

NON-CONFIDENTIAL



Borough of Tamworth

1 October 2014

Dear Councillor

You are hereby summoned to attend a **meeting of the Council of this Borough** to be held on **WEDNESDAY, 8TH OCTOBER, 2014** at 6.00 pm in the **COUNCIL CHAMBER - MARMION HOUSE**, for the transaction of the following business:-

AGENDA

NON CONFIDENTIAL

1 Apologies for Absence

2 To receive the Minutes of the previous meeting (Pages 1 - 18)

3 Declarations of Interest

To receive any declarations of Members' interests (pecuniary and non-pecuniary) in any matters which are to be considered at this meeting.

When Members are declaring a pecuniary or non-pecuniary interest in respect of which they have dispensation, they should specify the nature of such interest. Members should leave the room if they have a pecuniary or non-pecuniary interest in respect of which they do not have a dispensation.

4 To receive any announcements from the Mayor, Leader, Members of the Cabinet or the Chief Executive

5 Question Time:

- (i) To answer questions from members of the public pursuant to Procedure Rule No. 10.
- (ii) To answer questions from members of the Council pursuant to Procedure Rule No. 11

6 Tamworth Borough Council pre-submission Local Plan 2006 - 2031 (Pages 19 - 428)

(Report of the Portfolio Holder for Economy and Education)

7 Outside Bodies 2014/15 (Pages 429 - 432)

(Revised list of Outside Bodies following the annual review)

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. O. O. T.', with a large, stylized flourish extending to the right.

CHIEF EXECUTIVE

People who have a disability and who would like to attend the meeting should contact Democratic Services on 01827 709264 or e-mail committees@tamworth.gov.uk preferably 24 hours prior to the meeting. We can then endeavour to ensure that any particular requirements you may have are catered for.

Marmion House
Lichfield Street
Tamworth



MINUTES OF A MEETING OF THE COUNCIL HELD ON 16th SEPTEMBER 2014

PRESENT: Councillor R Kingstone (Chair), Councillors M Gant, J Chesworth, M Clarke, S Claymore, T Clements, D Cook, C Cooke, M Couchman, S Doyle, J Faulkner, J Goodall, M Greatorex, A James, A Lunn, T Madge, M McDermid, K Norchi, J Oates, M Oates, S People, T People, R Pritchard, E Rowe, P Seekings, P Standen and M Thurgood

The following officers were present: Anthony E Goodwin (Chief Executive), John Wheatley (Executive Director Corporate Services), Jane Hackett (Solicitor to the Council and Monitoring Officer), Stefan Garner (Director of Finance) and Lara Allman (Democratic & Election Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Foster, G Hiron and J Jenkins.

2 TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 5th June 2014 were approved and signed as a correct record.

(Moved by Councillor D Cook and seconded by Councillor S People)

3 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

4 TO RECEIVE ANY ANNOUNCEMENTS FROM THE MAYOR, LEADER, MEMBERS OF THE CABINET OR THE CHIEF EXECUTIVE

Announcement by the Mayor

“Whether it was the emotion of John leaving office or the excitement of me taking up office, the inauguration of my Cadet didn’t get the coverage that was planned. So, for the record, I would first of all like to place on record John’s appreciation of last years Army Cadet, Lance Corporal Shaun Whetton and then to welcome my Cadet for the ensuing year Matthew Feenan, Air Cadet. Matt is a local lad and attends Landau Forte Academy. I am looking forward to having Matt’s support

over the coming year and hope that he gains both experience and enjoyment from the role.”

Announcement by the Leader of the Council

I would like to announce some changes to Committee membership. Councillor Claymore will be moving from Planning Committee onto Licensing Committee and Councillor Goodall will be moving from Licensing Committee onto Planning Committee.

Councillor Greatorex will be leaving Cabinet for a County post on Cabinet. All reports to Council or Cabinet that should be in the name of Portfolio Holder for Public Housing and Vulnerable People will now be in my name.

Announcement by the Leader of the Opposition

Councillor Jenkins will be replaced on Licensing Committee by Councillor Norchi.

5 QUESTION TIME:

QUESTIONS FROM MEMBERS OF THE PUBLIC

NO.1

Under Procedure Rule No 10, Mr R Bilcliff asked the Leader of the Council, Councillor D Cook, the following question:-

"Have you received any enquires by interested parties to run Tamworth Golf Course?"

Councillor D Cook gave the following reply:

In March 2014 following the closure of the course the Cabinet considered 3 options: 1) Close the course, 2) Open it temporarily under TBC management and consider the long term options; 3) appoint an external management company on a lease to operate the course and consider the long term options. As part of the consideration of Option 3 the Council spoke to many reputable external golf operators. The responses indicated that given the situation at the course the Council would need to pay an external operator circa £100k pa for a short term lease agreement. Cabinet therefore decided to operate the golf course ‘in-house’ for two years which offered a quicker and less costly option to re-open the course. During the comprehensive process to review the future options for the course the Council again contacted a number of golf companies to inform the options appraisal. The Council also received enquiries from a range of sources enquiring about future commercial opportunities at the course. The majority of these were highly speculative eg one man who ran a pub in Fazely wanted to run the Golf Course.

During the options appraisal interest was shown by several reputable companies and their views were considered in the work undertaken by FMG Consultancy in the options appraisal. Key issues arising were the requirement for capital investment and the potential of future risk to the Council’s revenue budget if the course still didn’t get going. These factors and the opportunity to meet other

strategic needs led cabinet to the right decision to close the course and redevelop it for housing with parkland. This is the only option that supports the future needs of the town. The Council has had a small number of enquiries post the decision to close but again these have been speculative and not supported by a business case.

Supplementary question:

The decision to close the Golf Course and Councillor Thurgood sent letters to residents this is not end of the Golf Course. What are the pre-requisites for an interested party to take control of the course?

Councillor D Cook gave the following reply:

A business case would be a good start.

QUESTIONS FROM MEMBERS OF THE PUBLIC

NO.2

The person asking question 2 was absent so the question was not tabled although the Leader of the Council will send a written response.

QUESTIONS FROM MEMBERS OF THE COUNCIL

NO.1

Under Procedure Rule No 11, Councillor P Standen asked the Portfolio Holder for Operations and Assets, Councillor R Pritchard, the following question:-

"Could the Portfolio Holder for Operations and Assets please confirm what the income and usage were for council run car parks between 3pm-6pm Monday Friday for the previous financial year?"

Councillor R Pritchard gave the following reply:

The car park machines became fully networked to a back office monitoring system on 1 September 2013.

Since that time we have been able to monitor the usage by car park in each hourly time band. Previously it had not been easy or accurate to monitor.

Full reports are now available and taking the available data up to the last report, I can confirm that if we estimated the data over a full 12 months period the income after 3pm is £111,528 per annum.

This is budget income already in the council Medium Term financial Strategy, so to offer free parking after 3pm would require over £330,000 being removed from the council's budget.

Supplementary question:

I believe that an element of free car parking during the day time will help in regenerating the town centre and think that it would be a good idea to trial free

car parking in Council owned car parks between 3pm-6pm Monday to Friday in the weeks running up to Christmas this year? Will the portfolio holder look into this?

Councillor R Pritchard gave the following reply:

The controlling group for a long time has offered free parking on the two busiest Saturdays before Christmas. Its very difficult to give away free parking outside that it would mean money being taken away from other services. So if members can identify savings from other areas we will look into it.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.2

Under Procedure Rule No 11, Councillor P Standen asked the Portfolio Holder for Economy and Education, Councillor S Claymore, the following question:-

"Could the Portfolio Holder for Economy and Education please advise what medium to long term plans are in place or are being considered to secure Tamworth Assembly Rooms for future generations in the event of Tamworth Council failing to obtain funding from Heritage Lottery Fund or similar funding sources prior to the building become unsafe for public use?"

Councillor S Claymore gave the following reply:

The Council is pursuing a number of external funding opportunities to support the conservation and redevelopment of the Assembly Rooms. We are currently preparing a bid which includes the wider Creative Quarter to go via the Local Enterprise Partnerships for the second round of the Single Local Growth Fund. Alongside opportunities for external funding the council is also exploring the option (subject to a viable business case) to prudentially borrow capital funding to support the project. It is also conceivable that future capital receipts could be used to support works at the Assembly Rooms. The Council has allocated £400,000 as match funding for the Assembly Rooms Heritage Lottery bid.

It is important to note that the Assembly Rooms needs more than just the essential repairs as without modernisation and improved commercial space the annual revenue subsidy will become too great to sustain.

Supplementary question:

I would ask the portfolio holder to work for the preservation of this historic Tamworth building and where possible involve all members of the council, an issue like this should be above party politics; Too much of our heritage was lost in past decades by short term thinking; I hope this building will be available to future generations and becomes a useful living asset to the people of Tamworth rather than a dead shell of a building.

Councillor S Claymore gave the following reply:

Absolutely thank you very much.

QUESTIONS FROM MEMBERS OF THE COUNCIL**NO.3**

Under Procedure Rule No 11, Councillor C Cooke will ask the Leader of the Council, Councillor D Cook, the following question:-

"On 14th December 2011 a Cabinet meeting determined a restricted agenda item, numbered 11, entitled 'Sale Of Land To The North Of The B5000.' In it a number of items relating to the proposed selling, factual content of the report and conditions of sale have caused me concern. However, after nearly three years, and a planning application and appeal later I am still not able to identify those concerns because this item remains restricted. I am sure that all and any information that allowed this agenda item to be restricted in the first place has now in any case been made public by later events. This agenda report should not remain restricted. Does the Leader of the Council share my concern and will he assure me that he will review council policy with a view to providing a method whereby such restricted reports may become reclassified and de-restricted?"

Councillor D Cook gave the following reply:

Thank you Mr Mayor,

Councillor Cooke, I am afraid I do not share your concern on this occasion.

Then with regard to the second point, the CEO has responded previously and I believe it went something like this

The report to which you referred was presented to Cabinet on 12 December, 2011 under the Restricted Items (Public Excluded) as it related to a commercial transaction. The decision was made, the minutes approved and signed as an accurate record at the following meeting of Cabinet. Neither I, nor the Solicitor of the Council or other CEOs I've spoken to have ever come across a report being 'de-restricted' or the process for doing so.

If it helps, you are entitled to a copy of the report indeed; you could have had a copy in December 2011. I understand that our I/T protocols do not allow for 'Restricted' matters to be sent to you via a private email address but I can certainly arrange for a copy to be made available next time you are in Marmion House.

I am advised that the land referred to has subsequently been sold. The Council no longer own the land and has no interest in it. A search of the Land Registry will disclose the owner of the land and the price paid. I can confirm that the Council received £175,000.00 for the land; less fees and costs amounting to a net Capital Receipt of £166,520.00.

Supplementary question:

Thank you Mr Mayor I would agree with Councillor Cook on things that you said, however that's not quite the question I was asking. I understand that the £175,000 with the reduction of costs would be part of the restrictions except for

the fact that you now have made it a public thing. So what I am really asking is would you agree with me that there is a difference between exempt information that is as defined in schedule 12a of the 1972 Local Government Act and confidential information that when Committee is asked to exclude press and public and this should be properly voted on by the Councillors are allowed at that time to ask for an item to be heard in public regardless of falling into schedule 12a then you could at that point in time say that this item will not be exempt. Do you agree?

Councillor D Cook gave the following reply:

I have to be honest Mr Mayor, those three years I didn't spend at law school has really hampered me here. I am sorry Councillor Cook I am going to be absolutely honest with you I am not entirely sure what you are asking however I give you a guarantee, contact me tomorrow and me and you will make an appointment to see the Solicitor. We'll talk it through and see if there is an opportunity to do something along these lines.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.4
Under Procedure Rule No 11, Councillor C Cooke will ask the Leader of the Opposition, Councillor S People, the following question:-

"Cllr People recently had a letter in the Herald claiming that somehow it was local Labour councillors, and not myself, who were to be credited with reducing by £85 per resident the parking set-up fee for a proposed town centre controlled parking zone. Should Councillor People ask me I would be very happy to show him how my actions led to that reduction. But, for now, I am curious and I ask him, why does he believe his Labour councillors should take all the credit?"

Councillor S People gave the following reply:

In responding to Councillor Cooke's question, I am informed that any changes are due to alterations in the scheme and regulatory amendments by the government. I note too, that Councillor Cooke does not challenge the other part of my letter where I publicly stated that he had supported the Conservatives in imposing budget cuts on the most vulnerable in society. I would recommend that as a Glascote Councillor he should be asking me for support to keep the library open but of course he cannot as he voted to shut it.

Supplementary question:

I am just a little flummoxed as I know that if I try to answer the question that he was asking me you'll probably stop me. I'll keep it to the subject. Is Councillor People aware of what my action was that prevented the controlled traffic regulation order being made a traffic regulation order which his group supported and would have cost every resident £185.00 and now that order is coming through and will only cost the residents £100.00 which is still in my view too much, but nevertheless it got a reduction. Could he answer that?

Councillor S People gave the following reply:

Thank you Mr Mayor I am more than happy to answer that. Councillor Cooke's idea of doing something about the town centre scheme was to block it. Now I used to live in the town centre and I know how hard it was for people to park in that area and I think it demonstrates a complete lack of understanding of what the people in the town centre might feel. I have simply reminded him that as a Glascote Councillor I am disgusted to find his name on the list of those who voted for the budget at County which is leading to closure of services in some of the most vulnerable areas of this town and having abandoned water fluoridisation since becoming a member of a group, I would recommend that he finds something more relevant to the people of Glascote than worrying about the town centre car parking which actually we all manage quite well without it. Thank you Mr Mayor.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.5
Under Procedure Rule No 11, Councillor M Couchman asked the Leader of the Council, Councillor D Cook, the following question:-

"Could the Leader of the Council tell us if he has had a reply to his letter to County Councillor Alan White?"

Councillor D Cook gave the following reply

Councillor White has emailed me to confirm that funding for Thomas Hardy Court to meet residents planned and assessed care needs will continue unaffected whilst the service is reviewed. There was no wider response to what I believe was effectively 'cost-shunting' exercise.

Following the County's announcement of supporting people funding cuts officers presented a detailed report to Cabinet on 31st July. As is now a matter of record I insisted that a letter went with the Cabinet report as it needed saying. All related Supporting People Funding provided by the County will be withdrawn in March 2015 for the council's sheltered housing. As a result officers' recommendations to undertake a full sheltered housing review were approved and a further report is expected to Tamworth's Cabinet in March 2015 which we are still fully consulting on the future service delivery options. I was pleased to see that our focus will be on supporting all residents living within our sheltered schemes so that their views clearly inform the outcomes to that review.

As the leader I have continued to express my concern with the Countywide handling of SP funding cuts and have made clear that I felt the transitional plans, community based impacts assessment and general communication were inadequate. Officers here at Tamworth have had very long representations to the County and I am hopeful that innovative solutions can be found to continuing the future provision of health related support to residents of our sheltered schemes.

You will also know that Councillor Greatorex has also taken up a cabinet support role with the County on health and social care. As Tamworth's previous portfolio holder for housing and vulnerable people I am hopeful this will help shape the County's thinking going forward and can only help people of Tamworth.

I would also urge Councillor Couchman to speak to the Director of Housing & Health if she requires more specific detail.

The outcomes I 100% support but how they are getting there I am uncomfortable with.

Supplementary question:

Can I thank Councillor Cook for a very detailed response. I do feel I agree with you that this is a cost shunting exercise. I would ask that you keep me informed on this very important issue. I do have regular meetings with the Director Housing and Health and I would like to be kept informed as this affects the most vulnerable members of our community.

Councillor D Cook gave the following reply:

I have no problem keeping any member of this Council informed on consultation on the vulnerable people of this county. The most vulnerable and most needy in this society are bigger than any political football. Thank you Councillor Couchman.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.6
Under Procedure Rule No 11, Councillor M Couchman will ask the Portfolio Holder for Environment and Waste Management, Councillor M Thurgood, the following question:-

"Why is the enquiry phone number for waste management enquiries an 0845 number and not a freephone as is housing repairs, or a local call rate for people contacting Marmion House?"

Councillor M Thurgood gave the following response:

The service was originally set up with an 0845 number as part of our ongoing Waste Management partnership with Lichfield District Council. To-date there has not been any Resident complaints that I am aware of.

After discussions with the previous portfolio holder, Cllr Doyle, there is a workstream already underway to replace the 0845 number with 0345 number. To clarify, 0845 is considered a local rate for landline numbers only and 0345 is a local call rate for all numbers, including mobile phones.

Supplementary question:

Thank you for your response. I may be mistaken but I was under the impression that businesses were no longer allowed to use 0845 numbers. Thank you.

Councillor M Thurgood gave the following response:

Thank you. We will continue to work on this issue.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.7

Under Procedure Rule No 11, Councillor D Cook will ask the Leader of the Opposition, Councillor S People, the following question:-

“Cllr People, noting your comments in the Tamworth Herald recently (posted on-line 27th August) where you said

“However, if affordable homes are built in the town centre the council will get no capital but extra bonus money. Do we need the Assembly Rooms at the cost of building houses for new arrivals wishing to commute?”

To confirm your position, are you advocating the end of the Assembly rooms for town centre housing?”

Councillor S People gave the following reply:

My view as there is a significant shortage of social housing in Tamworth and that if the Assembly Rooms could be used to meet that need, then a full appraisal should be undertaken now that your bid for development grant has not been successful so as to retain the building but change the use.

Supplementary question:

I'm not entirely sure it's a supplementary but I'm taking that as a yes?

Councillor S People gave the following reply:

On the basis that Councillor Cook has said on many occasions that he wishes items to be above politics my view is that we have very big problems to face and if he turns it into a political question then he's most welcome but it shows that he is only a politician and not capable of rising above that. Thank you.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.8

Under Procedure Rule No 11, Councillor M Greatorex asked the Leader of the Opposition, Councillor s People, the following question:-

"Could the Leader of the Labour Group answer the following question?"

Given his group's continuous attacks on the national cuts led by the Coalition, and especially the cuts to the Revenue Support Grant (RSG) given to local government since 2010, and your group's attacks every time this controlling group sets budgets based on and around the national cuts, could the Leader of the Labour Group say if he has been involved in any policy discussions with his Labour colleagues, both local and national, around this subject and are his feelings or his party's policy that the cuts are too high?"

Councillor S People gave the following reply:

Councillor Greatorex asks the question as to whether I have been involved in national policy discussions; whilst I would like to congratulate Councillor Greatorex on his elevation to a Cabinet Support Role he is perhaps losing perspective if he believes that Mr Miliband rings me personally for advice: the Labour Party has committed to the “spending envelope” but not how that money is apportioned between departments. If Councillor Greatorex wants to know why we disagree with the manner of the cuts being imposed, he needs only to ask his Leader Councillor Danny Cook who was quoted by the Herald as being disgusted at the cuts being made by Councillor Greatorex and his county colleagues, their impact and whose view of the Secretary of State, is highly critical.

Supplementary question:

Do you not feel that this marries up to a letter issued on 25 August 2014 by Hilary Benn MP? Does the Leader of the Opposition agree with the comments made by the Shadow Secretary of State in the letter I referred to where he says it will not change or does his opinion differ from the Shadow Secretary of State.

Councillor S Peale gave the following reply:

It strikes me that the Councillor has indulged the Council by reading out this letter. We all know that the Labour Party has committed to match the Conservative Party spending pledges and we all know that the impact will not take effect to year two rather than year 1 of Government because as we know a Government will struggle to change much in the first year anyway. Whilst it's very comfortable for Councillor Greatorex to stand there and say it's not my fault to target the vulnerable and needy but it's got to happen and you've got to do the same. I personally think that it's about time that the Members opposite faced up to what they supported.

We have a Conservative controlling group here which is not made up of millionaires as they will tell you. Not all of us started life in a Council flat but many of them will understand what it is like to be in a difficult financial situation at times with different parts of your career and family and everything else and I think it's getting close to realising that they can't admit that this is what they voted for. Now I appreciate that Councillor Cook and Councillor Pritchard want to have a chat while I'm speaking and they want to email this over to the Herald telling them what I've just said.

From Councillor Greatorex's point of view what I would suggest is this; I would stop trying to make cheap political points by reading out statements from long letters which as you said have been sent out to Leaders of Councils. I'm not the Leader of the Council; let's hope I am in the future, so I might be able to help. But let's be clear I'm not so I haven't had that letter and if you want to tell me about a letter then by all means send it to me and I will reply to you in detail.

Our position is Mr Mayor that we will do our best to help those who are most vulnerable despite the financial constraints and I fully expect that a Labour Government, whilst we won't be able to fund as generously as we did before, will attempt to give more funding to those areas that will provide the social need and

give less funding to something else which is what was contained in my original answer.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.9
Under Procedure Rule No 11, Councillor T Peale asked the Portfolio Holder for Community Development and Voluntary Sector, Councillor S Doyle, the following question:-

"Are you aware of the problems concerning many residents of Amington regarding the Amington Rec and if so what possible solutions have you considered?"

Councillor S Doyle gave the following reply:

As the Portfolio holder for Street Wardens I have been aware of the reporting of issues in that area for some time and instructed the Street Wardens to help where possible – Please remember that the Street Warden is not a Police role but Environmental Enforcement and Education and matters around the environment.

Also through Council Officers and through two of the Councillors in Amington, Councillor Thurgood & Councillor Rowe, who have raised the issues as and when events have occurred and been reported by local Residents etc.

Possible solutions considered:

The Council does take its role in the prevention and reduction of ASB very seriously and works extensively with various Partners, such as the Police & voluntary bodies, to tackle the root causes and reduce the levels of ASB not just in Amington but across the town.

I would also add that a certain amount of perspective is required when dealing with such sensitive issues.

There is often no straight forward solution to the issues raised, especially in open areas where different generations of the community have conflicting views.

It is the Council's view that all open space is available for use by all members of the community and, whilst it would be unreasonable to expect excessive litter, noise or anti-social behaviour after dark, during the summer months it is to be expected that areas such as the Rec are used until late into the evening by the younger members of the community.

Is there anyone in this room who hasn't spent time in a park as part of their youth on a summer's evening?

I know I spent many a summer's evening in the parks as a teenager as it was the only place me and my friends could go that wouldn't bring us into conflict with Adults.

From the Council's perspective I can inform you of the measures that have been taken to date and we will look to support in the future as well:

- On top of the regular Patrols by both the Police and Street Wardens and Street Scene additional patrols have been provided and reports closely monitored of either litter or ASB.
- Currently the gates are left open of an evening, since 2009, to allow the Police instant access when dealing with issues raised, this has been done to assist Officers in being able to respond quickly and effectively and avoid injury to them-selves when climbing gates.
- The local Ward Councillors have always looked to work with local residents over a number of years, Councillor John Wells, Councillor John Garner, Councillor Eve Rowe and Councillor Michelle Thurgood have taken to concerns of residents seriously as I have.
- The Council has actively supported and funded local community activities in both Amington and throughout the town which have had a very positive effect on reducing the levels of ASB and associated crime within the town – which have had a cumulative effect, for instance:
 - BMX Track
 - Town Centre Skate Park
 - Activities at the Glascote Boxing Club
 - Summer Play Schemes
 - Free or subsidised swimming in Tamworth
 - Open air gyms, open to all members of the Community
 - Play areas in both the town centre and the wards

And more on top of this are delivered every year by TBC and our Partners and we now have some of the lowest ASB levels this town has seen.

However we should never rest on our laurels though and continually seek to address or prevent issues from occurring, I believe as the Portfolio Holder that as part of my role I should actively encourage new ideas, either from the public or also from the employees of the Council.

- This can be seen in the approach taken at Wilnecote Cemetery which was a Resident led initiative.

- The Street Wardens - Mucky Pup Campaign aimed at educating the Public on dog waste and dog handling and reminding them of their duty to the Community to tidy up after their pets

Finally, the area will continue to be visited in the course of normal duties and beats and if any residents who were not present when the Police undertook their contact visits would like to complete a survey and/or meet the local officers, we would be happy to pass on their details.

Supplementary question:

I don't at this time have a supplementary except to ask given the number of the responses that I have had, would you accept that perhaps more may need to be done regarding the Rec.

Councillor S Doyle gave the following reply:

Thank you Mr Mayor, I am happy to sit down with you anytime you like to discuss the issues that have been raised by the residents, I have never had a problem with that, Like I have said we are not a police force, we can work with the police and highlight to them where we see issues occurring and if you have a large number of residents that have got a particular issue then we can work to look to resolve that. Thank you.

QUESTIONS FROM MEMBERS OF THE COUNCIL

NO.10

Under Procedure Rule No 11, Councillor J Faulkner will ask the Leader of the Council, Councillor D Cook, the following question:-

"At the Joint Scrutiny (Budgets) Committee held on 28 January 2014, there was projected a deficit of £2,546,000 from a General Fund Net Expenditure in 2017/18 of £9,328,000. What criteria will the Conservative Cabinet use to determine where cuts will be made or additional revenue raised in order to produce a balanced budget by 31 March 2018?"

Councillor D Cook gave the following reply:

Mr Mayor, members have previously been advised that a number of key pieces of work have been commissioned by the Executive Management Team (Cabinet/CMT) under the umbrella of the Sustainability Strategy.

The strategy incorporates a range of outcomes based work streams designed to provide tangible contributions towards tackling any future deficit over the five year period "sooner rather than later".

1. Shared Services
2. Shared Services/Joint Working
3. Staffing & Recruitment
4. Regeneration; Housing & Growth
5. Procurement & Commissioning

6. Going Commercial – “Open for Business” (We can sell IT services from here)
7. Terms & Conditions for Councillors and Staff

These work streams will focus upon generating “sustainable” outcomes and not simply ‘one off’ efficiencies. Our intention is to use innovation, managed risks and long term efficiencies to help to achieve a balanced budget by working with officers, across boundaries and involving all tiers of the organisation.

Supplementary question:

I am sure that Councillor Cook is aware of the recent report on budget responsibility entitled Crisis and Consolidation in Public Finances that states there will be a 23% cut in public expenditure. Being realistic this is going to affect front line services. We need to be clear on the criteria to be used for who this is going to fall on. Do you agree?

Councillor D Cook gave the following reply:

Thank you Mr Mayor This country has problems Mr Mayor, that’s not news. It has large national debt but more importantly in 2010 what was identified as a structural debt, basically, year in year out with taxation revenues to Government the government still managed to spend more money than we’ve made. That becomes structural debt it’s built into your budget. Removing it as been a national concern but the Conservatives campaigned on it in 2010 when they became the head of the coalition. It was honest and up front. Yes pain is going to come; it is its going to come to every Authority in every way. The golf course is the first service that this council as actually ceased to operate as of the 1st October, not many council’s can claim that. What I would remind members of this council; and I’m, happy to provide these figures to any who want it, the balances left at any budget period in May 2004 at the end of a Labour Term, were £503,000 enough money to pay staff for less than 20 days in an emergency. In May 2011 after I had been Leader for nearly 2 years that sat at £5,000,000, I do not need a lecture form opposite about how to manage budgets. Thank you Mr Mayor.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO.11
Under Procedure Rule No 11, Councillor J Faulkner will ask the Portfolio Holder for Environment and Waste Management, Councillor M Thurgood, the following question:-

"On 3 April 2014, the Cabinet of Tamworth Borough Council agreed to the proposal to no longer permit the disposal of food waste in the green wheelie bins. The savings projected were:

2014/15	£6,800
2015/16	£179,000
2016/17	£192,000 and similar amounts thereafter.

Will the portfolio holder give me the latest projections of savings from this decision?"

Councillor M Thurgood gave the following reply:

The anticipated savings are still as predicted in the April Cabinet report that you refer to.

This will be continue to be evaluated on a regular basis to ensure the level of savings predicted are being realised, as part of our good management of our waste collection service. So to confirm that is £377,800 across the 3 year budget.

Supplementary question:

I refer Councillor Thurgood to a propaganda piece that was put out by the Conservative party 23rd April 2009, concerning bringing back weekly bin collections which basically was the introduction of putting food waste into the green bins and we've just heard that were talking in terms of between £180,000 - £190,000 pa for removing. So over 5 years would the portfolio holder not agree with me it's a pretty poor decision to spend £900,000 on something which is quite so trivial.

Councillor M Thurgood gave the following reply:

Thank you for your supplementary question. Well whilst I cannot comment about something that I was not involved in, in 2009 I can confirm that we obviously as a council review what we do on an annual basis if not all the time as part of our sustainability strategy and when it became clear through our research and working with residents less than 20% of Tamworth and Lichfield residents were actually putting their food waste in their green bins, we made the decision to remove it. It was a total 1500 tonnes of food waste in comparison to 20,000 tonnes of green waste that was being put into bins on an annual basis. So we made the decision to remove that. Now in total not necessary going into landfill it is actually going into an incinerator so generating 23 mega watts of electricity which is the equivalent of £30,000 worth of power a year, so actually we will take the decision when something's not being used, like golf courses or anything else, we will close it or we will do whatever we need to do to get the best for the residents of Tamworth and Lichfield. Thank you.

QUESTIONS FROM MEMBERS OF THE COUNCIL**NO.12**

Under Procedure Rule No 11, Councillor M Clarke will ask the Portfolio Holder for Community and Voluntary Sector, Councillor S Doyle, the following question:-

"May I ask the Portfolio Holder to advise Council of the responses from our many Voluntary Groups who are tenants and hirers of the Carnegie Centre and the Philip Dix Centre, now that they have been advised they will have to move into Marmion House? I appreciate that this was a late question Councillor Doyle"

Councillor S Doyle gave the following reply:

Thank Mr Mayor. Thank Councillor Clarke. As you've said this was a late question that I've only just received. I was made aware that the groups have been advised that they would be moving buildings but I've not aware of any feedback as yet but I'm perfectly willing, as I've said to Councillor Tom People, if you prefer either a letter or we can sit down and go through the actual responses I'm open to it. 2:30 on a Friday is usually my free slot for seeing people. Thank you Mr Mayor.

Supplementary question:

Thank you Councillor Doyle. I think you and I can perhaps iron out some of the problems that are arising for some of our voluntary groups.

Councillor S Doyle gave the following reply:

Thank you Councillor Clarke for your understanding.

6 DEBATE ON PETITION AGAINST CLOSURE OF OUR GOLF COURSE

The petition was presented by Mr Lane in the absence of the petition organiser.

Councillor P Standen moved a Motion without notice under Rule 4.13n and proposed to suspend Rule 4.12.1 for the current item on the agenda so that a Motion could be placed before Council to allow the time for the debate by Councillors to extend beyond 15 minutes as set out in the recently adopted Petitions Policy. This was seconded by Councillor J Faulkner. This was not carried.

There then followed a debate on the Petition against the Closure of Our Golf Course.

The following motion was approved following a name vote:

RESOLVED: That this petition calls for no action
(*Moved by Councillor D Cook and seconded by Councillor R Pritchard*)

Named Vote

For

Councillor J Chesworth
Councillor S Claymore
Councillor T Clements
Councillor D Cook
Councillor S Doyle
Councillor M Gant
Councillor J Goodall
Councillor M Greatorex
Councillor A James
Councillor A Lunn
Councillor J Oates
Councillor M Oates
Councillor R Pritchard
Councillor E Rowe

Against

Councillor M Clarke
Councillor C Cooke
Councillor M Couchman
Councillor J Faulkner
Councillor T Madge
Councillor M McDermid
Councillor K Norchi
Councillor S People
Councillor T People
Councillor P Seekings
Councillor P Standen
Councillor M Thurgood

7 ANNUAL REPORT ON THE TREASURY MANAGEMENT SERVICE AND ACTUAL PRUDENTIAL INDICATORS 2013/14

The Report of the Portfolio Holder for Operations and Assets seeking approval for the Annual Report on the Treasury Management Service and Actual Prudential Indicators 2013/14 was considered.

RESOLVED: That:

1. The Actual 2013/14 Prudential Indicators within the report and shown at appendix 1 be approved, and;
2. The Treasury Management stewardship report for 2013/14 be accepted.

(Moved by Councillor R Pritchard and seconded by Councillor D Cook)

8 POLICY IN RELATION TO COUNCILLORS FOR AN ALLEGED BREACH OF THE CODE OF CONDUCT

The Report of the Portfolio Holder for Operations and Assets seeking to update Council on The Localism Act 2011 and fundamental changes to the system of regulation of Standards of Conduct for Members was considered.

RESOLVED: That :

1. the revised arrangements for dealing with complaints in relation to Members for an alleged breach of the Code of Conduct be adopted;
2. the publishing of the revised arrangements as operable forthwith for handling alleged breaches of the Code of Conduct in relation to Members be endorsed, and;
3. the adopted revised arrangements be submitted to the next Audit & Governance Committee meeting for discussion and endorsement.

(Moved by Councillor R Pritchard and seconded by Councillor S Peaple)

9 THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014

The Report of the Solicitor to the Council & Monitoring Officer, presented by Councillor R Pritchard, seeking to advise Council of the implications and updates

required to the Constitution following the Openness of Local Government Bodies Regulations 2014 having come into force on 6 August 2014 was considered.

RESOLVED: That the report and the changes to the Constitution be endorsed.
(Moved by Councillor R Pritchard and seconded by Councillor S Peaple)

The Mayor

WEDNESDAY, 8 OCTOBER 2014

REPORT OF THE PORTFOLIO HOLDER FOR ECONOMY AND EDUCATION

TAMWORTH BOROUGH COUNCIL PRE-SUBMISSION LOCAL PLAN 2006 - 2031 and LOCAL DEVELOPMENT SCHEME 2014

EXEMPT INFORMATION

PURPOSE

Following Cabinet endorsement on 19 June 2014 of the draft Local Plan and subject to the amendments detailed in that report, this report seeks approval from Council to publish the pre-submission Local Plan for consultation. This report also seeks authorisation for officers in consultation with the Portfolio Holder Economy and Education to make minor amendments prior to submitting it to the Secretary of State.

This report also seeks Member approval of the revised Local Development Scheme. This is a public statement of the programme for the production of local development documents over the next three years, under the Planning and Compulsory Purchase Act 2004.

RECOMMENDATIONS

- 1. That the pre-submission Local Plan and accompanying Sustainability Appraisal are approved for a six week public consultation in accordance with the Council's Statement of Community Involvement (2014) Planning and Compulsory Purchase Act 2004 (as amended) and Regulations 19 and 20 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and following this in accordance with Regulation 22 of the aforementioned it is submitted to the Secretary of State.**
- 2. That subject to no representations to soundness or legal compliance issues the Local Plan is approved for Submission.**
- 3. That authority is delegated to the Director for Communities Planning and Partnership and the Head of Planning & Regeneration, in consultation with the Leader of the Council & Portfolio Holder for Economy and Education, to make minor amendments to the Local Plan and accompanying Sustainability Appraisal before submission to the Secretary of State.**
- 4. That authority is delegated to the Director for Communities Planning and Partnership and the Head of Planning & Regeneration, in consultation with the Leader of the Council & Portfolio Holder for Economy and**

Education, to prepare and consult on main modifications to the Local Plan during the examination process if required to address issues of soundness.

5. Members approve the amended Local Development Scheme for publication on the Councils website.

EXECUTIVE SUMMARY

This report is split into two parts, the first deals with the Local Plan (paragraphs 1 to 64) and the second with the Local Development Scheme (paragraphs 65 to 67).

Local Plan

Section	Paragraph
National Planning Policy Framework	1 – 9
Local Plan Evidence Base	10 – 30
Pre-submission Local Plan	31 – 40
Summary of Local Plan amendments from draft to pre-submission	41 – 55
Local Plan Consultation	56 – 61
Next Steps	61 – 64

As detailed in the Cabinet report of 19 June 2014 authority was delegated to the Director of CPP, Head of Planning and Regeneration in consultation with the Leader of Council and Portfolio Holder for Economy and Education, to make amendments to the draft Local Plan in preparation for the pre-submission Local Plan. These amendments have now been made and this report seeks Council's approval to carry out a formal 6 week public consultation.

This report also outlines the broad details for the public consultation of the pre-submission Local Plan.

National Planning Policy Framework

1. The NPPF came into effect on 27 March 2012, it sets out planning policies for England and how they are expected to be applied. It provides guidance for local authorities, both in drawing up plans and making decisions about planning applications. Two key changes from previous policy were that Local Plans should be 'positively prepared' especially regarding the duty to co-operate and that they should not threaten the viability of development. The withdrawn Local Plan was prepared before the NPPF came into place; however it was examined under the new system. The work which was set out by the Council at the Exploratory Meeting for the withdrawn Local Plan was designed to address these requirements arising from the NPPF. This work has been completed for the draft Local Plan.
2. At the heart of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through the plan making process. Specifically for plan making and Local Plans this means that:
3. Local authorities should positively seek opportunities to meet the development needs of their area, and
4. Local Plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change.
5. Local Authorities should set out the strategic priorities for the area; this should include

policies to deliver the homes and jobs needed in the area and provision of retail, leisure and other commercial development. The Local Plan should allocate sites to promote development.

6. For **town centre uses** (Retail) the NPPF requires planning policy to be positive and promote a competitive town centre environment. An assessment of the capacity of existing centres to accommodate new town centre development should be carried out. This will then inform the allocation of sites in the town centre to meet the scale and type of retail leisure, commercial etc needed in the town centre. Where this is not possible edge of centre sites should be allocated and if this is not possible the Local Plan should set out policies which allow the consideration of town centre uses to be brought forward which are out of centres.
7. For **employment needs** Local Authorities should plan pro-actively to meet the development needs of business. They should set criteria or identify strategic sites to meet anticipated needs over the plan period. An evidence base to assess the need for land and floor space over the plan period should be prepared.
8. For **housing needs** Local Authorities should use an evidence base to ensure that the Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. The housing assessment should meet the household and population projections and take into account migration and demographic change. It should also address the need for all types of housing; affordable, family, elderly etc.
9. The Local Plan should identify key sites which are critical to the delivery of the housing strategy over the plan period.

Local Plan Evidence Base

Needs

10. An evidence base has been prepared which assesses the future need for town centre uses, employment and housing over the plan period.

Town Centre uses

11. The town centre assessment looks at how much available spend there is within the area and converts this into floor space and projects this forward across the plan period (taking into account population and demographic changes). This is then assessed against the existing and planned level of retail provision in the Borough and then the amount of new floor space required to meet future needs can be calculated. This assessment was updated between December 2013 and January 2014.
12. The town centre evidence base sets out that there is capacity for **7,800m²** of comparison retail floor space and **2,900m²** of convenience retail floor space after 2021.

Employment Land

13. The employment land assessment looks at how much floor space is required to meet future employment growth. This assessments looks at a range of factors, including; past build out rates of employment land in the Borough, population change: how many jobs are needed to support a growing population and economic forecasting: what are the growth sectors likely to be, which sectors are performing well, which are we trying to bring to Tamworth? This assessment also takes into consideration the amount of floor space which has been lost to other uses in recent years and ensures that future needs take this into account. This assessment was updated in December 2013.
14. Employment Land Review identified six future employment land scenarios for Tamworth. The range spans from 22.91ha to 69.87ha over the plan period. Scenario two and four (a) were deemed the most appropriate to Tamworth, as they consider the level of employment land required with a 'regeneration and growth' thrust and the expected population and demographic changes. The plan period requirement for scenario two is

34.47ha and for scenario four (a) 29.07ha, the mid point of these scenarios is 31.77ha, therefore **32ha** of new employment land is needed. The review specifically looked at the need for new office space in Tamworth arising from B1(a) office and A2 professional needs. The assessment showed there was no specific need for either, however the 32ha is a mix of all B class employment uses including office.

Housing Needs

15. The housing need assessment looks at the number of new dwellings required to meet the projected levels of population growth and demographic change within the Borough. The original assessment was jointly carried out in 2012 with Lichfield and Cannock Chase. The consultants who undertook the 2012 work updated the study over the summer and there were no significant changes to the Tamworth needs figure.
16. The housing needs assessment set out Tamworth's needs between 240-260 dwellings per annum over the plan period 2006 - 2031. A figure of 250 has been used to establish the objectively assessed housing need for Tamworth which is **6,250** dwellings.
17. New needs assessments compared to the assessments in the withdrawn Local Plan. As described in the preceding sections, new information has been used where available to refresh the needs of these 3 land uses. The same methodology has been used to carry out the updates.

	Withdrawn Local Plan	New Local Plan
Retail	20,000m ² comparison goods 1,600m ² convenience goods	7,800 ² comparison goods after 2021 2,900m ² convenience goods after 2021 Some new retail units have received planning permission and the amount of available household spend has decreased slightly. This new figure reflects a longer plan period.
Employment	36ha employment land 20,000m ² office space	32ha no specific office floor space requirement A small amount of employment use has received planning permission. New assessment takes into account a protracted economic recession and longer recovery. This new figure reflects a longer plan period.
Housing	5,500 dwellings	6,250 dwellings The updated census information showed that the previous assessment is still accurate. Additional homes are added to the need to reflect a longer plan period.

Supply of available land

18. The NPPF states that: Local Plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change and that Local Plans should allocate sites to promote development.
19. To quantify the capacity for development within the Borough for the three different land uses, several assessments have been carried out. These were a technical consultation, sustainability appraisal and ascertaining if the land is available for development during the plan period.
20. The sites assessed through this process were drawn from the Strategic Housing Land Availability Assessment and the Employment Land Review. Both documents provide an initial assessment of all potential land for development. Any site with a capacity of 10 dwellings or over and sites of 0.4ha or over were assessed. Some sites below these thresholds were also assessed as they could form larger comprehensive schemes.
21. The technical consultation was carried out 'without prejudice' and involved statutory bodies and infrastructure providers to assess each site. Their comments on the consultation were used to form a baseline as to whether development on the site could be achieved and if so what mitigation would be required. Once this had been completed every site was subject to a sustainability appraisal, this assessed the sustainability implications of bringing forward that site for development both positive and negative. Finally landowners and developers were contacted again to gauge whether they are willing to bring forward development within the plan period.
22. At each stage of these assessments sites were removed from the process and no longer considered as possible allocations.

Retail

23. After carrying out the technical assessments and contacting landowners it was considered that there are no additional sites within the existing town centre or on the edge of centre available for development, apart from Gungate which already has planning permission. However a need still remains and this may be met through planning applications. Proposals will be assessed individually, ensuring that they are in the best available location and do not significantly impact on existing centres in the Borough.

Employment

24. Of the 14 sites assessed for new employment land, a total of **18ha** of employment land on 10 sites is suitable and available for development. This leaves a short fall of 14ha which will either come forward through the planning application process on the most suitable sites or it will need to be delivered in another local authority area. Considering that all land available for employment needs has been assessed, it is unlikely that windfall sites will come forward and therefore the full 14ha should be sought beyond the Borough boundary.

Housing

25. In total over 60 sites with a capacity of 10 or more dwellings have been assessed for housing, this includes 24 greenfield sites within the Borough and rest brownfield sites. Following the assessment work detailed above, of these sites, a total of 22 are suitable to be allocated for housing for a **total of 2,948** dwellings, 17 of these are urban brownfield sites would bring forward 395 dwellings .

Number of Dwellings	Stage in Planning Process
1,347	Completed
29	Under Construction
371	With Planning Permission
2,948	To be allocated in the Local Plan

26. As described in previous sections, the housing need assessment showed that there is a need for 6,250 new homes from 2006 to 2031. But given that the total amount of housing from 2006 to 2031 that can be delivered in Tamworth is 4,600 a more appropriate housing requirement for Tamworth to plan for should be **4,250**. This allows for some flexibility (approximately 10%). A total of 4,250 equates to 170 dwellings to be delivered each year within Tamworth.
- 27. By planning for 4,250 new homes in total, this would leave a shortfall of 2,000 dwellings. This unmet need cannot be ignored and will need to be delivered outside of the Borough by 2031.**
28. In order for the objectively assessed needs to be met (6,250), 2,000 new homes will need to be delivered outside of the Borough. The Housing Needs assessment established that Lichfield and North Warwickshire are within a shared housing market with Tamworth and that the work currently being undertaken by the Greater Birmingham Solihull Local Enterprise Partnership (GBSLEP) supports this. Irrespective of this, it is clear from the geography and local government administrative boundaries of the three authorities that for Tamworth to grow and meet its needs, land will need to be made available within Lichfield and North Warwickshire. Currently both Lichfield and North Warwickshire are planning to deliver a total of 1,000 dwellings (500 each) to help meet Tamworth's objectively assessed needs. This however still leaves a shortfall of a further 1,000 dwellings from meeting the objectively assessed need. Further work is currently taking place to ensure that an agreement is reached with Lichfield and North Warwickshire prior to the Submission of the Local Plan.
29. The specific sites proposed for employment and housing allocations are listed within the Local Plan and can be identified on the Policies Map. It is clear from the evidence that there is a significant shortfall in suitable and available land to meet the Borough's housing and employment needs. Therefore it is essential that all options for development in Tamworth are considered. Without fully considering the options within Tamworth it would be difficult to request that any shortfall over the agreed 1,000 that should be delivered outside of the Borough.
30. In addition to addressing the future needs of the Borough, the Local Plan proposes planning policy on several key topics.

Pre-submission Local Plan

31. The Local Plan aims to deal with the following issues as set out below:

Housing

32. Tamworth is projected to experience a significant level of population growth.
33. Further, the supply of new housing has failed to keep up with rising demand which has created an imbalance in the market. This has created affordability problems for first time buyers who have been priced out of the housing market, as well as increasing the demographic imbalance in the area.
34. The Local Plan sets out an overall housing need for 6,250 homes over the plan period based on objectively assessed need. A key challenge for the strategy will be to increase the delivery of and the right type of housing, in order to create sustainable and mixed communities in the area.

Economy

32. The local economy of Tamworth is relatively stable and is expected to experience growth during the life of the plan. It is currently diversifying from its traditional reliance on manufacturing to other employment sectors including business and financial services. It is relatively affluent with a low unemployment rate.

33. However, this masks the fact that employment is largely low-paid, unskilled and requiring few qualifications. To some extent these factors also explain the housing affordability problems in the area. There are also pockets of deprivation that exist (low income, poor qualification levels and poor health) within the Borough, mostly within the post war planned estates, some of which are among the most deprived in England.
34. To help address these issues, the Local Plan sets out that there is a need of 32 hectares of additional employment land from 2006 to 2031. A key challenge will be to ensure that the right types, quantity and locations of employment land are allocated in order to attract employers and investment and help the town to fulfil its true economic potential.
35. There is also a need to regenerate and diversify the town centre and ensure it remains vibrant and viable. To overcome this challenge, the Local Plan is seeking to increase the delivery of new homes, leisure and cultural development in the town centre. There is a need for convenience retail floor space (2,900 sqm between 2021 and 2031) and comparison retail goods floor space (7,600 sqm after 2021), to come forward within the Borough later in the plan period.
36. The delivery of further employment land and retail floorspace and ensuring the town centre remains vibrant and viable will help to create a sustainable and prosperous future for Tamworth.

Environmental

37. Tamworth is expected to experience high levels of growth. This is constrained by the scarcity of development land due to policy restrictions such as the Green Belt and administrative constraints arising from Tamworth's tightly drawn boundaries and planned neighbourhoods as a consequence of its status as an expanded town. There are also extensive areas of flood plain, particularly around the town centre and centre of the Borough, areas of nature conservation importance and the historic nature of most of the town centre.
38. A key consideration will be the need to balance growth with the protection of natural and built assets to ensure it will not have a detrimental impact on the quality of life for Tamworth's communities. Furthermore, it will be important to ensure that the policies within the strategy do not contribute to, or increase the effects of climate change.

Infrastructure

39. The expected growth of the town is likely to increase pressure on, and increase the demand for investment in additional infrastructure (highways, open spaces, and social community facilities). This could potentially have a detrimental impact on the well being of existing and future communities living within the Borough. For instance, this is an issue for transport infrastructure which is unable to cope with the high levels of car usage during certain times of the day and experiences congestion hot spots across the Borough, particularly along the Gungate corridor, within the town centre, the out of town shopping parks and some junctions along the A5.
40. A key consideration for the Local Plan is therefore to ensure that the existing infrastructure is utilised efficiently and new infrastructure is delivered in locations where there is demand, in order to support the creation of sustainable communities and the growth of the town.

Summary of Local Plan amendments – draft to pre-submission

41. The document has been streamlined to remove duplication and further detail and clarity to the proposed policies has been added. In addition to this further evidence base work has been completed that supports the Local Plan and has been reflected in the Plan, this includes:

- Sustainability Appraisal update for the pre-submission Local Plan
- Housing Need update – the housing needs for Tamworth have not changed from the draft Local Plan
- Further discussions to ascertain the availability of proposed allocated sites and sites previously rejected
- Strategic Flood Risk Assessment (SFRA) Level 2 – this demonstrates that there is potential for some additional sites within parts of the Flood Zone to be brought forward for housing, subject to further detailed flood risk assessments.
- Heritage Impact Assessment – this examines whether the potential impact on Tamworth’s heritage assets and also looks to how these assets can be improved through new development.
- Sports Strategy update 2014 – this has updated the required sports and recreation facilities within the Borough.
- Sustainable Urban Extension Workshops for the Golf Course, Dunstall Lane and Anker Valley – these have helped to add further detail to policy.
- Site Assessment Technical Paper – ensures that the methodology and the reasons for proposing or rejecting housing and employment allocations are clear
- Tamworth – draft Integrated Transport Strategy – this has been prepared by Staffordshire County Council and supports the transport elements of the Local Plan
- Further meetings and correspondence with English Heritage, Natural England, Environment Agency, Staffordshire County Council (Transport, Education, Health), NHS England and NHS Staffordshire & Shropshire.
- Strategic Planning and the Duty to Co-operate – further officer and Member meetings have taken place between Tamworth, Lichfield and North Warwickshire which has resulted in moving closer to an agreement with Lichfield and North Warwickshire to take further growth from Tamworth.

42. The following sections and tables summarise the changes made between the draft and pre-submission versions of the Local Plan.

Chapter 2

43. The Local Plan ‘story’ and its evolution needed to be structured better, paragraphs were re-ordered and new sub-sections were created to separate the background of Tamworth from the issues the Local Plan is dealing with – housing, economy, environment etc.

Chapter 3

44. Information and paragraphs were taken from Chapters 4,5,6 and 7 to better explain the link between the spatial portrait, vision and objectives of the Local Plan. Further detailed information has been included to explain how cross boundary issues and strategic planning matters have been dealt with through the Local Plan, under the requirements of the duty to co-operate. A new section has been added to explain how the Sustainability Appraisal has influenced the Local Plan and how it has changed over the various version of the Local Plan (from 2008 issues and options to date). The presumption in favour of sustainable development policy has been moved to this chapter.

Chapters 4, 5, 6 and 7.

45. Each Chapter was re-structured so they became more succinct and specific about what they set out to achieve with a ‘delivery table’ at the end of each chapter setting out how and when targets/objectives would be achieved and who would be responsible for their delivery. Each policy is now supported with text explaining why it is needed and text justifying the approach of the policy referencing the evidence base where appropriate. Some policies have been removed or split and new policies added. This has been done to ensure that each policy is effective and justified and provides a local perspective to national policy.

46. Within each chapter policy numbers have changed and in some cases split or new policies added. This has been done to further improve the legibility of the document.

Chapter 4

47. A diagram has been added to help explain the primary and secondary frontages policy EC3.
48. Site specific details for policy EC6 which allocates sites for employment use have been moved from the appendix to the main body of the Local Plan.

Chapter 5

49. Site specific details for policy HG1 which allocates sites for housing have been moved from the appendix to the main body of the Local Plan.
50. The objectives of the Wilnecote Regeneration Corridor have been updated and a new diagram has been added to help explain the aims of policy HG3.

Sites removed from draft Local Plan

Site Number	Site Name	Capacity	Area (ha)	Reason
376 and 377	Hyundai Garage Lichfield Street / Land off Wardle Street	16	0.35	The site is no longer supported by the land owner.
467	Fazeley Autocentre	14	0.52	The site is no longer supported by the land owner.
		30		

Sites to be added to the pre-submission Local Plan

Site Number	Site Name	Capacity	Area (ha)	Reason
550	Solway Close	26	0.9	The site has been assessed throughout the Local Plan process. The site owner (Tamworth Borough Council) has now indicated that this site is available for development.
462	Car Park off Park Farm Road	13	0.14	The site has been assessed throughout the Local Plan process. The site owner (Tamworth Borough Council) has now indicated that this site is available for development.
358	Whitley Avenue	35	0.9	The site has been assessed throughout the Local Plan process. The site was previously rejected as it was located within the Anker Valley link road safeguarded site. As the need for a link road has been removed from the Local Plan this site can now be allocated.
		74		

387	Coton House Farm	77	4.87	SFRA level 2 site
390	Coton Hall Farm	52	2.85	SFRA level 2 site
504	Treetops Garage	6	0.2	SFRA level 2 site
591 and 593	Co-op filling station and land west of co-op	22	0.54	SFRA level 2 site
		157		

No Employment sites to be removed or added

Chapter 6

51. The chapter has been split into two distinct sections dealing with green and blue infrastructure issues and design and historic environment issues, with policy covering sport and leisure moved into chapter 7 to fit along side community infrastructure.
52. Standards for new open space on the SUE allocations and the need for a new urban park to the east of Tamworth have been added to policy EN3.
53. Additional references have been added to policy EN4 to ensure that recreational disturbances do not impact the SSSI.

Chapter 7

54. Information from the new SCC Integrated Transport Strategy for Tamworth has been included into the chapter with latest information from Highways Agency.

Local Plan Policy Renumbering Summary Table

55. As part of the process to ensure the Local Plan is succinct and easy to read the policy numbers throughout have been changed. The number system and acronyms now reflect the Local Plan chapter that the policy is related to.

