



Robert Mitchell

Director (Communities, Planning & Partnerships)

Please ask for: Matthew Bowers

Direct dial: 01827 709276 Fax: 01827 709 310

E-mail: matthew-bowers@tamworth.gov.uk

FAO: Denis Winterbottom

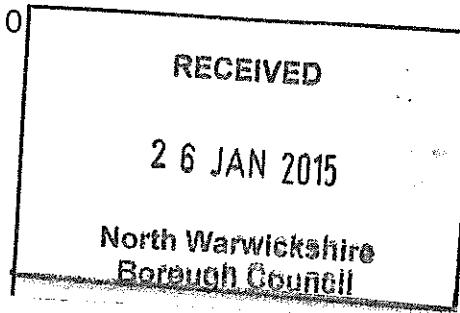
North Warwickshire Borough Council

The Council House

South Street

ATHERSTONE

Warwickshire CV9 1DE



23 January 2015

Dear Sir

RE: Planning application PAP/2014/0648 Outline application for development of land within use class B1(c), B2 and B8, demolition and removal of existing structures and associated works AT LAND SOUTH EAST OF M42 JUNCTION 10, TRINITY ROAD, DORDON

As you will be aware from our regular duty to co-operate meetings and Local Plan consultations, Tamworth is reliant upon adjoining authorities to assist in meeting its housing and employment needs.

The evidence base supporting the Tamworth Borough Council Pre-submission Local Plan demonstrates that there is a need for 32 hectares of employment land in Tamworth over the Plan period. Due to the limited capacity in Tamworth Borough, the evidence (including the Employment Land Review and the Site Selection Paper) demonstrates that only 18 hectares is available and therefore there is a total shortfall of 14 hectares of employment land. This is set out within the Pre-Submission Local Plan 2006-2031, which was the subject of a public consultation between October and December 2014.

There are strong links between Tamworth and North Warwickshire, as evidenced by the Southern Staffordshire Districts Housing Needs Study, the Stage 2 GBSLEP and Black Country Joint Planning Committee Housing Needs Study (2014), and the Coventry and Warwickshire Joint Strategic Housing Market Assessment (2013). Furthermore, the travel to work patterns 2011 Census Data shows that Tamworth has a clear commuter link with North Warwickshire.

Currently there is a signed Memorandum of Understanding (October 2014) between Tamworth, Lichfield and North Warwickshire Council's which includes the following:

"New evidence has demonstrated that Tamworth Borough Council is unable to meet its objectively assessed housing need by at least 2000 homes, and can only make provision for 18 hectares of employment land from the 32 hectare requirement. As such a minimum of 2000 new homes and 14 hectares of employment land will need to be delivered outside of Tamworth Borough Council's administrative boundaries."

Manning House,
Lichfield Street,
Tamworth,
Staffs B79 7BZ.

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Enquiries: 01827 709709
Facsimile: 01827 709271

01827 709271



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And includes the following objectives:

"2. For all three authorities, Tamworth Borough Council, Lichfield District Council and North Warwickshire Borough Council, to work together to seek solutions to deliver the remaining unmet housing and employment needs arising from Tamworth. This can be achieved through a range of options such as:

- *Joint Development Plan Document*
- *Joint Strategy*
- *Joint Evidence*
- *Where appropriate within the emerging GBSLEP Spatial Framework Plan*

3. To agree that the delivery of new homes and employment land to meet Tamworth Borough Council's future needs will be determined by the respective authority's statutory development plan, in accordance with the outcomes of objective 2. Site specific issues will be considered outside of this agreement through the development plan and planning application process."

To date there has been no progression on preparing any joint work between the three local authorities, specifically with consideration of meeting the 14ha of unmet employment need arising from Tamworth. As there has been no wider, strategic work which considers a range of potential sites in North Warwickshire or Lichfield, this site currently presents the only option of meeting this need.

The application for 25 hectares of employment land at land south east of M42 Junction 10 would form an extension to the urban area of Tamworth and is not located within or adjacent to an existing settlement in North Warwickshire.

Taking account of the site's relationship with Tamworth, it is considered that, if approved, this development would contribute to the employment land deficit for Tamworth, meeting some or all of the need not able to be delivered within Tamworth. This would meet with Strategic Spatial Priority SP1 of the Pre-Submission Local Plan which states "Making the most efficient and sustainable use of the Borough's limited supply of land and recognising that an element of future development will be provided by neighbouring authorities" and with Policy SS1 (The Spatial Strategy for Tamworth).

With regard to the detailed planning considerations I have the following comments to make:

- There is an opportunity to provide footpath/cycleway connections into Overwoods Road. The scheme provides for a footpath cycleway link running south along Trinity Road to a point adjacent to the Overwoods Road. This would benefit from a safe crossing point over Trinity Road and an extension of the cycleway to Freasley Lane where it can connect into Tamworth's footpath/cycleway network. This would help to meet with policies SU1 (Sustainable Transport Network) and SU2 (Delivering Sustainable Transport) of the evolving Local Plan for Tamworth Borough Council (which has recently been through its pre-submission consultation and is due to be submitted for examination shortly).

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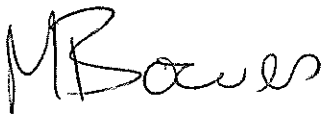
- The A5 is a strategic transport corridor that connects Tamworth residents and businesses. It will be important to ensure that the proposal mitigates its impacts on the A5, particularly the M42 Junction 10 and surrounding local road network.
- It will therefore be important to ensure public transport links between Tamworth and the proposed development are enhanced and opportunities for bus links in particular should be explored. This would help to meet with policies SU1 (Sustainable Transport Network) and SU2 (Delivering Sustainable Transport) of the evolving Local Plan for Tamworth Borough Council (which has recently been through its pre-submission consultation and is due to be submitted for examination shortly).

These points, if taken on board, also help to meet with Strategic Spatial Priority SP12 of the Pre-Submission Local Plan which states "To promote sustainable transport modes for all journeys by improving walking, cycling and public transport facilities throughout the Borough and to neighbouring areas and beyond."

I trust that these comments are useful to you. Please be aware that these are officer level comments only and the consultation has not been considered by any committee of the Council.

If you would like to discuss any of the above matters further, please do not hesitate to contact the officer named above.

Yours faithfully



Matthew Bowers
Head of Planning & Regeneration
Communities, Planning & Partnerships