

PLANNING COMMITTEE (27 November 2023)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 9

18/00840/OUTMEI – Outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access).

Land North Of Browns Lane, Tamworth, Staffordshire,

Additional Consultation responses

Following publication of the agenda, a response has been received from the Tamworth Borough Council Planning Policy and Delivery Team (15 November 2023). The arguments put forward by the developer relating to the provision of affordable housing were noted, and the following comments were provided in relation to the Tamworth Housing Need:

'The applicant argues that there is a significant need for affordable housing within Tamworth, and that this should be given very significant weight in decision making on their application. This argument hinges on a need of 170 affordable dwellings per annum in Tamworth, derived from the 2019 Housing and Economic Development Needs Assessment. It should be noted that this document is now over four years old and does not currently inform any policies of an emerging local plan. The current annual target for affordable housing, as set out in policy HG4 of the adopted local plan, is 40 per annum.

This number was arrived at through a combination of a needs assessment, and an assessment of viability of the plan as a whole. Since the adoption of the plan in 2016, delivery against this target has been consistently good and, without reading the specific details of each case, it would appear that this is a different scenario to the appeal examples given. We would therefore disagree with the applicant's assertions that there is a significant shortfall in affordable housing delivery and that the fact that the scheme would be 100% affordable housing should be given very significant weight.

Additionally, we also have concerns that a 100% affordable scheme would be eligible for relief from the Community Infrastructure Levy, which would mean that there are no funds available to mitigate the impact of the additional pressure on infrastructure within Tamworth Borough that a 210 dwelling scheme on the border would generate.

Notwithstanding the above, were the application to be approved as proposed, Tamworth Borough Council would likely seek nomination rights for a proportion of the housing to meet the needs of Tamworth residents.'

Additional Letters of Representation

Additional responses raising objections to the application have been received from a further 11 local residents, including Richard Kingstone who has responded as being both a local resident and the elected Member for Mercian Ward in Tamworth. The objections raised reiterate those summarised in paragraph 9.1 of the Committee Report.

One further neutral response was received, requesting that Swift Bricks be included in any new built form.

Recommendation

Members to note the above additional representations, the recommendation remains as set out in the main report.