Policy Description	Reason	Draft Local Plan Policy Number	Pre-submission Local Plan Policy Number
CHAPTER 3			
Spatial Strategy	Strategic detail from policy in chapters 4,5,6 and 7 added to policy.	SP1	SS1
Presumption in Favour of Sustainable Development	No change to policy and moved from Chapter 1	NP1	SS2
CHAPTER 4			
Hierarchy of Uses	Start of town centre sub-section Now first policy as sets the strategy for where development is to be located. Policy reconfigured (including table) and new wording relating to non "main town centre uses" that are town centre uses, and also includes other uses that attract the public but not classed as 'main town centre uses'. New wording re thresholds assessment	CP1	EC1

	Monitoring indicators added to explanatory text		
Investment in Town Centre	Minor rewording and removal of reference to primary/secondary frontages	SP2	EC2
Primary and Secondary Frontages	New policy (taken from SP2). Whole section added. Frontages amended and redefined into sub-areas Monitoring indicators added to explanatory text	SP2	EC3
Local and Neighbourhood Centres	Reworded to include protection of A1 convenience stores. Centres have been defined and detailed description of each centre added along with photographs	SP3	EC4
Culture and Tourism	Subsection 'culture and tourism' created Policy moved from end of chapter as relates mainly to the town centre so follows on from previous policies. Small wording changes to the policies and updates to project names, etc Much of text moved to after policy as relates to how policy aspirations will be delivered. Some new explanatory text added	CP3	EC5
Sustainable Economic Growth	Start of 'employment land and economic growth' sub-section. First part of policy (existing network of SEAs) moved to next policy Slight re-wording. New policy wording added to deal with proposals for new employment development outside of allocated emp site or SEA Table of site info and specific requirements added to explanatory text in relation to each allocated site Monitoring indicators added to explanatory text	SP4	EC6
Employment Areas	Slight re-wording of policy, particularly regarding non-B1, B2, B8 proposals. Details of existing network of SEAs taken from policy SP4. Monitoring indicators added to explanatory text	CP2	EC7
CHAPTER 5			
Housing	Added reference to policy for contributions. Added additional sites from revised site selection process. Moved site details to supporting text from Appendices and edited	SP5	HG1
Strategic Urban Extension	Coton Lane site moved to HG1. [further changes to follow development workshops]	SP6	HG2
Regeneration	Added plan diagrams.	SP7	HG3

Priority Areas	Updated strategy and requirements for Wilnecote Regeneration Corridor		
Affordable Housing	Clarified requirement for independent viability assessments	CP4	HG4
Housing Mix	Clarified that policy controls numbers of bedrooms except non-standard residential development	CP5	HG5
Housing Density	Removed specification of net developable area. Clarified flexibility to local character. Added typical urban area diagram.	CP6	HG6
Gypsies, Travellers and Travelling Showpeople	Minor changes	CP7	HG7
CHAPTER 6			
Landscape Character	New policy – gives local perspective to NPPF policy	New	EN1
Green Belt	Moved from SP8	SP8	EN2
Environmental Assets	Policy not required as all issues already covered by other policies in chapter and Green Belt could be dealt with in a new policy.	SP8	Policy deleted and split to other policy.
Sport and Recreation	Considered more appropriate to deal with in Sustainable Town chapter along with community facilities.	CP8	SU7
Open Space	Addition of green and blue links to policy including circular routes and canal and river corridors, which are also illustrated on a map. Addition of national open space standard for new provision Insertion of reference to private management of open space. Reference to urban park in eastern part of the Borough	CP9	EN3
Deign of new development	Changes to policy criteria and deletion where covered by other policies	CP10	EN5
Protecting the historic environment	Reference to significance of heritage assets. Additional clarity of Council and Local Plan priorities for historic environment.	CP11	EN6
Protecting and enhancing biodiversity	Policy moved to green and blue infrastructure section of chapter. Addition of reference to recreational disturbance to SSSI.	CP12	EN4
CHAPTER 7			
Sustainable Transport Network	Updated transport measures. Deleted or moved to other policies in chapter all references to flooding, renewables, minerals	SP9	SU1
Delivering Sustainable	Re-ordered policy text and added greater emphasis to highway impacts	CP13	SU2

Transport	in first para		
Climate Change Mitigation	Clarified that zero carbon is an aspiration not a strict requirement. Re-ordered opportunities for efficiency. Added safeguarding of waste management facilities	CP14	SU3
Flood Risk and Water Management	Updated to match Environment Agency standing advice, including protection for environmental infrastructure. Added wastewater infrastructure requirement. Added criteria for water-based recreation	CP15	SU4
Pollution, Ground Conditions and Minerals	New policy added to cover pollution impacts and risks to development. Minerals safeguarding moved from policy CP9.	New policy	SU5
Community Facilities	Expanded definition of community facilities in supporting text. Expanded criteria for the protection from loss of community facilities	CP16	SU6
CHAPTER 8			
Infrastructure and Developer Contributions	Updated references to other policies throughout the Local Plan.	CP17	IM1

Local Plan Consultation

56. After the withdrawal of the Local Plan from examination in March 2013 a cross party Members sub-group was formed to keep members informed and updated of Local Plan progress. The remit of the group is to; provide a political mandate for the Local Plan; consider and make recommendations based upon evidence; for officers to develop Members knowledge of the process enabling them to actively and positively communicate this each political party and key stakeholders; and for Members to advise officers of key issues facing local communities. The group meets on a regular basis and is formed by 3 members from the Conservative Group and 3 members from the Labour Group.

Consultation Dates

57. Subject to approval by Council the Local Plan is expected to begin its consultation on or close to 20 October and will last for 6 weeks.

58. The consultation of the pre-submission Local Plan will focus on the Local Plan's legal compliance and against the four tests of soundness. A response form will be available on the website, at libraries, at consultation events and from Marmion House. This can be completed when reading the Local Plan. It is important that comments are made through this process and in writing.

59. The public consultation will

- Conform to the legal requirements set out in planning legislation and the Council's adopted SCI
- Send letters and e-mails to the consultation database of persons listed in planning regulations (interested people, statutory bodies, utility providers, duty to co-operate bodies)

- Public notice in the Herald informing of when the consultation is and where any possible exhibitions will take place
- Press release in the Herald – Members statement
- Council’s website notice
- Council, Corporate Management Team / Heads Of Service meeting – to take place early on in the consultation
- Make copies of the Local Plan and SA available: all on the website, hard copies at Marmion House and local libraries
- Exhibitions; these should take place at various locations across the Borough, be held during in the day, evenings and weekends to ensure a full range of people can attend.

Possible locations are:

- Libraries
- Ankerside
- Community buildings
- Ventura retail park

Legal Compliance and the Four Tests of Soundness

60. The consultation will be based upon the legal compliance test and the four tests of soundness. Once the consultation has finished these representations will be assessed if there are no major changes required to the Local Plan these representations will be submitted alongside it to the Planning Inspectorate for examination.

Legal compliance

Is used to check that the Local Plan:

1. Meets the legal requirements under s20(5) (a) of the 2004 Act (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations 2012 before moving on to test for soundness.
2. Fits within the most up to date Local Development Scheme (LDS) and the key stages should have been followed.
3. The process of community involvement for the Local Plan should be in general accordance with the Council’s Statement of Community Involvement.
4. On publication of the consultation, the Council must publish the documents prescribed in the regulations, and make them available for inspection at specified offices and on their website. The Council must also place local advertisements and notify the Development Plan Document bodies (as set out in the regulations) and any persons who have requested to be notified. The Council is required to publish the Sustainability Appraisal along side the Local Plan.
5. The Local Plan should have regard to national planning policy as set out in the National Planning Policy Framework (NPPF) 2012.
6. The Council is expected to have followed the Duty to Co-operate requirements. These requirements are set out in Section 110 of the Localism Act 2011.
7. The Local Plan must have regard to the Tamworth Sustainable Community Strategy

Four Tests of Soundness

61. The tests of soundness are set out in the National Planning Policy Framework (NPPF)

(para 182): “The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. The Council should submit a plan for examination which it considers is ‘sound’ “, namely that it is:

- Positively Prepared: based on a strategy which seeks to meet objectively assessed development and infrastructure requirements

This means that the Local Plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. The NPPF sets out principles through which the Government expects sustainable development can be achieved.

- Justified: the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

This means that the Local Plan should be based on a robust and credible evidence base involving:

- Research/fact finding: the choices made in the plan are backed up by facts.
- Evidence of participation of the local community and others having a stake in the area.

The Local Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Local Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

- Effective: deliverable over its period based on effective joint working on cross-boundary strategic priorities

This means the Local Plan should be deliverable, requiring evidence of:

- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities, including neighbouring marine planning authorities.
- It should be flexible and able to be monitored.

- Consistent with national policy: enabling the delivery of sustainable development

The demonstration of this is a ‘lead’ policy on sustainable development which specifies how decisions are to be made against the sustainability criterion.

Next Steps

62. Following this consultation the Local Plan will be submitted along side the whole evidence base and the representations made during this consultation to the Planning Inspectorate for examination. In the event that the consultation raises serious legal compliance or soundness issues it may be necessary to amend the Local Plan and carry this stage out again.

63. It is expected that the Local Plan will be submitted towards the end of 2014 or January 2015 dependant upon the scale of representations received during the public consultation.

64. It is expected that the Local Plan examination will start in early 2015 and subject to the examination process it is expected that the Local Plan will be adopted later in 2015. Progress on the Local Plan examination will be fed back to Members through the Local

Plan sub-group when appropriate.

Local Development Scheme

65. Tamworth Borough Council is legally required to produce a project plan, known as a 'Local Development Scheme', setting out how the Local Plan will be produced and a timetable for production. The purpose is to inform the public and stakeholders, and promote effective management of the process. An important element of the Scheme is the timetable indicating the key milestones in the preparation of each document against which their production can be monitored.
66. The current Local Development Scheme came into effect in November 2012 prior to the decision to withdraw the Local Plan from examination. It therefore needs to be updated to reflect this and set out revised information on the timetable and production for the production of the Local Plan, and details of the other supporting documents which will form part of the development plan for Tamworth.
67. A revised Local Development Scheme is attached to this report.

OPTIONS CONSIDERED

1 Other spatial options and options regarding the allocation of housing and employment sites are detailed within the Sustainability Appraisal attached to this report. The Local Plan and evidence base concludes that the other options should be rejected in favour of the preferred option which forms the pre-submission Local Plan.

RESOURCE IMPLICATIONS

A budget and retained fund currently exist to cover the Local Plan. The costs will be covered within the existing budgets.

LEGAL/RISK IMPLICATIONS BACKGROUND

The legal risk has been raised earlier in this report. Continuing to examination with an un-sound plan is a high risk strategy and will be waste of resources.

SUSTAINABILITY IMPLICATIONS

The sustainability issues regarding the local plan are covered in the Local Plan's Sustainability Appraisal. This has been updated for the pre-submission version of the Local Plan.

The pre-submission Local Plan has been subject to a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). These assessments have ensured that sustainability issues are given full consideration in the preparation of Local Plan policies and allocations. The SA raised no significant concerns with the Local Plan and where appropriate it suggested further mitigation measures to those already within the Local Plan.

An Equalities Impact Assessment and a Health Impact Assessment have been prepared along side the Local Plan. The HIA appraises the potential impact of Local Plan policy on delivering health objectives within the Borough.

The EIA raised no concerns with promoting equality and diversity. However to ensure equality needs are maintained in the future, further consultations will be in accordance with the SCI ensuring that all residents who wish to be involved in the preparation of DPDs can express their views.

The Health Impact Assessment (HIA) shows that the policies in the local plan will have a

positive impact on the health of Tamworth's residents, particularly in the most deprived areas which are a priority for regeneration. Some policies have more obvious connections with health and physical exercise, such as sustainable transport and policies that protect and enhance the open space networks and sport and recreation facilities. Through these policies, people will be encouraged to walk and cycle along sustainable transport routes linking housing areas with the town centre, employment areas, schools, local centres and leisure facilities. More regular exercise, either on a formal or informal basis, will address a number of the physical activity health objectives.

Other policies have a less direct impact on health. Policies that support the town centre, local and neighbourhood centres, combined with sustainable transport links, will enable people to access health and other support services and fresh food. A strong and vibrant town centre with a wide range of facilities and an attractive historic and green setting will have positive effects on mental well being as will areas of well maintained natural open space. Policies to promote high quality affordable housing will improve living conditions.

The local plan can only address health inequalities from a spatial planning viewpoint. There are other considerations such as funding, behaviour and education which will necessitate partnership working with other organisations.

The Habitats Regulations Assessment (HRA) shows that the policies of the local plan are unlikely to lead to significant effects on either the River Mease SAC or Cannock Chase SAC (Special Area of Conservation). In the case of the Cannock Chase SAC, Tamworth was already outside the zone of influence and Natural England has recently advised that the zone has contracted from 19km to 15km. This means that Tamworth is further removed from the SAC and development in the Borough is even less likely to lead to recreational or traffic pressure or pollution.

Through the draft Local Plan public consultation Natural England has supported the removal of references to both the River Mease SAC and Cannock Chase SAC from the Local Plan.

BACKGROUND INFORMATION

REPORT AUTHOR

Alex Roberts – Development Plan Manager x279

LIST OF BACKGROUND PAPERS

1. Cabinet Report – Thursday 19 June 2014

APPENDICES

1. Pre-submission Local Plan
2. Local Plan Policies Map
3. Sustainability Appraisal for the pre-submission Local Plan
4. Habitats Regulation Assessment
5. Health Impact Assessment
6. Equality Impact Assessment
7. Local Development Scheme 2014

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**TAMWORTH BOROUGH
COUNCIL**

LDS8

**Local
Development
Scheme
September
2014**



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1 INTRODUCTION

Development Plans

- 1.1 All local planning authorities are required to draw up a Development Plan for their area. The Plan sets out the Authority's policies and proposals for the development and other use of land. It also provides the framework for making decisions about planning applications and conservation matters within the area.
- 1.2 Since 2004 local authorities have been working on replacing their existing development plans with **Local Plans**. They are made up of various **Local Development Documents** (LDDs).
- 1.3 There are two types of Local Development Document: **Development Plan Documents** (DPDs), which are subject to independent examination and have development plan status, and **Supplementary Planning Documents** (SPDs), which are not subject to independent examination and do not have development plan status but will be material in respect of decision-making.

Adopted DPDs, which include Mineral and Waste DPDs, will comprise the statutory development plan, which is the basis upon which all planning decisions are made. DPDs will replace the saved policies of the Tamworth Local Plan 2001-2011 which were extended by the Secretary of State in June 2009.

The statutory development plan will also comprise the saved policies from the Staffordshire Minerals Local Plan and Waste Local Plan until they are replaced by Minerals & Waste Development Plan Documents prepared by Staffordshire County Council.

- 1.4 Local Plans must be "spatial" in their approach. That is, they need to be broader based, taking into account economic, social and environmental matters as well as the physical aspects of location and land use. Tamworth's Local Plan will reflect - and influence - the land use requirements of all Council departments and the Council's partners in service delivery (agencies, businesses and the voluntary sector). In particular, the Council is working closely with the Tamworth Strategic Partnership - to ensure that the Sustainable Community Strategy and the LP are co-ordinated.
- 1.5 The development plan for Tamworth currently consists of the saved policies in the adopted Tamworth Local Plan 2001-2011 and the saved mineral and waste policies.
- 1.6 A critical part of the Local Plan is the Local Development Scheme (LDS). This is a public statement setting out details of which LDDs will be produced, in what order and when. The LDS will be brought into effect by resolution of the Cabinet or Council.

Local Development Scheme

- 1.7 A **Local Development Scheme (LDS)** provides the starting point for the local community and other stakeholders to find out about the Borough Councils programme for the preparation of LDDs over a three-year period. It is also required to set out a longer-term programme for LDD preparation beyond three years.

- 1.8 The three-year programme includes informing the public and other stakeholders about opportunities to get involved with the plan-making process and to let them know the likely dates for involvement.
- 1.9 Tamworth Borough Council is responsible for preparing a portfolio of Local Development Documents (LDDs) that will form the authority's Local Plan and the milestones set out in the LDS will need to be achieved.
- 1.10 Preparation of the LDS is currently a mandatory requirement under the Planning & Compulsory Purchase Act 2004. Guidance on their preparation suggests that the LDS should have regard to:
- whether the scheme adopts a robust approach to its preparation and is 'fit for purpose';
 - that it is deliverable with realistic time-scales supported by sufficient resources in terms of manpower and funding; and
 - whether it indicates a comprehensive approach to LDD production based on sound programme management and importantly an easy to understand guide as to what LDDs are to be prepared and when.

The Localism Act reinforces the requirement for LPAs to prepare and maintain a LDS remains along with the expectation that they publish up to date information on their progress in preparing DPDs

- 1.11 An important part of delivering a sound LDS is a robust evidence base. This version of the LDS is a revised submitted version to take account of the changes to the LDF process as a consequence of the Localism Act and the National Planning policy Framework.
- 1.12 Stakeholder and community engagement is a fundamental requirement of the planning system. However in view of the limited production of LDDs and timescales in this LDS it is not considered necessary to formally consult on the preparation of this LDS but appropriate stakeholders will be notified of its adoption.
- 1.13 The Council is committed to the programme set out in the LDS because of the benefits that an up to date and effective development plan and supplementary policies can have, including:
- Community commitment to the future of the area;
 - Providing a means for co-ordinating the activities of different departments, agencies and organisations;
 - The role of plans in promoting regeneration and investment; by creating certainty and commitment to change and improvement;
 - The need for a clear audit trail to link bids for public funds to a coherent and soundly based strategy for the area; and
 - Providing a strongly justified basis for successful negotiations over development proposals and for developer contributions.

2 PROPOSED LOCAL DEVELOPMENT DOCUMENTS AND PROGRAMME MANAGEMENT FOR PREPARATION

Saved Plans

- 2.1 A number of policies in the Tamworth Local Plan 2001-2011 have been saved and form part of the Local Development Framework until superseded by emerging DPDs.
- 2.2 The various Supplementary Planning Guidance notes (SPGs) prepared and consulted on alongside the Draft Deposit and the Revised Draft Deposit Tamworth Local Plan have not been adopted as the new development plan requirements only allow for the Borough Council to produce Supplementary Planning Documents (SPDs) that are supported by sustainability appraisals. Therefore the Borough Council have adopted Interim Planning Guidance based on the SPGs produced and consulted on, some of which will be replaced by SPDs. SPDs have been produced relating to Planning Obligations, Open Space and Telecommunications. Appendix D lists the Interim Planning Guidance together with the related Local Plan policies and those that may be replaced.

New Local Development Documents (LDDs)

- 2.3 Appendix A is a simple Gantt chart providing an overview of the timetable and project management for preparing the Local Plan and SPDs.
- 2.4 Appendix B sets out a schedule of the Local Plan and SPDs to be prepared by Tamworth Borough Council, together with their roles, chains of conformity and the main milestones to adoption.
- 2.5 The **Proposals Map** (with inset maps) will be the one in the Tamworth Local Plan, but it will be replaced by the emerging Policies Map as soon as the new Local Plan is adopted.
- 2.6 Having regard to the need to replace the Tamworth Local Plan with LDDs over the next three years it is considered that the Local Plan will be the key document in this respect. This will include strategic development sites and appropriate core policies that will alleviate the need for either a Site Allocations DPD or Development Management DPD.

Annual Monitoring Scheme

- 2.7 The Council is currently required to monitor annually how effective its policies and proposals are in meeting the vision and the Local Plan DPD (when prepared). The Localism Act removes the requirement to publish an Annual Monitoring Report but the duty to monitor remains by requiring an 'authorities' monitoring report for local people. This will ensure monitoring information is made available online and in council offices as soon as it is available to the council. Discussions are currently ongoing as to the format and extent of monitoring indicators as this will be dictated by the Local Plan's emerging monitoring framework.
- 2.9 The Council will assess:
- whether it is meeting, or is on track to meet the key milestones set out in the LDS and, if not, the reasons why;

- whether it is meeting, or is on track to meet, the targets set out in the LDDs and, if not, the reasons why;
- what impact LDD policies are having on other targets set at national, regional or local level;
- whether any policies need to be replaced to meet sustainable development objectives; and
- what action needs to be taken if policies need to be replaced.

2.10 As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward any such changes through the review of the LDS as appropriate.

3 SUPPORTING STATEMENT

3.1 This statement explains and justifies the approach set out in the Local Development Scheme. In addition, it explains how resources and the evidence base will be managed across the programme.

About the Area

3.2 The Borough of Tamworth is predominantly urban in nature as a consequence of its role as an overspill town in the 1960's and '70's. The 1980's saw a consolidation of the town concentrating on natural growth, which has continued up to 2001.

3.3 The town has its focus in the town centre which has continued to provide for the town's retail activities even with the development of out of centre retail area at Ventura, Jolly Sailor and Cardinal Point.

Regional & Strategic Planning Context

3.4 Regional Planning Guidance for the West Midlands was published in June 2004 and was the Regional Spatial Strategy. It identified Tamworth as a centre for the development of office, retail and leisure related activities.

3.5 The RSS has been revoked.

Sustainable Community Strategy & Other External Strategies

3.6 The current adopted Sustainable Community Strategy covers the period 2008 - 2021 and has been written by local people and other organisations coming together through the Tamworth Strategic Partnership (TSP). The LDDs will have regard to the SCS and ensure that land-use requirements arising from that strategy are addressed. In turn, as it is updated, the SCS is expected to address issues that arise from those development requirements driven by the RSS and ensure that partners have their plans in place to support development requirements. The TSP has agreed to take ownership of the Infrastructure Delivery Plan and will review and update annually.

3.7 There are economies of scale in synchronising community & stakeholder engagement for both the SCS and LDDs, providing statutory requirements for statutory LDD consultation are met. Similarly, integration with the Council's corporate communications strategy is also desirable.

- 3.8 A key objective of the new planning system is to strengthen community involvement. An integral part of the Borough's LDF is the **Statement of Community Involvement** (SCI). This sets out how communities will be engaged in the preparation and revision of LDDs and consideration of planning applications. The new SCI was adopted on 2014.
- 3.9 The Council has a number of strategies that have land-use implications and these will be taken into account in the preparation of LDDs insofar as the strategies accord with the Sustainable Community Strategy.
- 3.10 The Tamworth Local Transport Plan will have a key influence on future development patterns and the County Transportation Group will be a key consultee and advisor in the land use planning process. The Tamworth Place Strategy and Action Plan will play an important role in aligning objectives from the Local Plan, in particular focusing on regenerating the town centre.
- 3.11 It is not considered necessary at present for the Council to produce joint documents with neighbouring authorities. However, it will be necessary for the Borough Council to engage with adjoining authorities and Staffordshire County Council to ensure that the Local Plan provides a realistic framework which is functional. It is the Borough Councils intention to continue to engage with both Lichfield and North Warwickshire to address any issues that cannot be dealt with within the Borough.
- 3.12 The Borough Council is part of The Greater Birmingham & Solihull Local Enterprise Partnership (GBSLEP). The spatial aspects of the LEP's emerging Economic Strategy; in particular its focus on job creation will be taken forward through the Local Plan. GBSLEP also operates as a forum of co-operation on sub regional issues. The borough council is not a formal member of the Stoke on Trent & Staffordshire LEP although due to its location within Staffordshire is working closely with the LEP.

Resources

- 3.13 The following in-house resources will be made available for preparing local development documents:
- Head of Strategic Planning and Development 5%
 - Development Plan Manager 90%
 - Economic Development Service Team 5%
 - 3 x Development Plan Officers 90%
 - Development management Service team 10%
- 3.14 Consultants will be engaged on specific projects where there is a lack of expertise or capacity in-house. In providing a robust evidence base to inform the work on the Local Plan it may be necessary to engage further external support.
- 3.15 The effective LDS was based on the budgetary setting process for 2014-2015 and the forward planning budgetary arrangements still hold good. The budget setting process for 2015-2016 and beyond will need to include appropriate consideration of resources to deliver the LDS programme.

Programme Management and Responsibilities

- 3.16 Appendix A sets out the timetable for LDD production indicating the key milestones in accordance with the NPPF.
- 3.17 Management responsibilities for each area of work include:
- Corporate Management Team (SCI)
 - Head of Planning and Regeneration (programme overview)
 - Development Plans Manager (day to day programme, staff & resource management).
- 3.18 The LDS and preparation of LDDs is reported to the Corporate Management Team Meetings as appropriate.
- 3.19 Monthly meetings are held between the Head of Planning and Regeneration and the Development Plan Manager to ensure lines of communication are working and to review progress.
- 3.20 E-mail and shared work directories to facilitate joint working link all officers engaged on the project and a Development Plan Team meeting is held weekly. A meeting room is permanently available to these officers as well.

Council Procedures and Reporting Protocols

- 3.21 For each DPD and the SCI, the levels of political responsibility are as follows:
- Executive Decision (Cabinet) for all pre-submission stages
 - Cabinet Member will review evidence and results of consultation at each stage and make recommendation to Cabinet.
 - Council Resolution required for publication, submission and adoption stages.
- 3.22 For each SPD, the levels of political responsibility are as follows:
- Executive Decision (Cabinet) for all stages.
 - Cabinet Member will review evidence and results of consultation at each stage and make recommendation to Cabinet.
 - Cabinet resolution required for adoption stage.
- 3.23 The role of the Corporate Management Team will be to ensure that the evidence base is robust and that real (and audited) community & stakeholder engagement takes place. The Team will also seek to broker agreements between stakeholders using external mediation where necessary

Risk Assessment

- 3.24 In preparing the Local Development Scheme, it is considered that the main areas of risk relate to:
- **Staff Turnover.** Having regard to the current staff levels there is a risk to the delivery of the Local Plan as set out in the LDS should staff leave. The Council has established good working relationships over the years with specialist consultants who have an understanding of the town but their support is subject to available budget allocations.
 - **Political Conflicts.** This has been reduced by having a commitment by all parties to a process that will ensure that actions are taken through Cabinet

and endorsed by Council to ensure the submission of DPDs to PINS for examination of “soundness” are to agreed time-scales. A Member led Local Plan Working Group of senior Members has been set up to monitor progress

- **Capacity of PINS and other agencies to cope with demand nation-wide.** This is out of our hands but we will give early warning of our programme to them.
- **“Soundness” of DPDs.** We will minimise the risk by working closely with PINS at all milestone stages and in the run up to submission of DPDs.
- **Legal Challenge.** We will minimise this by ensuring that DPDs are “sound” and founded on a robust evidence base and well-audited stakeholder & community engagement systems.
- **Programme slippage.** This will be affected if resources are not secured or they are reduced. The programme attempts to ensure that the milestones are not affected should there be a need to put contingency arrangements in place. A key element of the examination process which is dependent on the availability of a competent programme officer.

Evidence Base, Monitoring, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)

- 3.25 The requirements of the Strategic Environmental Assessment (SEA) Directive have been linked with Regulations covering Sustainability Appraisals which requires authorities to take account of social, economic and environmental considerations. From this flows the need for the process of LDD preparation to:
- Identify strategic alternatives;
 - Collect base-line monitoring information;
 - Predict significant effects more thoroughly;
 - Secure greater consultation with the public and stakeholders; and
 - Address and monitor the significant effects of the plan;
- 3.26 As part of the process, the Council must:
- Prepare a report on the significant effects of issues and options;
 - Carry out consultation on the issues and options and accompanying reports;
 - Take into account those reports and the results of consultation in decision making;
 - Provide information when the plan is adopted and show how the results of the SEA have been taken into account.
- 3.27 The Council will secure an audit trail to cover the requirements for consultation of stakeholders and the community with regard to SEA & SA requirements and the LDD processes.
- 3.28 In order to comply fully with Regulations, secure efficient working and provide a robust and transparent evidence base, SA & SEA will be embedded into production of LDDs at the very start of preparation and updated at each milestone change. (Options, Publication, Submission and Adoption).
- 3.29 The Council will ensure that an up to date audit trail exists between the Sustainable Community Strategy and the LDDs

Identified Priorities

3.30 Priorities flow from;

- Policies and proposals set out in the Tamworth Local Plan
- Land-use requirements arising from the Sustainable Community Strategy;
- New legislation and regulations arising from the emerging National Planning Policy Framework and changes to the regulations for plan making
- The emerging evidence base & monitoring
- Discussions stakeholders; and
- Known development interest

3.31 Priorities are:

- The adoption of a Local Plan for Tamworth
- The production of a Design SPD

How the Local Plan Fits Together

3.32 Appendix C shows the relationship between the different documents that will comprise the Local Plan.

3.33 The rationale for selecting these documents for inclusion in the Council's Local Plan is as follows, and expands on information already given above.

- **Tamworth Local Plan** - this was adopted on 6 July 2006 and sets out the policies and proposals for the period up to 2011.
- **Statement of Community Involvement** - sets out standards and the approach to involving stakeholders and the community in the production of all LDDs and planning applications. It is the Council's service level agreement with the community and stakeholders. It was adopted in 2014.
- **Local Plan Development Plan Document (DPD)** - comprising the area-specific vision, measurable objectives (linked to ongoing monitoring arrangements) and area-based local strategic policies (backed by a proposals map) to provide a coherent spatial strategy for a minimum 15 year period post adoption i.e. 2028. It will identify areas and strategic sites (rather than specific sites) where major change should take place to address development, transport and infrastructure needs. It will have regard to the Sustainable Community Strategy and the saved Structure Plan where appropriate. It is a priority because all other local development documents must be in conformity with the Local Plan.
- **Supplementary Planning Documents (SPDs)** – as referred to in Paragraph 2.3 Interim Planning Guidance has been adopted and will be replaced by Supplementary Planning Documents as appropriate. (Refer to Appendix D).

APPENDIX B

STATEMENT OF COMMUNITY INVOLVEMENT

Purpose: To set out how the local community will be consulted on Local Development Documents and on all planning applications.	
Status: Not a Development Plan Document or Supplementary Planning Document, and now not subject to independent Examination by an Inspector.	
Content Strategy for Involvement Types of Consultee Methods of Involvement Consultation on Development Control decisions	
Geographical Coverage: Will apply to whole Borough	
Relationship with other Local Development Documents (Conformity): All LDDs will need to be prepared in conformity with the Statement of Community Involvement.	
Relationship with partner/stakeholder documents: Relationship with Sustainable Community Strategy. Local Strategic Partnership is an integral part of community involvement.	
Time period: Not applicable.	
Review timescale: Not applicable..	
Target milestones/completion dates	
Commencement of the preparation process	Not applicable.
Consultation on draft SCI	Not applicable.
Submission to the Secretary of State	Not applicable.
Commencement of the examination	Not applicable.
Adoption & Publication	2014
Parts of Local Plan replaced: Not applicable	

The Local Plan for Tamworth

Purpose: A spatial strategy and vision for Tamworth Borough and the core policies for delivering them.	
Status: Development Plan Document	
Content <u>Vision:</u> the overall aim of the whole Local Plan. <u>Strategic Objectives:</u> the Council's long term intentions, providing the framework for developing the core policies in accordance with national and regional policy. <u>Core Policies:</u> the means for delivering the Objectives. They will be accompanied by reasoned justification. The subject areas to be covered by the Core Policies are: economic growth, housing delivery, role of the town centre & network of centres, sustainable transport, community infrastructure, design & the historic environment, the natural environment, tourism and culture, renewables and regeneration. Includes strategic allocations	
Geographical Coverage: Will apply to whole Borough.	
Relationship with other Local Development Documents (Conformity): Other LDDs must conform to this Local Plan. Conformity with National Planning Policy Framework.	
Relationship with partner/stakeholder documents: Close linkage to Sustainable Community Strategy. Linkages with spatial aspects of Council's other Strategies, including Service Plans, and with other bodies' Strategies.	
Time period: To 2031	
Review timescale: Annual monitoring.	
Target milestones/completion dates	
Commencement of the preparation process	November 2006
Publication	October 2014
Submission to Secretary of State	December 2014 / January 2015
Pre-hearing meeting	Depends if required
Commencement of the examination	Examination technically starts upon the date of submission. The hearing sessions will start as soon as reasonably possible.
Adoption	Late 2015
Parts of Local Plan replaced: Majority of Saved Local Plan policies	

Design SPD

Summary: This will set out key guidelines to enhance the quality and distinctiveness of places when developing in Tamworth. The document will seek to raise the quality of the built environment, including the historic environment and ensure that high standards of design are achieved throughout the borough. It will also provide guidance to assist applicants in complying with the requirements of historic environment policies set out in the Local Plan and to provide guidance on how the Council expects the historic environment to be taken into account in the development management process	
Geographical Coverage: Will apply to whole borough	
Relationship with other Local Development Documents (Conformity): Need to be in conformity with emerging Local Plan.	
Relationship with partner/stakeholder documents: Sustainable Community Strategy	
Target milestones/completion dates	
Consultation on Draft SPD	Mid 2015
Adoption & Publication	January 2016
Parts of Local Plan replaced: Not applicable	

Planning Obligations SPD

Summary: This will give guidance on when and how the Council will enter into planning obligations and the type of facilities and other benefits, including establishing standards the Council expects developers to provide. Production of this is dependant on the progress of a CIL	
Geographical Coverage: Will apply to whole borough	
Relationship with other Local Development Documents (Conformity): Need to be in conformity with emerging Local Plan.	
Relationship with partner/stakeholder documents: Local Plan / CIL	
Target milestones/completion dates	
Consultation on Draft SPD	
Adoption & Publication	
Parts of Local Plan replaced: Not applicable	

APPENDIX C

Interim Planning Guidance (Will be replaced by SPDs in accordance with paragraph 2.3 indicated by **)	Related Saved Policy Tamworth Local Plan 2001-2011
Open Space & Play Areas** (Replaced May 2007)	ENV11: Protection Open Space ENV12: Open Space for New Developments ENV14: Loss of Playing Fields & Sports Pitches
Green Travel Plans	TRA5: Green Travel Plans
Employment - Bonehill Road Extension	TRA7: Car Parking Standards EMP2[c]: Provision of Employment Land - Allocated Sites
Employment - Hedging Lane	TRA7: Car Parking Standards EMP2[i]: Provision of Employment Land - Allocated Sites
Employment - Coton Lane	TRA7: Car Parking Standards EMP2[g]: Provision of Employment Land - Allocated Sites
Telecommunications Development** (Replaced May 2007)	EMP11: Telecommunications Masts
Residential - Glascote Farm	ENV12: Open Space for New Developments TRA7: Car Parking Standards HSG2[b]: Housing Proposal Sites HSG5A: Phasing of Housing Proposal Sites HSG10: Affordable Housing
Residential - Land South of St Peters Close	ENV12: Open Space for New Developments TRA7: Car Parking Standards HSG2[b]: Housing Proposal Sites HSG5A: Phasing of Housing Proposal Sites HSG10: Affordable Housing
Residential - Parkfield House, Two Gates	ENV12: Open Space for New Developments TRA7: Car Parking Standards HSG2[b]: Housing Proposal Sites HSG5A: Phasing of Housing Proposal Sites
Residential - Cottage Farm Road	ENV12: Open Space for New Developments TRA7: Car Parking Standards HSG2[b]: Housing Proposal Sites HSG5A: Phasing of Housing Proposal Sites HSG10: Affordable Housing
Comprehensive Development Anker Valley	ENV12: Open Space for New Developments TRA7: Car Parking Standards TRA8[c]: Anker Valley Link EMP2[a]: Provision of Employment Land - Allocated Sites HSG3: Anker Valley - Strategic Housing Proposals HSG5A: Phasing of Housing Proposal Sites HSG5B: Amending the Order of Release HSG10: Affordable Housing
Affordable Housing**	HSG10: Affordable Housing
Houses in Multiple Occupation	HSG16: Houses in Multiple Occupation
Redevelopment of Gungate Precinct & Adjacent Car Park	TCR2: Shopping Proposals
Planning Obligations** (Replaced July 2007)	HSG9: Planning Obligations
Built Environment** <ul style="list-style-type: none"> • Amington Green Conservation Area • Amington Hall Estate Conservation Area • Dosthill Conservation Area • Town Centre Conservation Area • Victoria Road/Albert Road 	ENV17: High Quality Design ENV18: Protection of the Built Environment ENV19: Development within or affecting Conservation Areas ENV19A: Demolition of Unlisted Buildings within Conservation Areas ENV20: Preservation of Listed Buildings ENV20A: Alteration, Extension or Change of Use of Listed

<p>Conservation Area</p> <ul style="list-style-type: none"> • Hospital Street Conservation Area • Wilnecote Conservation Area • Conservation Strategy for Tamworth • Conservation Areas, Listed Buildings and the Local List • Listed Building Consent and Conservation Area Consent • Living in a Conservation Area • Repairing and Restoring Historic Buildings 	<p>Buildings</p> <p>ENV20B: Demolition of Listed Buildings</p> <p>ENV21: Development Affecting Locally Listed Buildings</p> <p>ENV24: Archaeology</p>
<p>Shopping Frontages**</p> <ul style="list-style-type: none"> • Shop Front Design within the Town Centre • Shop Front Security within the Town Centre • Shop Front Signs and their Illumination 	<p>TCR4: Shopping Frontages</p>
<p>Development Control**</p>	

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**Tamworth Borough Council
Pre-submission
Local Plan 2006-2031
Habitat Regulations Assessment**

October 2014

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Introduction and background

Habitats Regulations Assessments of Local Development Plans

- 1.1 A Habitats Regulations Assessment (HRA) is required under the UK Habitats Regulations in order to analyse the Local Plan and attempt to ascertain any potentially significant effects on internationally recognised sites of nature conservation interest (also known as 'Natura 2000' or European sites). These sites include Special Protection Areas (SPAs), designated under the Birds Directive², Special Areas of Conservation (SACs), candidate SACs designated under the Habitats Directive³ and wetland sites designated under the Ramsar Convention.

Tamworth Local Plan

- 1.2 Tamworth Borough Council is preparing a new development plan for the Borough, the Tamworth Local Plan 2006-2031. This will replace the current local plan 2001-2011 and once it is adopted, planning applications will be determined in accordance with its policies unless other material considerations, such as the National Planning Policy Framework, indicate otherwise.
- 1.3 The Tamworth Local Plan was submitted to the Planning Inspectorate for examination in November 2012. The Inspector raised a number of concerns relating to the soundness of the Plan and an exploratory meeting was held in February 2013 to discuss the work required to overcome the concerns. The Plan was subsequently withdrawn in March 2013.
- 1.4 Since the withdrawal of the Local Plan the work set out in the exploratory meeting has been completed and parts of the evidence base updated and refreshed where necessary to inform the draft Local Plan 2014. The Plan has been amended to extend the plan period to 2031 and the housing and employment land supply adjusted to take account of completions and commitments to 2013. New allocations have been made to accommodate 4250 dwellings and 18 hectares of employment land within the borough boundary.
- 1.5 The Pre-submission Local Plan has now been produced and will be subject to consultation in October-November 2014. It now includes previously rejected allocation proposals, and updated and new policies.

Consideration of European Sites

2011/2012 Joint HRA

- 1.6 Tamworth Borough Council and Lichfield District Council prepared a joint HRA in 2011 and updated it in 2012 for the Lichfield Draft Local Plan Strategy and Pre-submission Tamworth Local Plan. This assessed the impacts of relevant land use plans against the conservation objectives of European sites. The following European sites were identified using a 20km search around Tamworth Borough:
 - Cannock Chase SAC – 20km+ from Tamworth Borough
 - River Mease SAC – 1km from Tamworth Borough

- Ensor's Pool SAC – 15km from Tamworth Borough

- 1.7 The assessment determined whether the plans would adversely affect the integrity of the sites in terms of nature conservation objectives. Where negative effects were identified other options were examined to avoid any potential damaging effects. Appendix A sets out the special characteristics of the two SACs and the identified impacts of development (this is the same table as in the 2011 and 2012 HRAs).
- 1.8 The 2011/2012 assessments undertook screening of the European sites and concluded that the most likely effects were related to additional households and how these may increase traffic within close proximity to the sites or result in additional recreational pressure, causing an increase in air pollution, habitat disturbance, species disturbance and nutrient enrichment. However, for most of the sites the Tamworth Local Plan would result in no significant effects and no in-combination effects on the European sites identified.
- 1.9 The Cannock Chase SAC is more than 20km from the borough boundary but because it is influenced by visitors from a wide area it was considered that development in Tamworth could have an impact by adding to visitor pressures and air pollution from increased traffic. A specific scoping and screening report identified that there would be significant effects on the SAC. The next stage of separate appropriate assessment was therefore undertaken. It was concluded that the impact of pressures can be mitigated with appropriate levels of financial support. The withdrawn Local Plan included appropriate wording to Policy CP12 to mitigate against any adverse effects, which included a presumption against development that would have a direct or indirect adverse effect on the integrity of the SAC. Larger developments over 100 dwellings were required to provide Suitable Alternative Natural Green Spaces (SANGS) and financial contributions towards management, access and education.
- 1.10 The River Mease SAC is located in Lichfield District in close proximity to the Tamworth borough boundary. It is sensitive to localised agricultural run off, sedimentation and invasive species and is particularly vulnerable to pollution from development upstream through outflows from sewage treatment works which are already at capacity. The conclusion was that the impacts on the River Mease SAC arising from the Tamworth Local Plan would not be significant, however, that was based on the information known at the time and did not preclude further assessment work when more information became known.
- 1.11 Ensor's Pool is located approximately 15km from the borough boundary. Screening concluded that development would have no significant impact and that significant in-combination effects are unlikely to arise from implementing the local plan and other plans and proposals.

2012 HRA

- 1.12 The Council consulted on the Tamworth Pre-submission Local Plan in June 2012, the HRA was updated and subject to consultation at the same time. Natural England responded specifically on the HRA and the impact of the Plan on the two European sites; Appendix B contains their response.

- 1.13 Natural England supported Policy CP12 in terms of the mitigation measures and the statement that development would not be permitted that would have an adverse impact on the Cannock Chase SAC. Natural England advised that while the zone of influence was likely to contract to 15km large developments within or close to the zone of influence should address the issue of increased road traffic, continue to offer SANGs and require developer contributions. Uncertainty over potential impacts on the River Mease SAC should prompt further HRA assessment at the detailed stage and clarification was sought on whether the Local Plan is likely to contribute to these uncertainties.
- 1.14 Natural England did not make any references to Ensor's Pool SAC.

2014 HRA

- 1.15 The HRA was updated to take into account of changes to the Local Plan It considered whether the Local Plan strategy is likely to lead to adverse effects on the Cannock Chase SAC and responds to the concerns raised by Natural England that the Council needs to be certain of the impact of the Plan on the River Mease SAC.
- 1.16 The Council consulted on the Draft Local Plan earlier in 2014. Natural England was satisfied that development proposed in Tamworth could be screened out from causing significant effects on European Sites. However, Natural England noted the need for 2000 dwellings to be located outside Tamworth to meet Tamworth's needs, including in Lichfield District and requested clarification on whether Policy NR8 of the Lichfield District Local Plan was sufficient to rule out significant effects on the River Mease SAC.
- 1.17 Following the consultation on the Draft Local Plan the Council has progressed the production of the Pre-submission Local Plan for consultation in October 2014. This has included the consideration of more up to date evidence, and the subsequent re-working of some of the policies and the addition of new policies. Appendix C of this document has been updated to reflect the format of the Pre-submission Local Plan.

Methodology

- 2.1 The methodology described in the Habitats Regulations Assessment for Tamworth Borough and Lichfield District is still the correct approach, with progression through each stage indicating whether the next stage is required. The four main stages involved in appropriate assessment are set out below, the outcome of each stage indicates whether the next stage is required.
- Screening: Determining whether the plan (alone or in combination with other plans) is likely to have a significant effect on a European site
 - Scoping: Preparation for the appropriate assessment (this stage aims to identify more precisely what impacts the appropriate assessment should cover to ensure that the appropriate assessment can be carried out. This stage is only required where the scoping exercise has indicated that there is a likely significant impact upon a European site.
 - Appropriate assessment: Evaluating the evidence gathered on impacts and considering whether changes to the plan will be needed to ensure that it will not have an adverse impact on any European site.
 - Assessment of alternative options: Where the plan is assessed as having an adverse effect, or risk of this, then alternative options should be assessed.
 - Assessment of compensatory measures, where in light of an assessment of imperative reasons of overriding public interest, it is deemed that a plan should proceed.
- 2.2 The 2011/2012 assessment was primarily concerned with the first screening stage and involved gathering evidence and screening for likely impacts.
- 2.3 Screening was undertaken on both the Cannock Chase SAC and River Mease SAC. This concluded that the Tamworth Pre-submission Local Plan, in combination with other plans, could have significant effects on the Cannock Chase SAC. The appropriate assessment and Visitor Mitigation Report prepared by Footpath Ecology informed the re-drafting of Policy CP12 to include appropriate mitigation, including financial contributions towards management and education and the provision of Suitable Alternative Natural Green Space (SANGS).
- 2.4 With regard to the River Mease SAC the screening concluded that there would be no likely significant effects and for this reason, no further work was done beyond the screening report.
- 2.5 The 2014 assessment considers the most up to date plans for Tamworth, Lichfield and North Warwickshire. It will also respond to comments from Natural England on the Draft Local Plan consultation and more recent advice.

Consideration of Plans

Description of Tamworth Local Plan 2006-2031

- 3.1 The Tamworth Local Plan sets out the principles and policy direction for planning and development in the borough for the period 2006-2031. It covers a range of topic areas including housing, employment, retail, regeneration priority areas, heritage assets, green and blue infrastructure (including biodiversity), sustainable transport, and sport and recreation. Policies ensure that appropriate supporting infrastructure is delivered and the borough's built and natural environments are protected and enhanced.
- 3.2 Since the withdrawal of the Local Plan in 2013 the Council has updated needs assessments for town centre uses, employment and housing and investigated the capacity of the borough to accommodate development through a series of technical, sustainability and availability assessments and also to reflect an extension of the plan period to 2031.
- 3.3 In respect of town centre uses/retail, there are no suitable sites within the existing town centre with the exception of the Gungate Precinct redevelopment, which already has planning permission. The Plan does not therefore make any retail allocations. Employment sites with a capacity 18 hectares have been identified in Tamworth but it is likely that the remaining 14 hectares will have to be found outside the borough boundary.
- 3.4 The 2014 Pre-submission Local Plan proposes a different strategy for growth to the withdrawn local plan and makes land use allocations for housing and employment. A total of 24 sites have been allocated, 21 within the urban area and three greenfield sustainable extensions at Anker Valley, Tamworth Golf Course and Dunstall Lane. The Local Plan sets out to deliver at least 4,250 dwellings within the borough and a further 2,000 will have to be delivered outside of the borough, most likely in Lichfield and North Warwickshire. To date, both of these neighbouring authorities have planned to deliver 500 each, which leaves a shortfall of 1000. Discussions are on-going with Lichfield District Council and North Warwickshire Borough Council to determine the most sustainable and deliverable options.
- 3.5 The table below shows the difference in the assessed needs between the withdrawn and Draft Local Plan:

	Withdrawn Local Plan	Draft Local Plan
Retail	20,000m ² comparison goods 1,600m ² convenience goods	7,800 ² comparison goods after 2021 2,900m ² convenience goods after 2021
Employment	36ha employment land 20,000m ² office space	32ha no specific office floor space requirement

Housing	5,500 dwellings	6,250 dwellings (4,250 to be allocated 2031)
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3.6 The Pre-submission Local Plan policies follow the same broad direction as previously and have been revised where necessary to reflect the updated needs assessments, updated and recently completed evidence and sustainability appraisal work. Appendix C reviews the policies in the Plan and comments on whether there are any likely effects on European sites as a result.

Consideration of in-combination test

3.7 The Habitats Directive states that appropriate assessment of a plan should be undertaken if it would have a likely significant effect on a European site either individually or “in-combination”. It recognises that whilst a single plan on its own could result in likely or insignificant impacts, in combination with other plans in the same geographical area or linked in a relevant way, it could result in a significant cumulative effect. Such plans could include core strategies, local plans and their relevant development plan documents and local transport plans.

3.8 The following plans have been considered for likely in-combination effects.

Lichfield District Local Plan

3.9 The Lichfield District Local Plan: Our Strategy sets out the vision, strategic priorities, spatial strategy, core policies and development management policies within Lichfield District. The Plan that was examined covered the period 2008 to 2028 and makes a number of strategic allocations; further land use allocations and more detailed area based policies will come forward in the future Lichfield District Local Plan: Allocations document. The HRA 2012 relates to the Our Strategy plan.

3.10 The examination into the Lichfield District Local Plan took place in June-July 2013. Following the hearing sessions the Council proposed a number of main modifications which relate to housing numbers, phasing, new strategic housing sites, the Cannock Chase SAC, extension to the plan period to 2029 and the need to work with other authorities in considering future housing need.

3.11 The main modifications were screened for likely significant effects on European sites. An addendum to the HRA was produced in January 2014 to accompany the Main Modifications consultation. The conclusion was that there are no likely significant effects that would result from any of the proposed main modifications. Minor modifications have also been proposed, and it was considered that none were likely to have any significant effects either directly or in combination.

North Warwickshire Core Strategy

3.12 The Core Strategy contains a vision, strategic objectives and core policies for the Borough. It covers the period 2006-2028 and proposes delivery of 3650 dwellings over the plan period (which includes 500 to meet the needs of Tamworth Borough) and 70 hectares of employment land.

- 3.13 The hearing into the Core Strategy took place in January 2014. It was acknowledged that additional work will need to be undertaken in conjunction with Tamworth Borough Council and Lichfield District Council to identify sustainable and deliverable options to deliver Tamworth's unmet housing and employment needs.
- 3.14 A joint Sustainability Appraisal and HRA screening of the North Warwickshire Core Strategy was produced in 2012. The River Mease and Cannock Chase SACs were two of a number of European sites considered as part of this exercise. As with Tamworth, development is most likely to take place in settlements that lie within the catchment of the River Anker not the River Mease and as such, no pathway should exist to impact water quality. Distance of likely development in North Warwickshire to the SAC was considered sufficiently remote to limit significant biological disturbance on habitats alone and in-combination with other plans. Impact on air quality from increased traffic in proximity to the SAC was considered to be minimal and was also screened out.
- 3.15 In relation to the Cannock Chase SAC it was considered that most recreation pressure would be generated from districts closer to the zone of influence of the SAC than North Warwickshire, which lies just outside the zone. Recreational effects alone or in combination with other plans or projects were therefore screened out. In-combination water quality effects were screened out and a contribution to increased traffic on roads was also deemed unlikely to be significant due to distance. Air pollution effects were screened out for this reason.
- 3.16 The conclusion was that although some policies in the Strategy had the potential to adversely impact European sites, more detailed consideration showed that significant effects are unlikely.
- 3.17 Main Modifications to the Core Strategy were published in June 2014 and were accompanied by an Addendum to the HRA. HRA of two new policies on Sustainable Development and Gypsies and Travellers found that they would not alter the conclusions of the HRA on the submitted Core Strategy that the Plan would not have a likely significant effect on any European site, either alone or in combination with other plans and projects.
- 3.18 Assessment of Main Modifications to the existing policies concluded that there were no HRA implications. Most of the modifications comprised rewording for the sake of clarity that did not materially alter the Core Strategy's proposals. Where there was the potential for negative effects on rural character for example, other policies that protect biodiversity would be capable of mitigating impacts. Other modifications were not capable of impacting on European sites or have neutral or positive effects. The overall conclusion was that none of the main modifications were judged to alter the conclusions of the HRA of the submitted Core Strategy.

North Warwickshire Site Allocation Plan

- 3.19 The Site Allocations Plan allocates sites throughout the borough for housing, employment and other land uses over the period 2011-2029. The Draft Pre-submission was subject to consultation in June-August and was accompanied by

an HRA screening. This considered the impact of the site allocations on a number of European sites including the Cannock Chase SAC, River Mease SAC and Ensor's Pool SAC. It found that some proposals were unlikely to cause significant effects but other may have the potential to adversely affect European sites and cannot be screened out. This included some employment options, housing options, Green Belt infill boundary villages and safeguarding open space for former rail routes. As a result, each European site was subject to more detailed screening against these proposals.

- 3.20 The detailed screening for the River Mease SAC concluded that due to issues of river catchment areas, distance from planned development, limited recreation access, scale of development and transport improvements, the Plan was considered unlikely to result in significant effects in terms water quality and supply, biological and recreational disturbance and air quality.
- 3.21 With regard to Ensor's Pool SAC the detailed screening concluded that because the site is rainwater fed, there are planned new water supply resources, scale of development, distance from planned development and limited recreation access, the Plan is unlikely to result in significant effects in terms of water quality and supply, recreational disturbance and air quality,
- 3.22 Turning to Cannock Chase SAC, it is considered that recreational effects alone or in combination with other plans or projects can be screened out. This is due to the reduction in the zone of influence to 12 miles/19.6km and the conclusion that the increase in recreational visitors from North Warwickshire is expected to be far less than that generated from the greater scale of growth in authorities closer to Cannock Chase. Likewise, the distance and scale of development compared with closer authorities mean that allocations in North Warwickshire are unlikely to result in significant effects on air quality, water supply and quality.
- 3.23 The overall conclusion was that the Allocations Plan was not likely to have a significant effect on any European site, alone or in combination with other plans or proposals. There was no need to progress to stage 2 under the Habitats Regulations (Appropriate Assessment).
- 3.24 No other plans have been considered because they have not been reviewed or updated since 2012.

Consideration of recent advice

Cannock Chase SAC

- 4.1 The email from Natural England in January 2014 advised that the zone of influence has been reduced from 20km to 15km. Development proposed in the Tamworth Local Plan will be outside the zone of influence for Cannock Chase SAC, therefore mitigation for recreational pressure will not be required and SANGS will no longer be necessary.

River Mease SAC

- 4.2 Natural England responded to the (withdrawn) Tamworth Pre-submission Local Plan in July 2012. Recent correspondence from Natural England in January 2014 advised the Council to satisfy itself that development proposed in the Borough would be unlikely to lead to likely significant effects on the River Mease SAC. An important factor to consider is whether development proposed in the Local Plan will discharge to sewage treatment works within the River Mease catchment as this could lead to phosphate levels exceeding limits. All correspondence from Natural England is contained in Appendix B.
- 4.3 The Southern Staffordshire Water Cycle Study identified issues relating to the wastewater treatment works where the Mease is the receiving watercourse. However, the Mease is not the receiving watercourse for the Tamworth Wastewater Treatment Works, which discharges into the Tame. The River Tame then flows north to join the Trent about 500 metres upstream of where the Mease joins the Trent. Severn Trent Water in 2014 confirmed that the area within the Tamworth borough boundary does not interact with the River Mease. The advice concluded that any development within the borough will not affect the River Mease. The email from Severn Trent is contained in Appendix B.
- 4.4 Housing development within Lichfield District that is provided to meet Tamworth's needs may discharge into the River Mease. Despite Policy NR8 of the Lichfield District Local Plan: Our Strategy aiming to protect and enhance the River Mease SAC, in their response to the Draft Local Plan, Natural England requested clarification on Policy NR8 to be satisfied that there would be no likely significant effects on the SAC. Policy NR8 reads as follows:

*"Policy NR8: River Mease Special Area of Conservation
Development will only be permitted where it can be demonstrated that it will not be likely to lead directly or indirectly to an adverse affect upon the integrity of the Mease Special Area of Conservation (SAC).*

Development that falls within the water catchment of the Mease SAC will require an assessment under the Habitat Regulations. Ongoing work to outline the pressures on the SAC has identified damage is currently being caused by poor water quality, exacerbated by pollution, run-off, siltation, abstraction, invasive non-native species. Development, especially that which increases the stress on sewage treatment works or increases the level of phosphate in the watercourse would make matters worse. Evidence has shown mitigation of

effects is possible by investment in sewage treatment works, habitat management, access management, provision of sustainable drainage techniques, publicity, education and awareness raising.

The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of development and on-going monitoring of impact on the SAC will be required. Developments outside the water catchment may be required to demonstrate that they will have no adverse effect on the integrity of the SAC.”

- 4.5 The 2012 HRA identified that there would be no likely significant effects on the SAC and that the policy should in fact have a positive impact on the SAC because development will have to show no adverse impacts and how it can be mitigated. Policy NR9 also exists to protect water quality and to prevent a negative impact on quality and abstraction. It is therefore considered that Policy NR8 will adequately protect the SAC.
- 4.6 The HRA of the North Warwickshire Core Strategy concluded that development would discharge into the Anker rather than the River Mease catchment and therefore have no impact on the SAC.
- 4.7 Natural England has advised that in allocating land to meet Tamworth's needs further screening should be carried out under the Habitat Regulation process. The Council has made Lichfield and North Warwickshire aware of this requirement when they are allocating land for Tamworth that may affect European sites.

