

**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**

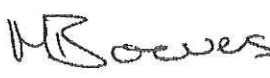
Allocations will be promoted within Tamworth to support the delivery of 18 hectares (ha) of B1 (b,c), B2 and B8 employment land to meet an overall **minimum** need of 32ha.

#### **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.

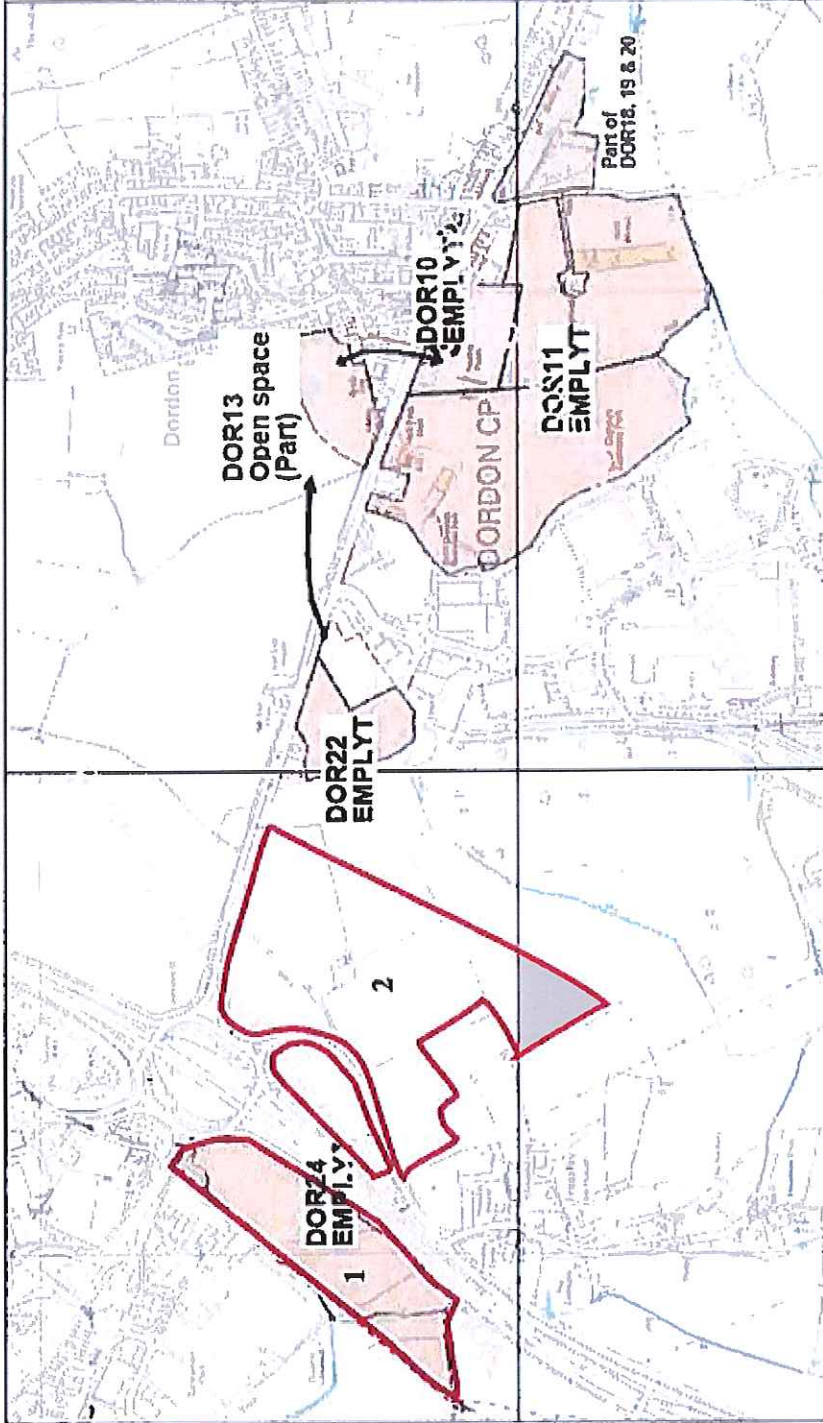
### 3.3 Statement of Common Ground

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 Allocations



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North Warwickshire  
Site Allocations Plan  
Draft Pre-submission Stage 2014



North Warwickshire  
Borough Council