

**Tamworth Local Plan 2006-2031
Examination**

Statement of Common Ground

as agreed between

**Tamworth Borough Council
and West Midlands HARP Planning
Consortium**

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 West Midlands HARP Planning Consortium ("WM HARP").
- 1.2 The Statement sets out the confirmed points of agreement between the Council and WM HARP with regard to the submitted Tamworth Local Plan 2006-2031, which will assist the Inspector during the examination of the Plan.

Background

- 2.1 WM HARP have responded to consultation by the Council throughout the preparation of the Plan in respect of the spatial strategy for meeting objectively assessed housing need, affordable housing and specialist care and accommodation for the elderly.
- 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. Further changes advise that following a Written Ministerial Statement affordable housing contributions should not be sought from developments of 10-units or less (Reference ID: 23b-012-20150326).

Agreed matters

1. Proposed changes to Policy HG4, Policy HG5 and supporting text

- 3.1 In response to the WM HARP representation the Council is prepared to make modifications to Policy HG4 Affordable Housing, Policy HG5 Housing Mix and supporting text (new text is in bold, and deletions are struck through):

Policy HG4 Affordable Housing

Unless demonstrated to be unviable through an independent assessment by a suitably qualified person, the Council will require:

- a) new residential development, involving ~~40~~**11** or more dwellings (gross) **and with a gross internal area no greater than 1000 sq. metres**, to provide a target of 20% affordable dwellings on site.
- b) The Land North of Coton Lane (406) and Dunstall Lane sites allocated in Policies HG1 and HG2 will be expected to provide a target of 25% affordable dwellings on site.
- ~~c) new residential development involving 3 to 9 dwellings (gross) to provide a financial contribution through a Section 106 agreement, equivalent to a target of 20% on site affordable dwellings.~~
- c) for on site provision a mix of 25% Intermediate Tenure and 75% Rented which should be split between Social Rented and Affordable Rented.
- d) a range of sizes of residential dwellings to be provided to meet local requirements

- e) a range of housing to meet the needs of older persons, persons with disabilities and those with special needs where there is a proven need and demand.
- f) affordable housing units to be well designed and blend in well with the rest of the development to promote cohesion within the community.

Supporting text paragraph 5.22

It has been concluded from the study that for sites of 1 and 2 units there would be no on site provision and no commuted sum for affordable housing. **Furthermore, a statement by the Minister of State, Department for Communities and Local Government dated 28 November 2014 currently prohibits the imposition of affordable housing obligations on sites of 10 units or less (and with a combined gross floor space of no more than 1,000 sq. metres). On sites of 3 to 9 units a commuted sum for an equivalent of 20% affordable housing will be sought and for all sites of 10 11 units or more an on site provision of at least 20% affordable housing will be sought.**

Supporting text paragraph 5.25 in its entirety to be deleted

Supporting text paragraph 5.27

HG4 will support the Council's continued work with Registered Providers to increase and improve the affordable and social housing stock in Tamworth to address the remaining gap in affordable need. ~~Where off-site contributions are paid by a developer the moneys will be used by the Council or in partnership with Registered Providers for the development of land for affordable housing.~~ In recent years this has involved the construction of affordable housing by Registered Providers on land provided by the Council. The construction of new council housing will also be explored and delivered where feasible.

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 WM HARP representation raised concerns that the changes to Policy HG4 to meet new ministerial guidance would have an effect on delivery of affordable housing. Developments of 10 dwellings and under will no longer be required to make a financial contribution towards affordable housing. The representation suggested that the Council should consult on the issue, prior to submitting the Plan for examination.
- 3.3 Both WM HARP and the Council are satisfied that, although the modification to Policy HG4 would reduce the delivery of affordable housing from windfall sites, the delivery of affordable housing from planned development and the overall target will not be affected.
- 3.4 Paragraph 5.24 of the supporting text explains that, in order to establish an affordable housing requirement, the minimum targets recommended by the viability evidence were applied to the proposed housing allocations. None of the allocations relied on by the Plan fall below the new 11 dwelling threshold. Therefore, there is no anticipated impact on delivering the minimum requirement of Policy HG4. The Council and registered providers will continue to work together to increase delivery beyond the minimum target.

3.5 WM HARP agree that the modifications proposed by the Borough Council provide sound policy to address the housing needs of older people.

3.6 **Statement of Common Ground**

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

Signed on behalf of West Midlands HARP Planning Consortium		
Name and position	Signature	Date
JOHN SNEDDON Managing Director Tetlow King Planning		26.05.2015