Conclusions and next steps

- 5.1 Tamworth lies within the zone of influence for the River Mease SAC, however, recent advice from Severn Trent Water confirmed that no sewage and waste water from development in Tamworth currently or in the future would feed into the River Mease catchment. It is therefore very unlikely that development in Tamworth would lead to significant effects on the character of the SAC.
- 5.2 Tamworth was already outside the zone of influence for the Cannock Chase SAC prior to the re-drawing of the zone and now that it has contracted to 15km, it is further removed from the SAC and less likely to lead to recreational or traffic pressure or pollution. Tamworth lies outside the zone of influence for Ensor's Pool.
- 5.3 The initial screening of policies which is set out in Appendix C concludes that it is unlikely that development in Tamworth would lead to significant effects on the interest features of the Special Areas of Conservation. The Local Plan has been amended to reflect this.

Appendix A Table of Natura 2000 sites potentially affected by the Tamworth Local Plan

Name of Site	Reason for Designation	Conservation Objectives	Approx Distance from Tamworth Borough boundary (to the nearest 100m)	Identified impacts
River Mease SAC	<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation <p>Annex II species that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> Spined loach <i>Cobitis taenia</i> Bullhead <i>Cottus gobio</i> 	<p>Maintain the river as a favourable Habitat for floating formations of water crowfoot (<i>ranunculus</i>) populations of bull head, spined loach and whiteclawed crayfish and the river and adjoining land as habitat for populations otter.</p>	Tamworth: 4500m	<p>The River Mease is an unusually semi-natural system in a largely rural landscape, dominated by intensive agriculture. Water quality and quantity are vital to the European interests, whilst competition for water resources is high. Diffuse pollution and excessive sedimentation are catchment-wide issues which have the potential to affect the site. SSSI assessment report undertaken in 2007 notes the site's adverse condition and identifies the following issues: drainage, invasive freshwater species, water pollution – agriculture/run-off, water pollution – discharge.</p>

	<p>Annex II species present as a qualifying feature, but not a primary reason for site selection</p> <ul style="list-style-type: none"> • White-clawed (or Atlantic stream) crayfish <i>Austropotamobius pallipes</i> • Otter <i>Lutra lutra</i> 			
Cannock Chase SAC	<p>Annex I habitats that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> • European dry heaths <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> 	<p>Maintain in favourable condition Northern Atlantic wet heaths with <i>Erica tetralix</i> for which the area is considered to support a significant presence. European dry heaths for which this is considered to be one of the best areas in the United Kingdom.</p>	Tamworth >15,000m	<p>Visitor pressures include dog walking, horse riding, mountain biking and off-track activities such as orienteering, all of which cause disturbance and result in erosion, new track creation and vegetation damage.</p> <p>Bracken invasion is significant, but is being controlled. Birch and pine scrub, much of the latter from surrounding commercial plantations, is continually invading the site and has to be controlled. High visitor usage and the fact that a significant proportion of the site is Common Land, requiring Secretary of State approval before fencing can take place, means that the reintroduction of sustainable management in the form of livestock grazing has many problems. Cannock Chase overlies coal measures which have been deep-mined. Mining fissures continue to appear across</p>

			<p>the site even though mining has ceased and this is thought to detrimentally affect site hydrology. Furthermore the underlying Sherwood Sandstone is a major aquifer with water abstracted for public and industrial uses and the effects of this on the wetland features of the Chase are not fully understood.</p>
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Appendix B Relevant Correspondence

Extracts from letter from Natural England - response to Tamworth Local Plan Pre-submission Consultation (July 2012)

Page 3:

linear urban park between Glascoate Heath and Stonydelph, restoring Broad Meadow SBI and increasing semi-natural space at Wiggington Park. We also welcome reference to the Central Rivers Initiative.

We would recommend that Policy SP8 refers to the statutory wildlife designations within the Borough, particularly Alvecote Pools SSSI, a nationally important site, although we note reference to this within CP12. Otherwise the policy makes good reference to the need to protect and enhance existing environmental assets and access to these, as well as the need to create additional areas and green linkages. Direct reference to achieving the aims and aspirations of the Green Infrastructure Strategy may provide clarity within this Policy. Please also see our additional comments on GI below.

We are generally satisfied with Policy CP12 Protecting and Enhancing Biodiversity, which references the need to protect and enhance statutory and non-statutory designated sites and wider biodiversity and to maintain green linkages. The policy recognises the multi-functionality of biodiversity sites, the importance of providing buffer zones around these and the value of green linkages for wildlife and people. We welcome reference to the Tamworth Phase 1 Habitat Survey and Biodiversity Opportunity Mapping Study as these will be important evidence documents to guide development.

The text and Policy CP12 would benefit from reference to compliance with NPPF requirements, particularly paragraphs 109 and 117. Reference could also be made to the Biodiversity Duty, as set out in the Natural Environment and Rural Communities Act, 2006 (the NERC Act). Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions.

We welcome that Policy CP12 will ensure opportunities are taken through planning conditions, obligations and community engagement to enhance biodiversity resource through habitat creation and restoration, particularly where it comprises BAP habitats.

We are pleased to note that development will not be permitted that has a negative impact on the water quality of the Alvecote Pool SSSI, River Mease SAC and other important water based habitats. It should be recognised that development proposals will need to demonstrate no adverse effect on the interest features of these areas. Additional impacts, such as through increased recreational pressure, may also need to be considered.

Cannock Chase SAC

Natural England welcomes the stipulation that development will not be permitted where it can be demonstrated that it will have an adverse effect on Cannock Chase SAC; however, we would suggest that this is reworded to state that 'development will only be permitted where it can be demonstrated that there will be no adverse effect' – this is the specific test of the Habitats Regulations.

Further to the above, we are aware that Tamworth falls outside the 'zone of influence' identified for the SAC hence we welcome the focus on 'exceptions' i.e. that developments of over 100 will be required to submit an assessment that details how the likely recreation and visitor pressures on the SAC from development, as identified by ongoing work, are mitigated. We note that this may include contributions to habitat and access management and visitor infrastructure and other measures and provision of SANGS. With regard to this it is worth noting the following:

The principles around SAC mitigation as set out in Footprint Ecology's (FE) November 2009 report 'Cannock Chase Visitor Impact Mitigation Strategy' remain relevant.

A further batch of reports have been produced by FE during 2012 assessing the extent to which the proposals set out in the 2009 report might need to be amended following consideration of updated

visitor survey data (gathered during 2010-11). The outcomes from the current, ongoing assessment are not yet finalised.

As a result of the above Natural England would recommended use of the 2009 report as the baseline for work on strategic sites as part of your Local Plan work, with the following proviso:

- The zone of influence around the SAC is very likely to contract to 15km. The 2009 report (based on AONB visitor survey data from 2000) produced a zone of 19.3km (12 miles).
- For information - the zone is derived from consideration of the total visitor data and represents the area from within which 75% of visitors to the SAC have come. This approach is consistent with that adopted on other lowland heathland European designated sites (e.g. Thames Basin Heaths and Dorset Heaths) and is therefore regarded as robust. Note however that the 15km zone is derived from visitor survey data excluding mountain bikers. This is because the mountain bike visitors would otherwise skew the statistics owing to the long distances they travel to reach the SAC.

In terms of guidance for potential developers of large residential developments within or close to the zone of influence the following issues need to be addressed:

- To limit growth in road traffic associated with the development such as e.g. preparation of a travel plan, minimising provision of car parking spaces, providing high quality public transport alternatives and
- To deflect as many visitors originating from the development from Cannock Chase SAC through provision of onsite green space within the development and links to the wider surrounding countryside.

Natural England therefore advises that you refer to Section 5 of the FE 2009 report for guidance on the characteristics of land that might serve as an alternative to the SAC for specified types of user (Suitable Alternative Natural Green-space – SANG). Section 5.4 sets out criteria. Note that SANG are one tool in the toolkit and that developer contributions for measures other than SANG are likely to be required, for example :

- Despite best efforts to provide SANG the visitor data indicates that a residual proportion of visits to the SAC will persist. This must be addressed by means of developer contributions to support e.g. management measures on the SAC – signs, path works, habitat management etc, as well as suitable information provision on new development sites (e.g. through travel plans and info packs)
- We have concluded the scope for diverting mountain bike use is limited due to the special qualities of the SAC and AONB which draw these users to the locality.

Geodiversity

This policy should be amended to include reference to the need to protect and enhance geodiversity, in line with the targets set in the Staffordshire Geodiversity Action Plan, which is cited in 6.40. This will be required to ensure that the Plan is sound and compliant with the NPPF.

Protected species

Protected species have not been specifically mentioned in Policy CP12 or the supporting text. We would welcome a requirement for development to take appropriate steps to maintain the favourable conservation status of populations of protected species, in line with paragraph 117 of NPPF. This will be required to ensure that the Plan is sound and compliant with the NPPF.

Green infrastructure

We note that the section on open space makes reference to the standards in the 2012 Open Space Review and Place Making and Planning Obligations SPDs. Green Infrastructure (GI) should be an

Page 7:

Assessment of Policy SP1 identifies that this policy will direct development to the most sustainable locations, whilst delivering a new sustainable neighbourhood will help to minimise the loss of Greenfield land and make the best use of existing assets.

The assessment of Policy SP5 Housing Delivery identifies that most of the negative impacts such as increased pressure on water resources and air quality would be likely to arise wherever housing is located – we agree with this and suggest that recreational pressure may also result in negative impacts on the environment, including designated sites. This is borne out in the conclusions of the Habitats Regulations in relation to potential impacts on Cannock Chase SAC. Negative impacts on nationally and locally designated sites and wider biodiversity may also be likely. The SA should address this and identify mitigation requirements.

We note that the assessment of Policy SP6 Anker Valley identifies the potential negative impacts of this strategic housing allocation on biodiversity, due to the loss of a substantial area of greenspace which could affect local habitats. We note the positive impacts include provision of sustainable transport and GI and a well designed high quality place. Mitigation recommendations include careful planning to include an area of appropriate greenspace with the opportunity to deliver sustainable alternative biodiversity opportunity sites. The delivery of this mitigation should be assured through Policy SP6.

Habitats Regulations Assessment

We understand that a Habitat Regulations Assessment for Lichfield District & Tamworth Borough was produced in consultation with Natural England in 2011, and this included an assessment of the impacts of the Tamworth Core Strategy on European sites. We are not aware that a separate HRA has been undertaken for the current Local Plan, hence we assume that the Local Plan does not differ from the earlier Core Strategy. If this is not the case Natural England wishes to be informed.

We are aware that the 2011 HRA identified potential recreational impacts on Cannock Chase SAC and that mitigation measures have been agreed. We believe this issue is satisfactorily addressed in the Local Plan.

We also understand that the 2011 assessment identified uncertainty with regards to potential impacts on the River Mease SAC – and recommended the need for further (HRA) assessment at the detailed stage. It is not clear, from the HRA or the Local Plan, whether the Tamworth Local Plan is likely to contribute to these uncertainties. Natural England requires clarification on this issue.

Overall Natural England welcomes the policies in the Tamworth Local Plan. However, we do have some concerns relating to the soundness of the Plan regarding the consideration of geodiversity, soils, landscape, protected species, green infrastructure and public rights of way. We have suggested amendments or additional wording which we consider will provide clarification and ensure compliance with national policies and ensure that the Plan can be considered sound. Natural England would be happy to provide comments on amendments if this would be helpful to the LPA.

I hope that these comments are helpful. For any correspondence or queries relating to this consultation only, please contact me using the details below. For all other correspondence, please contact the address above.

Yours sincerely

Janet Nuttall CEnv MIEEM
Planning and Conservation Advisor
Land Use Operations

Email from Natural England regarding impact on SACs

From: Maguire, Sally (NE) [<mailto:Sally.Maguire@naturalengland.org.uk>]

Sent: 10 January 2014 16:01

To: Parry, Jane

Subject: RE: Natural England response to Pre-Submission Tamworth Local Plan ref. 55687

Dear Jane

As mentioned in our previous advice May 2013, we are not aware of a specific HRA having been undertaken nor is it visible on your website. You have mentioned that the 2012 HRA screening report concluded that there would be no significant effect of the Local Plan's policies on the River Mease SAC and no further AA work beyond the screening report is required. As previously mentioned we are not in a position to conclude no Likely Significant Effects (LSE) on the interest features of the River Mease SAC because we need further clarification on whether the Tamworth Plan is likely to lead to LSE on the River Mease SAC. An important factor to consider is whether development proposed in the Local Plan which will discharge to sewage treatment works within the River Mease catchment, as this could lead to phosphate levels exceeding limits.

We note that you have advised that Policy CP 12 set out below is being used as an avoidance measure in order to avoid LSE on the River Mease SAC. Natural England advises that this be made more robust and include wording relating to the interest features of the sites. You will also need to satisfy yourself that this policy will not conflict with other policies within the plan that encourages development coming forward as this may make the plan undeliverable.

"Development will not be permitted that has a negative impact on the water quality of the Alvecote Pool SSSI, River Mease SAC and other important water based habitats."

If planned development within the updated Local plan is outside the zone of influence (15km) for Cannock Chase SAC, mitigation for recreational pressure will not be required and hence SANGS will not be necessary.

Once Natural England is in receipt of the revised Local Plan with the accompanying HRA, we will be in a position to provide advice on the next steps.

Kind regards

Sally

Sally Maguire BSc MRTPI
Lead Adviser
Land Use Crewe Operations Team
Natural England
3rd Floor Bridgewater House, Whitworth Street,
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From: Parry, Jane [<mailto:Jane-Parry@tamworth.gov.uk>]
Sent: 19 December 2013 15:24
To: Maguire, Sally (NE)
Subject: FW: Natural England response to Pre-Submission Tamworth Local Plan ref. 55687

Dear Sally

I have been passed your details by Janet Nuttall as I understand you are dealing with my query below.

We would appreciate some advice, it's not an official consultation as such. Basically we would like to know what additional HRA work we need to do in terms of refreshing the screening report that was undertaken in 2011 and updated in 2012. The Local Plan will differ from that previously submitted and withdrawn in the following ways:

- The time period of the Plan is being extended from 2028 to 2030
- There will therefore be a slight increase in the quantum of development being planned for
- There will be different or additional strategic housing sites

Does the reduction in size of the zone of influence change the need to undertake this work as Tamworth will be further from the SACs?

Are SANGS still being recommended as necessary to deflect some of the recreational pressure from SACs?

Thank you.

Kind regards

Jane

Jane Parry
Development Plan and Conservation Officer
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One Tamworth, Perfectly Placed.

Email from Severn Trent regarding the River Mease SAC

From: Haighton, Tom [mailto:Tom.Haighton@severntrent.co.uk]
Sent: 30 January 2014 12:36
To: Parry, Jane
Subject: River Mease SAC

Jane,

Thank you for your e-mail. The area within Tamworth Borough Council boundary does not interact with the River Mease. The two rivers that run through the area are the River Anker and the River Tame.

All sewage flows in Tamworth drain to Tamworth Sewage Treatment works which is located to the North West of Tamworth, just North of the confluence of the River Anker and Tame.

As such, any development within Tamworth Borough Council will not affect the River Mease.

Kind Regards,

Tom Haighton

Strategy Analyst - Sewer Capacity
Planning & Performance, Waste Water Services
E-mail - tom.haighton@severntrent.co.uk
Mobile - +44 (0)7825 009387

[Sewer Flooding Strategy Community of Practice](#)

From: Parry, Jane [mailto:Jane-Parry@tamworth.gov.uk]
Sent: 29 January 2014 14:56
To: Haighton, Tom
Subject: River Mease SAC

Dear Tom

Tamworth Borough Council is in the process of revising its Local Plan, in preparation for consultation on a draft in March. The 2012 Habitats Regulations Assessment will need to be refreshed to accompany the draft Local Plan and I was hoping you would be able to advise on a matter relating to the River Mease SAC.

Natural England have advised that we need to find out whether future development in Tamworth Borough will discharge into a sewerage treatment works within the River Mease catchment as this could lead to phosphate levels exceeding limits. If this is the case, what would Severn Trent recommend should be done to mitigate any potential harm?

I realise that you are undoubtedly very busy but I would appreciate some advice by the end of next week if at all possible. If you are not the correct person to deal with my enquiry, I would be grateful if you would forward this email to the relevant person.

Thank you in advance.

Kind regards

Jane Parry

Development Plan and Conservation Officer

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Extract from Natural England Response to Draft Local Plan consultation (May 2014)

the purpose of the SA, further survey work may be required at the planning applications stage in order to get further clarity of where location of the BMV soil.

Habitats Regulations Assessment

Natural England is satisfied that the development proposed within Tamworth can be screened out from causing Significant Effects on European Sites. However it is mentioned in par 4.3 of the Draft HRA that 2000 dwellings are required to be located outside the Borough. It goes on to state that housing development within Lichfield District that is provided to meet Tamworth's needs (500 dwellings) may discharge into the River Mease SAC. It is concluded that Policy NR8 of the Lichfield District Local Plan mitigates negative impacts on the SAC. There is however no detail of policy NR8 and therefore not enough evidence to rule out LSE on the River Mease SAC. Natural England would like clarification of this policy.

The HRA states that 1000 dwellings are yet to allocated. We advise that the allocation of this housing development for Tamworth should go through further screening as required under the Habitat Regulation process.

Natural England notes the following statement under Par 5.3 *'It is unlikely that development in Tamworth would lead to significant effects on either of the SACs through impacts on their special characteristics.'* We recommend that this is reworded to state the following; *'It is unlikely that development in Tamworth would lead to significant effects on the interest features of the Special Areas of Conservation '*.

Duty to Cooperate

Natural England have not been in receipt of how you plan to fulfil your Duty to Cooperate. The Duty to Co-operate was introduced by the Localism Act 2011 (section 110). It requires local authorities and prescribed bodies (including Natural England and the Environment Agency) to co-operate in maximising effectiveness in relation to planning of sustainable development. The National Planning Policy Framework (NPPF) (paragraphs 178-181) set out the Government's expectations of strategic planning under the Duty. The emphasis is on collaborative working to ensure that strategic priorities (which include the conservation and enhancement of the natural environment) are properly co-ordinated and clearly reflected in individual Local Plans. Local Planning Authorities are expected to demonstrate that effective co-operation has taken place when their plans are submitted for examination.

Natural England notes that 2000 dwellings are required to be located outside the Borough, we would expect to see evidence that your authority have worked collaboratively with your neighbouring authorities in addressing the issues we have raised under the Habitat Regulations.

Collaborative working across local authority boundaries is essential to address environmental challenges water quality/quantity issues climate change adaptation, and the delivery of green infrastructure and ecological networks, which do not necessarily fit administrative boundaries. Natural England would be happy to advice on fulfilling this Duty in terms of addressing strategic environmental issues collaboratively.

For any queries relating to the specific advice in this letter only please contact Sally Maguire on 03000602110. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Appendix C Screening: Initial appraisal of 2014 Tamworth Pre-submission Local Plan

Policy Description	Different to 2014 Draft Local Plan?	Remit of policy	Any likely significant effects on European sites anticipated as a result of the policy?
SS1: The spatial strategy for Tamworth	Yes, quantum of housing and employment reduced. Additional strategic housing extensions.	Provides a guide to how the spatial vision and strategic objectives will be achieved in practical terms. The role of the spatial strategy is to set out how much development there will be and broadly where it will go with the overall aim of focusing on the most sustainable and accessible locations and protecting and enhancing the best of the natural and built environments.	No. The strategy is based on delivering development in sustainable locations supplemented by improvements to the natural environment. Tamworth lies outside the catchment of the River Mease.
SS2: Presumption in Favour of Sustainable Development	Yes, new policy	Presumption in favour of sustainable development providing development is in accordance with Local Plan policies.	No. Not site specific and does not result in development directly.
EC1: Hierarchy of centres for town centre uses	No.	Reinforces the “centre first” approach for town centre uses and defines the hierarchy of centres. Sets out criteria for dealing with applications for town centre uses outside the centres including the sequential test, floorspace thresholds and cumulative impact.	No. The policy preference is for town centre uses to be located in existing centres.
EC2: Supporting investment in Tamworth Town Centre	Yes. Removal of primary and secondary shopping frontages to new policy EC3.	Reinforces town centre first for town centre uses, i.e. retail, leisure, culture/tourism and office development along with encouraging higher density residential and improved linkages within the town centre and to the out of centre retail areas. It also identifies the key gateway sites and introduces design and conservation principles.	No. The town centre lies outside the 15km zone of influence for Cannock Chase SAC and no allocations of over 100 dwellings are proposed. Tamworth lies outside the catchment of the River Mease.
EC3: Primary and Secondary Frontages	Yes, new policy	Identifies primary and secondary frontage areas where different approaches to acceptable uses will apply.	No. The town centre lies outside the zone of influence for Cannock Chase SAC and no allocations over 100 dwellings are proposed.

EC4: Supporting investment in local and neighbourhood centres	Yes, less distinction between local and neighbourhood centres in terms of suitable uses.	Sets out guidance for achieving environmental and accessibility improvements and where applicable and where applicable linked to delivering community regeneration objectives. Sets out suitable uses and importance of A1 convenience uses within these centres.	No. No large scale developments are proposed in the policy.
EC5: Culture and Tourism	No	Supports tourism and cultural development, in particular in relation to the town centre. Supports development of linkages from the town centre to the railway station, out of centre retail parks and leisure facilities. Encourages use of canal and rivers as a tourism resource. Identifies supporting infrastructure hotels, transport and information.	No. Not site specific and does not result in development directly.
EC6: Sustainable economic growth	Yes. Additional reference to proposals for employment uses outside allocated employment sites and strategic employment areas.,	Identifies the employment land requirement and the strategic employment areas and allocations to meet part of employment need.	No. Policy refers to employment areas.
EC7: Strategic Employment areas	Yes. Now deals only with strategic employment areas.	Policy defines the acceptable uses within the strategic employment areas and criteria for dealing with alternative uses within these areas.	No. Not site specific and does not result in development directly.
HG1: Housing	Yes. New allocations	Sets out overall future housing needs and annual requirement to achieve a balanced delivery over the	No. All allocations lie outside the 15km zone of influence for Cannock Chase SAC

	within existing urban area.	plan period to meet identified housing need. Includes criteria for achieving high quality development in sustainable locations	and no allocations of over 100 dwellings are proposed. Tamworth lies outside the catchment of the River Mease.
HG2: Sustainable Urban Extensions	Yes. Removal of Coton Lane as a sustainable urban extension.	Sets out housing numbers for each site, specific constraints and considerations and required infrastructure to ensure the creation of sustainable neighbourhoods.	No. All allocations lie outside the 15km zone of influence for Cannock Chase SAC Tamworth lies outside the catchment of the River Mease.
HG3: Regeneration Priority Areas	Yes. Additional criteria for mixed uses in Wilnecote Regeneration Corridor.	Identifies post war planned neighbourhoods and the Wilnecote Regeneration Corridor on the basis of high levels of deprivation and/or poor quality environment. Sets out a series of priorities under each area and commits the Council and its partners to work in partnership to deliver spatial interventions to improve the physical environment and deliver social and economic renewal.	No. The regeneration priority areas are located outside the 15km zone of influence for Cannock Chase SAC.
HG4: Affordable Housing	Yes, reduction in overall targets	Establishes thresholds and the level of developer contributions towards the provision of affordable housing.	No. No direct impact identified, does not result in development directly.
HG5: Housing Mix	Target mix the same but reference to affordable and market housing.	Will establish standards for new housing development including the size and type of units, specific types based on evidence arising from the housing needs study.	No. No direct impact identified, does not result in development directly.
HG6: Housing density	No	Contains a banded density target for particular borough wide locations including a higher density target for the centres and transport hubs and a lower target for other urban locations.	No. No direct impact identified, does not result in development directly.
HG7: Gypsies, Travellers and Travelling	No	Identifies a need for one site but is not site specific. Establishes criteria for assessing applications for site proposals.	No. Not site specific and does not result in development directly.

Showpeople			
EN1: Landscape Character	Yes, new policy	Protects the essential characteristics of the wider landscape around Tamworth and improving areas of lower quality.	No. The policy seeks to protect and enhance the natural environment.
EN2: Green Belt	Yes, new policy	Maintains Green Belt during and beyond the life of the Local Plan. Uses to be in accordance with national policy. Informal access to sites of biodiversity and geodiversity value supported where appropriate.	No. The policy is not site specific and seeks to protect the Green Belt from inappropriate development.
EN3: Open space and Green and Blue Links	Yes, addition of green and blue links, including circular routes, and urban park.	Seeks to promote an accessible multi functional open space and blue infrastructure network that functions for people and wildlife. Supports new urban park on eastern side of Borough. Standards provided for new development and criteria provided to assess applications that would lead to loss of open space.	No. The policy seeks to protect and enhance the natural environment.
EN4: Protecting and enhancing biodiversity	Yes, more clarity provided including status of designations and BAP habitats.	Aims to preserve sites and species, making a distinction between statutory and non-statutory sites. Reinforces links between habitats encourages habitat restoration and creation, with emphasis on community led initiatives.	No. The policy seeks to protect biodiversity.
EN5: Design of new development	Yes. Addition of references to highway safety and servicing, green infrastructure and landscaping.	Introduces principles to achieve high quality buildings and places.	No. The policy relates to the existing built fabric.
EN6: Protecting the historic environment	Yes. Requirement to submit heritage statements with	Includes a list of principles to be considered when proposing development which impacts on the historic environment including listed buildings, conservation areas and scheduled monuments. Also considers non-	No. The policy relates primarily to the existing built fabric.

	applications and more on archaeology.	designated assets.	
SU1: Sustainable Transport Network	Yes. Only references transport measures by removal of references to flood risk, renewable and low carbon energy.	Identifies the supporting infrastructure required to deliver the sustainable pattern of growth identified in the strategy. It refers to key strategic locations for transport improvements including the A5 junctions, stations, cycle and pedestrian routes and general principles for improving accessibility.	No. The policy seeks to enable better access to facilities through sustainable means and ensuring development is located in sustainable locations whilst tackling congestion. The emphasis on low carbon development and renewable energy should help mitigate against the effects of climate change.
SU2: Delivering sustainable transport	No	Sets out priority measures for improving accessibility and linkages, particularly by public transport, walking and cycling on a borough wide basis and to/from strategic development sites. Sets out criteria for the requirement for transport assessments and travel plans.	No. The policy does not propose development. It seeks the provision of sustainable transport opportunities and reduction in the use of the private car, which could have positive impacts on sites that are vulnerable to air borne pollution.
SU3: Climate Change Mitigation	Yes. Additional reference to safeguarding waste management facilities and protection of green and blue corridors.	Supports measures to achieve zero carbon development including renewable energy proposals and resource management.	No. No direct impact identified, does not result in development directly.
SU4: Flood Risk and Water Management	Yes. Addition of references to sites greater than 1 hectare in	Requires new development to consider areas susceptible to fluvial and pluvial flooding including the application of SUDS and sustainable urban design.	No. Policy seeks to prevent a negative impact on water quality and abstraction.

	flood zone 1, easements and de-culverting.		
SU5: Pollution, Ground Conditions and Minerals	Yes, new policy	Manages the risk of existing sources of pollution and land instability in Tamworth and awareness of mineral reserves.	No. Policy seeks to protect the environment from pollution and will have a positive impact.
SU6: Community facilities	Yes. Criteria added to deal with proposals leading to loss of community facilities.	Sets out support for community facilities and infrastructure to be located in accessible locations. Encourages dual use of facilities to be considered where they are located in sustainable locations.	No. No direct impact identified, does not result in development directly.
SU8: Sport and recreation	Yes. Addition of design guidelines, public access and hours of use.	Provides and promotes a network of high quality sport and recreation facilities across the borough to meet needs whilst aiming to protect existing features.	No. No direct impact identified, does not result in development directly.
IM1: Infrastructure and developer contributions	No	Includes the key infrastructure required to deliver the strategy and introduces the Infrastructure Delivery Plan.	No. The policy refers to the Infrastructure Delivery Plan which has identified strategic infrastructure requirements. These include water and sewerage which could protect water quality and quantity on sensitive sites.

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**Tamworth Borough Council
Pre-submission
Local Plan 2006-2031
Health Impact Assessment**

October 2014

Introduction

- 1.1 A Health Impact Assessment (HIA) assesses the potential impacts a plan, programme or policy on the health of the population and the distribution of those effects within the population (Department of Health, 2010). Whilst there is no statutory duty to undertake a HIA, it is considered best practice and provides a useful tool to inform decision making, furthermore because of the strategic nature of the documents within the Local Development Framework, specifically the Local Plan, it is considered that a HIA should be undertaken to ensure that health is embedded within the process.
- 1.2 The HIA of the Local Plan assesses the impacts of each individual policy against the identified health issues for Tamworth and identifies appropriate mitigation measures. Therefore the aim of this HIA is to assist the progression and decision making of the Local Plan.
- 1.3 There is no fixed method for undertaking a HIA however the method used in this assessment reflects the approach of the Sustainability Appraisal where health is already embedded within some of the sustainability objectives.
- 1.4 The HIA update has been carried out by the Development Plan Team with assistance from Tamworth's District Public Health Officer Lead.

1.0 Tamworth Local Plan 2006-2031

- 1.1 The Tamworth Local Plan is an overarching document which sets the strategic direction and policy for Tamworth Borough looking forward to 2031. It identifies the overall strategy and framework for development including housing, employment, green spaces, biodiversity, leisure and shopping. The initial HIA was undertaken for the Tamworth Pre-submission Local Plan in 2012. The Local Plan was submitted to the Planning Inspectorate for examination in November 2012. The Inspector raised a number of concerns relating to the soundness of the Plan and an exploratory meeting was held in February 2013 to discuss the work required to overcome the concerns. The Plan was subsequently withdrawn in March 2013.
- 2.2 Since the withdrawal of the Local Plan the work set out in the exploratory meeting has been completed and parts of the evidence base updated and refreshed where necessary to inform the Pre-submission Local Plan 2014. The Plan has been amended to extend the plan period to 2031 and the housing and employment land supply adjusted to take account of completions and commitments to 2013. New allocations have been made to accommodate 4250 dwellings and 18 hectares of employment land within the borough boundary. An update of the HIA is necessary because of the changes to the Local Plan since 2012.

Vision and Strategic Objectives

- 2.3 The Local Plan is divided into a number of chapters. The first of which includes a spatial portrait and vision for the borough. It sets out the key characteristics of Tamworth and identifies the key issues and challenges facing the borough that the Local Plan seeks to address. The vision sets out the type of place Tamworth should become by 2031. It takes into account existing plans and strategies produced by both the council and its partners. The vision results in a set of 12 strategic spatial priorities which are set out in

relation to the key themes to which they relate. Strategic Spatial Priority 7 makes an explicit reference to encouraging active and healthier lifestyles.

Structure of the Local Plan

- 2.4 The policy chapters include policies to guide how the spatial vision and strategic objectives; summarised in four over-arching chapters: a prosperous town, strong and vibrant neighbourhoods, high quality environment and a sustainable town, will be achieved in practical terms. Policies EC2, EC6 and HG1 set out how much development there will be, broadly where it will go, when it will take place and who will deliver it. The other policies contained within each theme chapter seek to deliver the vision and strategic spatial priorities.

Wider Policy Framework

- 2.5 The National Planning Policy Framework (NPPF) sets out the principles that should be embedded within Local Plans. Delivering sustainable development is the overarching aim of the document which focuses on economic, social and environmental role where specific reference is given to supporting strong, vibrant and healthy communities. These principles underpin the Local Plan.

Local Policy Framework

- 2.6 The Local Plan should be integrated with and deliver the strategic priorities of the Sustainable Community Strategy to promote the vision of 'One Tamworth, Perfectly Placed'.
- 2.7 The Tamworth Sustainable Community Strategy has been produced by the Tamworth Strategic Partnership, a multiagency partnership committed to improving the quality of life of local people. There are two strategic priorities underpinned by primary outcomes;

Strategic Priority 1

To Aspire and Prosper in Tamworth

Primary Outcome

To create and sustain a thriving local economy and make Tamworth a more inspirational and competitive place to do business through:

- Raising the aspiration and attainment levels of young people
- Creating opportunities for business growth through developing and using skills and talent
- Promoting private sector growth and create quality employment locally
- Branding and marketing "Tamworth" as a great place to "live life to the full"
- Creating the physical and technological infrastructure necessary to support the achievement of this primary outcome.

Strategic Priority 2

To be healthier and safer in Tamworth

Primary Outcome

To create a safe environment in which local people can reach their full potential and live longer, healthier lives through;

- Addressing the causes of poor health in children and young people;

- Improving the health and well being of older people by supporting them to live active, independent lives;
- Reducing the harm and wider consequences of alcohol abuse on individuals, families and society;
- Implementing 'Total Place' solutions to tackling crime and ASB in designated localities;
- Developing innovative early interventions to tackle youth crime and ASB; and
- Creating an integrated approach to protecting those most vulnerable in our local communities

2.8 The Sustainability Appraisal (SA), strongly linked to the Sustainable Community Strategy has been used to appraise and inform the development of the Local Plan. The appraisal uses 18 objectives to assess each policy of which health is already embedded both explicitly, through sustainability objective 6 "To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities" and also implicitly in a number of objectives, for example 17 "To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport". To this end, although assessing the impact on health has already been considered as part of the SA process this Health Impact assessment focuses on the impacts in more depth and sits alongside the SA and the Equalities Impact Assessment (EIA).

2.9 The Local Plan has been subject to various stages of consultation, from Issues and Options to its present format. At all stages the community and stakeholders have been invited to make comments and help to shape the document. Therefore as part of this process factors related to health have been considered throughout the formulation of the plan.

3.0 Spatial Planning and Health

3.1 Spatial Planning, through the Local Plan, can help create a healthy and sustainable community through ensuring the impacts upon the health of the population are integrated in planning. The link between how an area is planned and the health of its residents is well established and spatial planning cuts across different health determinants.

3.2 The most common link relates to the built form having an impact on active lifestyles which in turn impact on the prevalence of obesity and cardiovascular disease, commonly referred to as 'obesogenic environments'. One such example relates to creating an environment that support regular formal and informal exercise through the provision of suitable infrastructure and encouraging development in sustainable locations, which in turn reduces the reliance on the car and therefore encourages more informal recreation through walking and cycling.

3.3 However there is further evidence related to other health issues beyond obesity and physical activity, for example the link between access to open spaces and mental health. There is empirical evidence from both the US and the UK that supports the impact that a close proximity to open space can improve someone's level of health and wellbeing.

Health Determinants

- 4.1 To be able to assess the health impacts of the Local Plan, there is a need to identify health determinants in which to assess the policies against. Health determinants are the social, economic, environmental and cultural factors that indirectly influence health and well-being (Department of Health, 2010). Figure 1 illustrates the determinants of health in relation to settlements and neighbourhoods.

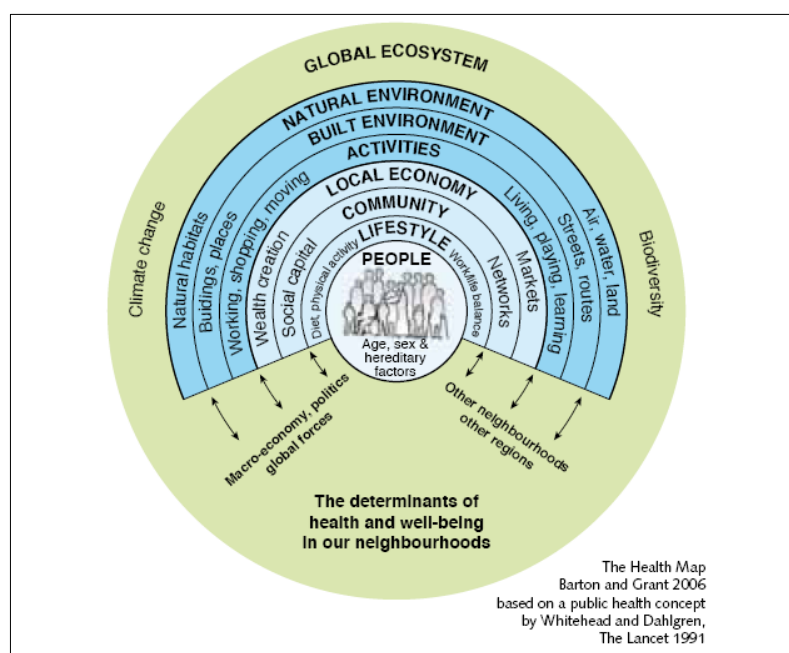


Figure 1 Determinants of Health

- 4.2 The Local Plan may not have an impact on all of these determinants. It is important to identify the main health issues for Tamworth, which can also be considered to relate to spatial planning, to ensure that the appropriate determinants are used in the assessment.

5.0 Tamworth's Community

- 5.1 The delivery of the Local Plan will affect Tamworth's community in a variety of ways. To fully understand how it will impact on the health of the community it is important to understand the demographic and health profile of Tamworth's residents.

Demographics

- 5.2 The population of Tamworth in 2012¹ was 77,100 and is projected to grow by 11.6% by 2031, a total of 9,000 people. However numbers of young adults is forecast to reduce and growth will be concentrated in the older age groups.

¹ 2012 Mid-year estimates (source ONS)

Health

- 5.3 The following section summarises the main health issues in accordance with the categories set out in the document entitled 'Public health issues by local authority' (South Staffordshire PCT, 2011). It is important to note that there will be some health issues and categories which are omitted from this summary, such as rates of teenage pregnancy within the infant health category, because it is not considered that planning has a causal link with this issue. Therefore this summary should not be taken as identifying the only health issues within Tamworth. In addition, whilst there are a number of different data sources for health statistics, this dataset provides the latest statistics and is regularly kept up to date which would enable effective monitoring of identified health issues/objectives in the future.

Life Expectancy

- 5.4 Life expectancy is an important basis for understanding the health of an area. For Tamworth as a whole life expectancy in 2012 for both men and women was virtually the same as the Staffordshire and England average, 78.9 for men and 82.8 for women. However there is significant variation between the most deprived areas of Tamworth and in the least deprived areas, 5.6 years lower for men and 6.7 years lower for women. Consequently reducing health inequalities is a key issue for Tamworth.

Mortality and Preventable Death

- 5.5 The major causes of mortality and morbidity are cancer, respiratory diseases and circulatory disease. The population of Tamworth is relatively young so Tamworth performs relatively well against the England averages for these diseases. However, as the population ages they are likely to become more significant health issues. Over the last 10 years, all cause mortality rates for men have fallen and the early death rate from heart disease and stroke has fallen to and is similar to the England average. It is worth noting that whilst the premature mortality rate from circulatory diseases at 79 per 100,000 population is similar to the England average of 70 it is also the highest rate in Staffordshire (2007-09 data).

Lifestyle Risk Factors

- 5.6 Lifestyle risk factors are made up of various indicators of which obesity, both childhood and adult, physical activity and diet all feature prominently. It is important to note that, in the absence of local survey data the data related to adult obesity and diet are based on synthetic estimates, i.e. the expected prevalence for an area based on national surveys and the areas characteristics (e.g. age, gender and deprivation levels) and as such should be treated with a degree of caution.
- 5.7 The levels of childhood obesity vary markedly to adult obesity when compared to the England average. The childhood obesity rate, at reception (23.4%) and year 6 (33.3%) is marginally higher than the England and Staffordshire rate, although this difference is not statistically significant.
- 5.8 In contrast, obesity rates amongst adults are estimated to be the highest in England 30.7% compared to an England rate of 24.2%, and a Staffordshire

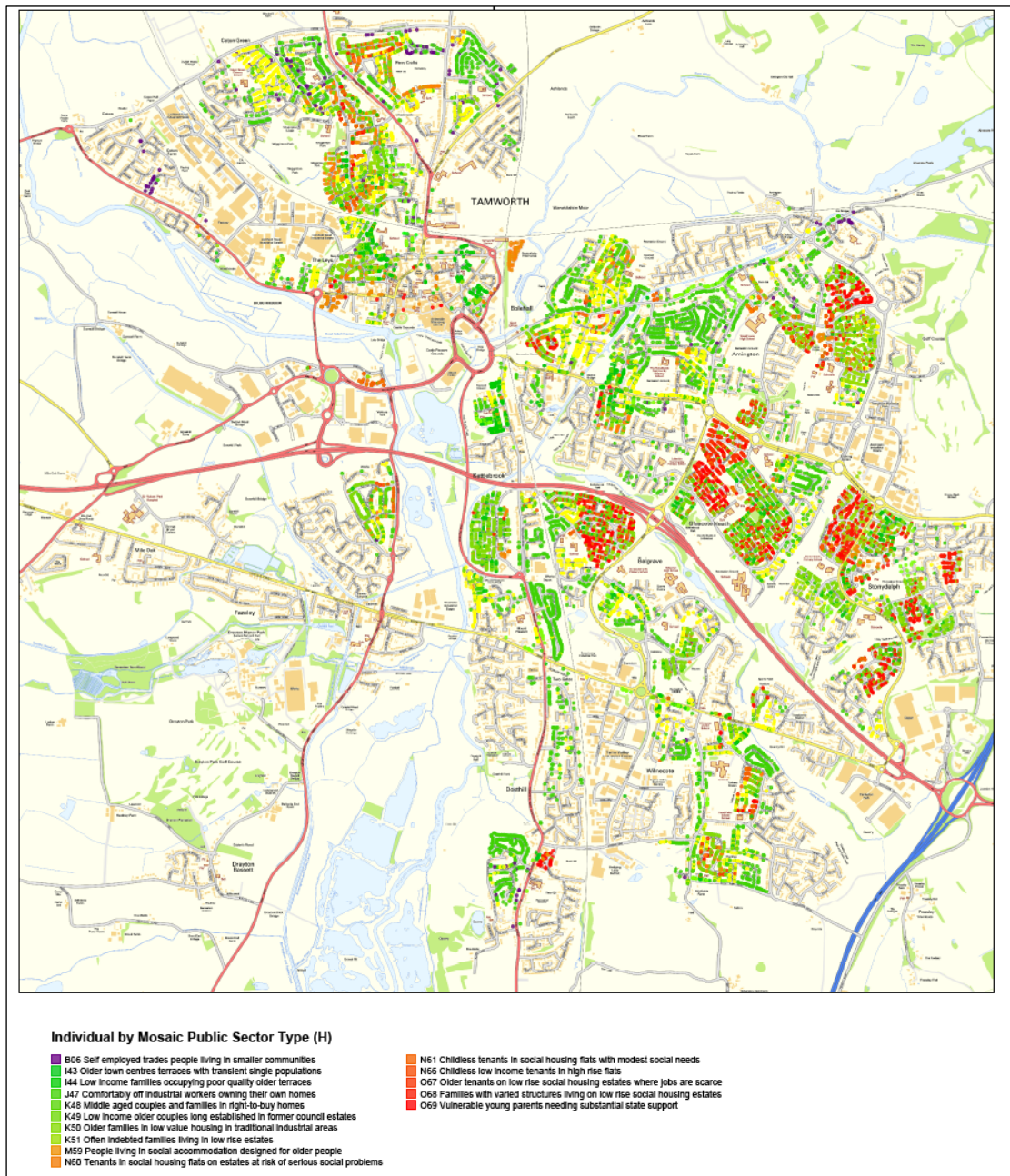


Figure 2 Expected locations where Obesity is prevalent by Mosaic Public Sector Type

rate of 26.7%. Figure 2 demonstrates the estimated locations where obesity is considered to be the most prevalent (Experian, 2012).

5.9 The rates of physical activity in Tamworth are lower than the England average, both for participating in at least 3 days per week of 30 minutes moderate participation (19% compared to 22%) and 10% for five days a week of 30 minutes moderate participation (10% compared to 11%). However this variation is not significantly lower although the rate is lower than most other Staffordshire authorities and the Staffordshire average, 21%.

- 5.10 Not with standing the reliability on synthetic estimates which impacts on the statistical validity of some of the data, there appears to be a correlation between the higher levels of obesity and the lower levels of participation, both of which are keys health issues to address.
- 5.11 Focusing on diet, Tamworth has a lower proportion of residents eating at least 5 portions of fruit and vegetables a day, 21% compared to 29% (England) and 26% (Staffordshire).

Mental Health and Wellbeing

- 5.12 The Health Profile 2010 suggests that Tamworth has similar levels of mental health problems as England. It is estimated that between 26% and 31% of adults aged 16+ experience mental ill health of whom 23% attend primary care (13,900). GPs identify a disorder in 10% of these (6,000) and 2-3% are referred to mental health services (1,200 – 1,800). It is estimated that there are 466 people registered with severe mental health disorders, in Tamworth (0.56%)
- 5.13 Estimates of Mental Illness Needs, using the mental illness needs index suggest that Glascote and Bolehall have higher MINI needs than the rest of Tamworth, albeit based on data from 2000. 0.6% of people in Tamworth are identified on dementia registers a figure which correlates with the Staffordshire average and is marginally worse than the average for England.

Socio-Economic Status

- 5.14 The index of multiple deprivation (IMD) is a nationally recognised measure for social deprivation. Furthermore as it can be mapped, it enables spatial patterns to be established which provides a greater understanding of health inequalities.
- 5.15 Figure 3, below shows the IMD for Tamworth, demonstrating that there are a number of wards where a proportion of the population feature in the higher levels of multiple deprivation.

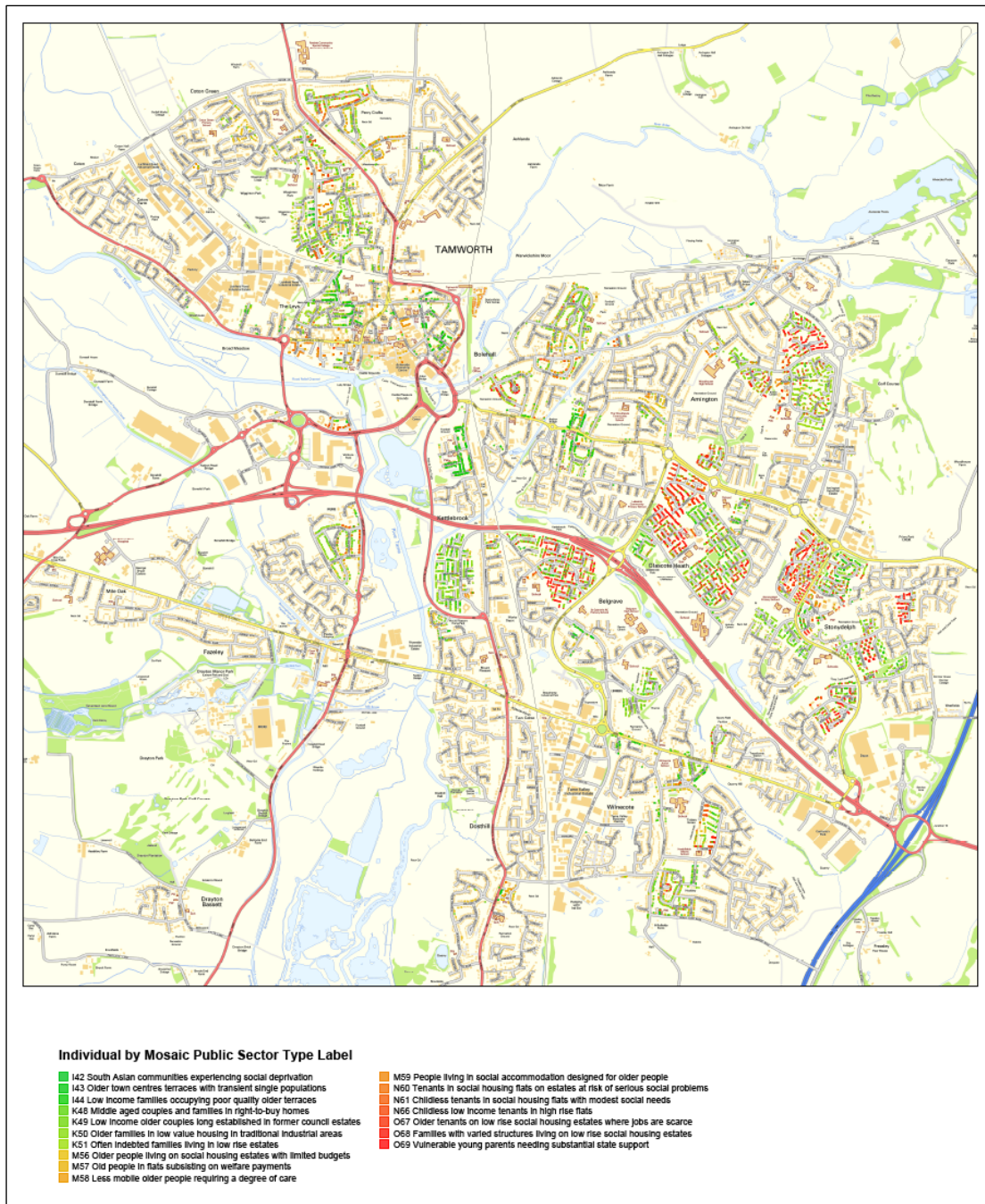


Figure 3 Areas of a higher level of Multiple Deprivation by Mosaic Public Sector Type

5.13 It is clear that there is a clear correlation between the patterns of multiple deprivation to the estimated levels of obesity, low participation levels and lower life expectancy and therefore addressing these separate issues is critical to reducing health inequalities, which itself is a key issue.

6.0 Health Objectives

6.1 Prior to carrying out the health assessment it is important to establish the key health objectives for Tamworth. Based on the outlined health issues in Tamworth, the following health objectives have been identified which will form the basis of the appraisal process.

HO1 Reducing health inequalities within the borough

HO2 Improve diet and nutrition levels

- HO3 Reduce the risk of respiratory and circulatory diseases
- HO4 Reduce the level of obesity
- HO5 Increase the level of physical activity
- HO6 Improved mental health and wellbeing

6.2 Each objective has been assessed against the policies within the Local Plan. It is important to note that due to the structure of the Local Plan, with a series of core policies underpinning broader spatial policies that some policies have been assessed together as part of this appraisal to avoid repetition in the process. This appraisal is included in appendix 1. The only policy that has not been appraised is SP1, A Spatial Strategy for Tamworth because this is the over-arching policy and is considered too broad for the analysis required in this process. However as each policy or group of policies relate to it there is already a degree of analysis when considering this appraisal as a whole.

7.0 Health Impact Scoring

7.1 The Health Impact Appraisal has been carried out to reflect the SA scoring which is as follows and reflects the scoring adopted as part of the Sustainability Appraisal and ensures a consistent approach between both documents.

Double Positive	++	2
Positive	+	1
No Impact	0	0
Single Negative	-	-1
Double Negative	--	-2

7.2 The scoring is summarised in figure 5 on page 13 and set out in full in Appendix 1. Appendix 1 assesses the likely impact of the local plan policies on health, alongside the likely impact without the policy for comparison purposes. A small number of changes have been made to the matrix to reflect a number of new policies that have been added for the Pre-submission Local Plan.

7.3 The matrix shows that EC3 Primary and Secondary Frontages, HG6 Housing Density, HG7 Gypsies, Travellers and Travelling Show People, EN1 Landscape Character and SU4, Flood Risk and Water Management all score 0, which means that they will have a neutral impact on health. However, all other policies are considered, in general terms, to have a positive impact on health in the Borough. Policies SS1 The Spatial Strategy for Tamworth and SS2 Presumption in Favour of Sustainable Development both score 12 out of 12 (++ on all health objectives) because they are all encompassing policies that are positively expressed to protect and enhance the facilities including green and blue infrastructure and sport and recreation which will increase physical activity, with associated health benefits. Protection and enhancement of the town centre and historic environment and providing sustainable housing and employment will assist with mental health and well being and reducing inequalities.

7.4 SU7 Sport and Recreation, and EN3 Open Space and Blue and Green Links both scored highly at 9 out of 12, probably as a consequence of the very clear link that can be identified in relation to sports facilities and open space and participation in physical activity. Furthermore, this scoring reflects the

correlation between three of the health objectives, HO3 (Reduce the risk of respiratory and circulatory diseases), HO4 (Reduce the level of obesity) and HO5 (increase the level of physical activity) in that they all relate to participation in physical activity and therefore policies where the link can clearly be made are not surprisingly going to achieve a better score. In this case both SU7 and EN3 achieve a score of 2 (++) for these three health objectives.

7.5 Policy EC1 Hierarchy of Centres for Town Centre Uses and EC2 Supporting Investment in Tamworth Town Centre obtained the next best score of 8 out of 12. Whilst this scored positively for each health objective, HO2 (Improved diet and nutrition) and HO6 (Improve mental health and wellbeing) both achieved a score of 2. This demonstrates the important role that the town centre can have on these factors and the market and strong public realm were key features in this.

7.6 Other relatively high scores related to HG3 Regeneration Priority Areas and SU6, Community Facilities, both of which scored 7 out of 12 overall and 2 for reducing health inequalities because they focus on supporting the deprived areas shown in figures 2 and 3. This correlation can be demonstrated by comparing the spatial diagram (regeneration priority areas indicated in pink) with the map showing the areas that feature the higher levels in the index of multiple deprivation, shown below in figure 4.

