is reflected in the Local Plan Allocations document.

## 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 2017/18, developer contributions have been secured by agreement totalling £5,881,188 towards the provision of infrastructure. A significant proportion of this amount (£4,471,738) has been secured in conjunction with the county council towards education and highways infrastructure. The remaining amount (£1,409,450) has been secured towards open space and town centre improvements including through the Gateways Project (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.

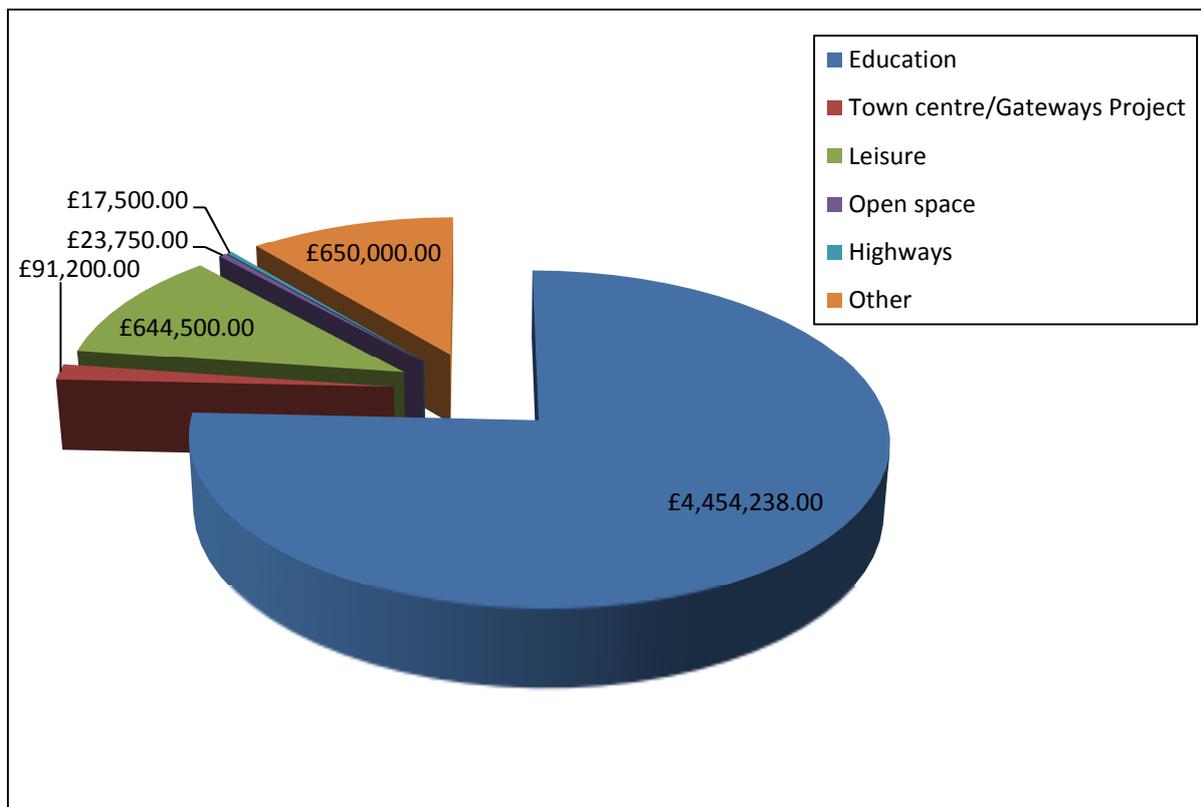


Figure 5: Developer Contribution Types

These payments will contribute towards specific infrastructure requirements arising as a result of the permitted developments. CIL came into effect in Tamworth on 01 August 2018 and developments that are liable for CIL will be required to contribute towards a fund that will contribute towards the delivery of infrastructure across the whole of the borough. Now that CIL is in effect, future monitoring reports will include

information about the collection and spending of money collected through CIL.  
Further information on CIL can be found online at: <http://www.tamworth.gov.uk/cil>

## Conclusions and further work programme

- A number of the projects set out in the current LDS have now been completed, although they have taken longer than expected to reach completion for a number of reasons. The Design SPD is currently still progressing, however this project is also running behind schedule and a revised timetable will be required to be drawn up as part of a new LDS to be published later in 2018.
- Despite the net delivery of new dwellings for 2017/18 being below the Local Plan target of 177, this was only as a result of the exceptionally high level of demolitions resulting from the Council's regeneration schemes. The gross delivery was significantly higher than in previous years and, with development commencing on a number of the larger housing sites, it is estimated that the Local Plan delivery deficit will be made up by 2020/21. The Council will continue to work with Lichfield and North Warwickshire towards delivering Tamworth's unmet housing need in a sustainable manner.
- The 101 affordable dwellings delivered during 2017/18 is more than 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 2017/18 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 2018 to 2023  
Housing Delivery Paper 2017/18

## **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