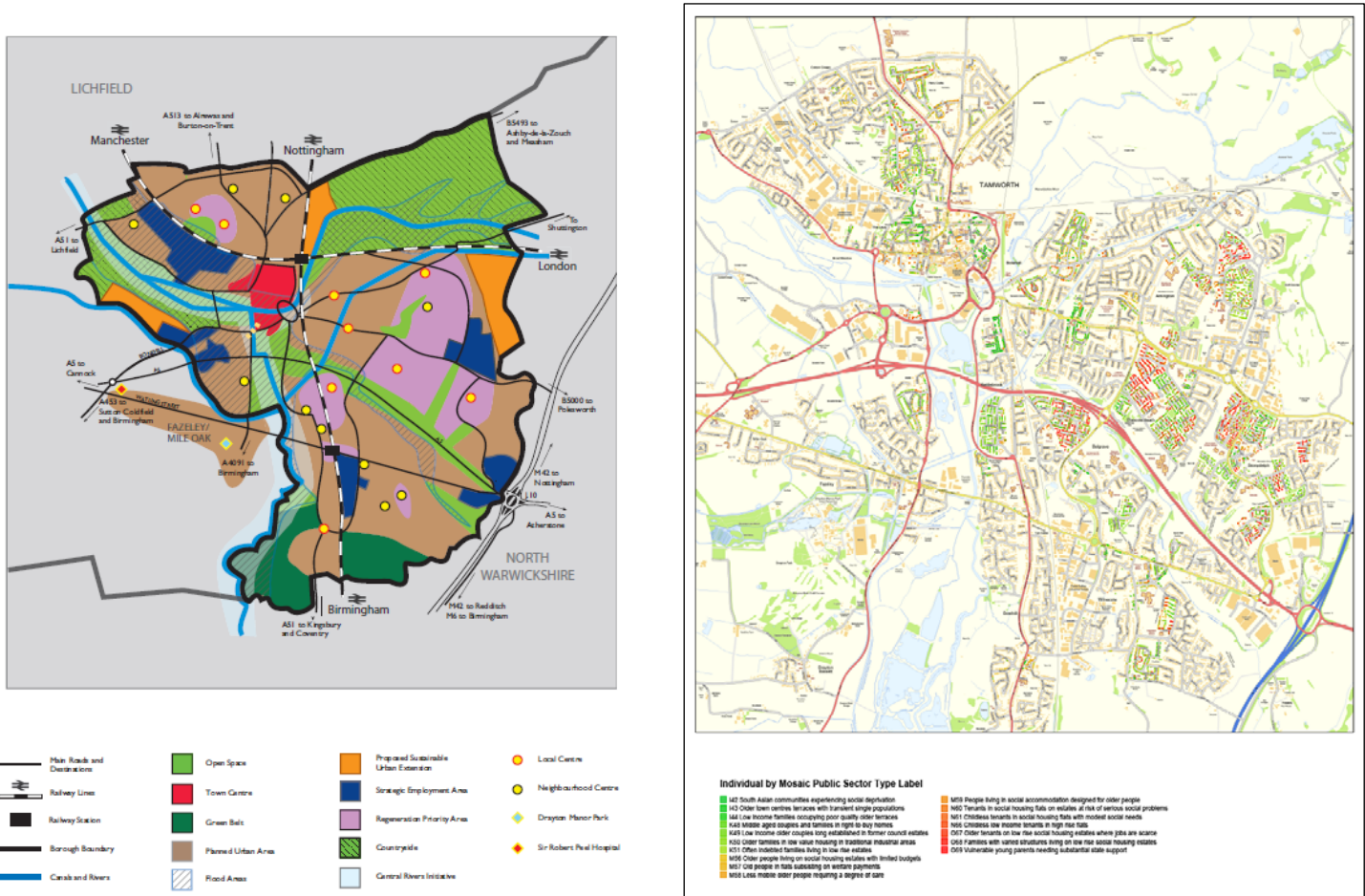


Figure 4 Spatial Diagram and Map showing Index of Multiple Deprivation

Policy	Health Objective						Total Score
	HO1	HO2	HO3	HO4	HO5	HO6	
SS1 The Spatial Strategy for Tamworth	++	++	++	++	++	++	12
SS2 Presumption in Favour of Sustainable Development	++	++	++	++	++	++	12
EC1 Hierarchy of centres for town centre uses and EC2 Supporting Investment in Tamworth Town Centre	+	++	+	+	+	++	8
EC3 Primary and Secondary Frontages	0	0	0	0	0	0	0
EC4 Supporting Investment in Local and Neighbourhood Centres	+	+	+	+	+	+	6
EC5 Culture and Tourism	0	0	+	+	+	+	4
EC6 Sustainable Economic Growth and EC7 Employment Areas	+	0	+	+	+	+	5
HG1 Housing, HG4 Affordable Housing, HG5 Housing Types	+	+	+	+	+	+	6
HG6 Housing Density	0	0	0	0	0	0	0
HG2 Sustainable Urban Extensions	+	+	+	+	+	+	6
HG3 Regeneration Priority Areas	++	+	+	+	+	+	7
HG7 Gypsies, Travellers and Travelling Show People	0	0	0	0	0	0	0
EN1 Landscape Character	0	0	0	0	0	0	0
EN2 Green Belt	0	0	1	1	1	1	4
EN3 Open Space and Green and Blue Links	+	0	++	++	++	++	9
EN4 Protecting and Enhancing Biodiversity	0	0	+	+	+	+	4
EN5 Design of New Development	0	0	0	0	0	+	1
EN6 Protecting the Historic Environment	0	0	0	0	0	+	1
SU1 Sustainable Transport Network and SU2 Delivering Sustainable Transport	+	0	+	+	+	0	4
SU3 Climate Change Mitigation	+	0	+	+	+	0	4
SU4 Flood Risk and Water Management	0	0	0	0	0	0	0
SU5 Pollution, Ground Conditions and Minerals	0	0	2	0	0	1	3
SU6 Community Facilities	++	+	+	+	+	+	7
SU7 Sport and Recreation	+	0	++	++	++	++	9
IM1 Infrastructure and Developer Contributions							

Figure 5 Matrix summarising the appraisal results

8.0 Conclusions

- 8.1 It is evident that the policies contained within the Local Plan contribute to improving the health of Tamworth's population in that they broadly support the different health objectives established for the Borough. Furthermore policies related to promoting the town centre, sustainable travel, protecting and enhancing the existing network of open space, sport and recreation facilities and regenerating deprived neighbourhoods are identified through the assessment as being of particular importance in meeting these health objectives. This will need to be considered in the decision making process where applicable.
- 8.2 The assessment process may change in future to reflect demographic changes and internal processes. The correlation between the three health objectives relating to physical activity and policies on open space and sport and recreation which achieve a better score is logical and obvious. Consequently, there may be potential to revise and combine some of the objectives for future health impact assessments to provide a more balanced process.
- 8.3 This assessment has captured a snap shot in time. However it will only be possible to establish the full health impacts through analysis of the delivery of the Local Plans policies, hence the importance of monitoring the health impacts.
- 8.4 This appraisal has purely focused on spatial planning which is one component of health. Many factors play a role in keeping a person healthy from good employment and decent housing to eating well and having good social networks. This wide range of issues means that many services play an important role in keeping a person healthy and well. The Healthy Tamworth initiative aims to provide a comprehensive approach to addressing health inequalities within Tamworth through effective partnership working.

Appendix 1: Health Impact Policy Appraisal

SS1 The Spatial Strategy for Tamworth

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
++	The overall strategy of promoting development, facilities and service provision in sustainable locations including the town centre, local and neighbourhood centres and actively promoting regeneration of the most deprived neighbourhoods, will help to reduce health inequalities by making them more accessible.	-	Without the overall spatial strategy there will be limited opportunities for equal access to services, facilities and employment which in turn will make public transport less viable. Facilities will therefore become more disparate or cease to exist, thus making them difficult to access for more deprived groups with limited access to the private car which will worsen health inequalities within the Borough.
HO2: Improve diet and nutrition levels			
++	Promoting the town centre as a retail centre, including its market, will increase the range of fresh produce available to improve diet and nutrition. Furthermore, access to medical services will provide information on diet and nutrition.	-	Not supporting the town centre as a retail centre could lead to a reduction in the viability of the market which will restrict access to a range of fresh produce.
HO3: Reduce the risk of respiratory and circulatory diseases			
++	Protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities will encourage cardiovascular activity. Promoting sustainable modes of transport, particularly walking and cycling will reducing reliance on the private car will reduce CO2 emissions and contribute to improving air quality.	--	Not promoting open spaces, green and blue infrastructure and sport and recreation facilities will reduce opportunities for cardiovascular activity. Not promoting sustainable forms of transport could lead to poorer air quality.
HO4: Reduce the level of obesity			
++	Protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities will encourage cardiovascular activity through informal and formal exercise, which in turn should contribute to reduced levels of obesity. Locating facilities, services and jobs in accessible locations with a good cycle and walking network will encourage more informal exercise which will also contribute to reduced levels of obesity.	--	Not protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities may contribute to increased levels of obesity. Locating facilities, services and jobs in inaccessible locations will increase reliance on the private car and reduce opportunities for informal exercise.

HO5: Increase the level of physical activity			
++	Protecting and enhancing open spaces, green and blue infrastructure, sport and recreation facilities and locating facilities, services and jobs in accessible locations with a good cycle and walking network will encourage physical activity through informal and formal exercise.	-	Not protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities and locating facilities, services and jobs in inaccessible locations will increase reliance on the private car and reduce opportunities for informal and formal exercise.
HO6: Improve mental health and wellbeing			
++	A strong town centre, provision of a range of types of housing, services, facilities, employment opportunities and good connections will relieve stress and help people suffering from mental illness. An extensive green and blue infrastructure and attractive historic environment will offer a peaceful and calming environment and help to relieve stress and provide a positive experience.	-	Lack of investment in the town centre, not planning positively for housing, services, facilities and employment opportunities will limit scope for social interaction and associated benefits for stress relief. Not protecting or providing green and blue infrastructure or an attractive historic environment will reduce public pride in Tamworth and the environment will become a less positive experience.
Final Health Impact Assessment Score			
12		-8	

SS2 Presumption in Favour of Sustainable Development

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
++	Promoting sustainable development which will involve promoting development, facilities and service provision in sustainable locations including the town centre, local and neighbourhood centres and actively promoting regeneration of the most deprived neighbourhoods, will help to reduce health inequalities by making them more accessible.	-	Without the overall spatial strategy there will be limited opportunities for equal access to services, facilities and employment which in turn will make public transport less viable. Facilities will therefore become more disparate or cease to exist, thus making them difficult to access for more deprived groups with limited access to the private car which will worsen health inequalities within the Borough.
HO2: Improve diet and nutrition levels			
++	Promoting sustainable development which will involve promoting the town centre as a retail centre, including its market, will increase the range of fresh produce available to improve diet and nutrition. Furthermore, access to medical services will provide information on diet and nutrition.	-	Not supporting the town centre as a retail centre could lead to a reduction in the viability of the market which will restrict access to a range of fresh produce.
HO3: Reduce the risk of respiratory and circulatory diseases			
++	Promoting sustainable development which will involve protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities will encourage cardiovascular activity. Promoting sustainable modes of transport, particularly walking and cycling will reduce reliance on the private car will reduce CO2 emissions and contribute to improving air quality.	--	Not promoting open spaces, green and blue infrastructure and sport and recreation facilities will reduce opportunities for cardiovascular activity. Not promoting sustainable forms of transport could lead to poorer air quality.
HO4: Reduce the level of obesity			
++	Promoting sustainable development which will involve protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities will encourage cardiovascular activity through informal and formal exercise, which in turn should contribute to reduced levels of obesity. Locating facilities, services and jobs in accessible locations with a good cycle and walking network will encourage more informal exercise which will also contribute to reduced levels of obesity.	--	Not protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities may contribute to increased levels of obesity. Locating facilities, services and jobs in inaccessible locations will increase reliance on the private car and reduce opportunities for informal exercise.

HO5: Increase the level of physical activity			
++	Promoting sustainable development which will involve protecting and enhancing open spaces, green and blue infrastructure, sport and recreation facilities and locating facilities, services and jobs in accessible locations with a good cycle and walking network will encourage physical activity through informal and formal exercise.	-	Not protecting and enhancing open spaces, green and blue infrastructure and sport and recreation facilities and locating facilities, services and jobs in inaccessible locations will increase reliance on the private car and reduce opportunities for informal and formal exercise.
HO6: Improve mental health and wellbeing			
++	Promoting sustainable development which will involve a strong town centre, provision of a range of types of housing, services, facilities, employment opportunities and good connections will relieve stress and help people suffering from mental illness. An extensive green and blue infrastructure and attractive historic environment will offer a peaceful and calming environment and help to relieve stress and provide a positive experience.	-	Lack of investment in the town centre, not planning positively for housing, services, facilities and employment opportunities will limit scope for social interaction and associated benefits for stress relief. Not protecting or providing green and blue infrastructure or an attractive historic environment will reduce public pride in Tamworth and the environment will become a less positive experience.
Final Health Impact Assessment Score			
12		-8	

EC1 Hierarchy of centres for town centre uses and EC2 Supporting Investment in Tamworth Town Centre

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Promoting the role of the town centre, which is the most accessible location by a variety of transport modes from around the Borough, will increase equal access to a variety of services, facilities and employment opportunities including medical services and leisure facilities which are located in the town centre.	-	If the town centre is not supported there will be limited opportunities for equal access to a variety of services, facilities and employment which in turn will make public transport less viable. Facilities will therefore become more disparate or cease to exist, thus making them difficult to access for more deprived groups with limited access to the private car which will worsen health inequalities within the Borough.
HO2: Improve diet and nutrition levels			
++	Promoting the town centre as a retail centre, including its market, will increase the range of fresh produce available to improve diet and nutrition. Furthermore, access to medical services will provide information on diet and nutrition.	-	Not supporting the town centre as a retail centre could lead to a reduction in the viability of the market which will restrict access to a range of fresh produce.

HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting the town centre with its unique network of leisure facilities and green spaces will encourage cardiovascular activity. Furthermore, reducing reliance on the private car by virtue of its accessibility by sustainable transport modes will reduce CO2 emissions and contribute to improving air quality.	-	Not supporting the town centre may reduce the viability of its network of leisure facilities, leading to potential closure through lack of investment thus reducing opportunities for cardiovascular activity. Alternative locations to the town centre of an equivalent scale such as out of town gyms, are more heavily reliant on the private car which will generate increased CO2 emissions and reduce air quality. However there remains a significant network of green space, further enhanced through the close proximity to the countryside, which does provide opportunities for informal recreation and a limited network of leisure facilities situated on school sites which provide opportunities to participate locally.
HO4: Reduce the level of obesity			
+	Promoting the town centre with its unique network of leisure facilities, green spaces and strong public realm, will encourage cardiovascular activity through informal and formal exercise, which in turn should contribute to reduced levels of obesity.	-	Not supporting the town centre may reduce the viability of its network of leisure facilities, leading to potential closure through lack of investment thus reducing opportunities for cardiovascular activity. Alternative locations to the town centre of an

			equivalent scale are more heavily reliant on the private car and have limited public realm which do not support informal recreation through cycling and walking which may contribute to increased levels of obesity. However there remains a significant network of green space, further enhanced through the close proximity to the countryside, which does provide opportunities for informal recreation and a limited network of leisure facilities situated on school sites which provide opportunities to participate locally.
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HO5: Increase the level of physical activity			
+	Promoting the town centre with its unique network of leisure facilities, green space and strong public realm will encourage cardiovascular activity through informal and formal exercise.	-	Not supporting the town centre may reduce the viability of its network of leisure facilities thus reducing cardiovascular activity. Alternative locations to the town centre of an equivalent scale are more heavily reliant on the private car and have limited public realm which do not support informal recreation through cycling and walking.
HO6: Improve mental health and wellbeing			
++	A strong town centre that is highly accessible by a variety of transport modes, will increase interaction, reduce isolation and provide support services to help people suffering from mental illness. The varied environment with the natural features of the Anker and Tame Rivers and open spaces will offer a peaceful and calming environment and help to relieve stress. A strong town centre with an attractive historic setting will provide a positive experience.	-	Lack of investment in the town centre will reduce its vibrancy and consequently the number of visitors., There will be limited scope for interaction between people through less people visiting and accessing shops, services and facilities which would in turn increase feelings of isolation. A less vibrant town centre with limited access by public transport reduces the potential for people to access the varied environment and thus benefit from the potential associated benefits for stress relief.
Final Health Impact Assessment Score			
8		-6	

EC1 Hierarchy of centres for town centre uses and EC2 Supporting Investment in Tamworth Town Centre

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Promoting the role of the town centre, which is the most accessible location by a variety of transport modes from around the Borough, will increase equal access to a variety of services, facilities and employment opportunities including medical services and leisure facilities which are located in the town centre.	-	If the town centre is not supported there will be limited opportunities for equal access to a variety of services, facilities and employment which in turn will make public transport less viable. Facilities will therefore become more disparate or cease to exist, thus making them difficult to access for more deprived groups with limited access to the private car which will worsen health inequalities within the Borough.
HO2: Improve diet and nutrition levels			
++	Promoting the town centre as a retail centre, including its market, will increase the range of fresh produce available to improve diet and nutrition. Furthermore, access to medical services will provide information on diet and nutrition.	-	Not supporting the town centre as a retail centre could lead to a reduction in the viability of the market which will restrict access to a range of fresh produce.

HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting the town centre with its unique network of leisure facilities and green spaces will encourage cardiovascular activity. Furthermore, reducing reliance on the private car by virtue of its accessibility by sustainable transport modes will reduce CO2 emissions and contribute to improving air quality.	-	Not supporting the town centre may reduce the viability of its network of leisure facilities, leading to potential closure through lack of investment thus reducing opportunities for cardiovascular activity. Alternative locations to the town centre of an equivalent scale such as out of town gyms, are more heavily reliant on the private car which will generate increased CO2 emissions and reduce air quality. However there remains a significant network of green space, further enhanced through the close proximity to the countryside, which does provide opportunities for informal recreation and a limited network of leisure facilities situated on school sites which provide opportunities to participate locally.
HO4: Reduce the level of obesity			
+	Promoting the town centre with its unique network of leisure facilities, green spaces and strong public realm, will encourage cardiovascular activity through informal and formal exercise, which in turn should	-	Not supporting the town centre may reduce the viability of its network of leisure facilities, leading to potential closure through lack of investment thus reducing opportunities for cardiovascular activity. Alternative

	contribute to reduced levels of obesity.		locations to the town centre of an equivalent scale are more heavily reliant on the private car and have limited public realm which do not support informal recreation through cycling and walking which may contribute to increased levels of obesity. However there remains a significant network of green space, further enhanced through the close proximity to the countryside, which does provide opportunities for informal recreation and a limited network of leisure facilities situated on school sites which provide opportunities to participate locally.
HO5: Increase the level of physical activity			
+	Promoting the town centre with its unique network of leisure facilities, green space and strong public realm will encourage cardiovascular activity through informal and formal exercise.	-	Not supporting the town centre may reduce the viability of its network of leisure facilities thus reducing cardiovascular activity. Alternative locations to the town centre of an equivalent scale are more heavily reliant on the private car and have limited public realm which do not support informal recreation through cycling and walking.
HO6: Improve mental health and wellbeing			
++	A strong town centre that is highly accessible by a variety of transport modes, will increase interaction, reduce isolation and provide support services to help people suffering from mental illness. The varied environment with the natural features of the Anker and Tame Rivers and open spaces will offer a peaceful and calming environment and help to relieve stress. A strong town centre with an attractive historic setting will provide a positive experience.	-	Lack of investment in the town centre will reduce its vibrancy and consequently the number of visitors., There will be limited scope for interaction between people through less people visiting and accessing shops, services and facilities which would in turn increase feelings of isolation. A less vibrant town centre with limited access by public transport reduces the potential for people to access the varied environment and thus benefit from the potential associated benefits for stress relief.
Final Health Impact Assessment Score			
8		-6	

EC3 Primary and Secondary Shopping Frontages

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No impact	0	No impact.
HO4: Reduce the level of obesity			
0	No impact	0	No impact
HO5: Increase the level of physical activity			
0	No impact	0	No impact
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
0		0	

EC4 Supporting Investment in Local and Neighbourhood Centres

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Local and neighbourhood centres offer access by a variety of modes. Promoting their role will increase equal access to a variety of services and facilities including medical services, particularly for deprived communities.	-	Without a strong network of local and neighbourhood centres there will be limited access to services and facilities through sustainable transport modes. This network is of particular benefit to deprived communities reliant on these centres and this would worsen health inequalities.
HO2: Improve diet and nutrition levels			
+	Promoting the role of local and neighbourhood centres, in particular their retail role, will provide access to information and support services in relation to diet and nutrition through access to schools and medical services.	-	Without a strong network of local and neighbourhood centres there will be limited access to information and support services in relation to diet and nutrition, in particular for those who have no access to the private car.
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting the local and neighbourhood centres which are accessible by walking and cycling will encourage cardiovascular activity through informal exercise. Accessing the centres by sustainable transport modes will reduce reliance on the private car, reduce CO2 emissions and contribute to improving air quality around the Borough.	-	Without a strong network of local and neighbourhood centres people will be reliant on the private car to access services and facilities further from where they live. This will not increase cardiovascular activity and will generate increased levels of CO2 emissions which will reduce air quality in the Borough. However through retention of the existing network of green space there will remain some opportunities for informal recreation.
HO4: Reduce the level of obesity			
+	Promoting the local and neighbourhood centres which are accessible by walking and cycling will encourage cardiovascular activity through informal exercise. Strong local and neighbourhood centres will have facilities to accommodate exercise classes thereby promoting formal recreation. Increasing participation in exercise will help to reduce levels of obesity.	-	Without a strong network of local and neighbourhood centres people will be reliant on the private car to access services and facilities. This will not increase cardiovascular activity through informal recreation and therefore will not help to reduce obesity through exercise. Furthermore those who do not have access to the private car will be less likely to access facilities which are not situated locally and therefore less likely to participate. However through retention of the existing network of green space there will remain some opportunities for informal recreation.
HO5: Increase the level of physical activity			

+	Promoting the local and neighbourhood centres which are accessible by walking and cycling will encourage cardiovascular activity through informal exercise. Strong local and neighbourhood centres will have facilities to accommodate exercise classes, thereby promoting formal recreation.	-	Without a strong network of local and neighbourhood centres people will be reliant on the private car to access services and facilities. This will not increase cardiovascular activity through informal recreation and therefore will not increase the amount of exercise. Furthermore those who do not have access to the private car will be less likely to access facilities which are not situated locally and therefore less likely to participate. However through retention of the existing network of green space there will remain some opportunities for informal recreation.
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HO6: Improve mental health and wellbeing			
+	Strong local and neighbourhood centres will help increase interaction and reduce isolation. Medical services and community hubs located in local and neighbourhood centres will provide support services to help people suffering from mental illness.	-	Without a strong network of local and neighbourhood centres there will be limited scope for increased interaction which will increase isolation. Furthermore there will be less access to support services to help people suffering from mental illness.
Final Health Impact Assessment Score			
6		-6	

EC5 Culture and Tourism

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No direct impact	0	No direct impact
HO2: Improve diet and nutrition levels			
0	No direct impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting leisure and cultural facilities will increase opportunities for formal recreation. Regenerating and restoring the river and canal corridors will promote opportunities for informal recreation through walking and cycling.	-	A reduction in leisure and cultural facilities through lack of investment will reduce opportunities for formal recreation. Furthermore through a lack of investment in regeneration and restoring the river and canal corridors there will be limited opportunities for informal recreation through walking and cycling.
HO4: Reduce the level of obesity			
+	Promoting leisure and cultural facilities will increase opportunities for formal recreation. Regenerating and restoring the river and canal corridors will promote opportunities for informal recreation through walking and cycling. Increasing participation in exercise will help to reduce levels of obesity.	-	A reduction in leisure and cultural facilities through lack of investment will reduce opportunities for formal recreation. Furthermore through a lack of investment in regeneration and restoring the river and canal corridors there will be limited opportunities for informal recreation through walking and cycling. Collectively this will lead to a reduction in participation which could lead to an increase in obesity.
HO5: Increase the level of physical activity			
+	Promoting leisure and cultural facilities will increase opportunities for formal recreation. Regenerating and restoring the river and canal corridors will promote opportunities for informal recreation through walking and cycling.	-	A reduction in leisure and cultural facilities will reduce opportunities for formal recreation. Furthermore through a lack of investment in regeneration and restoring the river and canal corridors there will be limited opportunities for informal recreation through walking and cycling. Collectively this will lead to a reduction in participation.
HO6: Improve mental health and wellbeing			
+	Promoting cultural facilities and the tourism offer will increase opportunities for social interaction and reduced isolation. Restoring the river/canal corridor will provide a calming and peaceful environment to help reduce stress.	-	A reduced cultural and tourism offer will limit opportunities for interaction and thus not help to reduce isolation.
Final Health Impact Assessment Score			
4		-4	

EC6 Sustainable Economic Growth and EC7 Employment areas

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Promoting the network of strategic employment areas will provide equal access to employment opportunities throughout the Borough , thereby reducing deprivation and health inequalities.	-	Without a strong network of strategic employment areas spread throughout the Borough there will be limited equal access to employment opportunities. This will increase deprivation and health inequalities as people will have to travel further to access employment opportunities.
HO2: Improve diet and nutrition levels			
0	No direct impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting the network of strategic employment areas and improving access by sustainable transport to the employment areas will increase informal recreation through the use of sustainable modes of transport such as walking and cycling, thus increasing cardiovascular activity. Reducing reliance on the private car will help to improve air quality through reducing CO2 emissions.	-	Without a strong network of strategic employment areas accessible throughout the Borough via a variety of sustainable transport modes such as walking and cycling, people will be reliant on the private car to access employment opportunities which will reduce the likelihood of informal recreation. Furthermore increased reliance on the car will lead to an increase in CO2 emissions thus reducing air quality.
HO4: Reduce the level of obesity			
+	Promoting the network of strategic employment areas and improving access by sustainable transport to the employment areas will increase informal recreation through the use of sustainable modes of transport such as walking and cycling.	-	Without a strong network of strategic employment areas accessible throughout the Borough via a variety of sustainable transport modes such as walking and cycling, people will be reliant on the private car to access employment opportunities. This will reduce the likelihood of informal recreation and therefore not help to reduce obesity.
HO5: Increase the level of physical activity			
+	Promoting the network of strategic employment areas and improving access by sustainable transport to the employment areas will increase informal recreation through the use of sustainable modes of transport such as walking and cycling.	-	Without a strong network of strategic employment areas accessible throughout the Borough via a variety of sustainable transport modes such as walking and cycling, people will be reliant on the private car to access employment opportunities. This will reduce the likelihood of informal recreation and therefore not improve the level of physical activity.
HO6: Improve mental health and wellbeing			

+	Promoting the strategic employment areas and sustainable economic growth should reduce unemployment and possibly promote more independence and self esteem.	-	Without a strong network of strategic employment areas and sustainable economic growth there could be increased unemployment which could in turn lead to increased depression related to lower self-esteem and independence.
Final Health Impact Assessment Score			
5		-5	

HG1 Housing, HG4 Affordable Housing and HG5 Housing Types

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Providing high quality housing, which is suitable and available for everyone, will reduce health inequalities by improving living conditions. Providing housing in sustainable locations, which support the town centre and network of local and neighbourhood centres, will enable access to medical services.	-	Without providing high quality housing which is suitable and available for everyone health inequalities will worsen as deprived communities only have access to poor quality accommodation. Furthermore through not promoting housing in sustainable locations there will be reduced access to the town centre and the network of local and neighbourhood centres and there associated medical services.
HO2: Improve diet and nutrition levels			
+	Affordable rents would free up funds that could be spent on high quality food.	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Providing high quality housing, which is suitable and available for everyone, will improve living conditions and reduce the incidence of respiratory disease. Promoting housing in sustainable locations will promote informal recreation through the use of sustainable modes of transport, including cycling and walking, which will increase cardiovascular activity.	-	Through not promoting housing in sustainable locations there will be limited scope for promoting informal recreation through sustainable modes of transport such as cycling and walking and therefore limited increases in cardiovascular activity.
HO4: Reduce the level of obesity			
+	Promoting housing in sustainable locations will promote informal recreation through the use of sustainable modes of transport, including cycling and walking, which in turn will help to reduce obesity.	-	Through not promoting housing in sustainable locations there will be limited scope for promoting informal recreation through sustainable modes of transport such as cycling and walking and therefore limited impact on reducing obesity.
HO5: Increase the level of physical activity			
+	Promoting housing in sustainable locations will promote informal recreation through using sustainable modes of transport including cycling and walking.	-	Through not promoting housing in sustainable locations there will be limited scope for promoting informal recreation through sustainable modes of transport such as cycling and walking.

HO6: Improve mental health and wellbeing			
+	Providing suitable housing to meet the needs of different groups will improve mental health and wellbeing by reducing instances of people living in unsuitable, possibly overcrowded accommodation. Furthermore it will help to reduce homelessness which has strong links to depression.	-	Though not promoting suitable housing to meet the needs of different groups instances of people living in unsuitable, possibly overcrowded accommodation alongside homeless could increase. Thus having a negative impact on mental health and wellbeing.
Final Health Impact Assessment Score			
6		-5	

HG2 Sustainable urban extensions

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	<p>Focusing a significant amount of housing development in several strategic locations, with sustainable links to the town centre could improve health.</p> <p>It will be important to ensure that the sustainable links link to the existing network of green infrastructure which will enable access to the wider community. Policy SP7, through focusing on the regeneration priority areas is considered to address health inequalities by focusing on the more deprived areas of the Borough</p>	0	Not possible to quantify effects.
HO2: Improve diet and nutrition levels			
+	The strategic urban extensions will have access to the town centre via sustainable linkages. This will help to promote the town and support the viability of its services, including the market. This will support access to fresh produce and information services related to diets.	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	The strategic urban extensions will have access to the town centre via sustainable linkages. This will reduce reliance on the private car, thus mitigating increased air pollution associated with new development which is heavily reliant on this mode. Providing access to open space within the site and links to the wider countryside will encourage informal recreation.	0	Not possible to quantify effects.
HO4: Reduce the level of obesity			
+	The strategic urban extensions will have access to the town centre via sustainable linkages, in particular walking and cycling, which will encourage active lifestyles. Providing access to open space within the site and links to the wider countryside will encourage informal recreation. Both will contribute to increased activity and help to reduce obesity.	0	Not possible to quantify effects.

HO5: Increase the level of physical activity			
+	The strategic urban extensions will have access to the town centre via sustainable links, in particular walking and cycling, which will encourage active lifestyles. Providing access to open space within the site and links to the wider countryside will encourage informal recreation.	0	Not possible to quantify effects.
HO6: Improve mental health and wellbeing			
+	The strategic urban extensions will feature networks of well planned open space, community facilities and access to the open countryside. This infrastructure will provide opportunities for social interaction and help reduce isolation. Natural and semi natural spaces will provide areas where people can experience a peaceful and calming environment.	0	Not possible to quantify effects.
Final Health Impact Assessment Score			
6		0	

HG3 Regeneration Priority Areas

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
++	Focusing regeneration, including improvements to open space, enhancing local community facilities and services and improving accessibility to employment, key services and the town centre in the post war planned neighbourhoods, which predominantly suffer the poorest health, will help to reduce health inequalities.	-	Without focusing regeneration in the most deprived communities which suffer the poorest health i.e. the post war planned neighbourhoods there will not be investment in open space, community facilities and services and therefore health inequalities could worsen.
HO2: Improve diet and nutrition levels			
+	Improving the network of local and neighbourhood centres within the post war planned neighbourhoods through regeneration initiatives to support viability will enable access to community hubs and medical services with information on diet and nutrition.	-	Without focusing regeneration via improving the network of local and neighbourhood centres within the post war planned neighbourhoods there will be reduced access to community hubs and medical services with information on diet and nutrition.
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting improvements to the network of open space within the post war planned neighbourhoods will provide opportunities for informal recreation and therefore increase cardiovascular activity. Improving connectivity to surrounding areas and accessibility by sustainable modes of transport to employment areas and the town centre will reduce the reliance on the private car and reduce CO2 emissions, thus helping to improve air quality.	-	Without improvements to the network of open space within the post war planned neighbourhoods there will be a reduction in the potential to increase informal recreation and therefore reduce the potential for increased cardiovascular activity.
HO4: Reduce the level of obesity			
+	Promoting improvements to the network of open space, improving connectivity with the surrounding areas and promoting the use of sustainable transport modes within the post war planned neighbourhoods will provide opportunities for informal recreation, thus helping to increase exercise activity which in turn should help reduce obesity.	-	Without improvements to the network of open space within the post war planned neighbourhoods there will be a reduction in the potential to increase informal recreation and therefore reduce the potential for increased exercise which could lead to increase in levels of obesity.

HO5: Increase the level of physical activity			
+	Promoting improvements to the network of open space, improving connectivity with the surrounding areas and promoting the use of sustainable transport modes within the post war planned neighbourhoods will provide opportunities for informal recreation, thus helping to increase activity	-	Without improvements to the network of open space within the post war planned neighbourhoods there will be a reduction in the potential to increase informal recreation and therefore reduce the potential for increased exercise
HO6: Improve mental health and wellbeing			
+	Focusing regeneration in the post war planned neighbourhoods will improve mental health and wellbeing in the medium to long term by improving open space and community facilities which will increase social interaction. Improving community facilities within local and neighbourhood centres will provide access to support services to help people suffering from mental illness. However, there may be a short term negative impact as part of the regeneration, such as where people may have to be placed in temporary accommodation.	-	Without focusing improvements to open space and community facilities within the post war planned neighbourhoods their role in increasing social interaction will be limited. Furthermore without improving community facilities there may limited opportunities to provide access to support services to help people suffering from mental illness
Final Health Impact Assessment Score			
7		-6	

HG6 Housing Density

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No impact	0	No impact.
HO4: Reduce the level of obesity			
0	No impact	0	No impact
HO5: Increase the level of physical activity			
0	No impact	0	No impact
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
0		0	

HG7 Gypsies, Travellers and Travelling Showpeople

(Without an allocation it is difficult to assess the impacts however the following table makes an assessment in relation to the criteria set out in the policy)

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No impact	0	No impact
HO4: Reduce the level of obesity			
0	No impact	0	No impact
HO5: Increase the level of physical activity			
0	No impact	0	No impact
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
0		0	

EN1 Landscape Character

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No impact	0	No impact.
HO4: Reduce the level of obesity			
0	No impact	0	No impact
HO5: Increase the level of physical activity			
0	No impact	0	No impact
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
0		0	

EN2EN2 Green Belt

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Retaining the Green Belt in the south of the borough will maintain access to urban fringe open spaces and the wider countryside, thus promoting informal recreation and helping to increase activity.	-	Loss of the Green Belt would restrict access to urban fringe open spaces and the wider countryside in the south of the borough. There would be fewer opportunities for informal recreation which could lead to a reduction in the level of cardiovascular activity,
HO4: Reduce the level of obesity			
+	Retaining the Green Belt in the south of the borough will maintain access to urban fringe open spaces and the wider countryside, thus promoting informal recreation and helping to increase activity and reduce obesity.	-	Loss of the Green Belt would restrict access to urban fringe open spaces and the wider countryside in the south of the borough. There would be fewer opportunities for informal recreation which could increase the level of obesity.
HO5: Increase the level of physical activity			
+	Retaining the Green Belt in the south of the borough will maintain access to urban fringe open spaces and the wider countryside, thus promoting informal recreation and helping to increase activity.	-	Loss of the Green Belt would restrict access to urban fringe open spaces and the wider countryside in the south of the borough. There would be fewer opportunities for informal recreation and less physical activity as a result.
HO6: Improve mental health and wellbeing			
+	Retaining the Green Belt in the south of the borough should improve health and wellbeing by providing opportunities for contact with the countryside and experience of a peaceful and calming environment which may help to reduce stress related illness.	-	Loss of the Green Belt could impact on mental health and wellbeing by restricting contact with the countryside and limiting opportunities to access natural spaces and associated benefits to relieve stress.

Final Health Impact Assessment Score			
4		-4	

EN3 Open Space and green and blue links

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Promoting a multi-functional and diverse network of accessible open space will provide equal opportunities to access open space.	-	Without providing sufficient open space accessible to all groups of the community this will lead to worsening health inequalities as deprived communities cannot access open space and the opportunities for informal recreation. Furthermore though not delivering an Urban Park to the East of the Borough this will not provide an improved environment with greater facilities which will not promote different forms of recreation in an accessible location close to some of the existing regeneration priority areas.
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting opportunities for informal recreation through protecting and enhancing the network of sport and recreation facilities will help to promote cardiovascular exercise.	-	Without providing sufficient open space providing opportunities for sport and recreation the level of cardiovascular activity will decrease.
HO4: Reduce the level of obesity			
++	Promoting opportunities for informal recreation through protecting and enhancing the network of sport and recreation facilities will help to promote exercise which should reduce the level of obesity.	-	Without providing a network of accessible open space to promote formal and informal participation in exercise the rate of participation will decline which could lead to an increase in the level of obesity.
HO5: Increase the level of physical activity			
++	Promoting opportunities for informal recreation through protecting and enhancing the network of sport and recreation facilities will have a direct impact in promoting the level of physical activity through informal and formal recreation.	-	Without providing a network of accessible open space to promote formal and informal participation in exercise the rate of participation will decline.
HO6: Improve mental health and wellbeing			
++	Providing access to a multi-functional and diverse network of open spaces should improve health and wellbeing by providing opportunities for social interaction, such as at the urban parks. Access to natural green spaces will enable people to experience a peaceful and calming environment which may help to reduce stress related illness.	-	Without providing a network of open space there may be a reduction in social interaction which could impact on mental health and wellbeing through increased isolation. Furthermore there will be limited opportunities to access natural spaces and associated benefits relating to relief of stress.

	Final Health Impact Assessment Score		
9		-5	

EN4 Protecting and enhancing biodiversity

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Protecting and enhancing the network of sites of biodiversity value, many of which are located close to residential areas, will promote opportunities for informal recreation which should help to promote cardiovascular activity. Furthermore, it will reduce reliance on the car for accessibility which should improve air quality.	-	Without protecting and enhancing the network of biodiversity value there will be reduced opportunities for informal recreation and cardiovascular activity. Furthermore it may increase use of the private car as people travel further to access equivalent areas, this could lead to increased CO2 emissions and poorer air quality.
HO4: Reduce the level of obesity			
+	Protecting and enhancing the accessible network of sites of biodiversity value will promote opportunities for informal recreation which should help to reduce the level of obesity.	-	Without protecting and enhancing the network of sites of biodiversity value there may be less opportunity for informal recreation which could increase the level of obesity.
HO5: Increase the level of physical activity			
+	Protecting and enhancing the accessible network of sites of biodiversity value will promote opportunities for informal recreation and thus help to increase the level of physical activity.	-	Without protecting and enhancing the network of sites of biodiversity value there may be less opportunities for informal recreation.
HO6: Improve mental health and wellbeing			
+	Protecting and enhancing the accessible network of sites of biodiversity value will provide a calming and peaceful environment to help reduce stress.	-	Without protecting and enhancing the network of sites of biodiversity value there will be reduced opportunities to access a calming and peaceful environment.
Final Health Impact Assessment Score			
4		-4	

EN5 Design of new development

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No Impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No Impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No Impact	0	No Impact
HO4: Reduce the level of obesity			
0	No Impact	0	No Impact
HO5: Increase the level of physical activity			
0		0	
HO6: Improve mental health and wellbeing			
+	Well designed developments promoting active frontages and high quality public realm, new development should improve health and wellbeing by helping to facilitate social interaction. Good design could enable greater civic pride and sense of place which may improve health and wellbeing.	-	Not promoting good design could lead to development which does not help to facilitate social interaction, for example if it is inward facing or has poor quality public realm. Also poor design could reduce a sense of place and civic pride with could have a negative impact on health and wellbeing.
Final Health Impact Assessment Score			
1		-1	

EN6 Protecting the historic environment

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No Impact	0	No impact
HO4: Reduce the level of obesity			
0	No Impact	0	No impact
HO5: Increase the level of physical activity			
0	No Impact	0	No impact
HO6: Improve mental health and wellbeing			
+	Protecting the historic environment should promote greater civic pride and sense of place which may improve health and wellbeing.	-	Not protecting the historic environment may reduce sense of place and civic pride which could have a negative impact on health and wellbeing.
Final Health Impact Assessment Score			
1		-1	

SU1 Sustainable Transport Network and SU2 Delivering Sustainable Transport

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Promoting development that encourages the use of sustainable transport modes should provide equal access to services and amenities for all residents and therefore reduce health inequalities.	-	Without promoting development that encourages the use of sustainable transport modes there will be limited access to services and amenities for all residents which could increase health inequalities.
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting sustainable transport modes, in particular walking and cycling, should encourage informal recreation which should increase the amount of cardiovascular activity. Furthermore, reducing the reliance on the private car should reduce CO2 emissions and therefore improve air quality.	-	Without promoting sustainable transport modes such as walking and cycling there will be less opportunities for informal recreation and therefore a reduction in cardiovascular activity. Furthermore this could increase reliance on the private car which could increase CO2 emissions and reduce air quality.
HO4: Reduce the level of obesity			
+	Promoting sustainable transport modes, in particular walking and cycling, should encourage informal recreation which should help to reduce obesity.	-	Without promoting sustainable transport modes such as walking and cycling there will be less opportunities for informal recreation which could increase levels of obesity.
HO5: Increase the level of physical activity			
+	Promoting sustainable transport modes in particular walking and cycling should encourage informal recreation therefore increasing the level of physical activity.	-	Without promoting sustainable transport modes such as walking and cycling there will be less opportunities for informal recreation.
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
4		-4	

SU3 Climate Change Mitigation

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Promoting development that encourages the use of sustainable transport modes should provide equal access to services and amenities for all residents and therefore reduce health inequalities.	-	Without promoting development that encourages the use of sustainable transport modes there will be limited access to services and amenities for all residents which could increase health inequalities.
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Promoting sustainable transport modes, in particular walking and cycling, should encourage informal recreation and increase the amount of cardiovascular activity. Furthermore, reducing reliance on the private car should reduce CO2 emissions and therefore improve air quality.	-	Without promoting sustainable transport modes such as walking and cycling there will be less opportunities for informal recreation and therefore a reduction in cardiovascular activity. Furthermore this could increase reliance on the private car which could increase CO2 emissions and reduce air quality.
HO4: Reduce the level of obesity			
+	Promoting sustainable transport modes, in particular walking and cycling, should encourage informal recreation which should help to reduce obesity.	-	Without promoting sustainable transport modes such as walking and cycling there will be less opportunities for informal recreation which could increase levels of obesity.
HO5: Increase the level of physical activity			
+	Promoting sustainable transport modes, in particular walking and cycling, should encourage informal recreation therefore increasing the level of physical activity.	-	Without promoting sustainable transport modes such as walking and cycling there will be less opportunities for informal recreation.
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
4		-4	

SU4 Flood Risk and Water Management

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
0	No impact	0	No impact
HO4: Reduce the level of obesity			
0	No impact	0	No impact
HO5: Increase the level of physical activity			
0	No impact	0	No impact
HO6: Improve mental health and wellbeing			
0	No impact	0	No impact
Final Health Impact Assessment Score			
0		0	

SU5 Pollution, Ground Conditions and Minerals

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
0	No impact	0	No impact
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
++	Protecting air quality will reduce the risk of residents contracting respiratory disease and reduce symptoms.	--	Not protecting air quality will increase the risk of residents contracting respiratory disease and exacerbate symptoms.
HO4: Reduce the level of obesity			
0	No impact	0	No impact
HO5: Increase the level of physical activity			
0	No impact	0	No impact
HO6: Improve mental health and wellbeing			
+	Reducing the risk of pollution from all sources will have a positive effect on residents' mental health and wellbeing by reducing levels of stress.	-	Not reducing the risk of pollution will lead to high levels of stress as people worry about poor health.
Final Health Impact Assessment Score			
3		-3	

SU6 Community Facilities

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
++	Providing suitable accessible community facilities, including health and education, will help to reduce health inequalities by enabling equal access to healthcare facilities.	-	Without providing suitable community facilities across the Borough there could be increased health inequalities as people are unable to access healthcare facilities.
HO2: Improve diet and nutrition levels			
+	Providing access to education and health facilities should help to improve diet and nutrition levels by enabling people to access information on healthy diet and nutrition.	-	Without providing access to education and health facilities diet and nutrition levels could worsen as people do not have access to information on healthy diet and nutrition.
HO3: Reduce the risk of respiratory and circulatory diseases			
+	Encouraging access by sustainable modes of transport to community facilities should increase informal recreation. The opportunity for formal recreation within schools and community facilities, for example through the use of sports facilities or exercise classes within community centres, should increase which should increase the level of cardiovascular activity.	-	Without providing an accessible network of community and school facilities with associated facilities for informal and formal recreation rates of cardiovascular activity will decline.
HO4: Reduce the level of obesity			
+	Encouraging access by sustainable modes of transport to community facilities should increase informal recreation. The opportunity for formal recreation within schools and community facilities, for example through the use of sports facilities or exercise classes within community centres should increase, This could reduce levels of obesity.	-	Without providing an accessible network of community and school facilities with associated facilities for informal and formal recreation there will be less opportunities for participation which could increase rates of obesity.
HO5: Increase the level of physical activity			
+	Encouraging access by sustainable modes of transport to community facilities should increase informal recreation. The opportunity for formal recreation within schools and community facilities, for example through the use of sports facilities or exercise classes within community centres should increase. This should increase the level of participation in exercise.	-	Without providing an accessible network of community and school facilities with associated facilities for informal and formal recreation there will be less opportunities for participation in physical activity.
HO6: Improve mental health and wellbeing			
+	Providing access to health and education facilities will enable people to access support services to help improve mental health and wellbeing.	-	Without an accessible network of health and education facilities there will be less opportunities to access support services which will not help to

			improve mental health and wellbeing.
Final Health Impact Assessment Score			
7		-6	

SU7 Sport and Recreation

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
+	Providing facilities for sport and recreation, in particular through a new community use leisure centre in an accessible location, alongside protecting existing facilities and promoting the dual use of school sites, will enable opportunities for participation in sport for all groups and will in turn help to reduce health inequalities.	--	Without providing sufficient facilities for sport and recreation accessible to all groups of the community including not providing a community use leisure centre or securing the dual use of school sites health inequalities will worsen as deprived communities cannot access facilities.
HO2: Improve diet and nutrition levels			
0	No impact	0	No impact
HO3: Reduce the risk of respiratory and circulatory diseases			
++	Providing facilities for sport and recreation, in particular through a new community use leisure centre, protecting existing facilities and promoting the dual use of school sites will promote cardiovascular activity.	-	Without providing appropriate facilities for sport and recreation the level of cardiovascular activity will decrease.
HO4: Reduce the level of obesity			
++	Providing facilities for sport and recreation, in particular through a new community use leisure centre, protecting existing facilities and promoting the dual use of school sites will promote opportunities for formal recreation which should help to reduce obesity.	-	Without providing appropriate facilities for sport and recreation the level of participation in exercise will decline which could lead to an increase in the level of obesity.
HO5: Increase the level of physical activity			
++	Providing facilities for sport and recreation, in particular through a new community use leisure centre, protecting existing facilities and promoting the dual use of school sites will promote formal recreation which will have a direct impact on someone's ability to participate in exercise.	-	Without providing appropriate facilities for sport and recreation the level of participation in exercise will decline
HO6: Improve mental health and wellbeing			
++	Providing opportunities for formal recreation, through participation in team based sports and exercise classes should promote social interaction and reduce isolation. It may also extend an individual's support network which could improve their mental health and wellbeing.	-	Without providing appropriate facilities for sport and recreation there may be a reduction in participation in team based sports which could increase isolation and reduce an individual's support network which could harm their mental health and wellbeing.
Final Health Impact Assessment Score			
9		-6	

IM1 Infrastructure and Developer Contributions

Policy Score		Score without policy	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
HO1: Reducing health inequalities within the borough			
++	The provision of appropriate infrastructure to support development, which will include sustainable transport, green and blue infrastructure, sport and recreation facilities will help to reduce health inequalities by making them more accessible.	-	Not providing appropriate infrastructure to support development including sustainable transport, green and blue infrastructure, sport and recreation facilities will limit opportunities for equal access to services, facilities and employment which in turn will make public transport less viable.
HO2: Improve diet and nutrition levels			
+	Improving accessible links to the town centre including its market, will increase the range of fresh produce available to improve diet and nutrition. Furthermore, access to medical services will provide information on diet and nutrition.	-	Not providing appropriate infrastructure to support development including sustainable transport, green and blue infrastructure, sport and recreation facilities will limit opportunities for equal access to healthy produce and advice services.

HO3: Reduce the risk of respiratory and circulatory diseases			
++	The provision of appropriate infrastructure to support development, which will include sustainable transport, green and blue infrastructure and sport and recreation facilities will encourage cardiovascular activity. Promoting sustainable modes of transport, particularly walking and cycling will reducing reliance on the private car will reduce CO2 emissions and contribute to improving air quality.	--	Not providing appropriate infrastructure to support development including sustainable transport, green and blue infrastructure, sport and recreation facilities will reduce opportunities for cardiovascular activity. Not promoting sustainable forms of transport could lead to poorer air quality.
HO4: Reduce the level of obesity			
++	The provision of appropriate infrastructure to support development, which will include sustainable transport, green and blue infrastructure and sport and recreation facilities will encourage cardiovascular activity through informal and formal exercise, which in turn should contribute to reduced levels of obesity.	--	Not providing appropriate infrastructure to support development including sustainable transport, green and blue infrastructure, sport and recreation facilities will increase reliance on the private car and reduce opportunities for informal and formal exercise.

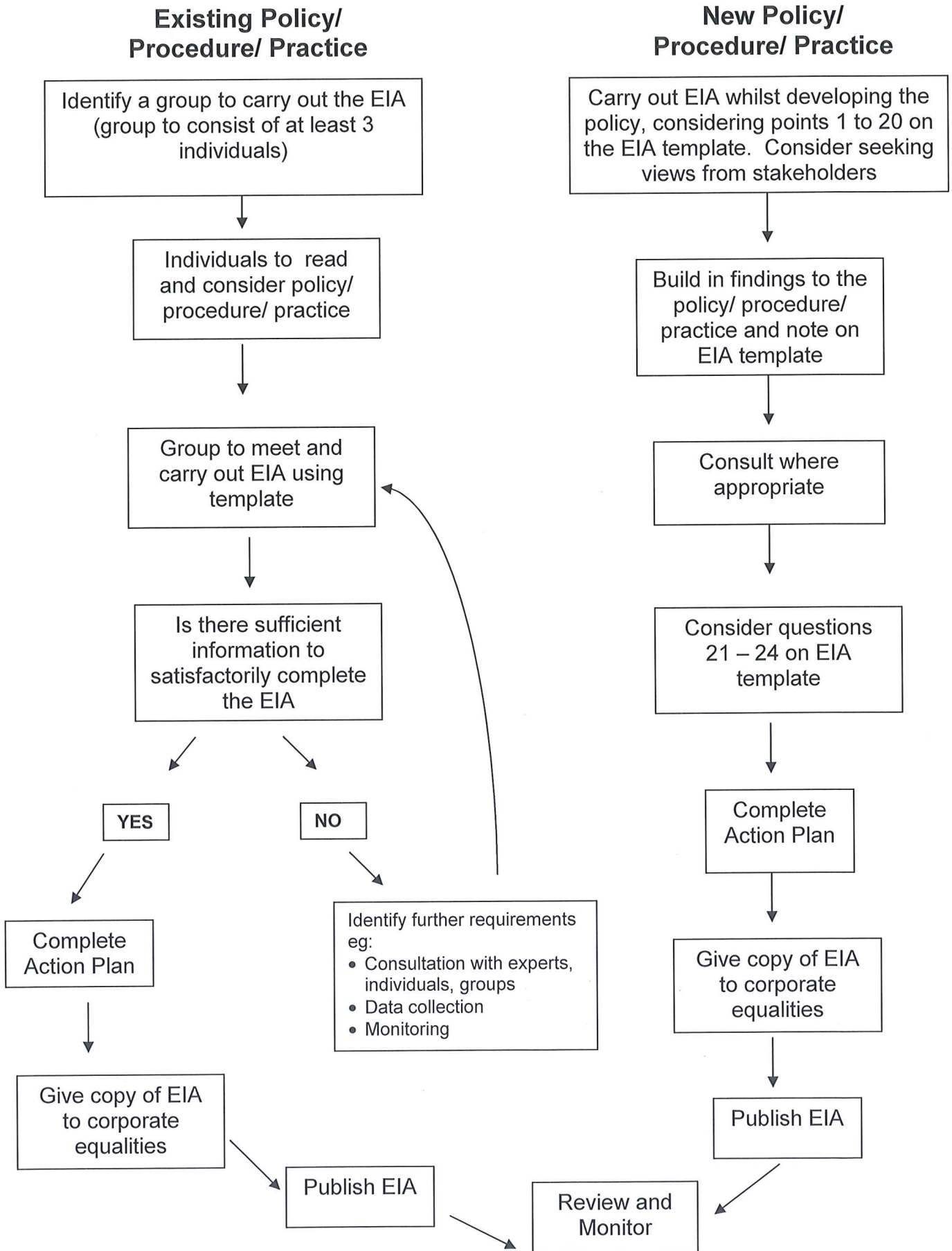
HO5: Increase the level of physical activity			
++	The provision of appropriate infrastructure to support development, which will include sustainable transport, green and blue infrastructure and sport and recreation facilities will encourage physical activity through informal and formal exercise.	-	Not providing appropriate infrastructure to support development including sustainable transport, green and blue infrastructure, sport and recreation facilities will increase reliance on the private car and reduce opportunities for informal and formal exercise.
HO6: Improve mental health and wellbeing			
++	The provision of appropriate infrastructure to support development, which will include sustainable transport, green and blue infrastructure and sport and recreation facilities will encourage physical activity which will help to relieve stress.	-	Not providing appropriate infrastructure to support development including sustainable transport, green and blue infrastructure, sport and recreation facilities will reduce access to facilities, services and jobs which will have a negative impact on mental health and well being.
Final Health Impact Assessment Score			
11		-8	

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Tamworth Borough Council
Local Plan 2006-2031
Equality Impact Assessment
September 2014

Equality Impact Assessment Procedure



Equality Impact Assessment Template

Name of policy/ procedure/ practice to be assessed	Tamworth Local Plan		Date of Assessment	September 2014	
Is this a new or existing policy/ procedure/ practice?	New Policy	Officer responsible for the Assessment	Anna Priestley	Department	Development Plan Team - Planning and Regeneration
1. Briefly describe the aims, objectives and purpose of the policy/ procedure/ practice?	<p>The Local Plan is a key planning document that will provide the necessary framework for determining the scale of development until 2031, where it will broadly be located and the standard of quality that the development should achieve. It includes specific policies to address the key issues and challenges facing the Borough up to 2031 and seeks to promote urban regeneration; improve access to jobs, health care, education, shops, leisure and community facilities, open space, sport and recreation; focus development in existing centres and create sustainable, cohesive neighbourhoods.</p> <p>The Local Plan covers a range of topic areas, including housing, employment, green spaces, biodiversity, leisure and retail. The policies are set out within 4 over-arching chapters: a prosperous borough, stronger and vibrant neighbourhoods, a high quality environment and a connected and sustainable town. An Implementation and Monitoring chapter sets out how the policies will be monitored and delivered.</p> <p>Some of these policies will have little or no impact on equality issues. For example 'Flood Risk and Water Management' and 'Climate Change Mitigation' are key policies which affect the whole community and it is difficult to determine how these policies could affect different equality groups in a significant way. Equally, however, the broad objectives of the strategy and the strategy itself could have a positive impact on delivering equality objectives. For example, focusing investment in the network of existing centres will ensure that services, employment and facilities are accessible to the most deprived communities (which tend to include higher number of people with disabilities, older people, carers and recent arrivals from BME groups) thus resulting in an overall positive impact from an equalities perspective. Likewise, focusing co-ordinated interventions in a series of Regeneration Priority Areas should ensure that the most deprived neighbourhoods receive a co-ordinated approach to regeneration which not only improves the environment, housing stock and access to employment but also community facilities.</p> <p>As a result the Local Plan policies and allocations have been grouped into four key chapters based on the spatial strategy, to enable the assessment of key themes on different equality groups. These areas are:</p> <ul style="list-style-type: none"> • A Prosperous Town • Strong and vibrant neighbourhoods • A High Quality Environment • A Sustainable Town 				

<p>2. Are there any associated policy/ procedure/ practice which should be considered whilst carrying out this equality impact assessment?</p>	<p>The Local Plan policies and allocations have been subject to a Sustainability Appraisal/Strategic Environmental Assessment. This has ensured that sustainability issues, including equality related issues relating to health, education, community safety and aspiration are given full consideration in the preparation and adoption of refining policies.</p> <p>The Council's adopted Statement of Community Involvement 2014 (SCI) (which sets out how and when communities will be involved in the Local Plan production process) has been used to ensure that all sections of Tamworth's communities have had the opportunity to input into the production of the Local Plan.</p>													
<p>3. Who is intended to benefit from this policy/ procedure/ practice and in what way?</p>	<p>All those who engage with the planning system and require planning guidance and advice, including members of the public, elected members, developers, private applicants.</p>													
<p>4. What are the desired outcomes from this policy/ procedure/ practice?</p>	<p>The outcomes are set out under 29 separate policies summarised below:</p> <table border="1" data-bbox="629 555 2022 1423"> <thead> <tr> <th data-bbox="629 555 936 587">Policy Description</th> <th data-bbox="947 555 2022 587">Remit</th> </tr> </thead> <tbody> <tr> <td data-bbox="629 595 936 786">SS1: The Spatial Strategy for Tamworth</td> <td data-bbox="947 595 2022 786">Provides a guide to how the spatial vision and strategic objectives will be achieved in practical terms. The role of the spatial strategy is to set out how much development there will be, broadly where it will go, when it will take place and who will deliver it. It emphasises the 'centres first' objective, spatial direction for delivering housing and employment needs whilst identifying key spatial priorities for infrastructure and environmental improvements.</td> </tr> <tr> <td data-bbox="629 794 936 954">SS2: Presumption in favour of Sustainable Development</td> <td data-bbox="947 794 2022 954">Sets out that the Local Plan approach reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that any proposals for development that demonstrate that they are in accordance with the policies in the Plan and are sustainable will be granted planning permission without delay.</td> </tr> <tr> <td data-bbox="629 962 936 1153">EC1: Hierarchy of Centres for Town Centre Uses</td> <td data-bbox="947 962 2022 1153">Reinforces the 'centre first' approach to delivering identified future convenience and comparison retail need and defines the hierarchy of centres and sets out acceptable uses in each tier of centre. Sets out the approach to 'town centre use' proposals outside of centres including floor space thresholds as a basis to undertake impact assessments. Sets out restrictions on future retail and leisure expansion at out of town retail parks.</td> </tr> <tr> <td data-bbox="629 1161 936 1289">EC2: Supporting investment in Tamworth Town Centre</td> <td data-bbox="947 1161 2022 1289">Identifies opportunities for retail, leisure, culture/tourism & office development along with encouraging higher density residential and improved linkages within the town centre and to the out of centre retail areas. It also identifies the key historic landmarks and introduces design and conservation principles.</td> </tr> <tr> <td data-bbox="629 1297 936 1423">EC3: Primary and Secondary Frontages</td> <td data-bbox="947 1297 2022 1423">Restricts uses within the primary and secondary shopping streets within the town centre. In particular, ensuring that the majority of units within the primary frontages are in retail use will ensure active frontages and support the vitality and viability of the town centre.</td> </tr> </tbody> </table>		Policy Description	Remit	SS1: The Spatial Strategy for Tamworth	Provides a guide to how the spatial vision and strategic objectives will be achieved in practical terms. The role of the spatial strategy is to set out how much development there will be, broadly where it will go, when it will take place and who will deliver it. It emphasises the 'centres first' objective, spatial direction for delivering housing and employment needs whilst identifying key spatial priorities for infrastructure and environmental improvements.	SS2: Presumption in favour of Sustainable Development	Sets out that the Local Plan approach reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that any proposals for development that demonstrate that they are in accordance with the policies in the Plan and are sustainable will be granted planning permission without delay.	EC1: Hierarchy of Centres for Town Centre Uses	Reinforces the 'centre first' approach to delivering identified future convenience and comparison retail need and defines the hierarchy of centres and sets out acceptable uses in each tier of centre. Sets out the approach to 'town centre use' proposals outside of centres including floor space thresholds as a basis to undertake impact assessments. Sets out restrictions on future retail and leisure expansion at out of town retail parks.	EC2: Supporting investment in Tamworth Town Centre	Identifies opportunities for retail, leisure, culture/tourism & office development along with encouraging higher density residential and improved linkages within the town centre and to the out of centre retail areas. It also identifies the key historic landmarks and introduces design and conservation principles.	EC3: Primary and Secondary Frontages	Restricts uses within the primary and secondary shopping streets within the town centre. In particular, ensuring that the majority of units within the primary frontages are in retail use will ensure active frontages and support the vitality and viability of the town centre.
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EC4: Supporting Investment in Local and Neighbourhood Centres	Sets out guidance for achieving environmental and accessibility improvements and where applicable linked to delivering community regeneration objectives.
EC5: Culture and Tourism	Sets out support for tourism and culture led development; in particular related to the town centre and its proposed leisure zone. Identified supporting infrastructure including hotels and accessibility improvements including to Drayton Manor.
EC6: Sustainable Economic Growth	Sets out the employment land requirement over the plan period and identifies the existing network of strategic employment areas along with a number of new employment sites allocations which will meet some of Tamworth's future Employment needs. The supporting text includes a table which sets specific details for each of the allocated sites and the constraints/requirements that will need to be overcome in developing them.
EC7: Employment Areas	This policy defines the acceptable uses within the employment areas- B1 (b,c), B2 & B8 and sets out the criteria to be met if alternative uses are proposed within them. The policy provides detail of environmental and accessibility improvements and encourages the use of renewable and low carbon energy technology.
HG1: Housing	This policy sets out the overall future housing need release of land to achieve a balanced delivery over the plan period to meet identified housing need including the criteria for achieving high quality development in sustainable locations. The provision will be met through a mixture of sustainable urban extensions, housing site allocations (listed within this policy) and the remainder outside of the borough within Lichfield and North Warwickshire.
HG2: Sustainable Urban Extensions	Includes a criteria based policy for delivering the three proposed strategic housing sites including the housing numbers and associated infrastructure required to deliver them.
HG3: Regeneration Priority Areas	Identifies Regeneration Priority Areas: Post War Social Housing areas, and the Wilnecote Corridor as a result of them demonstrating high levels of deprivation and/or a poor quality environment. Sets out a series of priorities to address in each area and commits the council and its partners to work in partnership to deliver spatial interventions to improve the physical environment and deliver social and economic renewal.
HG4: Affordable Housing	This policy establishes affordable housing need throughout the plan period. It sets out thresholds and the level of developer contribution towards the provision of affordable housing target.
HG5: Housing Mix	The policy establishes standards for new housing development including the mix of units, based on evidence arising from the latest Housing Needs Study. Looks towards providing for the requirements of different groups within the population.

HG6: Housing Density	This policy contains a banded density target for particular borough wide locations including a higher density target for centres, transport nodes and a lower target for elsewhere whilst respecting the local context
HG7: Gypsies, Travellers and Travelling Showpeople	Whilst not allocating specific sites, this policy establishes criteria for assessing applications for site proposals.
EN1: Landscape Character	Aims to protect the essential characteristics of the wider landscape around Tamworth and improve areas of lower quality that have become degraded or suffered loss of landscape features through past activities.
EN2: Green Belt	Sets out the Council's policy for the Green Belt, which is to maintain the boundary and not release any sites for development.
EN3: Open Space and Green and Blue Links	Maps green and blue infrastructure and identifies a series of priority areas and schemes and policy principles to deliver enhancements and improvements. These include improving and enhancing the network of green linear linkages across the town, and to the, canal and river network. Seeks to protect the existing network of high quality open space across the borough and sets out criteria for assessing proposals which involve a loss of open space.
EN4: Protecting and Enhancing Biodiversity	This aims to preserve sites and species, reinforce links between habitats and ensure appropriate consideration to development depending on status of sites i.e. national and local. It also encourages habitat restoration and creation, with emphasis on community led initiatives.
EN5: Design of New Development	This policy introduces a number of principles to achieve high quality buildings and places.
EN6: Protecting the Historic Environment	This includes a list of principles to be considered when proposing development which impacts on the historic environment including listed buildings, Conservation Area & scheduled ancient monuments.
SU1: Sustainable Transport Network	This sets out and supports the focus of recent years on making the best use of the existing highway network, concentrating on maintaining its condition and ensuring that reductions in road casualties continue. The policy will make the most efficient use of limited funding and help implement Staffordshire County Council's draft Integrated Transport Strategy for Tamworth (2014).
SU2: Delivering Sustainable Transport	The policy sets out priority measures for improving accessibility and linkages, particularly by public transport, walking and cycling on a borough wide basis and to/from strategic development sites.
SU3: Climate Change Mitigation	This supports measures to achieve carbon zero development including renewable energy proposals and resource management.
SU4: Flood Risk and	This policy requires new development to consider areas susceptible to fluvial and

Making Equality Real in Tamworth

	Water Management	pluvial flooding including the application of SUDs and sustainable urban design.
	SU5: Pollution Ground Controls and Minerals	This policy manages the risk of existing sources of pollution and land instability in Tamworth, ensure that development does not result in adverse impacts and that where appropriate and practical, mineral resources are not sterilised by development.
	SU6: Community Facilities	This sets out support for community facilities and infrastructure to be located in accessible locations and encourages dual use to be considered where appropriate in sustainable locations.
	SU7: Sport and Recreation	This provides and promotes a network of high quality sport and recreation facilities across the borough to meet needs, whilst aiming to protect existing needed facilities.
	IM1: Infrastructure & Developer Contributions	This policy includes the key infrastructure required to deliver the strategy and introduces the Infrastructure Delivery Plan
5. What factors/ forces could contribute/ detract from the outcomes?	Factors could include available budgets; changing political objectives, the current state of the economy; and suitable land availability.	
6. Who are the main stakeholders in relation to the policy/ procedure/ practice?	Everyone who works and lives in the borough will be affected by the proposals of the strategy, as will organisations and individuals who wish to promote development within the district.	

7. Which individuals/ groups have been/ will be consulted with on this policy/ procedure/ practice?

Please explain

The Tamworth Local Plan 2001-2011 was adopted in July 2006 and under the provisions of the Planning and Compulsory Purchase Act 2004, the policies remain in force for three years. The Secretary of State has confirmed which policies are saved in 2009.

The Borough Council has been working on the Local Plan (previously known as the Core Strategy) since 2006 and has produced a number of consultation documents, including the Issues and Options in 2008, an Option Report and a proposed Spatial Strategy, both in 2009, the specific Housing Policy document during early 2011, and most recently the draft Local Plan 2006-2031.

During this period the council has undertaken continuous consultation with the communities of Tamworth, along with other stakeholders including developers, landowners and infrastructure providers to identify and agree a series of issues and options for delivering future development within the borough. This has included delivering stakeholder workshops, staffed public exhibitions at borough wide locations and presentations to individual groups across the borough. In addition to ensuring information was made available on the Council's website, permanent exhibitions on the Core Strategy were placed in the reception area of Marmion House and also at the library. During the production of the Local Plan a number of LDF newsletters have been produced and distributed to keep stakeholders up to date with progress.

An updated version of the Statement of Community Involvement (SCI) was produced and consultation on this document took place in 2013. The SCI takes into account hard to reach groups and was adopted early in 2014 prior to the consultations on the Draft and Pre-submission publication Local Plan. The draft local plan consultation earlier this year was in line with the adopted SCI.

In November 2012 the Council submitted the 2006-2028 Local Plan for examination. The appointed Planning Inspector (David Vickery) had several areas of concern, notably over the lack of suitable land use allocations for housing, employment and town centre uses. To address these concerns the Council proposed to modify the Local Plan by making additional allocations. To do this, the Council would have needed to carry out a Sustainability Appraisal (SA) on all proposed sites and suitable alternatives. In February 2013 the Inspector called an Exploratory Meeting. The Inspector's note recommended the Council to withdraw the Local Plan from examination due to the high risk of a legal challenge over SA issues. The Inspector referenced the recent legal challenges over the Greater Norwich and Forest Heath adopted development plans. As a consequence it was withdrawn.

Further work identified by the Planning Inspector in the Exploratory Meeting included

		<p>the need to make land use allocations for housing, employment and town centre uses within the Local Plan. Following withdrawal of the previous version of the Local Plan, the Council prepared an evidence base to support allocations for future housing and employment development and the allocations were included within the next version of the Local Plan (draft Local Plan 2006-2031).</p> <p>The draft Local Plan 2006-2031 was consulted on for a 6 week consultation period between March and May 2014. Anyone with an interest in the plan was invited to submit representations. The consultation was advertised through the paper and on the councils website and a number of public events/exhibitions took place over a range of places within Tamworth at varying times and days of the week. In addition to ensuring information was made available on the Council's website, copies of the draft Local Plan were placed in the reception area of Marmion House and also at the libraries in Tamworth (Tamworth, Wilnecote and Glascote).</p> <p>The pre-submission Local Plan publication will also be subject to a 6 week consultation period whereby anyone with an interest in the plan will be invited to submit representations. However, at this stage, representations are limited to comments on the soundness and legal compliance of the Local Plan.</p>
8. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact on racial groups?	Y	<p>No direct evidence base has been identified on which to make an assessment. Larger housing types may be required by certain BME communities but this will be reviewed by ongoing updates of Housing Needs Studies which, in turn, will determine the type of housing provided within the borough.</p> <p>Policy HG5 notes that all proposals for housing development should ensure a mix of housing to meet different household needs.</p>
9. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to gender?	N	There is no direct evidence base on which to make an assessment.
10. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to them being transgender or transsexual?	N	There is no direct evidence base on which to make an assessment.
11. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to disability?	Y	<p>The location of services, employment and retail could discriminate against access by those with physical and sensory disabilities. Likewise, the type and location of housing could also impact on access by people with physical and sensory disabilities and the level of provision and location of an adequate open space and sport and recreation opportunities could have a differential impact on people with mental health related disabilities.</p> <ul style="list-style-type: none"> • A Prosperous Borough <p>Focussing investment within the existing network of centres with their good</p>

		<p>accessibility by public transport offers a positive impact on those groups who rely on public transport. Ensuring sustainable economic growth has the potential to create employment opportunities for people suffering from mental health related disabilities through increasing opportunities for employment.</p> <ul style="list-style-type: none"> • Strong and Vibrant Neighbourhoods <p>Ensuring proposals for housing development meet the requirements of different groups within the population, where there is a proven need and demand and provide an appraisal of the local community context and housing need of that community should ensure disability related issues are capable of being addressed.</p> <ul style="list-style-type: none"> • A High Quality Environment <p>Ensuring a high quality network of publically accessible open space and access to sport and recreation facilities should ensure that requirements related to physical disabilities are addressed and that mental health related disabilities are considered through improving access to natural infrastructure.</p> <ul style="list-style-type: none"> • A Sustainable Town <p>Ensuring new development is located in sustainable locations adequately served by public transport could increase their overall accessibility to people with physical disabilities. Likewise, ensuring community facilities are located within existing centres or in accessible locations increases their accessibility. The requirement for travel plans should ensure disability related requirements are considered to improve their accessibility.</p>
12. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to sexual orientation?	N	<p>No data on sexual orientation exists as this is the only social identity factor omitted from the National Census. Equally no reliable data exists on sexual orientation that applies to Tamworth. It is therefore difficult to assess the impact of planning decisions and strategies on this equality group.</p>
13. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to age?	Y	<p>The Local Plan is based on population projections which anticipate an overall aging population which will have specific housing needs. Policy HG5 notes that all proposals for housing development should ensure a mix of housing to meet different household needs and 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 housing development.</p> <p>Staffordshire County Council Flexi Care Strategy estimates that the growth in population of those aged 65 and over between 2010 and 2030 will be 72% in Tamworth, the largest growth in Staffordshire. Flexi Care Housing</p>

provides an opportunity for people to live in their own accommodation with the security of care and support being available when needed. The Strategy identifies the level of units required to meet demand in Tamworth (823) and how many need to be available for rent or purchase. It will be important to meet the need of flexi care accommodation alongside any other specific needs identified.

The link between older age and physical mobility requires services to be provided in accessible locations to avoid isolation and exclusion. The strategy of focusing services and community facilities in accessible, sustainable locations should ensure that older people remain able to access these services.

The Local Plan also anticipates a growing younger population. For younger people ensuring services are located in accessible locations (through a means other than the private car) should ensure they have adequate access to schools, shops, sport and recreation, employment, health services.

- A Prosperous Borough

Focussing investment within the existing network of centres with their good accessibility by public transport offers a positive impact on those groups who rely on public transport. Ensuring sustainable economic growth has the potential to create employment opportunities for both older and younger people who may not have access to a private car.

- Strong and Vibrant Neighbourhoods

Ensuring proposals for housing development meet the requirements of different groups within the population, where there is a proven need and demand and provide an appraisal of the local community context and housing need of that community should ensure issues related to older people are capable of being addressed.

- A High Quality Environment

Ensuring a high quality network of publically accessible open space and access to sport and recreation facilities should ensure that all age groups have adequate access to open space.

- A Connected and Sustainable Town

Ensuring new development is located in sustainable locations adequately served by public transport could increase their overall accessibility to older and younger peoples. Likewise, ensuring community facilities are located within existing centres or in accessible locations increases their accessibility.

<p>14. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to religious belief?</p>	<p>Y</p>	<p>Specific faith groups may require the provision of places of worship. Policy SU6: Community Facilities sets out support for community facilities, including places of worship, to be located in accessible locations. Policy IM1: Infrastructure & Developer Contributions sets out an expectation that where new development creates a requirement for new or improved physical, social and green infrastructure beyond existing provision, developers will be expected to provide, or contribute to the additional requirement, which may include places of worship.</p>
<p>15. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact on Gypsies/ Travellers?</p>	<p>Y</p>	<p>Specific housing requirements associated with Gypsies, Travellers and Travelling Show People is an issue for planning policy to address. A policy is in place which underpins the provision of accommodation for Gypsies and Travellers. HG7: Gypsies and Travellers and Travelling Show People. Whilst not allocating specific sites, this policy establishes specific criteria for assessing applications for site proposals to ensure proposals deliver sustainable and appropriate sites in terms of both Gypsy and Traveller communities and the settled community.</p>
<p>16. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to dependant/caring responsibilities?</p>	<p>N</p>	<p>There is no direct evidence base on which to make an assessment.</p>
<p>17. Are there concerns that the policy/ procedure/ practice <u>could</u> have a differential impact due to them having an offending past?</p>	<p>N</p>	<p>There is no direct evidence base on which to make an assessment.</p>

<p>18. Are there concerns that the policy/ procedure/ practice could have an impact on children or vulnerable adults?</p>	<p>Y</p>	<p>The Local Plan anticipates a growing younger population. For younger people, including children, ensuring services are located in accessible locations (through a means other than the private car) should ensure they have adequate access to schools, shops, sport and recreation, employment, health services.</p> <ul style="list-style-type: none"> • A Prosperous Town <p>Focussing investment within the existing network of centres with their good accessibility by public transport offers a positive impact on those groups who rely on public transport. Ensuring sustainable economic growth has the potential to create employment opportunities for both children and vulnerable adults who may not have access to a private car.</p> <ul style="list-style-type: none"> • A High Quality Environment <p>Ensuring a high quality network of publically accessible open space and access to sport and recreation facilities should ensure that all groups have adequate access to open space.</p> <ul style="list-style-type: none"> • A Sustainable Town <p>Ensuring new development is located in sustainable locations adequately served by public transport could increase their overall accessibility to children and vulnerable adults. Likewise, ensuring community facilities are located within existing centres or in accessible locations increases their accessibility.</p>
<p>19. Does any of the differential impact identified cut across the equality strands (e.g. elder BME groups)?</p>	<p>Y</p>	<p>The Local Plan's focus on locating access to services and facilities in sustainable locations increases their accessibility to different groups including older people and younger people, children, people with disabilities and potentially faith groups. In addition, ensuring adequate and appropriate housing provision which caters for the needs of different groups has a positive impact on people with disabilities and older people and potentially BME communities.</p>
<p>20. Could the differential impact identified in 8 – 19 amount to there being the potential for adverse impact in this policy/ procedure/ practice?</p>	<p>Y</p>	<p>Specific places of worship have not been allocated, however, Policy SU6: Community Facilities is in place which supports community facilities, including places of worship, located in accessible locations.</p> <p>Specific sites have not been allocated for Gypsy and Traveller accommodation however, a policy is in place which establishes specific criteria for assessing applications for site proposals to ensure proposals deliver sustainable and appropriate sites in terms of both Gypsy and Traveller communities and the settled community (Policy HG7: Gypsies and Travellers and Travelling Show People).</p> <p>There are a number of positive differential impacts which re outlined above.</p>

<p>21. Can this adverse impact be justified:</p> <ul style="list-style-type: none"> • on the grounds of promoting equality of opportunity for one group? • For any other reason? 	Y	N	N/A
<p>22. As a result of carrying out the equality impact assessment is there a requirement for further consultation?</p>		N	<p>The differential impacts are broadly positive or neutral. The implementation of the Local Plan's policies will be monitored against a number of indicators which are capable of being reviewed should any negative outcomes be identified. A further EqiA would accompany any subsequent review of the Local Plan.</p>
<p>23. As a result of this EIA should this policy/ procedure/ practice be recommended for implementation in its current state?</p>	Y		<p>Yes; the impact has revealed a broadly positive impact on the different equality strands.</p>

PLEASE COMPLETE THE FOLLOWING ACTION PLAN FOR ALL IMPACT ASSESSMENTS

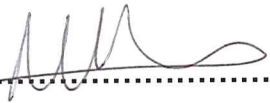
Equality Impact Assessment Action Plan

Complete the action plan demonstrating the changes required in order to meet TBC's commitment to equality and diversity. The action plan must contain monitoring arrangements, the publishing of results and the review period required for this policy.


ACTION/ ACTIVITY	RESPONSIBILITY	TARGET	PROGRESS
Ensure equality needs are capable of being considered in future Local Plan consultations. This will require consultation on the production of Development Plan Documents to continue to be in accordance with the SCI ensuring that all residents who wish to be involved in the preparation of DPDs can express their views.	Development Plans Manager	As set out in The Local Development Scheme and SCI.	
<p>Monitoring arrangements: Through public consultation in accordance with the SCI. Includes consultation a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners.</p>		Data collected as and when consultations take place.	
Publication:			

Review Period: EqIA will be updated prior to submission of the Local Plan.		Reviewed at each stage of Local Plan preparation	
--	--	--	--

Expand as appropriate

Signed
(Completing Officer).....

Date 24/09/2014

Signed
(Head of Department)

Date 24/9/14

Signed
Corporate Diversity/ Equality

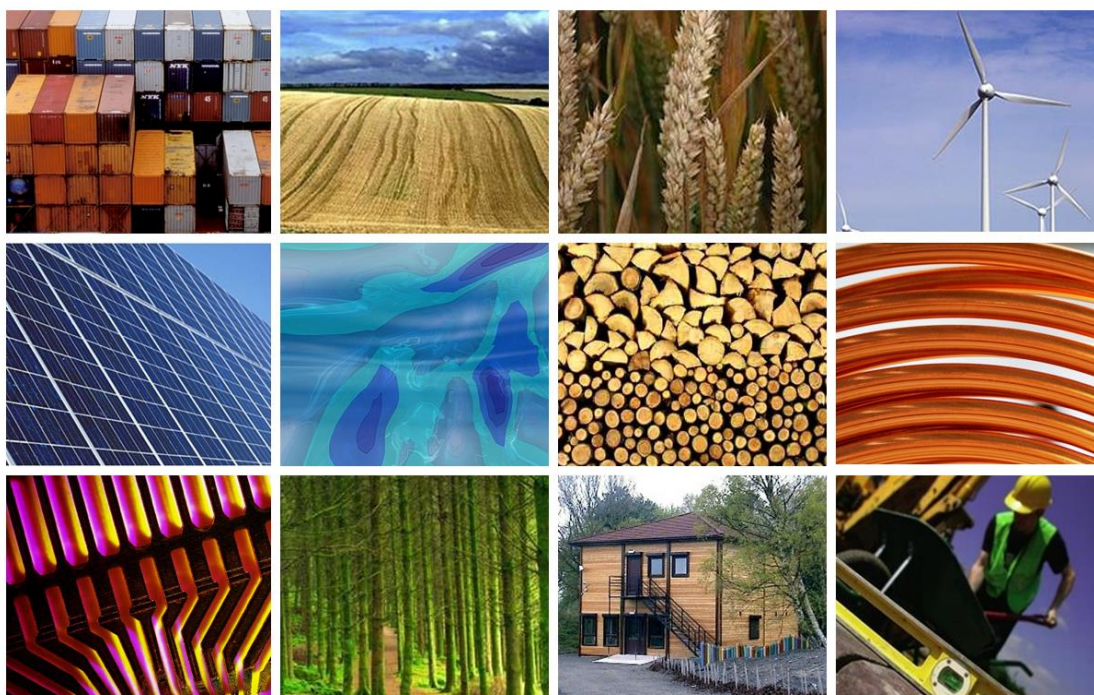
Date 24/9/14

Tamworth Borough Council

Sustainability Appraisal of the Pre-Submission Tamworth Local Plan

Final Report

September 2014



Quality Management

URSUS Consulting Ltd has quality systems which have been assessed and approved to BS EN IS9001:2000 (certificate number GB2002687).

Creation / Revision History

Issue / revision:	Version 1
Date:	16 th September 2014
Prepared by:	Hilary Livesey
Authorised by:	Steve Owen
Project number:	U.115
File reference:	Tamworth/SA

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1 SUMMARY AND OUTCOMES

1.1 NON-TECHNICAL SUMMARY

1.1.1 Outline of Tamworth pre-submission Local Plan

The Tamworth pre-submission Local Plan sets out the spatial planning strategy for the Borough over the period 2006-2031 in terms of the type of development required to meet local community and business needs, its scale and location as well as the policies that will apply to ensure that development is sustainable. It contains a vision and a series of strategic spatial objectives. It also includes policies to ensure that appropriate supporting infrastructure is delivered and the area's built and natural environment is protected and enhanced.

The Tamworth pre-submission Local Plan has been prepared in compliance with the National Planning Policy Framework (NPPF).

Where considered relevant, working in partnership with neighbouring authorities to discharge the duty to co-operate has resulted in cross-boundary issues being addressed. Both Lichfield District Council and North Warwickshire District Council are also in the process of developing their own Local Plans and these have yet to be adopted.

The Tamworth Local Plan is expected to be adopted by 2015 and will replace the existing Local Plan (Adopted in 2006/07)¹. Further detailed guidance will be included in a limited number of Supplementary Planning Documents which will support the implementation of the Plan. Once it is adopted, planning applications will be determined in accordance with the Local Plan unless other material considerations (including the NPPF) indicate otherwise.

1.1.2 Current State of Sustainable Development in Tamworth

The following table describes the current relevant aspects of sustainable development in Tamworth, and predicts how these might evolve without implementation of the Local Plan.

Table 1.1: Summary of baseline data

Issue	Key Findings	Likely Evolution Without the Plan
Population	In 2011 the resident population of Tamworth was recorded as 76,895. It has been estimated that the population of Tamworth will increase to 81,895 by 2021, an increase of 6.5%, with most of the increase occurring among the over 64 age group.	It is uncertain how population might change without implementation of the Local Plan.
Housing	Tamworth has a high housing waiting list and a low level of affordable housing supply that has not met the backlog of housing need. More small homes are needed as are homes for the elderly.	It is less likely that housing of the right type will be delivered, or that enough affordable housing will be provided.

¹ Tamworth Borough Council - Local Plan 2006-2011 (Adopted July 2006 and Policies Saved in July 2011)

Issue	Key Findings	Likely Evolution Without the Plan
Deprivation	There are several small areas that face issues of deprivation in Tamworth.	There may not be delivery of enough employment land to provide sufficient jobs. Employment and community facilities are unlikely to be in the right locations to address deprivation.
Health	Levels of health are similar to the national average. However, there are some small pockets of health deprivation. Adult obesity rates are high and rates of physical activity are low.	Without implementation of the Plan, it is possible that health levels will decline.
Open space	At a Borough wide level there is sufficient open space within the Borough, although certain specific parts of the Borough need better provision.	It is unlikely that additional open space will be provided where it is needed, and it is likely that more open space would be lost.
Economy	Many of Tamworth's traditional firms have closed down over the last 20 years. Still heavily influenced by the manufacturing sector, service industries now also play an important role.	There may not be delivery of enough employment land to provide sufficient jobs, and sites may not be provided in the right locations to meet sectoral needs.
Employment	Tamworth has a low unemployment rate. However, pockets of unemployment are concentrated in certain areas of the town.	There may not be delivery of enough employment land to provide sufficient jobs, and this may not be well-located for areas of higher unemployment.
Education and qualifications	Schools in Tamworth generally perform below the national average, with high levels of people having no qualifications at all and a very low percentage with high-level qualifications.	The level of education and qualifications is likely to remain unchanged. It is possible that insufficient additional school places will be provided.
Historic assets	Tamworth retains a range of important historic buildings, monuments and Conservation Areas, which need to be protected. It has high archaeological potential.	It is more likely that historic assets would be devalued or lost, and more likely that new developments would fail to incorporate measures to enhance the setting of historic assets.
Ecology	Tamworth has two Sites of Special Scientific Interest, mostly in an unfavourable condition, and there are three other SSSIs nearby in Warwickshire. There are five Local Nature Reserves, 16 Sites of Biological Importance and five Biodiversity Alert Sites. There are also three sites of international importance near Tamworth.	It is unlikely that opportunities for creating or enhancing ecological networks will be realised, and action at a landscape scale is unlikely to be taken. Designated sites are likely to come under increasing pressure from development or may be lost or devalued.
Water quality	There are high levels of nutrient pollution in the two rivers downstream of Tamworth.	Water quality is likely to continue to improve.
Water supply and wastewater treatment	There is enough water available to meet annual housing growth of 145 dwellings per annum (dpa) if fitted with water efficiency measures, but there is insufficient resource to meet higher development scenarios, namely 159.5 dpa and 188.5 dpa. Tamworth wastewater treatment works will require	The effect of not having the Local Plan on water supply and wastewater infrastructure is uncertain.

Issue	Key Findings	Likely Evolution Without the Plan
	improvements in order to accommodate the proposed development.	
Air quality	Tamworth has an Air Quality Management Area at the A5 Dosthill Two Gates crossroads, where nitrogen dioxide exceeds air quality standards	The likely future change in air quality without implementation of the Plan is uncertain.
Flood risk	Tamworth has been classified as having a high probability of fluvial flood risk and a medium probability of residual flooding from the overtopping/breaching of flood defences. A significant proportion of Tamworth's land is at risk of flooding.	The likely change in flood risk without implementation of the Plan is uncertain.
Climate change	Emissions of carbon dioxide are fairly low in Tamworth. However, the amount of renewable energy generated in Tamworth is low.	Opportunities to further reduce emissions of greenhouse gases would be lost.
Waste	Tamworth has achieved a moderately high recycling rate due to improvements in recent years.	Recycling rates are likely to rise and the amount of waste landfilled is expected to fall.
Land and soil	There is a shortage of developable open space in Tamworth. There are mineral reserves of potential value. The town is surrounded by agricultural land, much of which is of relatively poor quality but some is higher quality. Tamworth has a Regionally Important Geological/Geomorphological Site.	Without the Plan it is possible that more developments would come forward on greenfield land than on previously developed land within the urban area.
Retail	There are concerns that the town centre's vitality and viability could decline in the short term as it faces strong competition from the retail parks	Without the Plan, it is likely that the town centre's vitality and viability will reduce further, leading to continued decline.
Leisure and culture	Existing leisure provision in Tamworth is generally adequate to meet the needs of local residents. However, there is a need for a new swimming pool and sports hall, and additional cafés and restaurants. Tamworth has a range of cultural/leisure attractions.	It is less likely that the additional sports facilities would be provided and less incentive to improve the café and restaurant provision in the town centre.
Transport	There is a dependence on the car to travel to work and a high level of out-commuting. Tamworth has good connections to the national road and rail transport networks and is well-served by a local bus network. There is congestion at Ventura Retail Park, on Ashby Road, Cumberford Road and on local routes to the A5(T).	Transport infrastructure is likely to improve through measures in the Local Transport Plan.

1.1.3 Characteristics of Areas Likely to be Significantly Affected

Tamworth is a very small borough (approximately 12 square km) compared with boroughs and districts in surrounding areas. The boundaries are fairly tightly drawn around the developed

urban area with only a limited amount of undeveloped green space around the town that sits within the Borough boundary. The draft Local Plan proposes significant amounts of non-urban green space for development, up to the boundary of Tamworth Borough, as well as policies which affect the Borough as a whole and specific parts of the Borough, such as Regeneration Priority Areas. As such, the areas likely to be significantly affected can be considered to be the Borough as a whole. The characteristics of the Borough are set out in detail in Annex B and summarised in Section 5.3. The characteristics of specific allocated sites are set out in Annexes C and D.

1.1.4 Problems Relating to Areas of Particular Environmental Importance

There are three sites of international nature conservation importance within 20km of Tamworth. These sites have been designated as Special Areas of Conservation (SAC) under the Habitats Directive¹ and have problems as follows:

- Ensors Pool SAC: vulnerable to pollution and non-native species;
- River Mease SAC: diffuse pollution, excessive sedimentation, invasive freshwater species and urban discharge;
- Cannock Extension Canal SAC: maintaining a balanced level of boat traffic and surface run-off.

1.1.5 The Appraisal Framework

Various environmental, social and economic issues have been identified through reviewing a wide variety of plans and strategies, collecting baseline information and identifying sustainability issues and problems. These issues have informed the development of the sustainability appraisal framework, which consists of a set of sustainable development policy objectives (sustainability objectives) as set out in **Table 1.2**.

These objectives were identified from a review of plans, strategies and sustainable development objectives established at international, national, regional, sub-regional and local levels. The sustainable development objectives identified in the review are set out in detail in Annex A. Each of these has been considered and it has been ensured that all relevant policy objectives are covered by the objectives in the sustainability appraisal framework. This framework has been used to appraise the various elements of the pre-submission Local Plan, assessing the likely sustainability effects of the pre-submission Local Plan by appraising the extent to which the pre-submission Local Plan is consistent with or supports each policy objective.

Table 1.2: Sustainability Objectives

	Objectives
1.	To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.
2.	To encourage the efficient use of land and soil.
3.	To reduce deprivation, including health and income deprivation.
4.	To ensure equal access to community services and facilities.
5.	To encourage equal access to education, jobs and training.

¹ Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora

6.	To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.
7.	To make communities safer by reducing crime, fear of crime and anti-social behaviour.
8.	To encourage a diverse and competitive economy that will provide sustainable economic growth.
9.	To protect and enhance historic assets.
10.	To encourage high quality and locally distinct places, spaces, buildings and landscapes.
11.	To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.
12.	To minimise flood risk.
13.	To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.
14.	To encourage the reduction, re-use and recycling of waste and water.
15.	To protect and improve environmental quality including in relation to air, water, land and noise.
16.	To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.
17.	To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.
18.	To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.

1.1.6 The Likely Significant Effects of the Pre-Submission Local Plan

The pre-submission Local Plan has a clear and strong focus on meeting the housing needs of all sections of the community. It seeks to provide affordable, high quality homes of a mix of types to meet a range of needs, and requires these to be sustainably designed and constructed in safer communities. The pre-submission Local Plan promotes energy efficiency and the generation of renewable and low carbon energy in new developments. Water efficiency is to be maximised in developments, and development must support the Tamworth Waste Strategy to reduce waste and increase recycling.

A clear aim is to provide homes in accessible locations to minimise the need to travel and maximise the use of sustainable modes of transport. By promoting development in the town centre, the pre-submission Local Plan will help to make use of existing transport infrastructure, and it also seeks improvements to sustainable transport infrastructure which will help to reduce congestion and improve safety. It will also support the accessibility of community facilities and services and supports the creation of a vibrant and attractive town centre.

The pre-submission Local Plan encourages the creation and improvement of green and blue¹ infrastructure links to encourage cycling and walking throughout the Borough, and particularly between the town centre and other neighbourhoods and to the countryside beyond. As well as promoting sustainable transport choices to reduce reliance on the car and promote active and

¹ 'Blue' infrastructure refers to water based assets such as rivers, lakes, ponds, canals, flood plains, drainage systems, important for communities, wildlife, amenity, flood risk management and climate change adaptation.

healthy lifestyles, these networks will also contribute to strengthening a distinct identity for Tamworth, and may help to facilitate the movement of species and assist in reducing flood risk. They will also contribute to creating an attractive urban landscape. Healthy lifestyles will also be encouraged through the provision of new formal and informal recreation facilities and the protection and enhancement of open spaces.

The pre-submission Local Plan affords strong protection to the Borough's historic assets, promotes their enhancement and requires development to be sympathetic to these assets. This will help to create an attractive urban landscape, and support the town's tourism offer, leading to increased job opportunities and a stronger economy.

The pre-submission Local Plan encourages economic growth, which should help to reduce deprivation by increasing job opportunities in Tamworth, particularly if done in conjunction with increasing education and training provision in deprived areas. The improvement of access to community services should assist in this. A direct aim of the pre-submission Local Plan is to reduce out-commuting, although this may be increased by the improvement of links to Birmingham and other inter-urban routes.

By focusing development in the Borough's centres and promoting employment uses on existing employment sites, the pre-submission Local Plan will help to promote the reuse of previously developed land and reduce the use of greenfield land and agricultural land, thereby indirectly helping to protect soils and habitats to support biodiversity. An efficient use of land will be supported by the requirement for medium-high density development. The emphasis in Tamworth has been to bring forward as much brownfield land as possible for development, nevertheless over three quarters of the area of the allocated new employment sites are on greenfield land.

The pre-submission Local Plan explicitly requires the protection of biodiversity and geodiversity, and promotes opportunities to enhance biodiversity through habitat creation and restoration. It also requires development to create and reinforce links between existing biodiversity sites and with semi-natural habitats. By requiring the protection and enhancement of open spaces and green infrastructure including network features, the pre-submission Local Plan may help to conserve and enhance biodiversity and ecological networks, but this is dependent on the quality of the open spaces and the nature of any enhancement work.

The pre-submission Local Plan addresses flood risk by requiring proposals for development in flood risk areas to provide a Flood Risk Assessment and to include mitigation measures. Development will be resisted in these areas where appropriate and necessary and the Plan states that development will be expected to be located outside areas at high risk of flooding. Development must not increase the risk of flooding elsewhere and a policy is included to manage and reduce flood risk. Site allocations require flood risk to be assessed and appropriately managed to reduce risk.

The pre-submission Local Plan explicitly requires the protection of water quality and requires the quality of canals and rivers to be enhanced. The enhancement of blue infrastructure will help to support this policy. Air quality will be protected and enhanced by promotion of sustainable transport infrastructure. Improving junctions on the A5 may help to increase the flow of traffic at these junctions, which may help to reduce air pollution or may increase it if

traffic levels rise as a result. By requiring the protection and enhancement of biodiversity, the pre-submission Local Plan is likely to contribute to the improvement of environmental quality in relation to air, water and land. It may also make a contribution to reducing noise through the protection and enhancement of open spaces and reducing reliance on the private car.

1.1.7 Mitigation Measures

Through the sustainability appraisal process, a number of recommendations for mitigating the predicted significant adverse effects of the pre-submission Local Plan have been implemented. These are set out in the following table. All recommendations have been accepted and there are no residual mitigation recommendations for the vision and policies contained in the Plan.

Table 1.3: Mitigation recommendations

Policy	Recommended mitigation
Vision	Extend the aim to achieve safer living conditions to new housing development. Include a commitment to conserving and enhancing biodiversity and geodiversity in the vision. Include a commitment to reduce flood risk and promote climate change mitigation and adaptation. Include a commitment to promoting the efficient use of resources. Include a clearer commitment to improving the quality of the environment across the Borough. Include a commitment to promoting sustainable modes of transport. Include a commitment to improving infrastructure for sustainable transport modes.
HG2	Include a requirement for sustainable urban extensions to be designed for safety.
SU1	Require developments to incorporate measures to reduce flood risk where there are appropriate opportunities. Promote energy efficiency measures in retro-fitting of existing development. Include supporting text to indicate how the efficient use of land is to be achieved.
SU4	Require developments to capitalise on opportunities for creating/protecting accessible recreational green space. Require developments to capitalise on opportunities for improvement in biodiversity value.
SU7	Include a focus on areas of deprivation to address the needs of deprived areas for access to sport and recreation facilities.
EN3	Include requirements to support informal recreation in open spaces where appropriate. Promote opportunities to increase connectivity of open spaces and secure biodiversity gains. Promote opportunities to use open space provision to reduce flood risk. Require measures to promote walking and cycling in open spaces, through provision of infrastructure, improved connectivity and safety measures.
EN6	Require regard to be had to the findings of the Extensive Urban Survey.

There are a number of residual recommendations for mitigating predicted adverse impacts which have not yet been incorporated within the pre-submission Local Plan. These relate to:

- Site allocations (recommendations set out in Annexes C and D);
- Strategic Spatial Objectives (recommendations set out in Section 8.3).

1.1.8 Alternatives

Alternatives to the proposed pre-submission Local Plan have been developed, for the following policy areas:

- Spatial strategy, or directions of growth;
- Levels of housing growth;
- Amounts of employment land;
- Percentage of affordable housing required;
- Location of a new leisure centre;
- Location of new retail space.

The alternatives, or options/scenarios, which have been developed are set out in the following tables.

Table 1.4: Summary of spatial options

Spatial option	Sites to deliver option	Approximate capacity
1	Urban area and Anker Valley	900
2	Urban area, Anker Valley, golf course	2000
3	Urban area, Anker Valley, green belt sites	1800
4	Urban area, Anker Valley, Dunstall Lane	1600
5	Urban area, Anker Valley, Coton Lane	1090
6	Urban area, Anker Valley, golf course, Dunstall Lane, Coton Lane, green belt sites	3790
7	Urban area, Anker Valley, golf course, Dunstall Lane, Coton Lane	2890

Table 1.5: Housing growth scenarios

Scenario	Dwellings per annum	Growth 2006-2031
A	240	6000
B	260	6500
C	250	6250

Table 1.6: Employment growth scenarios

Scenario	Gross employment land requirements (ha)
1) Experian Baseline	21.02
2) Regeneration/Policy On	32.91
3a) Short Term Past Take Up	48.51
3b) Long Term Completion Rates	66.49
4) Labour Supply (250 dpa)	27.82

5) Labour Supply (latest household projections)	30.16
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Table 1.7: Affordable housing scenarios

Scenario	Level of affordable housing provision
1	20%
2	25%
3	30%

Table 1.8: Leisure centre options

Option	Description
1	Location in the town centre
2	Location in the east of the Borough
3	Location outside of the Borough

Table 1.9: Retail options

Option	Description
1	Town centre first
2	Additional retail space at Ventura Park

The reasons why these options/scenarios were selected are set out in Section 10 of this report.

1.1.9 How the Assessment was Undertaken

The sustainability appraisal determined the likely effects arising from the pre-submission Local Plan. This applied largely to the vision, objectives and policies, to a series of options and to the site allocations. The appraisal was done by assessing each element of the pre-submission Local Plan against the appraisal objectives in turn and making a largely qualitative assessment, with reference also to the baseline data from the Scoping Report.

In reporting the results of the appraisal, the following symbols have been used to indicate the broad nature of the predicted effect:

- + effect likely to be positive
- effect likely to be negative
- 0 no significant effect
- ? effect unknown

If the appraisal objective was not relevant to the element of the pre-submission Local Plan being appraised, no symbol is given.

Multiple symbols have been used (e.g. ++) to indicate a different scale of impact over time, or where the impacts of an option are *substantially* better or worse than others.

The effects were also rated for their significance in terms of the importance for achieving each appraisal objective. Effects were rated as high, medium or low significance, taking account of a number of factors. The factors were:

- the expected scale of the effects or the degree to which the effects are likely to contribute to the achievement of the sustainability objective in the Borough overall;
- the certainty or probability that the effect is likely to occur as a consequence of the Local Plan;
- whether the effects would be permanent or reversible;
- whether the effect will occur as a direct result of the Local Plan or not, in other words whether the Plan is key for achieving or controlling effects;
- whether the effect is more strongly dependent on other interventions or other factors; and
- how important the objective is to the scope of the Plan.

The sustainability appraisal has also assessed the likely significant cumulative effects of the pre-submission Local Plan in its entirety and in combination with other relevant plans and projects, and considered the interrelationship between effects. The conclusions of this are set out in Chapter 10.

A number of difficulties were encountered in undertaking the appraisal:

- *Availability and reliability of data.* It is almost impossible to quantify effects with total certainty, and the quality of available data could in some situations lead to spurious accuracy, which should be avoided.
- *Uncertainty.* A number of assumptions underpin the housing growth and employment scenarios, which introduce an element of uncertainty about their likely effect if implemented.
- *Significance.* There are very few agreed sustainability thresholds or constraints, as little work has been done in the UK on this issue. Because of this, it is not always possible to assess the significance of any impacts with certainty.

Despite these limitations and uncertainties, it is still possible to draw conclusions about the overall effects that will result from the pre-submission Local Plan to 2031.

1.1.10 Mitigation Recommendations

A number of changes have been made to the pre-submission Local Plan as a result of recommendations made for measures to mitigate the adverse effects of the Plan or to capitalise on opportunities for benefits.

1.1.11 Monitoring Recommendations

The sustainability appraisal has developed a set of recommendations for monitoring the predicted and unforeseen impacts of implementation of the pre-submission Local Plan as proposed. These are set out as a series of indicators related to the sustainability appraisal framework based on the likely and possible impacts of the pre-submission Local Plan. The

recommended indicators should be incorporated into the Annual Monitoring Report for the Local Plan and are set out in Chapter 11.

1.2 STATEMENT ON THE DIFFERENCE THE PROCESS HAS MADE

To date, the sustainability appraisal has had a number of inputs into the process of developing the Local Plan. As well as informal discussions with officers of Tamworth Borough Council, the appraisal has made formal inputs into the selection and refinement of sites, development management policy for specific sites and the drafting of policy.

Chapter 7 provides more information on how the appraisal has influenced the selection of sites and drafting of development management policy for specific sites.

The following changes have been made to the vision and policies of the pre-submission Local Plan as a result of the findings and recommendations of the sustainability appraisal.

Table 1.10: Changes to Vision and Policies of the Pre-Submission Local Plan

Vision	<ul style="list-style-type: none"> • Includes a commitment to conserving and enhancing biodiversity and geodiversity. • Includes a commitment to flood risk management and reduction and climate change resilience. • Ensures that all resources are used efficiently. • Seeks to protect and improve the quality of the environment across the Borough. • Seeks to encourage sustainable modes of transport and improve transport infrastructure. • Extends the aim to create safer communities to new housing development as well as existing.
Policy HG2	Include a requirement for sustainable urban extensions to be designed for safety.
Policy SU1	<ul style="list-style-type: none"> • Energy efficiency is to be maximised in new and existing development • Development should reduce flood risk where appropriate
Policy SU4	<ul style="list-style-type: none"> • Requires capitalization of opportunities to provide accessible green space and improve biodiversity in Sustainable Drainage Systems
Policy SU7	<ul style="list-style-type: none"> • Include a focus on need for sport and recreation in areas of deprivation
Policy EN3	<ul style="list-style-type: none"> • Promotes recreation for health improvement through protection and use of open spaces. • Promotes biodiversity improvement, flood risk reduction and walking and cycling in open spaces.
Policy EN6	<ul style="list-style-type: none"> • Developments are required to have regard to the findings of the Extensive Urban Survey

2 INTRODUCTION

2.1 OVERVIEW

This report sets out the findings and conclusions of a Sustainability Appraisal (SA) of the modified Local Plan for Tamworth. Once adopted, the Local Plan will replace the current Tamworth Local Plan 2001-2011 in setting out policies and proposals to guide the future development of the area.

Sustainability Appraisal is a systematic process undertaken during the preparation of the Local Plan. Carrying out a Sustainability Appraisal will help Tamworth Borough Council to assess whether, and to what extent, emerging policies and proposals impact upon environmental, social and economic conditions. It also provides a means of identifying and addressing any adverse effects that draft policies and proposals might have and making recommendations for mitigating potential adverse effects or capitalising on opportunities for benefits.

2.2 BACKGROUND

The Local Plan once adopted will be an important part of the development plan; it sets out the Council's vision, strategic objectives and set out specific land use allocations for future development for Tamworth.

Tamworth Borough Council has been in the process of producing a Local Plan since November 2006. Over the subsequent six years, substantial progress was made in developing the draft Local Plan, culminating in submission of the 2006-2028 Local Plan for examination in November 2012. As an integral part of the development of the Local Plan, Council officers carried out a Sustainability Appraisal (SA) of the emerging Local Plan, beginning with the publication of a Scoping Report in 2007 and followed by various iterations of the appraisal of effects of the Plan and publication of SA Reports at the appropriate stages in the Plan development.

The Planning Inspector appointed for the examination had several areas of concern, notably over the lack of suitable land use allocations for housing, employment and town centre uses. To address these concerns the Council proposed to modify the Local Plan by making additional allocations as well as a series of other amendments to the submission Local Plan. In February 2012 the Inspector called an Exploratory Meeting, following which he issued a note recommending that the Council withdraw the Local Plan from examination due to concerns over the potential lack of soundness. The Inspector also referenced recent legal challenges over the Greater Norwich and Forest Heath adopted development plans in relation to Sustainability Appraisal.

A resolution to withdraw the Tamworth Local Plan was made on the 19th March 2013 by decision of the Full Council. Since then, the Council has worked on a modified Local Plan to address the concerns identified through the examination process. The Council has made modifications to the previous Submission Local Plan, in part to add newly allocated sites for housing and employment development and to make amendments and additions to Plan policies. The Council intends to re-submit the Plan for examination in 2014.

The Council has commissioned URSUS Consulting Ltd to undertake a Sustainability Appraisal of the modified Local Plan, including the appraisal of allocated sites. As part of the process, an updated

Scoping Report was published for consultation in September 2013¹. A number of comments were received on the content of the Scoping Report, as a result of which some additions and amendments have been made to the baseline data, the policy review, the key issues for Tamworth and the SA appraisal objectives.

2.3 SUSTAINABILITY APPRAISAL

The overall aim of the Sustainability Appraisal (SA) process is to help to ensure that the Local Plan makes an effective contribution to the pursuit of 'sustainable development'. The most widely used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"².

SA seeks to ensure that the goal of sustainable development, as set out in the 2005 UK Strategy for Sustainable Development³, is achieved. This states that:

"The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations. For the UK Government and the Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible.

2.3.1 Links between Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

In 2001 the EU adopted the Strategic Environmental Assessment Directive (SEA) that made environmental assessment mandatory for certain plans and programmes prepared by public authorities. This Directive applies to plans and programmes that are likely to have a significant effect upon the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape. The provisions of the SEA Directive apply to the Tamworth Local Plan.

The Planning and Compulsory Purchase Act 2004 requires local authorities to carry out an SA of all emerging Local Development Documents. As the guidance⁴ explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. The main difference is that SEA focuses on environmental effects, whereas SA is concerned with the full range of environmental, social and economic matters. The SA process takes the SEA Directive and its requirements fully into account.

2.3.2 Preparing the Sustainability Appraisal

SA forms an integral part of the preparation process of Development Plan Documents (DPDs) as the diagram below shows.

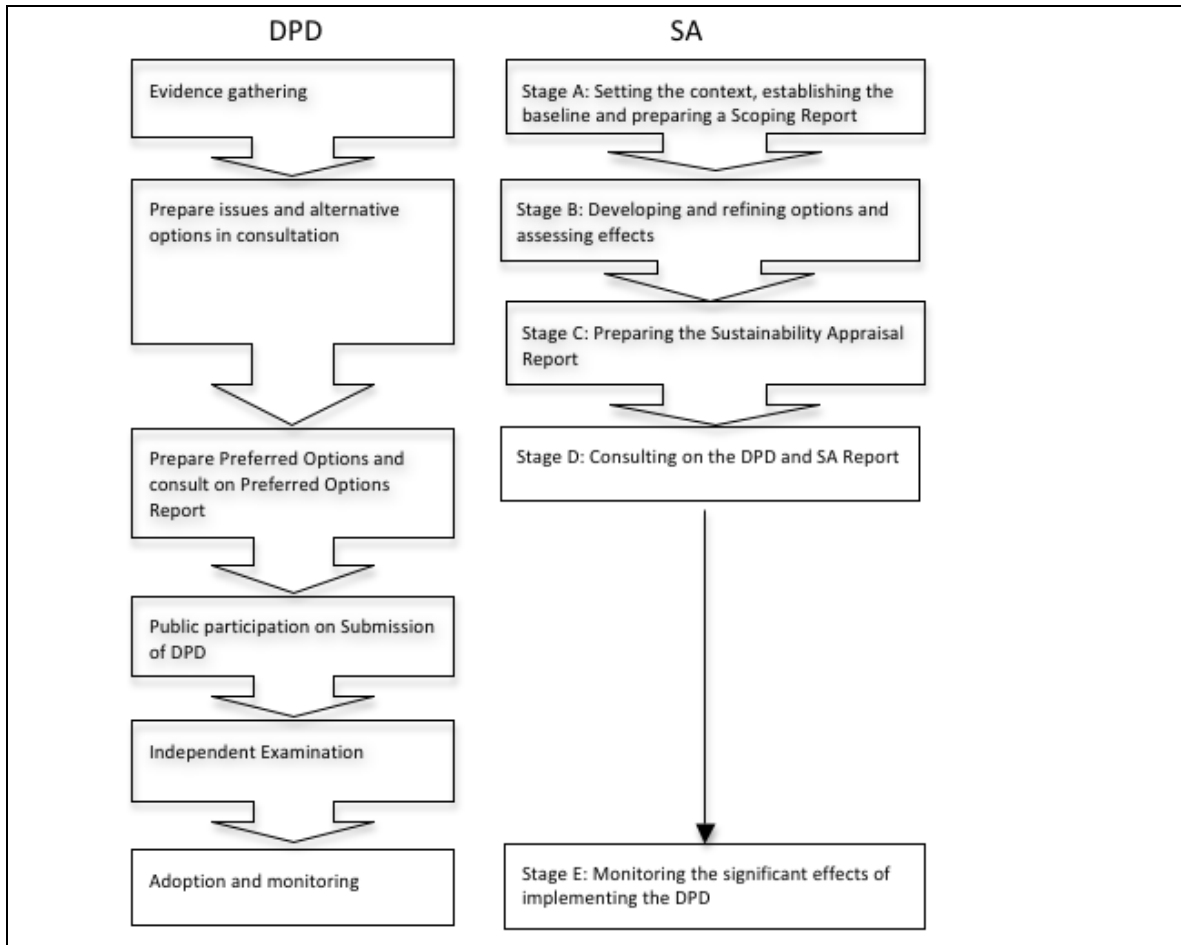
¹ Local Development Framework Sustainability Appraisal Scoping Report, Tamworth Borough Council, April 2007

² Our Common Future (Brundtland Commission, 1987)

³ Securing the Future, Defra, March 2005

⁴ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005)

Figure 2.1: The Development Plan preparation process



The process of preparing an SA is made up of stages and specific tasks as detailed in Government guidance¹. This SA Report covers the second two stages of the process, Stages B and C, which include the following tasks. Stage A was the scoping stage, which was undertaken from August to November 2013 and is covered in a Scoping Report² published in September 2013.

Table 2.1: Stages of SA covered by this report

Stage B	Developing and refining options and assessing effects
Task B1	Testing the Local Plan objectives against the SA framework
Task B2	Developing the Local Plan options
Task B3	Predicting the effects of the Local Plan
Task B4	Evaluating the effects of the Local Plan
Task B5	Considering ways of mitigating adverse effects and maximising beneficial effects
Task B6	Proposing measures to monitor the significant effects of implementing the Local Plan
Stage C	Preparing the Sustainability Appraisal Report

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005)

² Sustainability Appraisal of Local Plan: Scoping Report, URSUS Consulting Ltd, September 2013

Task C1	Preparing the SA Report
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This SA Report sets out the results of stages B and C, which have been carried out between October 2013 and September 2014, and includes an appraisal of the draft policies, proposed development allocations, spatial options, housing growth scenarios, employment land scenarios, affordable housing scenarios, options for the location of a new leisure centre and options for location of new retail space.

2.4 OUTLINE OF CONTENTS OF THE TAMWORTH PRE-SUBMISSION LOCAL PLAN

The Tamworth pre-submission Local Plan sets out the spatial planning strategy for the Borough over the period 2006-2031 in terms of the type of development required to meet local community and business needs, its scale and location as well as the policies that will apply to ensure that development is sustainable. It also includes policies to ensure that appropriate supporting infrastructure is delivered and the area's built and natural environment is protected and enhanced.

The pre-submission Local Plan includes the following:

- A Spatial Portrait, a Vision and Strategic Spatial Priorities
- A Spatial Strategy for Tamworth
- Strategic Policies covering:
 - Town Centre uses including retail, and Employment including office
 - Housing
 - High quality natural and built environment
 - Sustainability
- Land use allocations:
 - Housing
 - Employment
- Proposals for monitoring and implementation

2.5 LINKS TO OTHER PLANS AND POLICIES

The government has published the National Planning Policy Framework (March 2012), which sets out planning policies for achieving sustainable development. Emphasis has been placed on the importance of ensuring that Local Plan policies contribute to achieving sustainable development, in terms of promoting sustainable economic growth. The Tamworth pre-submission Local Plan has been prepared in compliance with the National Planning Policy Framework (NPPF).

It should be noted that, as part of the Government's ongoing reform of the planning system, the West Midlands Regional Spatial Strategy (WMRSS)¹ has been revoked under the Localism Act 2011. The pre-submission Local Plan reflects the NPPF requirement for a locally-derived evidence base, particularly in relation to future housing need. Where considered relevant, working in partnership with neighbouring authorities to discharge the duty to co-operate has resulted in cross-boundary issues being addressed. Both Lichfield District Council and North Warwickshire Borough Council are also in the process of developing their own Local Plans and these have yet to be adopted.

¹ West Midlands Regional Spatial Strategy: Phase Two Revision (2008)

The Tamworth Local Plan is expected to be adopted by 2015 and will replace the existing Local Plan (Adopted in 2006/07)¹. Further detailed guidance will be included in a limited number of Supplementary Planning Documents which will support the implementation of the Plan. Once it is adopted, planning applications will be determined in accordance with the Local Plan unless other material considerations (including the NPPF) indicate otherwise.

¹ Tamworth Borough Council - Local Plan 2006-2011 (Adopted July 2006 and Policies Saved in July 2011)

3 METHODOLOGY

3.1 THE APPRAISAL FRAMEWORK

The SA has tested the pre-submission Local Plan against a framework of objectives that reflect relevant sustainable development policy objectives. This framework was developed in the Scoping Report in September 2013, and was subsequently amended following public consultation. This was informed by a review of policies, plans and programmes relevant to the Tamworth Local Plan and by the collection of baseline data for Tamworth, building on the earlier work undertaken for the previous Scoping Report in 2007. These two activities enabled the identification of key issues for Tamworth, and the drawing up of a series of policy objectives for achieving sustainable development in Tamworth.

The review of policies, plans and programmes is set out in Annex A, and the baseline economic, social and environmental conditions in Tamworth are set out in Annex B.

Table 3.1 sets out the framework of objectives that has been used to appraise the Local Plan.

Table 3.1: Sustainability Objectives

	Objectives	Env.	Soc.	Eco.	SEA topic
1.	To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.		✓		
2.	To encourage the efficient use of land and soil.	✓	✓	✓	Material assets
3.	To reduce deprivation, including health and income deprivation.	✓	✓	✓	Population, human health
4.	To ensure equal access to community services and facilities.		✓		
5.	To encourage equal access to education, jobs and training.		✓	✓	
6.	To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.	✓	✓		Human health, fauna, flora, landscape
7.	To make communities safer by reducing crime, fear of crime and anti-social behaviour.		✓		
8.	To encourage a diverse and competitive economy that will provide sustainable economic growth.			✓	
9.	To protect and enhance historic assets.	✓	✓	✓	Material assets, cultural heritage
10.	To encourage high quality and locally distinct places, spaces, buildings and landscapes.	✓	✓	✓	Material assets, cultural heritage, landscape

	Objectives	Env.	Soc.	Eco.	SEA topic
11.	To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	✓	✓	✓	Biodiversity, fauna, flora
12.	To minimise flood risk.	✓	✓	✓	Climatic factors, water
13.	To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.	✓	✓	✓	Climatic factors, material assets
14.	To encourage the reduction, re-use and recycling of waste and water.	✓	✓	✓	Soil, water, landscape
15.	To protect and improve environmental quality including in relation to air, water, land and noise.	✓	✓	✓	Air, water, soil, human health
16.	To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	✓	✓	✓	Material assets, cultural heritage
17.	To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	✓	✓	✓	Climatic factors, air, water, human health
18.	To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.	✓	✓	✓	Climatic factors, air, water, human health

3.2 APPRAISAL METHODOLOGY

The appraisal determined the likely effects arising from the pre-submission Local Plan. This applied largely to the vision, objectives and policies, to a series of options and to the site allocations. The appraisal was done by assessing each element of the pre-submission Local Plan against the appraisal objectives in turn and making a largely qualitative assessment, with reference also to the baseline data from the Scoping Report.

In reporting the results of the appraisal, the following symbols have been used to indicate the broad nature of the predicted effect:

- + effect likely to be positive
- effect likely to be negative
- 0 no significant effect
- ? effect unknown

If the appraisal objective was not relevant to the element of the Plan being appraised, no symbol is given.

Multiple symbols have been used (e.g. ++) to indicate a different scale of impact over time, or where the impacts of an option are *substantially* better or worse than others.

The effects were also rated for their significance in terms of the importance for achieving each appraisal objective. Effects were rated as high, medium or low significance, taking account of a number of factors. The factors were:

- the expected scale of the effects or the degree to which the effects are likely to contribute to the achievement of the SA objective in the Borough overall;
- the certainty or probability that the effect is likely to occur as a consequence of the Local Plan;
- whether the effects would be permanent or reversible;
- whether the effect will occur as a direct result of the Local Plan or not, in other words whether the Plan is key for achieving or controlling effects;
- whether the effect is more strongly dependent on other interventions or other factors; and
- how important the objective is to the scope of the Plan.

The assessment of significance is indicated in the tables in this report by colour:

	Not relevant
	No significance
	Medium significance
	High significance

The tables make an assessment of effects over short, medium and long-term timeframes. For this purpose, the SA has assumed the short term to be the first five years of implementation of the Plan, the medium term to be the remaining years of the Plan and the long term to be beyond the life of the Plan. The SA has also assessed the likely significant cumulative effects of the Local Plan in its entirety and in combination with other relevant plans and projects, and considered the interrelationship between effects. The conclusions of this are set out in Chapter 10.

3.3 DIFFICULTIES ENCOUNTERED

A number of difficulties were encountered in undertaking the appraisal:

- *Data.* A common problem affecting SA is the availability and reliability of data. Although data has been collected to illustrate a number of the conditions and trends relevant to the SA of the Local Plan, some data sets are more useful than others, and some data sets are known to be old, incomplete or unreliable. In some cases, no data is available. It is therefore almost impossible to quantify effects with total certainty, and the quality of available data could in some situations lead to spurious accuracy, which should be avoided.
- *Uncertainty.* A number of assumptions underpin the housing growth and employment scenarios, which introduce an element of uncertainty about their likely effect if implemented. In particular, the type of residents (e.g. age profile) who might occupy new dwellings and the type of employment (e.g. sector) opportunities that might be created both affect the nature of impacts that might result, but are somewhat uncertain. While the Local Plan aims to influence the choices people make about where and how they live and work, ultimately it has little control over behaviours.

- *Significance.* There are very few agreed sustainability thresholds or constraints, as little work has been done in the UK on this issue, although the idea of ‘living within environmental limits’ is increasingly being operationalised. Because of this, it is not always possible to assess the significance of any impacts with certainty.

Despite these limitations and uncertainties, it is still possible to draw conclusions about the overall effects that will result from the Local Plan to 2031.

3.4 COMPLIANCE WITH THE SEA DIRECTIVE AND REGULATIONS

The Local Plan is subject to the requirements of the European Union’s Directive on the Environmental Assessment of Certain Plans & Programmes 2001/42/EC (the SEA Directive) and the domestic legislation through which the Directive has been transposed into law in England and Wales (the Environmental Assessment of Plans & Programmes Regulations 2004 – Statutory Instrument 2004 No. 1633).

The SA of the Local Plan was designed and undertaken so as to meet the legal requirements for the environmental assessment of plans. Throughout the report the term ‘Sustainability Appraisal’ should be interpreted as encompassing the SA process as required under the Planning & Compulsory Purchase Act 2004 and the Strategic environmental assessment process as required under the European Directive and domestic Regulations on the environmental assessment of plans and programmes.

The following table indicates the components of the SA Report that make up the Environmental Report, as required by domestic and European law on the environmental assessment of plans.

Table 3.2 Summary Requirements of SEA Directive and Compliance of SA Report

Requirements for Environmental Report	Component of SA Report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 2.4 and 2.5
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 5 and Annex B
c) The environmental characteristics of areas likely to be significantly affected;	Section 5.4 and Annexes B, C and D
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 5.5
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	Chapter 4 and Annex A

Requirements for Environmental Report	Component of SA Report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Chapter 7, Section 8.2.1, Section 10.2.2, Section 10.3.3, Section 10.4.2, Section 10.6.2, Section 10.7.2, Chapter 10
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Table 8.2, Annexes C and D
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 10.2.1, Section 10.3.1, Section 10.4.1, Section 10.5.1, Section 10.6.1, Section 10.7.1, Chapter 3
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 12
j) a non-technical summary of the information provided under the above headings	Section 1.1

Annex A sets out the results of the review of policies, plans and programmes that are relevant to the Tamworth pre-submission Local Plan. This review has identified the environmental, social and economic policy objectives that define sustainable development policy in the context of Tamworth Borough. The findings of the review have been assessed to ensure that all relevant policy objectives are covered by the SA appraisal framework, so that in undertaking the SA, the Local Plan is tested against all relevant policy objectives to appraise whether and to what extent the Local Plan will achieve or support the achievement of those objectives.

The review of the plans and strategies included in Annex A has highlighted the following issues that need to be considered when drawing up the Sustainability Appraisal framework:

- Access to opportunities, services and facilities¹;
- To protect and enhance the natural environment and biodiversity and maintain and improve landscape character;
- To protect and enhance access to open spaces;
- Limiting and adapting to climate change;
- Reduce crime and the fear of crime;
- Tackle deprivation;
- Promote a diverse and competitive economy;
- Create employment opportunities;
- Importance of education, skills and training;
- Health including such diverse issues as promoting healthy lifestyles and reducing health inequalities;
- Promote good design and local distinctiveness;
- Provide affordable, decent and sustainably constructed homes that meet the needs of all sections of the community;
- Ensure that resources including energy, water, land and soil are used efficiently;
- Protect and enhance the historic and cultural environment;
- Transport including such diverse issues as reducing the need to travel, promoting alternative modes of transport, locating development in accessible locations, reducing congestion, improving the transport infrastructure and improving road safety;
- Improve the quality of the environment including in relation to air, water, land and noise;
- Protect the vitality and viability of centres;
- Reduce waste and promote recycling; and
- Reduce flood risk

¹ Defined as services and access to venues for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

5 STATE OF SUSTAINABLE DEVELOPMENT IN TAMWORTH

5.1 PURPOSE

This section describes the significant features and conditions within Tamworth relevant to sustainable development policy and objectives. It provides an overview of the state of the environment, society and the economy in the Borough in the period preceding the development and publication of the Draft Local Plan. The full baseline information which was used to compile this summary is given in Annex B.

The aim of this section of the report is to highlight any significant issues or problems that are affecting Tamworth's economy, its people, or its environment and to outline the way in which the state of the environment, society and the economy might change in the future. The purpose is to set the context within which activities arising out of the Local Plan will take place, so that the significant sustainability issues and the way that those activities might interact with those issues can be better understood. It also enables the SA and the process of developing the Local Plan to identify and focus on those issues that are significant. Moreover, baseline information provides the benchmark against which the effects of policies can be assessed and monitored.

This section of the report incorporates the environmental baseline information requirements that are specified in Schedule 2(6) of the Environmental Assessment of Plans & Programmes Regulations 2004.

5.2 DIFFICULTIES IN COLLECTING DATA

There are substantial amounts of data available to populate a sustainability baseline for Tamworth. However, in some instances specific data relating to Tamworth was not available. In such cases, where possible, data for the West Midlands region or the country as a whole have been used to indicate the likely situation in Tamworth. In some cases, no data could be found to describe the baseline situation. In particular, there is little data on likely future trends for many issues.

5.3 SUMMARY OF SIGNIFICANT ISSUES AND PROBLEMS IDENTIFIED

The significant issues that have been identified from a review of the baseline are summarised in the following table. The table also sets out an assessment of how these aspects are likely to evolve in the future without implementation of the Local Plan.

Table 5.1: Summary of baseline data

Issue	Key Findings	Likely Evolution
Population	In 2011 the resident population of Tamworth was recorded as 76,895. It has been estimated that the population of Tamworth will increase to 81,895 by 2021, an increase of 6.5%, with most of the increase occurring	It is uncertain how population might change without implementation of the Local Plan. Without a 5-year supply of land for housing, fewer homes might be built in Tamworth, but it is also

Issue	Key Findings	Likely Evolution
	among the over 64 age group.	possible that developments will still come forward to meet the need for new housing.
Housing	The housing waiting list in Tamworth has been consistently high since 1996/97, albeit with a decline over the past few years. A generally low level of affordable housing supply that has not been sufficient to address the backlog of need has accompanied this. More small homes are required in the future and consideration needs to be given to the needs of an ageing population.	It is uncertain how the provision of housing might change without implementation of the Local Plan. Without a 5-year supply of land for housing, fewer homes might be built in Tamworth, but it is also possible that developments will still come forward to meet the need for new housing. Without the Plan it is less likely that housing of the right type will be delivered, or that enough affordable housing will be provided.
Deprivation	There are several small areas that face issues of deprivation in Tamworth. A number of these areas are concentrated in the Glascote ward. Low income, education and training, lack of employment opportunities and high crime rates are the main problems.	Without implementation of the Local Plan, there may not be delivery of enough employment land to increase job opportunities in Tamworth sufficiently. It is also unlikely that employment opportunities and community facilities will be developed in locations to meet the needs of deprived communities.
Health	Levels of health are similar to the national average. However, there are some small pockets of health deprivation. Obesity rates amongst adults are estimated to be the highest in England, and rates of physical activity are lower than the national average.	Without implementation of the Plan, it is possible that health levels will fall even lower as opportunities to promote cycling and walking will be lost, and it is less likely that new recreational facilities will be delivered to support more active lifestyles.
Open space	A review of open space provision in 2011 showed that at a Borough wide level there is sufficient open space within the Borough, although certain specific parts of the Borough need better provision.	It is unlikely that additional open space will be provided where it is needed, and it is likely that more open space would be lost without the protection afforded by the Plan.
Economy	Many of Tamworth's traditional firms have closed down over the last 20 years. However, while Tamworth remains heavily influenced by the manufacturing sector, service industries such as transport, communication and distribution now also play an important role.	Without implementation of the Local Plan, there may not be delivery of enough employment land to increase job opportunities in Tamworth sufficiently. It is also less likely that the sites would be in the right place to meet the needs of certain sectors (e.g. offices, logistics)
Employment	Tamworth has a low unemployment rate. However, pockets of unemployment are concentrated in certain areas of the town which also experience other forms of deprivation, particularly Glascote and Amington.	Without implementation of the Local Plan, there may not be delivery of enough employment land to increase job opportunities in Tamworth sufficiently. It is also unlikely that employment opportunities will be

Issue	Key Findings	Likely Evolution
		developed in locations to meet the needs of communities with higher unemployment.
Education and qualifications	Schools in Tamworth generally perform below the national average, with high levels of people having no qualifications at all and a very low percentage with high-level qualifications.	The level of education and qualifications is likely to remain unchanged without implementation of the Plan. However, it is possible that insufficient additional school places will be provided, and the opportunity to take a strategic approach to the provision of new school places will be lost.
Historic assets	Tamworth has grown rapidly since the 1960s and is now characterised by modern development. However, it is also an historic town that was once the capital of the Kingdom of Mercia. Tamworth still retains a range of important historic buildings and monuments, which need to be protected. There is also high potential for below-ground archaeological deposits to survive as well as for the extant historic buildings to retain earlier fabric. There are seven Conservation Areas within Tamworth	Without implementation of the Plan, it is more likely that historic assets would be devalued or lost, and the historic character in the Borough eroded. It is more likely that new developments would fail to incorporate measures to enhance the setting of historic assets.
Ecology	Tamworth has two Sites of Special Scientific Interest (SSSI) at Alvecote Pools and Meadows, and there are three others nearby in Warwickshire. Most of the Alvecote Pools SSSI is categorised as having an unfavourable but recovering status. The Borough has five Local Nature Reserves 16 Sites of Biological Importance and five Biodiversity Alert Sites (BAS). There are also sites of international importance near Tamworth: Ensors Pool SAC, River Mease SAC, Cannock Extension Canal SAC.	Without the Plan, it is unlikely that opportunities for creating or enhancing ecological networks will be realised, and action at a landscape scale is unlikely to be taken. Designated sites are likely to come under increasing pressure from development or may be lost or devalued.
Water quality	Two rivers, the Tame and the Anker, flow through the borough. Within and downstream of the borough, levels of nitrates are classed as 'very high' and phosphates are 'excessively high'. There is therefore a need to improve the nutrient status of surface waters through the Borough.	Water quality is likely to continue to improve without implementation of the Plan as a result of other positive policies on water quality, most notably the Water Framework Directive.
Water supply and wastewater treatment	According to South Staffordshire Water's Final Water Resource Management Plan, there is enough water available to meet annual housing growth of 145 dwellings per annum (dpa) with efficiency measures, but there is insufficient resource within the supply area to meet the higher scenarios for development considered, namely 159.5 dpa and 188.5 dpa, especially the higher of these two scenarios. Tamworth wastewater treatment works will require quality	The effect of not having the Local Plan on water supply and wastewater infrastructure is uncertain. The most likely effect is that development will not be well-planned or well-timed, which could make it difficult to meet the infrastructure needs of new development. It is also likely that developments would come forward on sites that are not well-suited to making the best use of existing infrastructure

Issue	Key Findings	Likely Evolution
	improvements in order to accommodate the proposed development.	or place additional strains on networks.
Air quality	Although Tamworth currently has no Air Quality Management Areas, nitrogen dioxide might exceed the standards at the A5 Dosthill, Two Gates Crossroads.	The likely future change in air quality without implementation of the Plan is uncertain. The likely location of development is unknown and therefore future travel patterns are uncertain. Improvements to sustainable transport infrastructure may still be delivered through other plans and programmes and therefore car travel may still reduce.
Flood risk	Tamworth has been classified as having a high probability of fluvial flood risk and a high consequence of fluvial flooding. The Borough is also identified as having a medium probability of residual flooding from the overtopping/breaching of flood defences, with a high predicted consequence. A significant proportion of Tamworth's land is at risk of flooding.	The likely change in flood risk without implementation of the Plan is uncertain. The NPPF contains policy guidance on managing flood risk in relation to development, although with climate change the risk of flooding is likely to increase nevertheless.
Climate change	Emissions of carbon dioxide are fairly low in Tamworth compared with the rest of Staffordshire and England as a whole, and have declined in recent years. However, the level of renewable energy generated in Tamworth is low compared to Staffordshire as a whole.	Without implementation of the Plan, opportunities to further reduce emissions of greenhouse gases will be lost, such as the creation of accessible green infrastructure networks, creation of sustainable transport infrastructure and generation of renewable energy within development.
Waste	Tamworth has achieved a moderately high recycling rate due to improvements in recent years. In 2011/12 49% of waste collected by Tamworth Borough Council was sent for recycling, compared to an average of 42% for England as a whole.	Waste management is likely to continue to improve in Tamworth, through the implementation of the Waste Strategy. Recycling rates are likely to rise and the amount of waste landfilled should fall.
Land and soil	A significant part of Tamworth Borough is already urbanised, and there is a shortage of developable open space. Tamworth has in the past been an important area for mineral extraction, and still contains mineral reserves of potential value. The town is surrounded by agricultural land, much of which is of relatively poor quality but some is higher quality. Tamworth has a Regionally Important Geological/Geomorphological Site at Dosthill Church Quarry.	It is uncertain how land use might change without implementation of the Local Plan. Without a 5-year supply of land for housing, fewer homes might be built in Tamworth, but it is also possible that developments will still come forward to meet the need for new housing. Without the Plan it is possible that more developments would come forward on greenfield land than on previously developed land within the urban area.
Retail	Tamworth town centre consists of a large number of small retail units, which are largely	Without the Plan, it is likely that the town centre's vitality and viability will

Issue	Key Findings	Likely Evolution
	occupied by small independent or specialist retailers rather than large national multiple chain retailers. A number of out of town centre retail parks are situated close to the town centre and occupy a larger retail floor space than the town centre. There are concerns that the town centre's vitality and viability could decline in the short term as it faces strong competition from the retail parks	reduce still further, leading to continued decline.
Leisure and culture	Existing leisure provision in Tamworth is generally adequate to meet the needs of local residents. However, there is an identified requirement for a new swimming pool and sports hall. There is also a need for additional café and restaurant provision in the town centre. Tamworth has a range of attractions including the Snowdome, Tamworth Castle, the Assembly Rooms and Arts Centre and Arts Centre, and shops in the town centre and at Ventura Retail Park.	Without implementation of the Plan, it is less likely that the additional sports facilities would be provided and less incentive to improve the café and restaurant provision in the town centre.
Transport	There is a dependence on the car to travel to work. A large proportion of the workforce out-commute from Tamworth to their employment. Tamworth has good connections to the national road and rail transport networks and is well-served by a local bus network. There is congestion at Ventura Retail Park, Ashby Road, Comberford Road and on local routes to the A5(T).	Transport infrastructure is likely to improve without the Local Plan through measures in the Local Transport Plan and the Town Centre Masterplan. Walking and cycling is likely to increase, and safety will improve. Schemes will encourage commuting by public transport rather than car, and the highway network will be managed to reduce congestion.

The baseline information has been analysed in order to identify a number of key sustainability issues affecting Tamworth. This has then been compared with the outcomes identified through the policy review, to ensure that the appraisal framework also covers the key sustainability issues arising from the policy review.

Table 5.2 lists the key sustainability issues that have been identified.

Table 5.2: Sustainability issues for Tamworth

1.	A growing and ageing population
2.	Lack of affordable and specialist housing
3.	Limited supply of land and buildings for future development
4.	Deprivation hotspots
5.	Inequalities including health and employment
6.	Health problems associated with obesity and low levels of physical activity
7.	Need to protect and enhance parks and open/green spaces
8.	Need to support diverse and competitive economy
9.	Below average qualifications
10.	An historic environment that needs protecting

11.	Important natural habitats and open spaces that need conserving and enhancing
12.	High flood risk in parts of the borough
13.	Need to tackle pollution, especially water quality
14.	Low levels of renewable energy generation
15.	A town centre in need of improvement
16.	Meeting the leisure, cultural, community and recreational needs of Tamworth, especially those of children and young people
17.	A high proportion of local people travel to work by car
18.	A high proportion of local people out-commute for work
19.	Localised traffic congestion
20.	Accessibility and availability of sustainable modes of transport
21.	Maintaining and enhancing landscape and townscape character

5.4 CHARACTERISTICS OF AREAS LIKELY TO BE SIGNIFICANTLY AFFECTED

Tamworth is a very small borough. The boundaries are fairly tightly drawn around the developed urban area with only a limited amount of undeveloped green space around the town that sits within the Borough boundary. The draft Local Plan proposes significant amounts of non-urban green space for development, up to the boundary of Tamworth Borough, as well as policies which affect the Borough as a whole and specific parts of the Borough such as Regeneration Priority Areas. As such, the areas likely to be significantly affected can be considered to be the Borough as a whole. The characteristics of the Borough are set out in detail in Annex B and summarised in Section 5.3. The characteristics of specific allocated sites are set out in Annexes C and D.

5.5 AREAS OF PARTICULAR ENVIRONMENTAL IMPORTANCE

There are three sites of international nature conservation importance within 20km of Tamworth. These sites have been designated as Special Areas of Conservation (SAC) under the Habitats Directive¹ and are as follows:

- Ensors Pool SAC, which is 19.5km away from the centre of Tamworth;
- River Mease SAC, which is 4.5km from the nearest part of Tamworth Borough and 8km from the centre of Tamworth;
- Cannock Extension Canal SAC, which is 19km away from the centre of Tamworth.²

Cannock Chase SAC is over 20km from Tamworth.

5.5.1 River Mease SAC

The River Mease is an unusually semi-natural system in a largely rural landscape dominated by intensive agriculture. Water quality and quantity are vital to the European interests, whilst competition for water resources is high. Diffuse pollution and excessive sedimentation are catchment-wide issues which have the potential to affect the site. The SSSI assessment report undertaken in 2007 notes the site's adverse condition and identifies the following issues: drainage, invasive freshwater species, water pollution – agriculture/run-off, water pollution –

¹ Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora

² MAGIC Interactive Mapping, <http://magic.defra.gov.uk/>

discharge. Significant new development could take place within the catchment as a result of new housing and employment development in North-West Leicestershire, South Derbyshire and East Staffs which may impact upon water quality and quantity. The continuing creation of the National Forest will lead to further catchment wide changes in land use.

The quality and importance of the SAC is based on the following species and habitats:

- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation for which the area is considered to support a significant presence
- *Austropotamobius pallipes* for which the area is considered to support a significant presence.
- *Cobitis taenia* for which this is one of only four known outstanding localities in the United Kingdom.
- *Cottus gobio* for which this is considered to be one of the best areas in the United Kingdom.
- *Lutra lutra* for which the area is considered to support a significant presence.

5.5.2 Cannock Extension Canal SAC

The population of *Luronium natans* in this cul-de-sac canal is dependent upon a balanced level of boat traffic. If the canal is not used, the abundant growth of other aquatic macrophytes may shade-out the *Luronium natans* unless routinely controlled by cutting. An increase in recreational activity would be to the detriment of *Luronium natans*. Existing discharges of surface water run-off, principally from roads, cause some reduction in water quality.

The quality and importance of the SAC is based on the following species:

- *Luronium natans* for which this is considered to be one of the best areas in the United Kingdom.

5.5.3 Ensor's Pool SAC

The crayfish population has developed in a flooded brick-pit that has been abandoned for fifty years. The area was unmanaged and was used as *de facto* public open space. The crayfish would be vulnerable to pollution and introduction of non-native crayfish, through uncontrolled access. To address this, since 1995 the area has been leased by Nuneaton and Bedworth Borough Council and is managed as a Local Nature Reserve.

The quality and importance of the SAC is based on the following species:

- *Austropotamobius pallipes* for which this is considered to be one of the best areas in the United Kingdom.

5.5.4 Cannock Chase SAC

Much of Cannock Chase falls within a popular and well-used Country Park. Visitor pressures include dog walking, horse riding, mountain biking and off-track activities such as orienteering, all of which cause disturbance and result in erosion, new track creation and vegetation damage. Bracken invasion is significant, but is being controlled. Birch and pine scrub, much of the latter from surrounding commercial plantations, is continually invading the site and has to be controlled. High visitor usage and the fact that a significant proportion of the site is Common Land, requiring Secretary of State approval before fencing can take place, means that the reintroduction of sustainable management in the form of livestock grazing has many problems. Cannock Chase overlies coal measures which have been deep-mined. Mining fissures continue

to appear across the site even though mining has ceased and this is thought to detrimentally affect site hydrology. Furthermore the underlying Sherwood Sandstone is a major aquifer with water abstracted for public and industrial uses and the effects of this on the wetland features of the Chase are not fully understood.

The quality and importance of the SAC is based on the following species and habitats:

- Northern Atlantic wet heaths with *Erica tetralix* for which the area is considered to support a significant presence.
- European dry heaths for which this is considered to be one of the best areas in the United

5.5.5 Habitats Regulations Assessment

A Habitats Regulations Assessment was carried out in 2012¹ to investigate the potential impacts of development arising from the emerging Lichfield and Tamworth Local Plans. This concluded that no significant impacts were likely on the River Mease SAC, the Cannock Extension Canal SAC or Ensor's Pool SAC from the development of 2900 homes within Tamworth. However, it did conclude that there may be effects on the Cannock Chase SAC arising from strategic allocations within Tamworth i.e those of over 100 dwellings, and advised that these will need to incorporate a visitor impact strategy.

An email communication from Natural England to Tamworth Borough Council on 10th January 2014 advised that the updated Local plan is outside the zone of influence (15km) for Cannock Chase SAC and concluded that mitigation for recreational pressure will not be required and hence alternative recreational green space will not be necessary. It further advised that it could not be concluded that no likely significant effects will occur to the River Mease SAC and asked for a Habitats Regulations Assessment to be carried out.

The Southern Staffordshire Water Cycle Study has identified issues relating to the wastewater treatment works where the Mease is the receiving watercourse. However, the Mease is not the receiving watercourse for the Tamworth Wastewater Treatment Works, which discharges into the Tame. The River Tame then flows north to join the Trent about 500m upstream of where the Mease joins the Trent. An email from Severn Trent Water on 30 January 2014 confirms that the area within Tamworth Borough does not interact with the River Mease.

The HRA has been updated by Tamworth Borough Council to reflect the changes from the withdrawn Local Plan and also the recent information and positions from Natural England and Severn Trent Water. The updated version of the HRA can be found within the Council's evidence base for the Local Plan.

¹ Habitat Regulations Assessment: Lichfield District & Tamworth Borough, May 2012

6 APPRAISAL FRAMEWORK

6.1 INTRODUCTION

The purpose of developing the SA framework is to provide a means by which the sustainability of policies or proposals contained in the pre-submission Local Plan can be appraised in a formal and systematic manner. The SA framework consists of a set of sustainability objectives with which the Local Plan should comply or which it should support where possible. The framework is thereby used as a tool with which assesses the likely sustainability effects of the pre-submission Local Plan, by appraising the extent to which it complies with or supports each policy objective.

6.2 METHODOLOGY

Various environmental, social and economic issues have been identified through reviewing a wide variety of plans and strategies (Task A1), collecting baseline information (Task A2) and identifying sustainability issues and problems (Task A3). These issues have informed the development of the sustainability objectives.

6.3 OUTCOMES

The sustainability objectives are listed in **Table 6.1** below. The purpose of the Sustainability Appraisal is to ensure that the policies and proposals contained in a Local Development Document contribute to the pursuit of sustainable development. To achieve this, the sustainability objectives need to deal with environmental, social and economic issues and problems. To ensure that the sustainability objectives cover environmental, social and economic issues, they have been categorised into these three strands of sustainable development. However, many (if not most) of these objectives do not fit neatly into one category, but straddle two or all three. Each objective has also been assessed against the SEA Directive to ensure that all environmental topics referred to in the SEA Directive are covered.

Table 6.1: Sustainability Objectives

	Objectives	Env.	Soc.	Eco.	SEA topic
1.	To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.		✓		
2.	To encourage the efficient use of land and soil.	✓	✓	✓	Material assets
3.	To reduce deprivation, including health and income deprivation.	✓	✓	✓	Population, human health
4.	To ensure equal access to community services and facilities.		✓		
5.	To encourage equal access to education, jobs and training.		✓	✓	

6.	To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.	✓	✓		Human health, fauna, flora, landscape
7.	To make communities safer by reducing crime, fear of crime and anti-social behaviour.		✓		
8.	To encourage a diverse and competitive economy that will provide sustainable economic growth.			✓	
9.	To protect and enhance historic assets.	✓	✓	✓	Material assets, cultural heritage
10.	To encourage high quality and locally distinct places, spaces, buildings and landscapes.	✓	✓	✓	Material assets, cultural heritage, landscape
11.	To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	✓	✓	✓	Biodiversity, fauna, flora
12.	To minimise flood risk.	✓	✓	✓	Climatic factors, water
13.	To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.	✓	✓	✓	Climatic factors, material assets
14.	To encourage the reduction, re-use and recycling of waste and water.	✓	✓	✓	Soil, water, landscape
15.	To protect and improve environmental quality including in relation to air, water, land and noise.	✓	✓	✓	Air, water, soil, human health
16.	To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	✓	✓	✓	Material assets, cultural heritage
17.	To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	✓	✓	✓	Climatic factors, air, water, human health
18.	To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.	✓	✓	✓	Climatic factors, air, water, human health

7 APPRAISAL OF SITES

7.1 METHODOLOGY

The housing and employment sites that have been identified and allocated in the pre-submission Local Plan have been subject to SA. The sites have been appraised against the SA objectives in the appraisal framework and an assessment made of the likely significant effects of development at each site. Recommendations have been made for ways in which the predicted negative effects could be mitigated and for capitalising on opportunities for benefits.

The SA of sites has been an iterative process. Tamworth Borough Council officers provided a long list of potential sites in August 2013 and these were appraised against the appraisal framework. A paper was prepared in October 2013 setting out the results of the appraisal and making mitigation recommendations where possible. Following this, the list of sites was refined and some sites were dropped from further consideration, either because of likely deliverability or because the SA had identified some issues which were either insurmountable or sufficiently negative as to not justify allocation of the site.

In undertaking the SA of sites, reference has been made to publicly available data on local conditions in the vicinity of sites. The SA has also drawn on representations received by Tamworth Borough Council in the recent consultation on sites with selected stakeholders including Environment Agency, Staffordshire County Council (Environmental Specialists, Education, Highways, Flood Drainage), Highways Agency, Natural England, Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and adjoining local authorities.

The remaining sites have been allocated in the pre-submission Local Plan and policy has been drafted for each site to address the predicted effects. The sites have then been subject to further SA in late 2013 and early 2014 to take into account the effect that the mitigation contained within the development control policies would have on the likely significant effects to improve the impact of development. The findings of this second SA of sites are set out in detail in Annex C, and summarised **Table 7.1** and **Table 7.2** below.

Annex C also shows the results of the SA of the sites which have been dropped from further consideration, including the green belt sites. It should be noted that in Annex C, the sites which have been dropped from further consideration do not generally perform as well in the appraisal as the sites which have been allocated. There are two reasons for this. Firstly, in many cases the sites have been rejected in part precisely because they do not perform as well in sustainability terms and generally have more significant constraints on them. Secondly, development management policy has been drafted for the allocated sites to address the predicted effects and therefore mitigation has been built into the policy. No mitigation has been developed for the sites which have been rejected.

The main issues that have arisen are in relation to the historic environment, flood risk, biodiversity, water supply, loss of greenfield land and sports provision.

For almost all the allocated sites, some residual recommendations are made for mitigating adverse effects, addressing uncertainties or for capitalising on opportunities for benefits. Details of these are given in Annex C.

Colour has been used in **Table 7.1** and **Table 7.2** and in the tables in Annexes C and D. This has the following meaning:






Colour	Meaning
	Development likely to result in major positive impacts.
	Development likely to result in minor positive impacts.
	No impacts or neutral impacts
	Development could result in minor adverse impacts, or mitigation could be possible to allow development to proceed.
	Development could result in major adverse impacts and mitigation may not be possible.

Table 7.1: Summary of Sustainability Appraisal of housing sites

Site ID	341	343	344	347	348	349	357	358	387	390	399	406	462	488	496	504	507	508	509	521	541	550	591	593	DL	GC	AV	
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Land use	++	-	++	++	++	++	++	--	--	--	++	--	++	++	+/-	++	++		++	-	++	+/-	++	--	--	--	--	
Deprivation																									-			
Access to services and facilities																												
Access to education, jobs and training																--								--	--			
Active lifestyles																											-	
Crime																												
Diverse and competitive economy																												
Historic assets		-	-	+	+	-	-	-	-	-			?	?									-	?	?	-	-	-
High quality places						+			-	-	-	-												-	-	-	-	
Biodiversity								-	-	-	+	-											-	--	--	-	--	-
Flood risk				-		-		-	-	--	-					-	--				-			-	--	--		-
Energy																												
RRR waste and water																											--	
Air, water, land, noise	?	?	?	?	?	?	?	?	?		?		?								?		?			?	?	--
Town centre																												

Travel		++	++	++		++	++		-	-		-					++	++	++	++							
Transport infrastructure								?																			

Table 7.2: Summary of SA of employment sites

SA objective	Site ID	EMP1	EMP2	EMP7	EMP8	EMP9	EMP10	EMP26	EMP30	EMP33	EMP34
Housing											
Land use		--	--	-	--	++	-	=	=	--	++
Deprivation											
Access to services and facilities											
Access to education, jobs and training							+		+		+
Active lifestyles											-
Crime											
Diverse and competitive economy		++	+	+	+	+	+	+	+	+	+
Historic assets		+									
High quality places											
Biodiversity		?	?	?	+	+	+	+	+	?	-/+
Flood risk											
Energy											
RRR waste and water											
Air, water, land, noise		?	?	?	?	?	?	?	?	?	?
Town centre											
Travel											
Transport infrastructure		?			?	?					

A number of cumulative impacts have been identified where development at two or more sites could have impacts which when acting together are likely to be significant. These are described in the following table.

Table 7.3: Cumulative impacts arising from allocated sites

Issue	Sites	Likely significant impacts
Sewage treatment capacity	All	Whilst comparison of current measured dry weather flow against the consented dry weather flow indicates that there is significant hydraulic capacity this sewage works there is some concern regarding the capacity of the filter process. However should additional treatment capacity be required to accommodate the significant levels of development being proposed to the north of Tamworth then no issues are envisaged in dealing with future growth demand.
Air quality	341, 343, 344, 357, 504, 521	Could reduce air quality at Two Gates crossroads.
Sewerage infrastructure capacity	343, 399, 344, 341, 357, 496, 507, 508, 509, 521	May have an impact on the current capacity of the sewer network. Hydraulic modelling will be required to assess the impacts of proposed developments.
	347, 348, 349, 358	May affect known sewer flooding problems downstream.
Biodiversity	DL, GC, AV, 387, 390, 406, EMP1, EMP2, EM7, EMP33	Surveys should be carried out to determine whether water voles or otters are present.
Flood risk	DL, GC, AV, 387, 390, 406	Could collectively have an impact on flood risk through loss of large amounts of permeable land. However, there is no evidence to indicate how much greenfield land could be lost without any adverse effects on flood risk.

8 APPRAISAL OF POLICY

8.1 METHODOLOGY

The appraisal determined the likely effects arising from the pre-submission Local Plan. This applied largely to the vision, objectives and policies and to a series of options. This was done by assessing each element of the pre-submission Local Plan against the appraisal objectives in turn and making a largely qualitative assessment, with reference also to the baseline data from the Scoping Report.

In reporting the results of the appraisal, the following symbols have been used to indicate the broad nature of the predicted effect:

+	effect likely to be positive
-	effect likely to be negative
0	no significant effect
?	effect unknown

If the appraisal objective was not relevant to the element of the Plan being appraised, no symbol is given.

Multiple symbols have been used (e.g. ++) to indicate a different scale of impact over time, or where the impacts of an option are *substantially* better or worse than others.

The effects were also rated for their significance in terms of the importance for achieving each appraisal objective. Effects were rated as high, medium or low significance, taking account of a number of factors. The factors were:

- the expected scale of the effects or the degree to which the effects are likely to contribute to the achievement of the SA objective in the Borough overall;
- the certainty or probability that the effect is likely to occur as a consequence of the Local Plan;
- whether the effects would be permanent or reversible;
- whether the effect will occur as a direct result of the Local Plan or not, in other words whether the Plan is key for achieving or controlling effects;
- whether the effect is more strongly dependent on other interventions or other factors; and
- how important the objective is to the scope of the Plan.

The assessment of significance is indicated in the tables in this report by colour:

	Not relevant
	No significance
	Medium significance
	High significance

The findings of the appraisal are set out in detail in Annex E. The table below summarises those findings for the pre-submission Local Plan’s vision and policies.

Table 8.1: Summary of appraisal of vision and policies

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
V	+	0	+	+	+	+	+/0	+	+	+	+	+	?	+	+	+	?/+	+
SP1	+	+	+	+	+	+	+	+	+	+	+		?	?	+	+	+/?	+
NP1	+	+	?	+	+/0	+	+	+	+	+	+	+	+	0	+	+	+	+/0
EC2	+	+	+	+	+	+	+	+	+	+	?	0	0	0	+/?	+	+/?	+/?
EC3				+			+	+								+	+/?	+
EC4	+	+	+	+	+	+	+	+		+	?				+		+	+
EC1	+	+	+	+	+		+	+	0	+	0				+	+	+	+
EC6		+/-	+		+	+		+	0		+	+			+	+	+/-	+
EC7	+	+	+		0	+		+	+		+	+			+		+/?	+
EC5		+		+	+	+	+	+	+	+	+	0			+	+	+	+
HG1	+	+	+	+			+			+							+	
HG2	+		+	+	+	+	0		0	+	+	+			+		+	
HG3	+	+	+	+	+	+	+	+		+	?		+		+/?		+	+
HG4	+									+								
HG5	+																	
HG6	+	+							+	+								
HG7	+			+		+				0					0		+	+
EN1										+								
EN2		+				+				+	0							
EN3		+				+				+	+	+			+		+	
SU7		+	+	+		+												
EN5	+						+	+	+	+					+		+	+
EN6								+	+	+						+		
EN4						+				+	+	+			+			
SU1	+					+		+							+/?	+	+/-	+
SU2	+					+	+	+		0					+	+	+/0	+
SU3	+	+				+					+		+	+	+	+	+	
SU4		+				+		+			+	+			+	+	+	+
SU5								+							+			
SU6			+	+	+			+									+	
SU7			+	+	+	+		+					+	+		+	+	+

8.2.1 Description of Effects

The pre-submission Local Plan has a clear and strong focus on meeting the housing needs of all sections of the community. It seeks to provide affordable, high quality homes of a mix of types to meet a range of needs, and requires these to be sustainably designed and constructed. The Plan promotes energy efficiency and the generation of renewable and low carbon energy in new developments. Water efficiency is to be maximised, and development must support the Tamworth Waste Strategy to reduce waste and increase recycling. Developments must be designed to create safer communities, which should help to support a reduction in crime and

may go a little way to reduce anti-social behaviour although this is also driven by a range of other factors.

A clear aim is to provide homes in accessible locations to minimise the need to travel and maximise the use of sustainable modes of transport. By promoting development in the town centre, the pre-submission Local Plan will help to make use of existing transport infrastructure, and it also seeks improvements to sustainable transport infrastructure which will help to reduce congestion and improve safety. It will also support the accessibility of community facilities and services through promoting development in the town centre, and supports the creation of a vibrant and attractive town centre. The provision of sustainable transport choices is also promoted in the Sustainable Urban Extensions, as is the provision of community facilities and services to ensure accessibility and reduce the need to travel.

In supporting sustainable transport improvements, the pre-submission Local Plan encourages the creation and improvement of green and blue infrastructure links to encourage cycling and walking throughout the Borough, and particularly between the town centre and other neighbourhoods and to the countryside beyond. Such links are also required within new developments. As well as promoting sustainable transport choices to reduce reliance on the car and promote active and healthy lifestyles, these networks will also contribute to strengthening a distinct identity for Tamworth, and may help to facilitate the movement of species and assist in reducing flood risk. They will also contribute to creating an attractive urban landscape. Healthy lifestyles will also be encouraged through the provision of new formal and informal recreation facilities and the protection and enhancement of open spaces.

The second aspect of Tamworth's distinct identity is its historic environment. The pre-submission Local Plan affords strong protection to its historic assets and promotes their enhancement, and requires development to be sympathetic to those assets. This again will help to create an attractive urban landscape, and will support the town's tourism offer, leading to increased job opportunities and a stronger economy.

The pre-submission Local Plan encourages economic growth by protecting the Strategic Employment Areas and allocating new areas for economic development that are accessible by sustainable modes of transport. This should help to reduce deprivation by increasing job opportunities in Tamworth, particularly if done in conjunction with increasing education and training provision in deprived areas. This will help to reduce income deprivation and should also indirectly support a reduction in health deprivation. The improvement of access to community services should assist in this. By targeting regeneration areas for housing and economic development, the pre-submission Local Plan will directly address deprivation and help to improve the urban environment. A direct aim of the Plan is to reduce out-commuting, although this may be increased by the improvement of links to Birmingham and other inter-urban routes.

The pre-submission Local Plan explicitly requires development to make an efficient use of land. By focusing development in the Borough's centres and promoting employment uses on existing employment sites, the pre-submission Local Plan will help to promote the reuse of previously developed land and reduce the use of greenfield land and agricultural land, thereby indirectly helping to protect soils. An efficient use of land will be supported by the requirement for medium-high density development. The emphasis in Tamworth has been to bring forward as

much brownfield land as possible for development, nevertheless over three quarters of the area of the allocated new employment sites are on greenfield land.

The pre-submission Local Plan explicitly requires the protection of biodiversity and geodiversity, and promotes opportunities to enhance biodiversity through habitat creation and restoration. It also requires development to create and reinforce links between existing biodiversity sites and with semi-natural habitats. By requiring the protection and enhancement of open spaces and green infrastructure including network features, the pre-submission Local Plan may help to conserve and enhance biodiversity and ecological networks, but this is dependent on the quality of the open spaces and the nature of any enhancement work.

The pre-submission Local Plan addresses flood risk by requiring proposals for development in flood risk areas to provide a Flood Risk Assessment and to include mitigation measures. Development will be resisted in these areas where appropriate and necessary and the Plan states that development will be expected to be located outside areas at high risk of flooding. Development must not increase the risk of flooding elsewhere and policy is included to manage and reduce flood risk. Site allocations require flood risk to be assessed and appropriately managed to reduce risk.

The pre-submission Local Plan explicitly requires the protection of water quality and requires the quality of canals and rivers to be enhanced. The enhancement of blue infrastructure will help to support this policy. Air quality will be protected and enhanced by promotion of sustainable transport infrastructure. Improving junctions on the A5 may help to increase the flow of traffic at these junctions, which may help to reduce air pollution or may increase it if traffic levels rise as a result. By requiring the protection and enhancement of biodiversity, the pre-submission Local Plan is likely to contribute to the improvement of environmental quality in relation to air, water and land. It may also make a contribution to reducing noise through the protection and enhancement of open spaces and reducing reliance on the private car.

8.2.2 Mitigation

The following recommendations have been made for changes to the vision and policies in order to mitigate predicted adverse effects of the pre-submission Local Plan, or to capitalise on opportunities for benefits. All these recommendations have been taken on board and incorporated into the pre-submission Local Plan.

Table 8.2: Mitigation recommendations

Policy	Recommended mitigation
Vision	Extend the aim to achieve safer living conditions to new housing development. Include a commitment to conserving and enhancing biodiversity and geodiversity in the vision. Include a commitment to reduce flood risk and promote climate change mitigation and adaptation. Include a commitment to promoting the efficient use of resources. Include a clearer commitment to improving the quality of the environment across the Borough. Include a commitment to promoting sustainable modes of transport. Include a commitment to improving infrastructure for sustainable transport modes.
HG2	Include a requirement for sustainable urban extensions to be designed for safety.

- SU1 Require developments to incorporate measures to reduce flood risk where there are appropriate opportunities.
 Promote energy efficiency measures in retro-fitting of existing development.
 Include supporting text to indicate how the efficient use of land is to be achieved.
- SU4 Require developments to capitalise on opportunities for creating/protecting accessible recreational green space.
 Require developments to capitalise on opportunities for improvement in biodiversity value.
- SU7 Include a focus on areas of deprivation to address the needs of deprived areas for access to sport and recreation facilities.
- EN3 Include requirements to support informal recreation in open spaces where appropriate.
 Promote opportunities to increase connectivity of open spaces and secure biodiversity gains.
 Promote opportunities to use open space provision to reduce flood risk.
 Require measures to promote walking and cycling in open spaces, through provision of infrastructure, improved connectivity and safety measures.
- EN6 Require regard to be had to the findings of the Extensive Urban Survey.

8.3 **COMPATIBILITY CHECK OF OBJECTIVES**

Government guidance recommends that the SA should undertake a compatibility analysis between the objectives of the pre-submission Local Plan and the SA appraisal objectives. This has been done and the results are set out in Table 8.4 below.

The purpose of this exercise is to determine whether the objectives of the pre-submission Local Plan will contribute to sustainable development, and to identify any potential incompatibilities between the objectives of the Plan and sustainable development policy objectives. To do this, the Plan objectives have been compared with each of the SA appraisal objectives and an assessment made of the likelihood that the pre-submission Local Plan will contribute to the achievement of each objective for sustainable development.

Table 8.3: Strategic spatial objectives of pre-submission Local Plan

SP1	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.
SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town’s tourism and cultural offer, thus creating a positive image for the borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP4	To facilitate the provision of convenient and accessible services and community infrastructure across the Borough, particularly in the most deprived neighbourhoods where initiatives that provide additional support, information and services to residents will be encouraged and supported.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of

	Tamworth residents.
SP6	To ensure that appropriate infrastructure, including ICT, is in place to support the delivery of development across the borough.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified need and link neighbourhoods to each other and the wider countryside.
SP8	To protect and enhance statutory and non-statutory areas of nature conservation, ecological networks and landscape value on the doorstep of Tamworth residents, for their biodiversity, geological, historical and visual value and for the opportunities they provide for education and leisure.
SP9	To protect and enhance historic assets by ensuring that proposals for change respect the historic character of the borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small-scale and domestic character using a blend of traditional and innovative design techniques.
SP11	To minimise the causes and adapt to the effects of climate change by encouraging high standards of energy efficiency, sustainable use of resources and use of low carbon/renewable energy technologies.
SP12	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.

Table 8.4: Compatibility of strategic spatial objectives with SA objectives

SA Objective	Strategic Spatial Priorities											
	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12
1.					✓					✓	✓	
2.	✓	✓										
3.			✓	✓								
4.				✓								
5.			✓	✓								
6.							✓	✓				✓
7.		✓								✓		
8.		✓	✓									✓
9.									✓			
10.		✓			✓		✓	✓	✓	✓		✓
11.							✓	✓			✓	
12.							?	?			?	
13.											✓	
14.					?					?	✓	
15.							?	✓		?		✓
16.		✓							✓			✓
17.	✓	✓	✓	✓		✓	✓			✓		✓
18.		✓	✓			✓	✓					✓

No incompatibilities between SA objectives and the Strategic Spatial Objectives were found. Almost all the SA objectives were addressed in the Strategic Spatial Objectives, ensuring that the pre-submission Local Plan will support the SA objectives. Only in the case of the objective to minimise flood risk was there no clear indication that this would be a priority for the Local Plan. Strategic Spatial Objectives SP7, SP8 and SP11 may indirectly contribute to reducing flood risk, but there is no explicit objective to do so. Objective SP11 seeks to minimise the causes and adapt to the effects of climate change, and this could be enhanced by including a reference to the need to minimise flood risk, particularly as it is a significant issue for Tamworth.

9 HISTORY OF THE SELECTION AND EVOLUTION OF OPTIONS

9.1 INTRODUCTION

Tamworth Borough Council has been in the process of developing its Local Plan since 2008. Over the intervening time, a number of stages have been carried out, beginning with the identification of spatial options in 2008, the selection of preferred options in 2009, development of a proposed spatial strategy later in 2009, the identification of options for delivering housing growth in 2011 and a pre-submission publication of the Local Plan in 2012. Then in 2013 the Council withdrew its draft Local Plan on the recommendations of an Inspector.

Following this withdrawal, the Council has been developing a new Local Plan with new sets of options. These are described in Section 10 of this report. The remainder of this section describes the earlier development and evolution of options under the withdrawn Local Plan.

9.2 ISSUES AND OPTIONS REPORT 2008

In March 2008, Tamworth Borough Council produced an Issues and Options Report¹⁶ which set out four spatial options for delivering future development. The Council also conducted an Initial Sustainability Appraisal of the four spatial options, the report of which was made available alongside the Issues and Options Report. The Initial Sustainability Appraisal assessed the social, economic and environmental impacts of the spatial options, and helped to compare the relative strengths and weaknesses of each option.

Option 1: Urban Containment & Regeneration

Within the urban area there are a range of sites that are considered to be potentially suitable for housing and employment development. Selective redevelopment and office provision would be the focus of town centre renewal. This option assumed that Anker Valley can deliver 800 units.

Option 2: Urban Containment and Anker Valley Intensification

The Housing Land Availability Assessment identified that by taking the existing Anker Valley Local Plan allocation, densities could be increased to fully accommodate the remaining requirement. Employment requirements would be met on a mixture of sites within the urban area following the outcome of further work. Selective redevelopment and office provision would be the focus of town centre renewal.

Option 3: Greenfield Urban Extensions

This option sought to locate housing on a greenfield site to the north of the town by extending the existing Anker Valley Local Plan allocation. Employment would be located on greenfield sites in and adjacent to existing employment areas close to the A5. Selective redevelopment and office provision will be the focus of town centre renewal.

Option 4: Greenfield and Green Belt Urban Extensions

This option sought to locate housing on green belt sites to the south of the town in the Dosthill

¹⁶ Tamworth Core Strategy Development Plan Document 2006-2026 Issues and Options Report, Tamworth Borough Council, March 2008

and Hockley areas. This option assumed that the existing 800 units allocated at Anker Valley could be delivered. Employment would be located on greenfield sites in and adjacent to existing employment areas close to the A5. Selective redevelopment and office provision would be the focus of town centre renewal. The option assumed that green belt release may be appropriate in exceptional circumstances.

Table 9.1: Reason for selection of options

Option	Reason for selection of option	Sustainability Appraisal comments
Option 1: Urban Containment & Regeneration	This option had the most potential for the urban area to remain compact. It could deliver growth in areas that need regeneration, and housing and employment would be provided in accessible locations. The town centre would be improved through selective redevelopment and increased business confidence. However this option may lead to a loss of green spaces, reducing biodiversity and limiting opportunities for healthy living. Residential amenity could be reduced and congestion could get worse, particularly around Ventura as people try to access retail facilities.	Positive impacts include minimal urban expansion and ability to utilise existing and planned services and facilities. Development would assist in reducing deprivation and would minimise flood risk by not significantly adding to the amount of impermeable surfaces. Town centre renewal would be achieved and it would reduce the need to travel and utilise existing transport infrastructure. The main negative impact was the limited ability to provide housing needs and to provide a range of employment sites due to constraints on the size and shape of some brownfield sites. There could also be greater pressure to develop urban green spaces and a similar negative impact on the historic environment.
Option 2: Urban Containment and Anker Valley Intensification	This option has the potential for the town to remain compact. Whilst this option would involve the loss of greenfield land, it would prevent further greenfield release and sought to efficiently develop an existing site. It can deliver growth in areas that need regeneration. Housing, employment and town centre facilities would be provided in accessible locations. The scale of the development would ensure the incorporation of appropriate facilities and a mix of housing. The proximity of the development to the open countryside would provide opportunities for communities to be fit and healthy. There is potential to improve public transport to reduce car commuting to and from Tamworth.	Positive impacts include minimising urban expansion and making efficient use of available land. Some urban development would help to tackle deprivation, whilst more development in the Anker Valley would help to meet housing needs. The option should enable equal access to community services and facilities and achieve town centre renewal. Retaining a compact urban form would reduce the need to travel and would utilise existing infrastructure. Increased development at Anker Valley should enable consideration of energy efficient design at the outset. Negative impacts include increased flood risk in the Anker valley floodplain and limited scope to provide a range of employment sites.
Option 3: Greenfield Urban Extensions	This option is not about containment because it would lead to Tamworth spreading up to its boundary on greenfield sites. It would, however, deliver well-designed new communities with good access to facilities, the town centre and the countryside. It would do little to regenerate deprived parts of Tamworth and there would be issues surrounding infrastructure, particularly highways into and out of Tamworth from the north. There is	Option 3 offers greater scope to meet housing needs and to create a diverse and competitive economy. Town centre renewal would be achieved and there would be less pressure to develop urban green spaces. It would also ensure energy efficient design because of increased accommodation for development at Anker Valley. The negative impacts relate to additional greenfield land take and extending development further into the open

	<p>potential to improve public transport to reduce car commuting to and from Tamworth.</p>	<p>countryside. It does not represent such an efficient use of land and may increase flood risk in the Anker Valley floodplain. More development taking place away from the town centre and main urban area will increase the need to travel. There may be pressure on existing nature conservation sites and the character and setting of the Amington Hall conservation area and the listed buildings.</p>
<p>Option 4: Greenfield and Green Belt Urban Extensions</p>	<p>This option is not about containment because it would lead to Tamworth spreading into adjoining districts. It would, however, deliver well designed new communities with good access to facilities and the countryside. It would do little to regenerate deprived parts of Tamworth and there would be issues surrounding infrastructure, particularly highways in the Dosthill area and routes to and from the trunk roads and the town centre. There is potential to improve public transport to reduce car commuting to and from Tamworth.</p>	<p>Option 4 offers greater scope to meet housing needs, particularly in the south of the Borough and to create a diverse and competitive economy. Linked to this is the opportunity to improve services, facilities and infrastructure in the Dosthill, Wilnecote and Hockley areas, including bus services and rail improvements at Wilnecote Station. Town centre renewal will be achieved and there will be less pressure to develop on urban green spaces. The negative impacts of this option relate to additional greenfield land take and extending development further into the open countryside. A significant point is that the land outside the urban area in the south of the Borough is also in the green belt. Housing sites would be located further from the town centre, which implies additional travel needs, particularly with regards to increased car use.</p>

9.3 OPTIONS REPORT 2009

Following consultation on the Issues and Options Report, the Council produced an Options Report¹⁷ in February 2009 which identified the preferred spatial option for locating future development. The options which had been identified in the Issues and Options Report to facilitate growth brought a mixed response, from a range of representations such that no consensus was evident for any one option. The Options Report stated that, from a pragmatic point of view and having regard to the fact that it is generally accepted that Tamworth has limited opportunities to meet all new development requirements, there appeared to be only one common sense approach, and that was that considerations relating to development opportunities should be based on a sequential approach, having regard to viability and delivery issues.

The reasons for this preferred spatial option were given as follows. It was still government and regional policy that wherever possible previously used land should be brought into active use. Therefore consideration should first be given to urban containment. If this cannot be shown to deliver the growth requirements, then greenfield urban extensions should be considered. If there still remains a shortfall then the only other option within the Borough would be Green Belt. However, having regard to the status of the Green Belt at national and regional level, a robust case would have to be made to release Green Belt land within the Borough for development. If this could not be sustained and there was still a shortfall then the only option would be that the required development would have to be provided outside of the Borough.

The Options Report set out scenarios for the distribution of development as shown in the following table.

Table 9.2: The sequential approach to housing delivery

Option	Number of dwellings			Employment (ha)	Retail and offices (m ²)
	Anker Valley land is deliverable	Anker Valley is not deliverable	Green Belt land is not viable		
Urban containment	1950	1950	1950	33	65,000
Greenfield	950	0	0	9	0
Green belt	0	950	0	0	0
Outside Borough	0	0	950	0	0

The advantages of this approach were identified in the Options Report as:

- It focuses development in the established urban fabric of the Borough;
- It maximises the use of existing infrastructure;
- It supports regeneration opportunities; and

¹⁷ Tamworth Core Strategy Development Plan Document Options Report, Tamworth Borough Council, February 2009

- It accords with national and regional guidance in containing development in the urban area.

9.4 PROPOSED SPATIAL STRATEGY 2009

In October 2009, the Council published its proposed spatial strategy¹⁸. This stated that requirements for housing, employment and office development would be accommodated within the Borough boundary, through a combination of sensitive urban containment and greenfield extension, which take account of the best aspects of the Borough's heritage and biodiversity assets. As the heart of the Borough, the town centre would be the focus of mixed use regeneration and economic development. New retail growth would be accommodated through two strategic allocations. Office growth would also be accommodated and improvements made to the public realm in order to improve the quality of the visitor experience. There would be improved linkages to the out of town retail parks so that the two shopping areas are complementary to each other. Improvements would also be made to key gateways into the town centre. New housing to meet the needs of Tamworth residents in the short and medium term would be provided within the existing urban area, primarily on previously developed land and in the form of a sustainable urban extension in the Anker Valley as a strategic site. This development would deliver access improvements to the train station, town centre and the new Academy on the QEMS site and rest of the Learning Zone via the Anker Valley Link Road. In the longer term, sustainable sites outside the Borough boundary would be considered to meet Tamworth's needs.

9.4.1 Options for Housing Delivery

A Strategic Housing Land Availability Assessment identified a significant amount of land suitable for housing development. However, further work on availability and achievability was undertaken in the Tamworth Future Development and Infrastructure Study that identified capacity within the urban area for at least a further 400 dwellings that were confirmed as available and deliverable within the first 10 years of the plan. This left a residual requirement of a minimum of 918 units to be found from outside the urban area. The proposed spatial strategy was to seek between 900 and 1150 dwellings in the Anker Valley.

The preferred approach of Anker Valley and brownfield development would assist in regenerating the urban areas and was best placed to deliver the Vision. The Anker Valley proposal would internalise trips, provide services and facilities on site and improve accessibility to town centre as a key public transport node. The Anker Valley site has sustainability advantages due to its location close to key trip destinations, including Tamworth railway station. It is also within close proximity to local education facilities that are proposed for improvement through Staffordshire County Council's Building Schools for the Future programme. This preferred approach has been carried forward to the development of spatial housing options for the current version of the Local Plan (see section 10.2 of this report).

The reason other options were rejected were as follows:

- Contain development within the existing urban area. Whilst this could deliver positive

¹⁸ Tamworth Core Strategy Development Plan Document 2006-2026 Proposed Spatial Strategy, Tamworth Borough Council, October 2009

impacts such as utilising existing and planned services and facilities, it was considered that not enough deliverable sites had been identified to accommodate all of the required housing numbers. It would struggle to deliver the strategy of transport improvements including additional parking for station, public transport access to station for east of town and public transport access to Academy.

- Locate development to the South of the town on green belt. This scored less well in the Tamworth Future Development and Infrastructure Study appraisal of sustainability than the Anker Valley option. This area is furthest from the town centre, and there are fewer opportunities for accessing the town centre by sustainable modes of travel. It would be unlikely to have a significant positive impact on regeneration of the town centre. It would struggle to deliver the strategy of transport improvements including additional parking for the station, public transport access to station for east of the town and public transport access to the Academy.

9.4.2 Options for Employment Land Delivery

The Proposed Spatial Strategy also identified a preferred option for the location of employment sites. The Council would provide 42 ha of new employment land through new sites and redevelopment of existing employment areas to meet its requirement. New employment land would be provided at the following locations:

- Bitterscote North (6.35 ha)
- Bitterscote South (9.7 ha)
- M42 Junction (3.34 ha)
- Amington Employment Area (0.6 ha)
- Tame Valley Employment Area (0.4 ha)

The remaining requirement would be met on redevelopment of existing employment areas.

The preferred approach will provide opportunities for employment growth and strengthening the local economy. It will also provide a balance of using previously developed land. The preferred option has informed the redrafted policy on Sustainable Economic Growth, although the amount of land required has been updated by a later Stage 2 Employment Land Review (see Section 9.4 of this report), and the list of identified sites has also been updated to reflect the changing availability of sites.

The reason other options were rejected were as follows:

- 1. All new employment development on new sites. This could have a negative impact on existing estates as there would be no focus to redevelop land that is performing poorly. This could lead to an unsustainable form of development which would require significant investment in new infrastructure.
- 2. All new employment development on existing employment sites. Whilst this would make best use of previously developed land, it is unlikely to be deliverable over the plan period. In some cases it may not be viable at present to redevelop smaller parcels of land and land assembly may be required which would take time.

9.4.3 Policy options

The Proposed Spatial Strategy also identified a number of options for approaches to the policies within the Plan.

Table 9.3: Reasons for selecting or rejecting policy options

Policy area	Preferred and rejected options	Reason for selecting or rejecting option
Local centres	<i>Preferred option</i> The Council will protect the network of existing local centres from changes of use that would result in the loss of A1 convenience retail units.	Local centres play a vital role, not only as places to shop but because they provide the opportunity for a wide range of services to be delivered locally in places that are accessible by a choice of means of transport. They are particularly important in deprived neighbourhoods and areas with low levels of car ownership as residents can access basic services within walking or cycling distance or by public transport.
	<i>Rejected option</i> Provide no protection to local and neighbourhood centres.	This would not provide support for retaining services and facilities for neighbourhoods and could lead to a loss of services and facilities.
Green space	<i>Preferred option</i> The Council will protect and support a diverse and multi-functional network of green space and waterscape	There are widespread local deficiencies in all types of open space and therefore the Council must protect as much existing provision as possible. Furthermore the evidence suggests that accessibility to existing open space requires improving, including better signage to raise public awareness.
	<i>Rejected option</i> Provide no protection for green space, sport and recreation.	This could lead to a reduction in the quality and quantity of green space, sport and recreation which could impact on healthy and active communities.
Sport and recreation	<i>Preferred option</i> The Council will promote and provide an appropriate network of high quality accessible sport and recreation facilities that meet the needs of Tamworth's current and future population. This would be achieved in part by: <ul style="list-style-type: none"> • Allocating a site for a new multi-purpose community sports centre available at an accessible location towards the east of the Borough in close proximity to deprived neighbourhoods. • Safeguarding all existing sport and recreational facilities, including playing pitches, from loss or displacement to other uses where there is a proven and existing need. 	This will help to improve and enhance open space, sport and recreation facilities and biodiversity, and support the provision of convenient and accessible services and facilities.
	<i>Rejected option</i> An alternative location for a new community leisure centre.	This could lead to a less sustainable form of development as it could be less accessible to a greater number of people.
Design	<i>Preferred option</i>	The policy aims to raise the standard of new development by ensuring that

	New development should be designed to a high standard and contribute to the creation of a high quality sustainable environment that will improve the image of the Borough.	developers take into consideration the principles of sustainable design. In doing so, Tamworth will become a town that is recognised for its high quality town centre and surrounding neighbourhoods. High quality sustainable design will attract investment and visitors and create a satisfying place to live.
	<i>Rejected option 1</i> Rely on national policy and best practice, do not have a local policy	National policy provides excellent key principles but does not allow for local circumstances. In order to provide meaningful policies it is essential to base policy on local characteristics.
	<i>Rejected option 2</i> Set specific design standards including Building for Life and Lifetime Homes	These schemes present criteria for new development that take into account physical, social and environmental considerations. It is not considered necessary to require adherence to the schemes themselves, and the principles can be conveyed in broader policy criteria. They only apply to housing.
Heritage	<i>Preferred option</i> The Council will safeguard and promote enhancement of historic assets and the character and setting of areas of acknowledged importance, including statutorily and locally listed buildings, conservation areas, scheduled ancient monuments and archaeological remains.	This policy seeks to ensure that sites and areas of significant heritage value are safeguarded for the future and where possible enhanced, as part of wider regeneration proposals. Conservation areas, statutorily listed buildings and scheduled monuments are already protected by legislation and there is therefore only a need to introduce policy for issues that are not covered by legislation or higher level policy that have been identified as locally important.
	<i>Rejected option</i> Rely on national policy, do not have a local policy	National policy can only provide very broad guiding principles and requires local planning authorities to draft local policies to deal with local circumstances.
Conservation areas	<i>Preferred option</i> Development within or affecting the setting of a conservation area will only be permitted where it preserves or enhances the special character and appearance of the Borough's conservation areas, as defined in the conservation area character appraisals.	This policy seeks to preserve and enhance the special character as defined in the character appraisals, through sensitive development, enhancement projects and appropriate management. The Council is committed to preparing a management plan for each conservation area to identify the best way of preserving and enhancing their special character.
	<i>Rejected option 1</i> Rely on national policy, do not have a local policy	National policy can only provide very broad guiding principles. If the Council anticipates a need to act in a specific way to respond to local circumstances national policy would not provide sufficient detail to guide this in a meaningful way. Local policies would enable this local interpretation to be provided.
	<i>Rejected option 2</i> Have the same policy for all conservation areas	The conservation area character appraisals have defined what is special and locally distinctive about Tamworth's conservation areas. Each conservation area is distinctly different in origin, character, appearance and current use and the application of a standard policy for all of them would be inappropriate. It would not enable the Council to use a different approach to development or management if a conservation

		area demanded it. The town centre conservation areas in particular are subject to most pressure for change and would benefit from specific guiding principles.
Sustainable resource management and climate change	<p><i>Preferred option</i></p> <p>The Council will actively promote development which utilises resources in an efficient and sustainable way. New development will need to demonstrate:</p> <ul style="list-style-type: none"> • Efficient use of land and buildings; • High standards of energy efficiency; • High water efficiency standards and conservation by requiring new homes to meet or exceed the Code for Sustainable Homes and offices to meet the BREEAM offices scale. • Reduces the consumption and use of energy, particularly from non-renewable resources by ensuring that all new homes meet at least the national and regional targets set out in the Code for Sustainable Homes for 2010, 2013 and 2016; • Considers opportunities to incorporate renewable energy sources appropriate to the Borough; • Minimises impact on drainage systems, using appropriate SUDS where practical. <p>In addition, development will be required to contribute towards the Tamworth Waste Strategy through maximising sustainable and renewable resources providing site waste management plans as appropriate and incorporating suitably located on site facilities.</p>	This will have a positive impact on the local economy by promoting the use of local labour. It will reduce impact of development by promoting energy efficient buildings and a sustainable living environment. It will preserve valuable biodiversity and heritage assets. Reducing the amount of waste will help to minimise the impact of new development on the environment and will safeguard the Borough's natural, built and historic assets.
	<p><i>Rejected option 1</i></p> <p>Set specific standards</p>	No evidence to support this.
	<p><i>Rejected option 2</i></p> <p>Rely on national policy, do not have a local policy</p>	National policy states that design and layout of new development should support sustainable waste management. The Core Strategy is well placed to do this at a local level.
Minerals safeguarding	<p><i>Preferred option</i></p> <p>When considering proposals for non-mineral development, the Council will have regard to strategic mineral</p>	Local mineral resources are important to the local economy and safeguarding mineral reserves will contribute towards maintaining construction materials and jobs.

	allocations, mineral safeguarding areas and mineral consultation areas in order to avoid sterilisation of these resources. Consideration will also be given to mineral resources with cross boundary implications.	
	<i>Rejected option</i> Rely on national policy and Staffordshire Minerals Core Strategy, do not have a local policy.	This would be contrary to national policy as districts need to make reference to mineral safeguarding areas and should include mineral safeguarding policies in their development plan documents.
Sustainable transport	<i>Preferred option</i> The Borough Council will seek to improve the sustainability of Tamworth, improve accessibility to and between communities, services, facilities and employment opportunities through working in partnership to encourage sustainable development and promoting 'Smarter Travel Choices' including: <ul style="list-style-type: none"> • Ensuring the construction of the Anker Valley Link Road and the Amington Link Road; • Ensuring the construction of a park and ride facility as part of the Anker Valley development • Seek to reduce congestion around the town centre and the Ventura and Jolly Sailor Retail Parks by promoting and encouraging use of improved sustainable transport links between them and to the wider town • Promote integrated, safe, secure and convenient transport networks including cycleway and footways • Promote measures that make best of use of the existing transport network • Secure highway improvements to accommodate residual traffic • Require new developments to produce travel plans • Improving sustainable transport choices from Tamworth to Drayton Manor Park through joint working 	The policy will assist in reducing congestion and increasing the level of use of more sustainable forms of travel. It will assist in making local neighbourhoods more attractive and safe.
	<i>Rejected option</i>	Whilst it would be desirable to make improvements to rail and bus services and to

	A public transport only strategy	encourage cycling and walking, the high level of investment required and the lack of public funding makes delivery difficult.
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In all policy areas in the above table except two, the preferred option has been carried forward into the development of policy in the current Local Plan. The two preferred options which have changed slightly are in the areas of sport and recreation and sustainable transport, as follows:

- The current policy on sport and recreation does not specify that the new community sports centre should be provided in the east of the Borough. The reason for this is that the Council seeks to deliver a sports centre in a location accessible for all, not just for those in the east of the Borough. There are no sites currently available and therefore the policy is not specific about the exact location.
- The policy on sustainable transport does not require the construction of the Anker Valley Link Road, the Amington Link Road, a park and ride facility as part of the Anker Valley development, nor does it seek to reduce congestion around the town centre and the Ventura and Jolly Sailor Retail Parks. The reasons for this are a) the Anker Valley Link Road would not be viable for the amount of housing that could be delivered; b) work has already been carried out by Staffordshire County Council to address congestion around the retail parks; and c) Anker Valley development would include measures to alleviate congestion in the town centre.

9.5 FURTHER HOUSING OPTIONS 2011

In February 2011, the Council produced a consultation paper on housing policy¹⁹. This set out a policy for housing delivery which stated that a minimum of 900 dwellings will be provided as a sustainable urban neighbourhood to the north east of the town centre in the Anker Valley. The remaining will be provided within the existing urban area. In addition, the policy proposed that the Council would work closely with neighbouring authorities to ensure if further housing is required to meet Tamworth's needs that this is planned in the most sustainable location and that the infrastructure needs arising from that development within Tamworth are identified and provided for. Development to meet Tamworth's needs in neighbouring authorities could be met in identified broad locations to the east of the town or to the north of the town as part of the sustainable urban neighbourhood in the Anker Valley.

The Tamworth Future Development and Infrastructure Study²⁰, carried out jointly with Lichfield District and North Warwickshire Borough Councils, examined options for delivering a further 900 dwellings outside the urban area. In identifying options, the Study also took into account the need to provide for a further 600 dwellings which represented a 20% flexibility allowance.

In order to define potential growth options, the following considerations have been taken into account:

- The amount of land required to accommodate identifiable future dwelling requirements;
- The sequential approach to the location of strategic growth defined in Tamworth Borough Council's draft Core Strategy Options Document;
- The existence of key environmental constraints to provide an initial sieve of potential site

¹⁹ Tamworth Core Strategy Development Plan Document 2006-2026 Housing Policy Consultation, Tamworth Borough Council, February 2011

²⁰ Tamworth Future Development and Infrastructure Study, Drivers Jonas, July 2009

- options; and
- Sites identified in existing / emerging SHLAAs relating to the study area.

Based on the above, a total of seven potential growth options were identified, two in Tamworth and the remainder in Lichfield and North Warwickshire. For the purposes of the study, the consultants sought to identify options which reflect the range of potential strategic approaches to the location of development outside of the urban area of Tamworth put forward in the Core Strategy Option Document.

The following options were identified by the study:

- Growth Option A – Land North of Tamworth Urban Area (Anker Valley) (in Tamworth)
- Growth Option B - Land South of Tamworth Urban Area (Green Belt) (in Tamworth)
- Growth Option C - Land North of Anker Valley (in Lichfield)
- Growth Option D- Land West of Polesworth (in North Warwickshire)
- Growth Option E - Land Between Stoneydelph and M42 (in North Warwickshire)
- Growth Option F- Land at Mile Oak (in Lichfield)
- Growth Option G: Land North of Perrycrofts (in Lichfield)

When assessed against both the current situation and that which could exist following the provision of appropriate physical and community infrastructure improvements, Option E performed the best, followed by Option F. Sites to the north of the Tamworth Urban Area generally performed less well by comparison, particularly against highways capacity and impact criteria. The poorest performing option was that to the south of the urban area (comprising of land west of Tamworth Road and land South of Hockley). The weaker performance of this option is largely driven by its relatively low performance against environmental protection and deliverability considerations.

It was considered that the Anker Valley option was the most sustainable option within the Borough boundary to deliver the Spatial Objectives for the town, providing that the necessary infrastructure and linkages are delivered. These are required to ensure the necessary infrastructure is in place to serve the development as a whole and that the development contributes to creating sustainable inclusive communities. Development in this location will enable the provision of a park and ride facility which is accessible for a significant part of the town and provides a sustainable link to the Learning Zone and town centre. This will reduce congestion to the north of the town centre. A sustainable urban neighbourhood that seeks to maximise internal trips by providing services and facilities, and by having a high degree of public transport accessibility will minimise travel by the private car and minimise congestion.

Of the other options identified in the Joint Study, land to the east of the Tamworth urban area and west of the M42 was considered to be the most sustainable location to meet Tamworth's needs. Land east of the M42 was also considered to have sustainability benefits as was land at Mile Oak and land North of the Anker Valley which all performed similarly. However, land at Mile Oak is within the green belt and Lichfield District Council indicated that this would not be a preferred option. Lichfield District Council indicated that 400 houses could be built in Fazeley, which is part of the Tamworth Housing Market Area and could further meet Tamworth's needs. If further land is required to meet Tamworth's needs, the most appropriate locations would either be to the east of Tamworth or to the north, particularly if the appropriate links to Anker

Valley were made. The 2010 Annual Monitoring Report identified a housing supply in excess of 9 years within Tamworth and therefore future growth in neighbouring authorities is not expected to be required until after 2020.

The preferred option is to prioritise development within Tamworth urban area and the on the Anker Valley allocation, and to pursue discussions with neighbouring authorities subsequently to deliver housing to meet Tamworth's needs in Lichfield and North Warwickshire at a later date. This option has been carried forward to the current version of the Local Plan, and has informed the development of the spatial housing options described in Section 9.2 of this SA Report.

However, the spatial housing options in the current Local Plan progressed the options from the Transport and Infrastructure Study and developed them to reflect changing circumstances. In particular, it did not consider sites outside of the Borough, and it included some additional sites within the Borough that have since been proposed for development. This is because the pressure for new housing development has increased. Furthermore, the National Planning Policy Framework (NPPF) requires the Council to maximise opportunities within its own boundary, while balancing policy considerations and the objectives of the NPPF. The reasons for consideration of these additional sites within the spatial options are described in Section 9.2.1 of this report.

9.6 PRE-SUBMISSION LOCAL PLAN 2012

In June 2012, the Council published the Pre-Submission version of the Local Plan 2008-2028. The preferred options set out in this document were:

- To seek delivery of 5500 new dwellings, of which 4500 would be delivered in the urban area and Anker Valley, and 1000 would be sought outside of the Borough;
- To seek a minimum of 36 hectares of additional employment land
- The Strategic Employment Areas comprised the following;
 - Bitterscote (Bonehill Road, CardinalPoint, BitterscoteSouth)
 - Tame Valley Employment Area (Hedging Lane, Two Gates, Tame Valley Industrial Estate)
 - Amington Employment Area
 - Lichfield Road Employment Area
 - Centurion Park Employment Area
 - Relay Park Employment Area

The reduction in the amount of employment land sought and the sites identified were in response to the Employment Land Review published by the Council in January 2012.

9.7 SUMMARY OF EVOLUTION OF HOUSING REQUIREMENT

From the Issues and Options stage in 2008 through to the Housing Policy Consultation in 2011, each stage of the development of the Local Plan has identified a housing requirement of 2900 new dwellings to be provided within the Borough. This figure was taken from the (now withdrawn) Regional Spatial Strategy, although the Issues and Options Report in 2008 noted that there may be a need to accommodate higher levels of growth and predicted that there may be a need to accommodate 5500 new homes.

The 2900 target for new dwellings within the Borough was carried through from the Issues and Options Report, to the Proposed Spatial Strategy in 2009, and to the Housing Options Consultation in 2011.

The Pre-Submission Local Plan published in 2012 identified a housing requirement of 5500 new homes, of which 4500 would be delivered within the Borough and 1000 would be sought outside of the Borough. The reason for this was in response to the Southern Staffordshire Districts Housing Needs Study published in 2012, which concluded that the dwellings requirements for Tamworth range between 5,280 and 5,830 dwellings. The Pre-Submission Local Plan took a mid-point of these figures annualised over the course of the plan period which equated to an overall need of 5,500 dwellings.

The current (2014) version of the Local Plan retains this assessment of the housing requirement as 5500 new dwellings, but as the Plan period has now been extended to 2031 the objectively assessed need is therefore 6,250 dwellings.

Table 9.4: Summary of Evolution of Housing Requirement and Spatial Strategy

Stage in Local Plan process	Housing requirement and strategy	Reason for choice of housing requirement and strategy
Issues and Options Paper 2008	Plan for 2900 new dwellings	Figure taken from Regional Spatial Strategy
Options Report 2009	Plan for 2900 new dwellings, with a sequential approach to locating housing: urban containment followed by greenfield development.	It was still government and regional policy that wherever possible previously used land should be brought into active use. Therefore consideration should first be given to urban containment. If this cannot be shown to deliver the growth requirements, then greenfield urban extensions should be considered. If there still remains a shortfall then the only other option within the Borough would be Green Belt. To meet any remaining shortfall, the only option would be that development would have to be provided outside of the Borough.
Proposed Spatial Strategy	Plan for at least 2900 new dwellings, with brownfield development within the town and greenfield development at Anker Valley.	This would assist in regenerating the urban areas and was best placed to deliver the Vision. The Anker Valley proposal would internalise trips, provide services and facilities on site, improve accessibility to the town centre, is close to key trip destinations, is close to proposed local education facilities.
Further Housing Options 2011	Plan for at least 2900 new dwellings, providing a minimum of 900 at Anker Valley and the remainder within the urban area. Any further required housing will be provided	The Anker Valley site was the most sustainable option within the Borough boundary, providing that the necessary infrastructure and linkages are delivered. It would enable the provision of a Park and Ride facility, would

Stage in Local Plan process	Housing requirement and strategy	Reason for choice of housing requirement and strategy
	outside the Borough.	maximise internal trips and would reduce congestion.
Pre-Submission Local Plan 2012	Seek delivery of 5500 new dwellings, of which 4500 would be delivered in the urban area and Anker Valley and 1000 would be sought outside the Borough.	Increase of housing requirement was in response to the Southern Staffordshire District Housing Needs Study published in 2012, taking the mid-point of a range recommended by the study.

10 APPRAISAL OF OPTIONS

10.1 INTRODUCTION

The SA is required to appraise the impacts of the pre-submission Local Plan and of reasonable alternatives to it. In developing the Local Plan, a number of different types of options have been considered. These fall into the following categories:

- Spatial options;
- Housing growth options;
- Employment scenarios;
- Affordable housing scenarios;
- Leisure centre options;
- Retail options.

Within each group of options or scenarios, several different options/scenarios have been developed. Each of these has been appraised against the SA objectives of the appraisal framework. A description of the options/scenarios, the reasons for selecting the alternatives dealt with and the findings of the appraisal are set out in the following sections.

10.2 SPATIAL OPTIONS

10.2.1 Description of Spatial Options

The following options have been developed as alternatives to the proposed spatial strategy. These spatial options select different combinations of sites to deliver the new housing development, resulting in different approaches to locating development around the Borough.

Option 1: Urban area and Anker Valley

This option was chosen as it was the proposed strategy within the withdrawn Local Plan and was in line with the adopted Local Plan. This option is the 'baseline' and subsequent options for appraisal are built on this.

Option 2: Urban area, Anker Valley and the Golf Course

This builds on option 1 and is seen as expanding the borough to the east. It was agreed at a Cabinet meeting of the Council in May 2013 to look at options of disposal for the Golf Course, one option being for housing development. Therefore this is a reasonable option to consider. The Golf Course is close to existing employment areas. It is removed from the Town Centre, but sustainable transport linkages have the potential to be improved.

Option 3: Urban area, Anker Valley and green belt locations

This is seen as expanding the borough to the south. Green belt has been considered as there is active promotion of some sites from landowners. The sites are detached from the town centre and no large employment areas are close by. There are biodiversity and geodiversity sites within the Green Belt, as well as landfill and mineral safeguarding sites and in many areas the

topography of the land would be very challenging to develop. A separate Green Belt review²¹ has been carried out which assesses the Tamworth Green Belt against the five purposes defined in the NPPF.

Option 4: Urban area, Anker Valley and Dunstall Lane

This is seen as expanding the borough to the west. Dunstall Lane has historic planning permission for employment use that was implemented but never completed. The NPPF states that employment land not coming forward should be considered for future housing options. This area is close to existing employment areas, retail destination and the town centre. Sustainable transport linkages have the potential to be improved by utilising existing public rights of way, cycle ways and making best use of the bus service serving the nearby retail parks.

Option 5: Urban area, Anker Valley and Coton Lane

This is seen as expanding the borough to the north west. Coton Lane is a site actively promoted and would fill the urban area to the Borough boundary. It would allow for housing development which is close to existing employment areas and also close to the town centre.

Option 6: Urban area, Anker Valley, Golf Course, green belt site, Dunstall Lane and Coton Lane

This is seen as expanding the borough in all directions.

Option 7: Urban area, Anker Valley, Golf Course, Dunstall Lane and Coton Lane

This option would retain the green belt. The Green Belt Review (2014) showed that there were no exceptional circumstances to release the Green Belt for development. The Site Selection technical paper showed that the infrastructure requirements on green belt sites are high. In addition to this other sites are better located in relation to employment areas and the town centre. The green belt sites generally performed relatively poorly in the appraisal of sites.

The options are summarised in the following table.

Table 10.1: Summary of spatial options

Spatial option	Sites to deliver option	Approximate capacity
1	Urban area and Anker Valley	900
2	Urban area, Anker Valley, golf course	2000
3	Urban area, Anker Valley, green belt sites	1800
4	Urban area, Anker Valley, Dunstall Lane	1600
5	Urban area, Anker Valley, Coton Lane	1090
6	Urban area, Anker Valley, golf course, Dunstall Lane, Coton Lane, green belt sites	3790
7	Urban area, Anker Valley, golf course, Dunstall Lane, Coton Lane	2890

The SA has not assessed the likely impact of providing housing to meet Tamworth’s needs on sites outside of the Borough. The consideration and appraisal of sites to meet Tamworth’s needs outside of the Borough is the responsibility of neighbouring local authorities and any identified sites should be allocated and appraised within the neighbouring Local Plans. This has

²¹ Green Belt Review 2014, Tamworth Borough Council

happened in Lichfield (see section 10.1.2 of this report). North Warwickshire has, to date, not identified or allocated any site to meet Tamworth's needs. However, through the SA of their respective Local Plans the requirement to meet housing needs arising from Tamworth has been assessed.

10.2.2 Description of Effects of Spatial Options

All options will result in the permanent loss of greenfield agricultural land, and some will mean the loss of green belt land, both of which are likely to affect the setting of Tamworth. Options 1, 4 and 5 would minimise the impact on landscapes.

Biodiversity is likely to be adversely affected by development. The greater the land-take, the greater the pressure on biodiversity, both through habitat loss and through the effects of human activity on habitats that are not lost. All the SUE sites have constraints and have the potential for adverse impacts on biodiversity. The green belt sites have particularly significant biodiversity constraints, therefore options 3 and 6 perform particularly poorly on biodiversity.

Loss of greenfield land could also contribute to adverse effects on flood risk, by reducing the area of permeable land in Tamworth and increasing the rate of run-off from the land. With increasing land-take, it is possible that with development of more sites, adverse effects on flood risk could be experienced, but there is no data to judge this with any degree of certainty.

The development of the golf course site would involve the loss of formal recreational facilities, which does not support the objective of promoting active lifestyles. However as the decision to close and dispose of the golf course has been made, this loss is inevitable and the facilities will be lost regardless.

The higher the housing numbers, the more possible it becomes that adverse impacts will be seen on historic assets, particularly the setting of assets if not the assets themselves. There are opportunities to enhance historic assets in the urban area, but the Dunstall Lane site has the potential for adverse impacts on designated and undesignated historic assets, and the golf course has the potential for adverse impacts on undesignated industrial period assets (the Amington Colliery complex, a disused brick works site, the line of the Amington and Glascoate Colliery Railway and the line of the Coventry Canal). Options 1, 3 and 5 minimise the risk to historic assets.

Developing the green belt sites may risk further deterioration of air quality at the Dosthill Road/Watling Street junction because of the increased traffic using Dosthill Road. In addition, several of the SUE sites have the potential to affect known sewer flooding problems, and the green belt sites risk problems with capacity and pumping. For the green belt sites, major investment in water infrastructure is likely to be required. Options 1 and 5 present least risk of adverse environmental impacts while options 3 and 6 present the greatest.

The more sites that are allocated on the edge of Tamworth, the more this would lead to increased travel distances to access town centre facilities and services. Delivery of high levels of housing growth is also likely to increase the need for out-commuting. Option 6 performs least well in terms of reducing the need to travel. The green belt sites are likely to increase congestion on the A51 and a new road may be required to address this.

None of the options would deliver Tamworth's identified need for affordable housing. There is a slight difference between the options in that the higher the overall level of housing growth the more affordable housing would be provided, but the difference between the options is minimal and none of the options is significantly better than any others. The higher the overall level of housing growth, the more progress would be made towards meeting Tamworth's overall level of housing need.

10.3 HOUSING GROWTH OPTIONS

10.3.1 Description of Housing Growth Options

Consultancy firm Nathaniel Lichfield & Partners (NLP) was appointed by the three southern Staffordshire Councils of Cannock Chase District, Lichfield District and Tamworth Borough to undertake a study into the future population, household projections and housing needs of the area.

The purpose of the study was to set out the potential scale of future housing requirements in the three local authorities, based upon a range of housing, economic and demographic factors, trends and forecasts. This sought to provide the Councils with evidence on the future housing requirements of their districts to help them plan for future growth and make informed policy choices through the development plan preparation process. NLP produced a report²² setting out the findings of the study in May 2012.

NLP developed a number of scenarios for future housing requirements according to three factors, which were agreed with the three Councils as follows:

- Demographic factors (Scenarios A-E) – what projections of natural change, migration and headship rates will mean for future levels of household growth;
- Employment-led factors (Scenarios F-H) – what levels of housing are needed to sustain different estimates of employment change; and,
- Policy/supply-led factors (Scenarios I-J) – how past trends of delivery are likely to be reflected in future household growth.

The report advised that the projected housing need for Tamworth fell within a range of 240 to 265 dwellings per annum.

In May 2013, NLP produced an update to the assessment of housing need for South Staffordshire²³. This tested the ongoing validity of the housing requirements identified in the original Southern Staffordshire Housing Needs study in the light of recently released demographic data and population projections. Having modelled the latest CLG household projections and related statistics on vacancy rates, unemployment and commuting, it considered that the original ranges of between 240-265 dwellings per annum for Tamworth remained within an acceptable margin of tolerance despite changes to the growth forecasts.

²² Southern Staffordshire Districts Housing Needs Study and SHMA Update Final Report, Nathaniel Lichfield and Partners, May 2012

²³ Implications of the 2011-based CLG Household Projections: Lichfield, Tamworth and Cannock Chase Housing Requirement Update, Nathaniel Lichfield and Partners, May 2013

The previous SA Report of February 2014 assessed the various housing growth scenarios which had been developed by NLP and set out in their report of May 2012.

New data was published by ONS in May 2014. This includes the 2012-based Sub-National Population projections, which replaces the 2011-based (interim) SNPP equivalents (published in September 2013). The latest projections are based on the 2012 mid-year population estimates published in June 2013 (which are themselves rolled forward from the 2011 mid-year population estimates and ultimately the 2011 Census) and a set of underlying demographic assumptions regarding fertility, mortality and migration, based on local trends. In response to the new data and the publication of the National Planning Practice Guidance on assessing housing need, NLP produced a further update to the assessment of housing need for South Staffordshire in July 2014²⁴. This updated the modelled housing growth scenarios and assessed their validity and robustness. Several of the scenarios were discounted in the analysis. The report concluded that the objectively assessed need for Tamworth falls within the range of 240 to 260 dwellings per annum.

The preferred option for the Tamworth pre-submission Local Plan is 6250 new dwellings over 25 years or 250 dwellings per annum. This represents the total housing need for Tamworth, not the target for the pre-submission Local Plan which is 4250 new dwellings within Tamworth Borough. The additional 2000 dwellings are to be sought outside the Borough.

The pre-submission Local Plan indicates that since 2006, there have been a total of 1,435 (net) new homes delivered, an additional 53 dwellings were under construction and there is a further 410 with planning permission as of 1 April 2013. This reduces the number of homes to be delivered by 2031 by 1,898.

In order to derive options to appraise, the SA has taken the top and bottom of the range recommended by NLP for Tamworth's objectively assessed need and also the preferred option in the Local Plan, which is also a mid-point between the top and bottom. It is not considered appropriate for the SA to continue to consider the updated housing growth scenarios set out by NLP in the July 2014 report as several of the scenarios have been discounted on the basis of validity or robustness. However these past assessments have been carried out and are available in the previous version of the Sustainability Appraisal. The options for housing growth taken forward for appraisal are therefore as follows.

Table 10.2: Housing growth options

Scenario	Dwellings per annum	Growth 2006-2031	Minus 1898	Difference from draft Plan
A	240	6000	4102	-250
B	260	6500	4602	+250
C	250	6250	4352	0

²⁴ South-east Staffordshire Housing Needs Study HEaDROOM Update Report, Nathaniel Lichfield and Partners, July 2014

10.3.2 Assumptions

The pre-submission Local Plan identifies a need for 2000 additional dwellings to be provided outside of Tamworth Borough to meet Tamworth's needs. According to the Lichfield Plan, 1000 dwellings are to be provided to the north of Tamworth, of which 500 are to meet Tamworth's needs. North Warwickshire's Local Plan states that 500 dwellings to meet Tamworth's needs will be provided within North Warwickshire, distributed across the borough. Both local plans are currently in examination and therefore these figures and locates are subject to possible change. It is therefore hoped that the further 1,000 dwellings to meet Tamworth's needs will be provided within either North Warwickshire, Lichfield or within the wider Greater Birmingham and Solihull Local Economic Partnership area (GBSLEP).

At this stage it is not known where any development over and above the target of 4,250 might be located within Tamworth. To meet additional housing needs above the pre-submission Local Plan's target for 4,250 dwellings, further land for development will need to be allocated. It is possible that the Dunstall Lane site might be extended or that the capacity of Anker Valley increased if a suitable transport package is proposed; a significantly less sustainable option would be to release land from the green belt. Therefore no assumptions can be made about the likely location of additional growth and the likely spatial impacts are uncertain.

It is further assumed that to meet a target set by option A which is lower than that in the pre-submission Local Plan, all sites will still be developed and the same quantity of housing would be sought in neighbouring authorities.

The following capacities have been assumed.

Table 10.3: Site capacities

Sites	Approximate capacities
Urban area	400
Anker Valley	500
Golf course sites	1100
Dunstall Lane sites	700
Green belt sites	900 – split between several sites

10.3.3 Summary of Findings

All the housing growth options would result in the permanent loss of greenfield and agricultural land. The higher the housing numbers the greater the area of greenfield land that will be lost. Delivering a higher target than in the pre-submission Local Plan may result in the loss of green belt land, which would affect the setting of Tamworth. There would be the same loss of accessible green space under each of the housing growth scenarios.

Loss of greenfield land could contribute to adverse effects on flood risk, by reducing the area of permeable land in Tamworth, Lichfield and North Warwickshire and increasing the rate of run-off from the land. However, the likelihood and significance of effects are uncertain. There are

various policies in the pre-submission Local Plan to mitigate flood risk, which will help to reduce the likelihood of any adverse effects.

Biodiversity is likely to be adversely affected by development. The higher the housing target, the greater the pressure on biodiversity, both through habitat loss and through the effects of human activity on habitats that are not lost. All the Sustainable Urban Extension sites have constraints and have the potential for adverse impacts on biodiversity. The green belt sites have particularly significant biodiversity constraints. There are various policies within the pre-submission Local Plan that address biodiversity impacts and promote enhancements where possible, which will help to reduce the likelihood of adverse effects.

The higher the housing numbers, the more possible it becomes that adverse impacts will be seen on historic assets, particularly the setting of assets if not the assets themselves. Historic landscapes may come under pressure for development with higher housing numbers, including one of the green belt sites.

With the highest housing growth option, it becomes more likely that major investment in water infrastructure will be required, and there is greater potential for adverse impacts on air quality.

Higher housing targets are likely to increase the need to travel because the additional growth could not be accommodated within the urban area. A higher housing target is also likely to increase the level of out-commuting.

None of the options would deliver Tamworth's identified need for affordable housing.

10.4 ECONOMIC SCENARIOS

10.4.1 Description of Economic Scenarios

Tamworth Borough Council commissioned Nathaniel Lichfield and Partners to undertake stage 2 of their Employment Land Review for the Borough. Stage 2 specifically looks at demand for new employment land. This Employment Land Review²⁵ developed a number of scenarios for demand, based on baseline data for Tamworth, local planning policy, past trends and economic aspirations. The following scenarios were developed.

- **Scenario 1) Experian Econometric Model Job Growth: Baseline**

The latest local area based econometric job forecasts were obtained for Tamworth Borough from Experian Business Strategies in September 2013. These are widely recognised as a valuable input and can indicate the broad scale and direction of economic growth in different sectors to help assess future employment space requirements. Experian's sub-regional economic model takes account of the existing economic structure of each Local Authority (broken down by economic sector) and the historical relationship between the regional performance of an industry and the performance observed at the Local Authority level. The forecasts of job growth by sector reflect recent trends and economic growth projections at national and regional level, and how economic sectors in Tamworth have fared relative to the West Midlands region's growth in the past. These forecasts also reflect

²⁵ Employment Land Review – Stage 2, Nathaniel Lichfield and Partners, December 2013

the current post-recession economic climate. They are not constrained by either labour supply or land availability.

- **Scenario 2) Job Growth: Regeneration/Policy On**

An alternative, job-based estimate of future needs was compiled which was termed the Regeneration, or 'Policy-On', scenario. Tamworth Borough Council has formed an alliance with the Greater Birmingham and Solihull LEP. The priorities of Tamworth Borough Council reflect those of both LEPs in that there is a focus on a growth in business and professional services, environmental and building technologies and general manufacturing in order to build upon the town's employment strengths and to minimise outward commuting.

- **3a) Short Term Past Take Up Continues**

This scenario simply assumes that future development rates of employment space up to 2030 will be similar to those that have occurred in Tamworth over the last 11 years (the period for which a more detailed breakdown of B-class uses is available). As this period covered both strong economic growth and recession, it could provide a reasonable basis for future planning.

- **Scenario 3b) Long Term Completion Rates**

This demand estimate is also based broadly on past completion rates in the Borough, but with adjustments to reflect the potential for higher growth based on longer term past trends, stretching back to 1997/1998.

- **Scenario 4) Draft Local Plan Housing Target (250 dpa)**

This scenario estimates the employment space requirement that would result from anticipated housing and hence population growth in Tamworth, since this could impact upon the Borough's ability to attract businesses and future job growth.

- **Scenario 5) Labour Supply Based on CLG 2011-based (interim) household projections**

In May 2013 NLP undertook a partial update²⁶ to the 2012 Housing Needs Study discussed above to model the implications of the latest 2011-based (interim) CLG household projections. The baseline scenario incorporated updated Sub-National Population Projections data alongside revised data on commuting, headship rates and unemployment. The revised baseline projection indicated population growth of 7,685 over the period of 2011-30; associated household growth of 4,665 and a housing requirement of 255 dpa (259 dpa 2011-28). The number of jobs associated with this growth equalled 520, or 27 per annum.

The preferred option for the pre-submission Local Plan for employment land requirements is 32 hectares, of which 18 hectares would be sought within the Borough boundary and 14 hectares would be sought outside the Borough. This was chosen because it was felt to provide enough employment land to be in balance with the housing growth target. Furthermore it provides a good fit with regeneration policy and allows a proactive approach to bringing new business into the Borough. This amount of employment land is considered to be sufficiently close to scenario 2 (regeneration/policy on) not to merit separate appraisal as an option.

²⁶ NLP (May 2012): Implications of the 2011-based CLG Household Projections – Lichfield, Tamworth and Cannock Chase Housing Requirement Update

NLP estimated gross employment land requirements for offices, industry and logistics associated with each of these scenarios, and this is set out in the following table.

Table 10.4: Employment scenarios

Scenario	Gross employment land requirements (ha)
1) Experian Baseline	21.02
2) Regeneration/Policy On	32.91
3a) Short Term Past Take Up	48.51
3b) Long Term Completion Rates	66.49
4) Labour Supply (250 dpa)	27.82
5) Labour Supply (latest household projections)	30.16

10.4.2 Overall Findings of Appraisal of Employment Scenarios

By seeking higher amounts of employment land, scenario 3b, and to a lesser extent scenario 3a, will indirectly provide the greatest potential for economic growth, although achieving economic growth is also dependent on a range of other factors.

However, seeking to provide a high amount of employment land is likely to have a range of negative effects. All scenarios will result in the permanent loss of greenfield land on the allocated sites. It is likely that with a higher employment land requirement, additional sites will be needed beyond the Borough boundary. Although the location of such sites is unknown, it is possible that additional greenfield land will be lost within other local authorities. The loss of greenfield land has uncertain implications for flood risk, by reducing the amount of permeable land and increasing run-off rates. The higher the employment land requirement, the greater the pressure on biodiversity, both directly through habitat loss and indirectly through the effects of human activity on habitats that are not lost.

Scenario 2 seeks to minimise outward commuting from Tamworth, thereby reducing the need to travel. Provision of a lower employment land requirement than scenario 2 could therefore increase outward commuting. A higher employment land requirement than scenario 2 is likely to promote outward commuting as the pre-submission Local Plan indicates that it is unrealistic that additional sites could be found within the Borough. The contribution to climate change and poor air quality will therefore be minimised with scenario 2.

10.5 AFFORDABLE HOUSING SCENARIOS

10.5.1 Description of Scenarios

Tamworth Borough Council has developed nine different scenarios for affordable housing. These were drawn up in a client-side workshop on 20th February 2014 and are set out in a report²⁷ of a viability assessment for Tamworth including housing viability assessment. Three different levels of affordable housing are proposed, and within each of those three levels are three different proposals for the type of affordable housing to be provided. The three levels of

²⁷ Tamworth Borough Council Whole Plan Viability Assessment, February 2014

affordable housing are 20%, 25% and 30%. The three types of affordable housing are social rented, intermediate and shared ownership. The reason these scenarios were chosen is because they represent a range of viable and practical approaches to affordable housing provision.

The SA has appraised the three different scenarios of levels of affordable housing provision, but not the different types of affordable housing because this will not produce any different results when examined against the appraisal framework. The options for affordable housing appraised in the SA are therefore as set out in the following table.

Table 10.5: Affordable housing scenarios

Scenario	Level of affordable housing provision
1	20%
2	25%
3	30%

10.5.2 Overall Findings of Appraisal of Affordable Housing Scenarios

None of the scenarios would meet the identified need for 183 affordable homes per annum. Scenario 3 would provide the highest level of affordable homes per annum (83 dpa) and therefore is the best performing scenario. This will help to improve access to housing for poorer members of the community and may indirectly help to improve equality of access to employment.

10.6 LEISURE CENTRE OPTIONS

10.6.1 Description of Leisure Centre Options

The pre-submission Local Plan has not allocated a site for a new leisure centre as no suitable site has been identified. However, it was thought to be useful if the SA developed and appraised some options for a leisure centre location. The following three options were drawn up as the most suitable areas to assess the location of a new leisure centre, on the advice of TBC officers. Option 1 would be the most accessible location for residents within Tamworth, option 2 is the recommendation from the Sports Strategy and option 3 has been assessed because of the lack of available sites within Tamworth.

Table 10.6: Leisure centre options

Option	Description
1	Location in the town centre
2	Location in the east of the Borough
3	Location outside of the Borough

10.6.2 Overall Findings of Appraisal of Leisure Centre Options

All options will increase formal sport and recreation facilities and will encourage active and healthier lifestyles and help to reduce health deprivation.

A location in the town centre would be most accessible to the greatest number of residents and will increase activity in the town centre and contribute to its vitality. It is also likely to maximise the use of sustainable modes of travel into the town centre and make the best use of existing transport infrastructure. The impact of a location in the east of the Borough will require new transport infrastructure to be provided, and how sustainable this is will depend on what infrastructure is provided as part of the development. The impact of a location outside of the Borough would depend on where the centre would be provided which is unknown.

There are historic assets and areas of biodiversity value in the east of the Borough and therefore adverse impacts are possible. However, the likelihood and significance of any impacts will depend where the leisure centre would be located, which is not known. Large parts of the Golf Course site are affected by flood risk and therefore adverse effects are possible if this was the chosen location. A town centre location is likely to be unaffected by flood risk or biodiversity constraints, but may have adverse impacts on historic assets, although this is dependent on the specific location which is unknown. The impact of a location outside of the Borough on historic assets, biodiversity and flood risk will depend on the specific location which is unknown.

10.7 RETAIL OPTIONS

10.7.1 Description of Retail Options

The pre-submission Local Plan proposes focusing retail development in the town centre before any additional out-of-town retail provision. However, it is inferred through the Local Plan consultations that there is a desire among some stakeholders to increase the retail floorspace at the existing out-of-centre retail parks. Therefore the SA has developed two options for additional retail provision to reflect these two positions.

Table 10.7: Retail options

Option	Description
1	Town centre first
2	Additional retail space at Ventura Park

No assumptions have been made about how additional retail space might be delivered at Ventura Park. This could be done by intensifying provision on the existing site, or it might be delivered by extending and enlarging the existing site.

10.7.2 Overall Findings of Appraisal of Retail Options

Both options will support the creation of additional retail employment which will contribute to economic growth.

Prioritising retail provision in the town centre will support economic activity there and will enhance the vitality of the town centre. It will also provide the greatest access to services and facilities for the greatest number of residents, particularly for those without access to a car. Providing additional retail space at Ventura Park is likely to reduce the vibrancy of the town centre and access to services and facilities if town centre shops are lost.

Prioritising retail provision in the town centre will reduce the need to travel by supporting multi-purpose trips to town centre facilities, and will maximise the use of sustainable modes of transport into the town centre. Providing additional retail space at Ventura Park will increase the need to travel, particularly if town centre shops are lost. Although accessible by foot and bus, the retail parks are likely mainly to encourage use of the private car. Both options will support the use of existing transport infrastructure. Providing additional retail space at Ventura Park may create congestion on roads in the area, although the significance of any impacts will depend on any mitigation which is put in place.

Prioritising retail provision in the town centre will help to encourage the use of previously developed land. Providing additional retail space at Ventura Park may or may not involve the use of greenfield land, depending on how the additional space would be provided. If greenfield land were to be used to provide the additional retail space, adverse impacts on flood risk are possible as large parts of the retail parks are within flood zone 3. The town centre is much less constrained by flood risk and therefore adverse effects are unlikely.

11 CUMULATIVE EFFECTS AND INTERRELATIONSHIP BETWEEN EFFECTS

11.1 CUMULATIVE EFFECTS

The SEA Directive requires assessment of an additional level of impacts in addition to straightforward direct impacts. These are specified as “secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative”. The following approach has been taken to identifying such impacts.

A number of different types of impact are set out in European Commission guidance:

- separate developments causing the same impact – cumulative;
- different impacts acting together on a receptor e.g. air pollution and land take – cumulative;
- plan impacts which give rise to other indirect impacts – secondary; and
- different impacts which together give rise to yet another impact – cumulative and secondary.

There is therefore a need to consider both secondary and cumulative impacts in the appraisal. Secondary impacts were considered as an integral part of the main appraisal work, and this is indicated in the appraisal matrices in Annexes C to F where impacts are either direct or indirect i.e. secondary. Certain other attributes are common to all types of impact: these are timescales (i.e. short, medium and long-term impacts), reversibility (i.e. permanent or temporary impacts) and whether the impacts are positive or negative. These attributes were also all considered as integral aspects of impact assessment, and this is similarly indicated in the appraisal matrices in Annexes C to F. Cumulative impacts are discussed in this section of the SA Report.

There are two types of situation that could give rise to cumulative impacts:

- the same effect arising from two or more different sources; and
- different effects where there is a relationship between the effects and potentially an interaction.

Synergistic effects are a type of cumulative impact. These are effects where the cumulative impact may be greater or smaller than the sum of the separate effects.

Cumulative impacts were considered in the appraisal in two ways:

- the potential for different developments to give rise to the same type of effect; and
- the potential for interaction between different types of effect.

In order to assess the cumulative impacts arising from all potential developments under the Local Plan, the appraisal considered the overall effect of the pre-submission Local Plan as a whole on each of the SA objectives. The results of this are set out above in Chapter 8.

The appraisal then considered the potential for effects arising from other plans and programmes which in combination with effects arising from the pre-submission Local Plan may give rise to

significant impacts. The results of the review of other plans and programmes and their potential to give rise to cumulative effects is set out below.

The six key plans/projects that could give rise to significant cumulative impacts together with the Tamworth Local Plan are:

- North Warwickshire Core Strategy
- Lichfield District Local Plan: Strategy
- Local Enterprise Partnership Strategy for Growth
- High Speed Rail
- A Strategy for the A5
- Staffordshire Local Transport Plan

Each of these is summarised below, and an assessment made of the potential contribution to significant cumulative effects in combination with the Tamworth pre-submission Local Plan.

11.1.1 North Warwickshire Core Strategy

The Core Strategy²⁸ seeks to develop a broad distribution pattern for development, with the majority of development being directed to the Main Towns, in order to achieve vibrant sustainable communities within a sustainable pattern of development. The result is that, Atherstone with Mancetter and Polesworth with Dordon, are the Market Towns where the majority of development will be directed.

Development for employment, housing (including affordable housing), services and other facilities will be permitted within the development boundaries of the Market Towns of Atherstone with Mancetter and Polesworth with Dordon. It is expected that over the plan period, more than 50% of the housing and employment requirements will be provided in or adjacent to the Market Towns and their associated settlements.

Between 2006 and 2028 at least 3,800 dwellings (net) will be developed. The delivery of 500 units to meet Tamworth's needs from the total can commence at any time.

Polesworth & Dordon will deliver 440 new dwellings over the Plan period. The broad location of growth will be to the south and east of the settlements subject to there being no unacceptable environmental impacts from surface mining and that viable and practicable coal reserves are safeguarded. Land to the west of Polesworth & Dordon shall remain essentially undeveloped in order to maintain the separation between Tamworth and the settlements of Polesworth & Dordon. Any proposals will be expected to be limited in size and maintain the separation between the urban area of Tamworth and the settlements of Polesworth and Dordon.

The Core Strategy also makes reference to Birch Coppice Business Park, on the site of the former Birch Coppice Colliery to the south of Dordon, which is a large logistics site. Birch Coppice Phase 2 is under construction, located south of the A5 near Dordon. In addition, MIRA Technology Park, an Enterprise Zone, south along the A5 will be coming on stream within the next year or so with a number of associated junction improvements on the A5. This is north of Nuneaton on the

²⁸ Core Strategy Submission Version, North Warwickshire Borough Council, February 2013

A5. There is also the Birmingham Intermodal Freight Terminal (BIFT) at Birch Coppice. It will also have a waste transfer recycling centre run by Warwickshire County Council, catering for wider than local needs.

Contribution to cumulative effects

It is likely that all the developments identified above will contribute to an increase in traffic on the A5 and using junction 10 of the M42. However, this is not predicted to give rise to cumulative effects in combination with the Tamworth Local Plan, particularly in view of the commitments in A Strategy for the A5 (see below).

11.1.2 Lichfield District Local Plan

The Local Plan: Strategy²⁹ identifies a Broad Development Location to the north of the Anker Valley allocation, north of the B5493 and east of the railway line linking Tamworth with Burton-on-Trent. In the Broad Development Location identified to the north of Tamworth, a sustainable, safe, well designed mixed use development of approximately 1,000 dwellings will be delivered by 2029 including:

1. A range of housing in accordance with development management policies and having regards to needs arising within Tamworth Borough;
2. Provision for open space, sport and recreation facilities and incorporating playing pitches, amenity green space, equipped play, allotments;
3. Landscaping and green infrastructure provision including the retention of quality hedgerows and significant trees, and their incorporation into the landscape, and the allowance for significant tree canopy cover;
4. A clear strategy for delivering links to Tamworth, and showing how these will be incorporated into an integrated open space and green infrastructure network;
5. Protection of local areas and habitats of biological interest;
6. The provision of public transport to serve the site: all development should be within 350m of a bus stop;
7. The provision of pedestrian and cycling routes throughout the site, linking to the green infrastructure network and to settlements, services and facilities beyond the site boundaries including safe crossing points;
8. Vehicular access that is integrated with the Anker Valley and Amington links proposed within Tamworth Borough;
9. The provision and maintenance of sustainable drainage systems and flood mitigation measures;
10. Adherence to all other policies in the Local Plan.

The development shall cause no coalescence with Wigginton village and shall not commence prior to essential infrastructure being delivered at an appropriate stage.

Further consideration of land to the North of Tamworth Borough will be considered through the Local Plan Allocations document.

²⁹ Lichfield District Local Plan: Strategy (EIP Changes), Lichfield District Council, January 2014

Contribution to cumulative effects

The Sustainability Appraisal of the Lichfield District Local Plan: Strategy predicts a range of effects for the development north of Tamworth which could make a contribution to cumulative effects in combination with development at Anker Valley. There will be a negative impact upon maintaining a diverse and attractive landscape with development north of Tamworth, although the policy requires the retention of significant trees and an allowance for significant tree canopy cover, and so effects should be mitigated to an extent. It is recommended that the Anker Valley site takes a similar approach to be compatible with surrounding countryside.

There is potential to positively increase the number and diversity of biodiversity habitats. However there is greater potential for harm to the watercourse. Development of the Anker Valley site is likely to result in adverse impacts on biodiversity, including on waterways. It is recommended that the policy on Strategic Urban Extensions be amended to require development at this site to protect and enhance biodiversity.

11.1.3 Local Enterprise Partnership Strategy for Growth

The Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) produced a Strategy for Growth³⁰ in May 2013. The strategy indicates that GBSLEP wants to significantly improve the quality and reliability of connectivity both within the LEP, and from the LEP to the region/nation/world. Road, rail, air and digital connectivity are seen as being key components of the mix and there is a belief that they need to work effectively together better to connect people to jobs and businesses to markets. The strategy aims to cut congestion and uncertainty over travel times, and reduce the average time taken for people to get to their place of work, or to visit for business or leisure tourism.

To achieve this, the GBSLEP will commit to the creation of a new Strategic Alliance of local LEPs to ensure the wider travel to work area is supported by strong transport governance. Working with Birmingham Airport they will increase route development east and west. They will develop the means to ensure improved digital connectivity is available for urban and rural locations, and focus on reducing journey times for employees and businesses. Championing HS2, they will ensure a complementary package of investments to ensure the wider LEP geography will be connected to this key development.

The focus will be around targeting areas of greatest potential economic benefit, and accelerating development within them aligned to sector and skills plans; the flagship programmes being the City Centre Enterprise Zone (EZ) and Enterprise Belt (EB) with the M42 Economic Gateway (junction 6 of the M42) at its heart. EB aims to create the framework for the creation of over 25,000 jobs through the lifetime of the EB. Action for the M42 Economic Gateway include:

- Early and bold investment in local connectivity, including new modes of rapid transit to create a genuinely connected network
- Investing in green infrastructure as a vital economic asset
- Targeting investment in Junction Six of the M42 to facilitate the growth of Birmingham Airport, the NEC and Birmingham Business Park.

³⁰ Delivering Growth, Greater Birmingham and Solihull Local Enterprise Partnership, May 2013

- Delivering managed growth around four key locations, namely North Solihull, Solihull Town Centre, Blythe Valley Business Park and the Hub which includes the NEC, airport, Birmingham Business Park and the proposed High Speed Rail station.

GBSLEP will prioritise raising the quality of life for all the LEP's residents, with access to high quality and locally responsive cultural programmes, recognising and enhancing the LEP's considerable and varied natural assets and different local centres. Through the Creative City Partnership GBSLEP will encourage participation in the full breadth of the LEP's cultural offer, building a strong shared sense of identity and purpose and increasing engagement in civic life.

Contribution to cumulative effects

The improvement of transport infrastructure combined with investment enterprise in Birmingham and Solihull is likely to increase the level of out-commuting from Tamworth in combination with the Local Plan's aim to improve transport links to Birmingham. The emphasis on the difference of local centres and encouraging cultural participation will add to efforts in Tamworth to create a strong local identity and vibrant and attractive town centre.

11.1.4 High Speed Rail

The UK Government's preferred route for HS2 comes close to Tamworth on two stretches of rail. The first (Phase One) runs from near junction 9 of the M42 and travels north near Middleton, passes about 2km west of Hopwas and skirts the eastern edge of Lichfield. The second (Phase 2) broadly follows the line of the M42 from the M6 Toll towards Ashby de la Zouch, largely within a cutting. The second branches off this. The nearest stations will be at Birmingham and Birmingham Interchange.

HS2 Ltd have produced a fact sheet³¹ for the Birmingham area, which projects travel times at 49 minutes to London, 49 minutes to Manchester and 57 minutes to Leeds. It also predicts the creation of 40,400 jobs in Phase One construction, operation and maintenance and in station development. The fact sheet predicts that HS2 will make cities like Birmingham even more attractive places to locate, with people able to live there and work in the East Midlands, Sheffield, Manchester or Leeds, or to commute to Birmingham from further away. HS2 is predicted to free up capacity on the West Coast Main Line, providing the opportunity to operate more frequent local services through Tamworth.

HS2 Ltd are working with Birmingham to ensure that HS2 generates more opportunities for people and businesses in the Midlands.

The Environmental Statement for Phase 1 of HS2³² predicts a variety of impacts for the section through Drayton Bassett, Hints and Weeford. Construction and operation of the project in this area are not likely to result in any adverse residual effects on air quality, socio- economics, land quality or water resources and flood risk. Similarly, no likely adverse residual effects have been identified as arising during operation for agriculture, forestry and soils, community or ecology. However, there will be agricultural land lost, including high quality agricultural land. Thirteen

³¹ Birmingham and Interchange: Connections to London, Manchester, Leeds and Beyond, HS2 Ltd, July 2013

³² London-West Midlands Environmental Statement, HS2 Ltd, November 2013

residential properties will be demolished, and some residents will experience amenity effects during construction and operation, due to noise and visual effects. Users of the Heart of England Way, which passes through Drayton Bassett will be affected as a result of noise and visual effects and increased traffic associated with construction. In the Hints area, residents of Brockhurst Lane will be subject to an isolation effect during the construction period due to the temporary closure of the road connecting the area to the rest of the Hints community and to schools at Whittington and Lichfield. In the Weeford area, construction works at Watling Street will give rise to a temporary amenity effect on the residents of five properties, as a result of increases in construction traffic and views of construction activities. During operation, noise and visual effects will affect the setting of Hints Village, Horsley Brook Farm, Buck's Head Farm, Inglehill Farm, Roundhill Wood.

Archaeological assets will be permanently removed and non-designated built heritage assets will be demolished. Some historic landscape features will be severed and permanently removed including hedgerows at the Middleton Estate boundary and ancient woodland lost, primarily at the Rookery and Roundhill Wood.

The temporary presence of construction works and changes to the existing landform and vegetation patterns will significantly affect the character and appearance of the local landscape. During operation, the effect of the project on the character and appearance of the local landscape will substantially reduce over time as mitigation planting matures. Significant effects will remain in some parts of the local landscape due to the presence of engineered landforms, infrastructure and overhead line equipment. During operation the Hints cutting, Milditch Wood embankment and the Gallows Brook and Black Brook viaducts will continue to affect views in the local area. The visual effects of the project will reduce over time as planting matures.

An increase in traffic during construction will lead to additional congestion and delays at the junctions of the A38 London Road/A453 Tamworth Road/A446 London Road, the A38/A5148/A5206 London Road and the A5/A5127 Birmingham Road/A5148.

During construction, increases in traffic will affect pedestrians, cyclists and horse riders using some local roads including Drayton Lane, Watling Street, the A453 and Flats Lane. Two public rights of way will be temporarily diverted. Construction vehicles will operate alongside four public rights of way which will affect the enjoyment of these routes. Nine public rights of way will be permanently realigned, causing increases in journey times.

The Sustainability Statement for HS2 Phase 2³³ predicts that noise impacts are likely to affect residents at villages along the route including Kingsbury, while an estimated six dwellings would need to be demolished at Whateley. River crossings would require an elevated alignment, and at these locations impacts would be more likely. For example, the crossing of the Tame Valley near Kingsbury and of the Anker Valley near Polesworth would result in some visual impacts at country parks in these locations, although the route was aligned here to ensure that direct impacts on Alvecote Pools SSSI would be avoided.

Contribution to cumulative effects

³³ Sustainability Statement, Temple-ERM, July 2013

Although there will be noise, disturbance, loss of amenity, congestion, adverse impacts on historic assets and adverse impacts on landscapes and views from HS2, there is no indication that this will give rise to cumulative effects in conjunction with the Local Plan. However, by freeing up capacity on local railways, HS2 will have positive cumulative effects with the Tamworth Local Plan by making it easier to support a shift to sustainable modes of transport.

11.1.5 A Strategy for the A5

Existing levels of traffic along certain parts of the route are heavy throughout the day, particularly around Cannock, Lichfield, Tamworth, Nuneaton/Hinckley and Magna Park. Without suitable investment, planned housing and employment growth along this section of the A5 will exacerbate these congestion issues, as well as creating new pressure points.

The objectives of the strategy³⁴ are therefore:

- To ensure that the A5 is fit for purpose in terms of its capacity and safety, both now and in the future.
- To allow the A5 to play its full and proper role in supporting and facilitating economic activity and growth at a local and national level.
- To promote and facilitate access to leisure and tourism within the area covered by the strategy.
- To assist in identifying priority improvements along the A5 corridor that are needed to facilitate and enable growth, reduce congestion, improve safety, improve air quality and deliver a sustainable transport system.
- To reduce, where possible, the impact of traffic on communities along the A5.

There are known capacity issues at the Muckley Corner and Wall Island junctions to the south east of Lichfield, and in the Dordon/Grendon area between Tamworth and Atherstone. The traffic flow on the A5 to the west of junction 10 of the M42, there are in excess of 22,000 vehicles per day.

Contribution to cumulative effects

When implemented, the strategy is likely to give rise to improvements in congestion on the A5, which will support the housing and employment growth proposed in the Tamworth Local Plan, although this is not expected to lead to cumulative effects with the Local Plan.

11.1.6 Staffordshire Local Transport Plan

The Staffordshire Local Transport Plan³⁵ (LTP) has a range of objectives:

- Supporting growth and regeneration
- Maintaining the highway network
- Making transport easier to use and places easier to get to
- Improving safety and security
- Reducing road transport emissions and their effects on the highway network

³⁴ A Strategy for the A5 2011-2026, A5 Transport Liaison Group, February 2012

³⁵ Staffordshire Local Transport Plan 2011, Staffordshire County Council, March 2011

- Respecting the environment

It also identifies a number of challenges to achieving these objectives which the LTP seeks to address:

- Provide opportunities for residents to access jobs, training and education.
- Help businesses access suppliers, markets and a workforce.
- Enable economic growth without causing congestion.
- Maintain the current condition of the highway network and its infrastructure.
- Keep the highway safe and serviceable whilst achieving value for money.
- Reduce social exclusion faced by residents.
- Make 'access for all' a key consideration when planning new housing and employment sites, services and facilities.
- Improve the skills of all road users.
- Improve the current road safety record.
- Tackle crime, fear of crime, and anti-social behaviour on the highway network.
- Improve the resilience of the highway network to events that pose safety threats to highway users.
- Reduce emissions from road transport.
- Respond to current and future climatic conditions.
- Improving health and quality of life
- Encourage active travel.
- Maximise opportunities for transport to positively contribute towards people's quality of life.
- Minimise the impact of transport on the environment.
- Enhance the environment through the management and maintenance of the highway network.

Contribution to cumulative effects

In combination with the Tamworth Local Plan, the LTP will help to improve access to education, training and jobs, will reduce congestion and improve air quality, encourage a shift to more sustainable forms of transport and support improvements to transport infrastructure, tackle deprivation and enable economic growth.

11.2 INTERRELATIONSHIP BETWEEN EFFECTS

The SEA Directive requires the appraisal to consider the interrelationship between the significant effects of the pre-submission Local Plan. This has been done as an integral part of the appraisal of the policies and options, and examples of this can be found throughout chapters 7, 8 and 10 and Annexes C to F of this report. The main interrelationships found through the appraisal are highlighted below.

Protection and enhancement of green spaces and connectivity will be of benefit to human health and quality of life, encouraging active lifestyles and helping to promote sustainable travel by encouraging people to walk or cycle rather than using the car. It can also help to support biodiversity protection and improvement by ensuring connectivity and protection of green and blue infrastructure. This will also help to protect landscape quality and the setting of Tamworth.

Protection and enhancement of historic features and assets will contribute to maintaining landscape quality in Tamworth, contributing to preserving its distinctive quality and supporting tourism and the visitor economy.

Reducing the amount of waste needing treatment and disposal will help to reduce air emissions from the transport and management of waste, including greenhouse gas emissions, although it may reduce the amount of renewable energy generated from waste. It may also encourage more prudent use of natural resources by reusing waste as a resource and reducing the amount of virgin resources consumed.

Changes in air quality can have significant consequences for human health and biodiversity, and improvements in air quality arising from more sustainable transport patterns will benefit human health and vulnerable species and ecosystems. Changes in water quality also have the potential to significantly affect species and ecosystems. By promoting water efficiency, the pre-submission Local Plan will help to ensure prudent use of natural resources and help to safeguard water quality, with benefits for ecosystems. It will also benefit the economy by reducing the cost of water treatment.

Flood risk reduction will help to protect and enhance water quality by reducing the risk of overload of the sewerage system. It will also have economic benefits by protecting homes and businesses from having to deal with the financial consequences of flooding.

By locating most new development near to the urban area, the pre-submission Local Plan will promote the use of sustainable modes of travel, which will reduce the reliance on the private car. This in turn will have benefits in terms of improved air quality and reduced congestion, which will lead to improved health and road safety. It will also help to promote more active lifestyles with the associated health benefits, and support accessibility to services and facilities.

12.1 PROPOSALS FOR MONITORING

As required by the SEA Directive, a number of recommendations are made for indicators to monitor the likely significant impacts of the Local Plan. These are set out in Table 12.1 corresponding to the relevant impacts identified and summarised in the preceding chapters of this report.

One of the aims of monitoring as specified by the SEA Directive is to identify unforeseen adverse effects in order to be able to take appropriate remedial action. To enable this to be done, recommendations are also made in Table 12.1 for monitoring potential sustainability impacts that are not expected to occur as foreseen by the appraisal.

An Annual Monitoring Report will be produced to monitor the implementation of the Local Plan, and the recommendations given below for monitoring should be incorporated within this.

Table 12.1: Monitoring Recommendations

Sustainability Objectives	Recommended indicators
1. To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.	Housing completions Number of affordable homes completed Building for Life assessments Net additional Gypsy and Traveller pitches Number of new dwellings suitable for elderly people
2. To encourage the efficient use of land and soil.	Total amount of additional employment land on previously developed land Housing completions on previously developed land Hectares of open space lost
3. To reduce deprivation, including health and income deprivation.	Number of people in Super Output Areas in the lowest 20% ranked in health sub-domain Number of people in Super Output Areas in the lowest 20% ranked in material well-being sub-domain
4. To ensure equal access to community services and facilities.	Number of people not within 1km of: <ul style="list-style-type: none"> • GP • Post office • Supermarket
5. To encourage equal access to education, jobs and training.	Unemployment rate Number of people in Super Output Areas in the lowest 20% ranked in education sub-domain
6. To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation facilities.	Length of new cycle paths Length of new public footpaths Number and type of new sport facilities Loss of playing pitches Loss of accessible open space

Sustainability Objectives	Recommended indicators
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.	Number of crimes, by category
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.	New employment floorspace Number of visitors to town centre attractions
9. To protect and enhance historic assets.	Number of listed building and conservation area consent applications and outcome
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.	Number of planning applications in the Green Belt
11. To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	Change in areas of biodiversity importance, including on Alvecote Pools SSSI Length of new green/blue infrastructure networks
12. To minimise flood risk.	Number of planning permissions granted contrary to Environment Agency advice on flooding Number of properties flooded per annum
13. To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.	MW of new renewable energy generating capacity Electricity and gas consumption per capita
14. To encourage the reduction, re-use and recycling of waste and water.	Amount of waste generated by waste stream % of municipal waste recycled Per capita water consumption
15. To protect and improve environmental quality including in relation to air, water, land and noise.	Number of AQMAs Number of planning permissions granted contrary to Environment Agency advice on water quality Hectares of agricultural land lost, by grade
16. To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.	Total amount of completed floorspace for town centre uses in the town centre Total amount of completed floorspace for town centre uses outside the town centre Vacant retail floorspace in the town centre
17. To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	Number of bus routes Length of new cycle paths Length of new public footpaths Number of out-commuters Number of people travelling more than 5km to work Travel to work by mode
18. To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.	Number of new bus services Number of road traffic accidents Normalised delay on key roads

13 NEXT STEPS

13.1 OVERVIEW OF PROCESS

The next stages of the process are outlined in Figure 2.1 in Section 2.3.2.

The SA forms an integral part of the preparation of the Local Plan. It will continue to be prepared alongside the Local Plan and consultation on the SA will be part of the wider consultation on the Local Plan itself.

Following receipt of consultation comments on the pre-submission Local Plan and the SA, any necessary amendments will be made to either document, and the Local Plan will be submitted to the Secretary of State for examination by the Planning Inspectorate. It is currently expected that the Local Plan will be submitted late 2014/early 2015 subject to the consultation.

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**Tamworth Borough Council
– Pre-submission Local
Plan 2006-2031 for Public
Consultation October 2014**

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Pre-submission Local Plan for public consultation (this document)

This version of the Local Plan has been published for a six week consultation between XX and XX 2014. Following this the representations will be assessed and then submitted alongside the Local Plan, Sustainability Appraisal and evidence base to the Secretary of State (Planning Inspectorate) for examination, which is expected to take place in early 2015.

This six week consultation period is an opportunity to make representations on the soundness and legal compliance of the Local Plan, Sustainability Appraisal and evidence base. A guidance note defining the tests of soundness and legal compliance will accompany the Local Plan representation forms. These will be available at consultation events, council offices, libraries and the Council's website.

Copies of this document have been made available to download from the Council's website and physical copies have been distributed to the council office and libraries:

Tamworth Borough Council, Marmion House,
Lichfield Street, Tamworth B79 7BZ
(Monday to Thursday, 08.45–17.10, Friday 08.45-17.05)

Tamworth Library, Corporation Street,
Tamworth, B79 7DN
(Monday to Tuesday, 08.30-19.00,
Wednesday, Thursday and Friday 08.30-18.00
Saturday 09.00-16.00)

Wilnecote Library, Wilnecote High School,
Tinkers Green Road, Wilnecote, Tamworth, B77 5LF
(Monday 09.00-12.00 and 14.15-17.00,
Wednesday 09.00-12.00 and 14.15-19.00,
Friday 14.15-19.00
Saturday 09.30-16.00)

Glascote Library Caledonian, Glascote, Tamworth, B77 2ED
(Monday, Thursday, Friday 09.00-17.00
Tuesday 14.00-17.00,
Saturday 09.30-13.00)

A press notice has been published in the Tamworth Herald. In addition, anyone who has previously been involved in the Local Plan process or has indicated they wish to be involved in the consultation process has been informed about this consultation.

<http://www.tamworth.gov.uk/local-plan>

Your views are important so please do not hesitate to contact the Development Plan Team if you have difficulty in understanding any part of the document or submitting your representations.

Please contact:

The Development Plan Team on 01827 709279, 709278, 709274 and 709384

CHAPTER 1 - INTRODUCTION

Context to the Tamworth Local Plan

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the preparation of a development plan for each Local Plan Authority area in England. The Tamworth Local Plan will be the main document of Tamworth's development plan and it will set out the policies and guidance for new development in Tamworth up to 2031. It sets out the vision and spatial planning strategy for Tamworth, it states the ambitions and principles to guide the future of the area, allocates parts of the town for new homes and employment land to 2031 required to meet local community and business needs. It also includes policies to ensure that appropriate supporting infrastructure is delivered and the area's built and natural environment is protected and enhanced. The Local Plan aims to be sufficiently flexible to adapt to the changing circumstances during its life.
- 1.2 The Council has worked with a wide range of stakeholders, local communities, the local strategic partnership and developers since 2006 to produce the Local Plan. The Local Plan has been produced during a time which has seen significant reforms by Government to the planning system.
- 1.3 The National Planning Policy Framework (March 2012) sets out planning policies for achieving sustainable development. Emphasis has been placed on the importance of ensuring that Local Plan policies contribute to achieving sustainable development, in terms of promoting sustainable economic growth. The Tamworth Local Plan has been prepared in compliance with the National Planning Policy Framework (NPPF).
- 1.4 The Tamworth Local Plan is expected to be adopted in 2015 and will replace the existing Local Plan (Adopted in 2006). Further detailed guidance will be included in a Design SPD, Development Briefs and Masterplanning, which will support the implementation of the plan. Once it is adopted, planning applications will be determined in accordance with the Local Plan unless other material considerations (including the NPPF) indicate otherwise.

How to read this Document

- 1.5 The Local Plan is divided into a number of chapters, including a spatial portrait and vision for Tamworth. It sets out the key characteristics of the area and identifies the strategic issues and challenges that the Local Plan seeks to address. The vision sets out the type of place Tamworth should become by 2031, taking into account existing plans and strategies produced by both the Council and its partners. The vision results in a set of 12 spatial priorities which are set out in relation to the key themes to which they relate.
- 1.6 The policy chapters are summarised in four over-arching themes: a prosperous borough, strong and vibrant neighbourhoods, a high quality environment and a sustainable town. These chapters include policies to guide how the spatial vision and spatial priorities will be achieved in practical terms.

Table 1.1: Summary of Policy Chapters and the Policies

Chapter	Chapter Summary	Chapter Policies
Chapter 3 – Spatial Strategy	The spatial strategy is central to the Local Plan. It provides a guide to how the spatial vision and strategic objectives, namely how a prosperous town, strong and vibrant neighbourhoods, a high quality environment and a sustainable town will be achieved in practical terms. The role of the spatial strategy is to set out how much development there will be, broadly where it will go, when it will take place and, where possible, who will deliver it.	This chapter includes policy SS1 (The Spatial Strategy for Tamworth) and policy SS2 (Presumption in Favour of Sustainable Development).
Chapter 4 – A Prosperous Town	This chapter looks towards delivering a prosperous Tamworth and involves planning positively for sustainable economic growth and focussing investment in the town centre and the network of defined local and neighbourhood centres. New employment land allocated in accessible locations and the protection of existing employment areas will ensure the retention of jobs and attract new jobs to Tamworth which will support the reduction of high levels of out-commuting currently experienced in Tamworth. Directing investment in existing centres and accessible employment sites will reduce the need to travel and make the most effective use of Tamworth’s limited land supply.	This chapter includes policies EC1 (Hierarchy of centres for town centre uses), EC2 (Supporting investment in Tamworth town centre), EC3 (Primary and Secondary Frontages), EC4 (Supporting investment in local and neighbourhood centres), EC5 (Culture and Tourism), EC6 (Sustainable economic growth) and EC7 (Employment areas)
Chapter 5 – Strong and Vibrant Neighbourhoods	Delivering new housing, of the appropriate type, tenure and cost and in accessible, sustainable locations whilst focussing on areas requiring regeneration will deliver strong and vibrant neighbourhoods.	This chapter includes policies HG1 (Housing), HG2 (Sustainable urban extensions), HG3 (Regeneration priority areas), HG4 (Affordable housing), HG5 (Housing mix), HG6 (Housing density) and HG7 (Gypsies,

		Travellers and Travelling Showpeople)
Chapter 6 – A High Quality Environment	Delivering a high quality environment will involve protecting and enhancing Tamworth’s network of green and blue infrastructure to provide sufficient opportunities for recreation and biodiversity. Through positive planning and understanding of the significance of Tamworth’s heritage assets, development will achieve high quality design that preserves and enhances Tamworth’s historic character.	This chapter includes policies EN1 (Landscape character), EN2 (Green belt), EN3 (Open space and green and blue links), EN4 (Protecting and enhancing biodiversity), EN5 (Design of new development), and EN6 (Protecting the historic environment)
Chapter 7 – A Sustainable Town	Ensuring a combination of strong retail centres, accessible housing and employment sites and the regeneration of existing developed sites lay the foundation to deliver a connected, sustainable town. Making the most of existing transport links, addressing congestion and improving public transport will ensure Tamworth’s centres, employment sites and housing sites are accessible by different methods of transport and reduce reliance on the private car. Maximising energy performance, renewable energy generation, reducing flood risk, preventing harm from pollution and providing accessible community facilities will help to deliver sustainable development.	This chapter includes policies SU1 (Sustainable transport network), SU2 (Delivering sustainable transport), SU3 (Climate change mitigation), SU4 (Flood risk and water management), SU5 (Pollution, ground controls and minerals), SU6 (Community facilities) and SU7 (Sport and recreation).

- 1.7 The Implementation and Monitoring Chapter along with the monitoring framework set out in Appendix D set out a series of monitoring indicators and targets against each policy to measure their delivery. The indicators will be monitored regularly and if it is shown that targets are not being achieved then contingency measures, also set out in the framework, will be implemented. The chapter also includes policy IM1 (Infrastructure and developer contributions) which brings together infrastructure requirements for new development set out through the Local Plan.
- 1.8 The Local Plan’s success will depend on effective implementation of the policies. Whilst the council will play a major role in implementing the policies through its statutory planning functions, implementation will also rely on a range of partner organisations including the Tamworth Strategic Partnership, Staffordshire County Council, statutory service providers, developers, Registered Social Landlords and

infrastructure providers amongst others. As such, an Infrastructure Delivery Plan is included setting out what infrastructure is required and when, how it is going to be delivered and by whom. Each chapter is also accompanied by a table setting out what actions are needed to implement the policies and who is responsible for delivering them, as well as a timescale.

Local Plan Evidence Base and Sustainability Appraisal

- 1.9 The Local Plan is closely related to the Tamworth Sustainable Community Strategy and associated strategic objectives which were produced by the Tamworth Strategic Partnership, a multi-agency partnership committed to improving the quality of life of local people. 12 spatial priorities have been defined, which concentrate the Vision into key specific issues that need to be addressed. A key element of the Local Plan is how it will be delivered.
- 1.10 The Tamworth Sustainable Community Strategy is focussed on delivering specific strategic priorities. One of its key challenges is to deliver sustainable growth in Tamworth's local economy and promote Tamworth as a Place.

Its vision is of: “One Tamworth, Perfectly Placed”

(The people)

(The place)

Below this sit two strategic priorities:

Strategic Priority 1: To Aspire and Prosper in Tamworth

Primary Outcome: To create and sustain a thriving local economy and make Tamworth a more inspirational and competitive place to do business through:

- Raising the aspiration and attainment levels of young people
- Creating opportunities for business growth through developing and using skills and talent
- Promoting private sector growth and create quality employment locally
- Branding and marketing “Tamworth” as a great place to “live life to the full”
- Creating the physical and technological infrastructure necessary to support the achievement of this primary outcome.

Strategic Priority 2: To be healthier and safer in Tamworth

Primary Outcome: To create a safe environment in which local people can reach their full potential and live longer, healthier lives through;

- Addressing the causes of poor health in children and young people;
- Improving the health and well being of older people by supporting them to live active, independent lives;
- Reducing the harm and wider consequences of alcohol abuse on individuals, families and society;
- Implementing ‘Total Place’ solutions to tackling crime and ASB in designated localities;
- Developing innovative early interventions to tackle youth crime and ASB; and
- Creating an integrated approach to protecting those most vulnerable in our local communities.

- 1.11 Tamworth Strategic partnership has identified a number of factors, which may require targeting to achieve these strategic priorities:

- Reduce the levels of unemployment by reducing the number of jobseeker allowance claimants and in particular youth unemployment;
- Reduce alcohol misuse by tackling both the inappropriate availability and consumption of alcohol;
- Improve the location, quality, quantity, and types of Housing;
- Reduce the numbers of residents who live significantly more time in ill or poor health to the national average;
- Improve the quality, quantity and stock of suitable land and premises for economic development (enable expansion, start-ups and inward investment);
- Develop a modern, future proofed infrastructure for residents and visitors;
- Improve the capacity and generic skills and awareness of parents;
- Reduce harm and inequalities caused by tobacco consumption;
- Increase aspiration levels;
- Increase the levels of physical activity;
- Provide flexible, integrated and effective public services that meets the needs of Tamworth's Communities;
- Improve positive nutrition choices and promote healthy eating;
- Increase self esteem levels particularly in vulnerable groups.

1.12 The Local Plan's spatial vision is closely aligned to Tamworth's Sustainable Community Strategy's vision and priorities. The Local Plan policies and proposals will help deliver the spatial elements of the above strategic priorities.

1.13 In order to make sure that the right issues are addressed and that the effects of the strategy will have on Tamworth are understood an evidence base to support the Local Plan has been prepared. This is made up of research and analysis, understanding the views of the local community and obtaining expert and technical information from statutory bodies and agencies.

1.14 Since 2007 the Council has undertaken a number of consultation exercises with the communities of Tamworth. During 2007 and 2008, consultations took place to identify and agree a series of issues and options for delivering future development. This influenced the production, in 2009, of a preferred spatial strategy for the Tamworth and a subsequent housing policies consultation in 2011. The consultation responses to these documents influenced the pre-submission publication Local Plan which was submitted for examination in 2012 but was withdrawn from Examination in March 2013. The responses to the pre-submission consultation and the comments and questions raised by the Inspector during the examination period of November 2012 to March 2013 influenced the production of the draft Local Plan. In addition to this a 'technical consultation' was carried out with statutory bodies and infrastructure providers between the summer and December in 2013, the consultation was primarily concerned with gathering detailed information on potential land use allocations.

1.15 The draft Local Plan consultation started in March 2014 and lasted for 6 weeks. The comments received during that consultation have led to parts of the evidence base being updated and parts of the Local Plan being amended.

Table 1.2: Stages of Consultation on the Local Plan

Consultation Stage	Dates	Level of Response
Issues and Options	Consultation 2007/08	<p>The Council carried out informal consultation on the vision and issues for the Core Strategy from 15 February to 16 March 2007. 104 respondents made a total of 183 representations and the comments received illustrated general support for the vision for the Core Strategy. Representations which were carried forward within the subsequent Issues & Options Document included a greater focus on the town centre, increased emphasis on sustainability issues, the need for housing densities to respond to local character and distinctiveness, upgrading the town's infrastructure to support future growth and the need to enhance biodiversity and mitigate against the impacts of climate change including flooding issues.</p> <p>The Council carried out a formal consultation on the issues and options for the Core Strategy from 6 March to 18 April 2008. The Council received 58 responses. There was a mixed response to the issues from the consultation and these were identified as requiring addressing in developing the issues further. Responses were also mixed to the vision. However there was a general consensus that the right spatial objectives had been identified but suggestions have been put forward as to how they could be improved. In relation to the spatial options, a mixed response was received. This was partly due to respondents naturally selecting the option that met their individual requirements and aspirations rather than a holistic view of what was best for Tamworth as a whole. There was an indication that each option had its merit and that these could be combined to deliver a single option. In this respect it was considered appropriate to move to the next stage of the process through the production of an option document to take into account, where appropriate, the responses received to date.</p> <p>A subsequent Options Report was produced for consultation during March 2009. 39 respondents made representations and these comprised a mixture of developers, government agencies and individual members of the public. It was clear from the responses that a broad consensus on the future development of Tamworth was not achieved. The responses received resulted in further amendments being made for incorporation within the next stage of the Core Strategy's production process: The Preferred Spatial Strategy.</p>
Preferred Spatial Strategy	Consultation 2009	The Proposed Spatial Strategy, published in October 2009, was the result of consideration of responses to the Option Document consultation and understanding

		<p>of a range of emerging evidence. 63 respondents made representations and these comprised a mixture of developers, government agencies and individual members of the public. In the responses received, concerns remained over the development proposal for the Anker Valley, however with this exception it was considered that there were no fundamental issues raised about the overall strategy. Following the analysis of the consultation responses, a review of the preferred spatial strategy commenced. The responses identified a missing up to date evidence gap in relation to housing needs, together with the outcome of two significant pieces of work in relation to housing viability and an assessment of the potential broad locations for housing outside of Tamworth's boundary. It was therefore agreed to re-draft the housing policies and subject them to a further period of consultation.</p>
Housing Policies	Consultation 2011	<p>In February 2011, the Council re-drafted its housing policies from the 2009 Proposed Spatial Strategy document and subjected them to a 6 week consultation period. The re-drafted policies reflected an important piece of evidence on affordable housing viability which enabled the setting of realistic targets for affordable housing. Advice obtained from Gypsy and Traveller representatives facilitated a more responsive policy to be drafted. In total, 34 respondents, including statutory bodies, members of the community and adjoining local authorities submitted 134 representations on the policies. The responses suggest broad support for the strategic approach to housing delivery, including proposed generalised locations for potential housing growth to meet Tamworth's needs in neighbouring authorities. Support was received for the proposed targets in relation to affordable housing and housing density, accompanied by requests for a degree of flexibility to address site specific issues. The targets for dwelling sizes and numbers and flexi care accommodation received a number of objections on the basis of being overly prescriptive and failing to comply with government guidance. On this basis it was agreed to commission a more up to date evidence base of housing need to support establishing tenure type and mix and location in the context of government's housing, welfare and health reforms.</p>
Pre-submission (of Withdrawn Local Plan)	Consultation 2012 Examination 2013	<p>Between the 8th June and 20th July 2012 the consultation on the Pre-Submission Publication Draft Local Plan was carried out. 738 representations were received; of which 478 were received from the Stoneydelph, Amington and Belgrave residents groups. Representations were received from a wide range of consultees; residents, landowners, developers and statutory bodies. Both sound and un-</p>

		sound representations were made on all areas of the plan: the main issues presented through the consultation were over housing, employment and retail. It was considered that none of the representations received made any fundamental objections to the Local Plan.
Potential site allocations technical consultation	Consultation 2013	Statutory consultees were consulted between July and December 2013 in order to gage any potential constraints to developing the sites identified. This was not a public consultation exercise.
Draft Local Plan	Consultation 2014	A 6 week public consultation of the draft Local Plan and Sustainability Appraisal was carried out between the 20 th March and the 12 th May 2014. In total 133 representations were made during the public consultation. The responses were from a mix of members of the public, statutory consultees, landowners and the development sector. A total of 289 people attended the consultation events around Tamworth.

Figure 1.1: Stages in Preparing a Local Plan



1.16 To inform the preparation of the Local Plan an evidence base has been produced, which is composed of strategies, assessments and relevant statistical evidence. These are referred to in the relevant sections of the strategy and a list of the key documents is provided can be found on the Council’s Website. The evidence base covers a range of topics including employment land availability, strategic housing

land availability and needs, linkages between the town centre and the retail parks, open space, water infrastructure, flooding, and retail.

- 1.17 As part of the main evidence base, there are two key pieces that are required under legislation and underpin the development of the Local Plan; the Sustainability Appraisal and Habitats Regulations Assessment.
- 1.18 A Sustainability Appraisal (SA), which includes a Strategic Environmental Assessment (SEA), has been undertaken during the production of the Local Plan. This considers the social, economic and environmental effects (including impact on natural resources) of the strategy and ensures it accords with the principles of sustainable development. Each of the policies was developed, refined and assessed against sustainability criteria throughout the preparation of the Local Plan. The Sustainability Appraisal sets out how this process has interacted with the evolution of the Local Plan and presents a narrative of how different options and scenarios have been tested. Chapter 3 summarises how the SA has influenced the plan-making process. The Sustainability Appraisal Report is published alongside this document.
- 1.19 Under the Habitats Regulations, the council has undertaken in consultation with Natural England a Habitats Regulations Assessment (HRA) to ensure that the policies in the Local Plan do not harm sites designated as being of European importance for biodiversity.
- 1.20 In addition to the SA/SEA and HRA assessments, the Local Plan has been subjected to a Health Impact Assessment and a Equalities Impact Assessment both of which are non-statutory.

CHAPTER 2 - BACKGROUND: SPATIAL PORTRAIT, VISION & OBJECTIVES

Spatial Portrait

Location, Physical Character and History

- 2.1 Tamworth has ancient origins, first documented in the late 7th century and by the late 8th century was one of the principal seats of the Mercian kingdom, and established as the Saxon Mercian Capital. It is located in the south-eastern corner of Staffordshire bordered by Warwickshire to the south and east. Situated 18 miles from the Birmingham conurbation and on the edge of the West Midlands Greenbelt, Tamworth Borough is only 12 square miles in size making it one of the smallest in England. Geographically the Borough is related to the neighbouring districts of North Warwickshire and Lichfield. Socially, Tamworth has many links with Birmingham having received overspill in the 1960s and 1970s which resulted in the development of a series of planned housing estates with associated centres, green spaces and community facilities. Figure 2.1 illustrates this pattern of development in Tamworth.
- 2.2 Consequently, Tamworth is a borough of contrasts, being a modest market town until the 1960's when it became an overspill town for Birmingham and former farmland was transformed into a series of planned neighbourhoods and resulted in substantial urban growth. The separate villages of Amington, Wilnecote and Dosthill were incorporated into the expanding urban area and significant clearance and redevelopment of the town centre saw the historic core fragmented and reshaped although the medieval street pattern is still more or less intact.
- 2.3 The surviving medieval street pattern in the town centre dates from the Mercian period and was established by the Norman period. It is well preserved within the historic core and despite experiencing substantial redevelopment and change in the 1960's/1970's many historic buildings have survived. Beyond the town centre, several small settlements are also of known medieval origin, namely Amington, Amington Green, Bolehall, Dosthill, Glascote and Wilnecote. These settlements all expanded from the late 18th century onwards in response to the growth of industry, which was mainly coal and clay and coincided with the construction of the canal networks.
- 2.4 The earliest suburbs started developing to the north, west and east of the town centre in the 19th century, as evidenced by a number of large detached and semi-detached houses on Upper Gungate, Comberford Road, Lichfield Road, Glascote Road and Amington Road.
- 2.5 Tamworth Borough is almost exclusively urban with limited areas of countryside within the Borough boundary. The post war development of the Borough, combined with natural features (including rivers, flood plains, biodiversity sites) has resulted in a unique legacy in the form of an extensive network of accessible green infrastructure which extends beyond the urban area and is complemented by blue infrastructure in the form of the canal and river corridors. The close proximity of Tamworth to the countryside and the green and blue infrastructure throughout Tamworth provides opportunities for biodiversity as well as delivering benefits around increased community cohesion, education, regeneration and improved health and wellbeing.

Figure 2.1: Tamworth Typical Urban Areas



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- 2.6 There are two main river catchments in Tamworth, the River Tame and the River Anker (a tributary of the river Tame), with a third smaller catchment of the Kettle Brook. The majority of Tamworth Borough lies in the valley of the River Tame. The bedrock geology is dominated by Triassic mudstones and sandstones, which, being relatively soft have eroded over thousands of years to form the wide flat valley of the River Tame and its tributaries. Recent glaciation also influences the landscape seen today with deposits of glacial sands and gravels covering most of the river valley and unique to Tamworth are a series of coal measures. Much of the town's essential infrastructure lies within the Flood Zones and large areas of both residential and industrial properties are at risk.
- 2.7 There are two canals located in Tamworth: the Coventry Canal, which runs through the area, and the Birmingham and Fazeley Canal, which has its junction with the Coventry Canal on the southern border of the Borough. Liaison with Canal and River Trust indicated that there are no recorded incidents of breaches or any other flood risk instances associated with these canals.
- 2.8 The location of the Norman Castle at the point where the Rivers Tame and Anker meet in the centre of Tamworth is a focal point for the town. The Castle Grounds are a well-used and highly valued area of recreation, open space and sports facilities for residents and visitors that compliment other important facilities in the town. The historic core of Tamworth surrounds the Castle, set out along a Medieval street pattern. Much of the town centre is covered by conservation area designations.
- 2.9 Tamworth has a long history as a successful market town and experienced high levels of prosperity in the 18th Century when a considerable number of Georgian buildings were constructed, including the Town Hall and Almshouses built by Sir Thomas Guy. Many of the buildings built during this time remain intact and contribute to the strong character of the town centre. From the 1960's through to the 1990's, in conjunction with the increase in population as a result of the overspill designation, major redevelopments in the town centre took place such as the square next to St Editha's Church, the Middle Entry Shopping Centre, the former Gungate Precinct and Ankerside Shopping Centre. Despite these recent interventions and some sporadic infill development, much of the historic fabric of the town centre remains intact including the medieval street pattern. The recent discovery of the Staffordshire Hoard near Tamworth has created an opportunity for the Borough to exploit its connection to Mercian history and increase its tourism role.
- 2.10 The town centre contains three conservation areas and a large number of listed and local listed buildings, many of which are key local landmarks. Tamworth Castle and the Assembly Rooms are recognised attractions and it is important that all aspects of the town centre are enhanced to provide a welcoming and attractive visitor destination. Archaeological remains are also present, the most obvious being Tamworth Castle which is a scheduled ancient monument as well as being a grade I listed building, but there are other less obvious remains including parts of Offa's Dyke and a medieval Deanery Wall which survives in the rear yards of properties on Church Street and Lower Gungate. There is also potential for below ground archaeology and any development that involves excavation in the vicinity of known remains will be required to undertake appropriate investigation.
- 2.11 Smaller conservation areas centred on the core of the former villages of Dosthill, Wilnecote and Amington Green are now also part of the urban area due to the town's expansion. Amington Hall Estate is the only semi-rural conservation area, located to

the north east of the urban area and separated from Amington by open countryside and farmland.

Population and Housing

- 2.12 The population of Tamworth has tripled since the post-war years due to the relocation of Birmingham residents as a result of the overspill agreement. The overspill development raises challenges for the Borough, in particular the preservation of Tamworth's history, historic core and identity, which has become overpowered by the 1960s and 1970s planned housing estates. Many areas, in particular the social housing areas, contain housing stock which is showing signs of stress, whilst being dated in design and uniform in appearance. As Tamworth has grown from its original historic core, surrounding rural hamlets and villages such as Wilnecote and Amington have been enveloped into the urban structure of Tamworth. This means that the town, which was largely confined to the historic core and river system, now spreads out into what was the rural hinterland. Absorbing various hamlets and villages has created small pockets of historical interest amongst the newer housing and industrial developments, the most important of which have been recognised by various Conservation Area designations. Tamworth's urban area is continuous with Fazeley and Mile Oak, both of which are situated outside the Borough in Lichfield District.
- 2.13 The population of Tamworth in 2011 was approximately 77,000 and projected figures suggest Tamworth will experience a population growth of 11.6% by 2031, a total of 9,000 people. However, numbers are set to reduce in the number of young adults and growth will be concentrated in the older age groups. The proportion of people over 65 will increase by 58% (7,000) by 2031. An ageing population requiring increasing care and support will need to be accommodated. Additionally house price inflation has led to a housing market that first time buyers find difficult to access. Affordable housing is also an issue that needs to be addressed to ensure that the young are retained within the Town. Tamworth's housing stock is skewed towards semi-detached and detached housing, which does not necessarily reflect the needs of both younger and older groups.
- 2.14 Tamworth's housing market is relatively self-contained, but shares strong ties with settlements surrounding Tamworth within other Local Authority areas. Tamworth has links to Lichfield District and North Warwickshire and to a lesser extent Birmingham, demonstrating the historical links with the city.

Economic Activity and Vitality

- 2.15 Part of a network of strategic centres encircling Birmingham, Tamworth is the focus of development that meets the needs of the town and provides for the immediate rural catchment. This extends into Lichfield District, North Warwickshire and up to South Derbyshire and includes a network of villages which rely on Tamworth for their services and facilities. It is traditionally a working class town with its roots in manufacturing until the late 1990s when the town experienced decline in what was a vibrant and buoyant employment sector. Employment restructuring is underway to diversify the employment offer and move away from the dependency on manufacturing. Whilst manufacturing is still important, the majority of jobs are now in the service industry.
- 2.16 The Council is a key partner in the Greater Birmingham and Solihull Local Economic Partnership and works closely with businesses and neighbouring authorities to

capitalise on Tamworth's strengths to promote and deliver local economic development.

- 2.17 Tourism is one of the largest and fastest growing industries in the country. It is the largest growth industry in Staffordshire, generating £987 million per annum and providing the equivalent of over 40,000 full time jobs. The total expenditure generated by visitor trips to Tamworth in 2010 is estimated to be £50 million with the major receiving sectors of all tourism spend being retail at £19 million (35%) and catering at £17 million (31%). It is estimated that from the tourism expenditure in Tamworth of £50 million, a total of 1,362 jobs are supported by tourism spend, although not all of these jobs are filled by Tamworth residents (Tamworth Tourism Economic Impact Assessment (2011)).
- 2.18 The town centre remains a place where people want to live, work, visit and shop including spending time at leisure destinations and visiting the cultural and tourism offer. It functions as a service hub for Tamworth, offering a range of services including banks, building societies, estate agents and health services and is a focus for arts and culture based events. It also contains a significant number of independent specialist retailers, leisure operators and a thriving outdoor market, which together create a distinct 'Tamworth' offer. However, it faces a number of threats to its vitality primarily arising from the changing nature of shopping and the proximity to large out of centre retail parks including Ventura, Jolly Sailor and Cardinal Point, along with Tame Valley in the east of Tamworth.
- 2.19 The town centre performs relatively well but could improve with better representation from multiple retailers and leisure operators and a more attractive environment to enhance its role as a service hub and a focus for independent, specialist retailers. An improved town centre offer, particularly focussing on specialist retail and restaurants, combined with its status as a tourism and cultural hub is required to counter-balance the attractions of the out of town shopping parks. These retail areas are predominantly travelled to by car causing congestion and an unpleasant pedestrian environment. As such, the Council is working to bring forward key development opportunities within the town centre together with proposals to improve the linkages between the town centre and the out of town retail areas to attract more people to visit the town centres.
- 2.20 The rise in the popularity of internet shopping, together with the preference of national retailers for larger, purpose built stores and the recent economic climate, which has depressed consumer expenditure, poses challenges for traditional town centres such as Tamworth's. In particular, the tendency for town centre units to be smaller, as a result of restrictions created by the historic street patterns and buildings, creates both challenges and opportunities which require a co-ordinated approach between the council and its partners.
- 2.21 The popularity of the out of centre retail areas has increased to such an extent that Tamworth is one of the few towns where comparison expenditure in its out of centre retail areas is double that of the town centre - with the town centre only attracting 28% of comparison goods spending by Tamworth residents in contrast with the out of centre retail areas receiving 58% (Tamworth Town Centre and Retail Study, 2014). It is predicted that this market share will increase at least in the short term as a result of recent development in the out of centre retail parks and the lack of new development in the town centre.

Community, Health and Education

- 2.22 Healthy living indicators for Tamworth residents show low participation levels in physical activity, higher than average levels of obesity, lower life expectancy, a less healthy diet and specific wards with high levels of multiple deprivation.
- 2.23 The Council is working to foster strong relationships with the community and to develop a long term programme of community engagement and participation, offering support and advice on education, training and funding for community projects. The health of people in Tamworth is varied compared to the England average. Whilst life expectancy for both men and women is similar to the England average, it is 8 years lower for men and 7 years lower for women in the most deprived areas of Tamworth than in the least deprived areas. Estimated adult healthy eating and obesity levels are worse than the England average. Levels of teenage pregnancy and GCSE attainment are also worse than the England average.
- 2.24 Within the town there are significant pockets of both affluence and deprivation; the latter especially in Glascote, Amington, Belgrave and Stonydelph. There are concentrations of unemployment, poor health, poor literacy and numeracy, anti-social behaviour and poverty. According to the Indices of Multiple Deprivation (2010), 18.1% of the population live in areas that are amongst the most deprived in England. The Glascote ward of Tamworth has the highest level of income deprivation in Staffordshire, where 45% of the adult population is living in an income deprived family.

Transport

- 2.25 Tamworth's compact urban form provides good opportunities for transport accessibility, particularly to and from the town centre where the town's retail and leisure services are predominantly located.
- 2.26 Tamworth has good connections to the national transport network. The A5(T) provides links to Cannock, Nuneaton, the M42 and the M6 Toll. The A51, A513 and A4091 local routes also run north-south through the Borough. Tamworth's close proximity to the national motorway network and to Birmingham makes it an accessible place to live and work. It is estimated that 50% of the working population out-commute each day to work and 69% of employed residents drive to work which does not contribute to a sustainable lifestyle where services, facilities, jobs and housing are all accessible without having to use the car for long journeys.
- 2.27 Tamworth rail station is located in close proximity to the town centre, whilst Wilnecote station is to the south of the town centre near Two Gates. Both rail stations are located on the Cross Country line between Birmingham / Tamworth / Burton upon Trent / Derby / Nottingham, and Tamworth station is also located on the West Coast Mainline. There is significant passenger and freight demand along both corridors, although there is no dedicated local service on the Cross Country line so demand is catered for by stops on the Nottingham to Birmingham service and by less frequent stops of longer distance services. Passenger numbers at Tamworth station increased by nearly 25.5% between 2006/07 and 2012/13. This increase is likely to be attributable to the more frequent local services on the West Coast Main Line.
- 2.28 Staffordshire County Council currently has limited direct input into the rail industry. Train Operating Companies (TOC's) are private companies, paid to run an area's services by central government. The Government also pays Network Rail to manage and maintain the rail network, and the ORR (Office for Rail regulation) to regulate

Network Rail and TOC's. SCC therefore works with TOC's, Network Rail and other local authorities to invest in the rail network and improve connectivity. Both Tamworth and Wilnecote stations are currently managed by London Midland.

- 2.29 Tamworth is served by a core bus network of local and inter-urban routes to Lichfield and the West Midlands conurbation, supported by community transport services. According to 2011 census data 4% of residents in Tamworth travel to work by bus and 2% by train.
- 2.30 Tamworth has an extensive cycle network covering 30 miles within a 12 square mile area, including a network of off-road links. According to the 2011 census data, only 2% of residents in Tamworth cycle to work and 9% walk.
- 2.31 Despite the high levels of commuting and low use of public transport, evidence suggests that Tamworth's transport related carbon emissions are one of the lowest per population in England which may be a result of its compact form and sustainable development pattern focused around connected neighbourhoods and centres. This poses a challenge for future development to ensure this trend continues.

Issues & Challenges

- 2.32 Tamworth is expected to experience a high level of housing and economic growth in order to meet the needs and aspirations of the town and create sustainable communities. However, opportunities for expansion of the town are constrained by a tight administrative boundary, environmental constraints such as the flood plain and the Greenbelt and sections of the highway network limiting site capacity. With the exception of the sustainable urban extensions, a proportion of Tamworth's housing and employment opportunities will come forward within the existing urban area with any remaining need being met within adjoining local authorities.
- 2.33 Based upon the evidence base that has been collected and the characteristics of the area, the key issues and challenges that need to be addressed through the Local Plan are outlined below:

Housing

- 2.34 Tamworth is projected to experience a significant level of population growth and this is likely to result in a higher proportion of elderly people residing in the town.
- 2.35 Further, the supply of new housing has failed to keep up with rising demand which has created an imbalance in the market. This has created affordability problems for first time buyers who have been priced out of the housing market, as well as increasing the demographic imbalance in the area.
- 2.36 The Local Plan sets out an overall housing need for 6,250 homes. The key challenge for the strategy will be to increase the delivery of and the right type of housing, in order to create sustainable and mixed communities in the area.
- 2.37 Key evidence:
- Southern Staffordshire Districts Housing Needs Study and SHMA Update (2012, 2014)
 - Strategic Housing Land Availability Assessment (2011, 2012)
 - Availability of Residential Land (2014)

- Site Selection Technical Paper (2014)
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Lichfield and Tamworth (2012)
- Staffordshire FlexiCare Housing Strategy 2010-2015 (2010)

Economic

- 2.38 The local economy of Tamworth is relatively stable and is expected to experience growth during the life of the plan. It is currently diversifying from its traditional reliance on manufacturing to other employment sectors including business and financial services. It is relatively affluent with a low unemployment rate.
- 2.39 However, this masks the fact that employment is largely low-paid, unskilled and requiring few qualifications. To some extent these factors also explain the housing affordability problems in the area. There are also pockets of deprivation that exist (low income, poor qualification levels and poor health) within Tamworth, mostly within the post war planned estates, some of which are among the most deprived in England.
- 2.40 To address these issues, the Local Plan sets out that there is a need of 32 hectares of additional employment land from 2006 to 2031. The key challenge will be to ensure that the right types, quantity and locations of employment land are allocated in order to attract employers and investment and help the town to fulfil its true economic potential.
- 2.41 There is also a need to regenerate and diversify the town centre and ensure it remains vibrant and viable. To overcome this challenge, the Local Plan is seeking to increase the delivery of new homes, leisure development, convenience retail floor space (2,900 sqm between 2021 and 2031) and comparison retail goods floor space (7,600 sqm after 2021), together with supporting infrastructure in the town centre. This will help to create a sustainable and prosperous future for Tamworth. An additional challenge is to ensure that a successful mix of uses can be achieved which is fit for the future in terms of its quality and sustainable use of resources.
- 2.42 Another key challenge is to ensure development delivers benefits to all of Tamworth's communities to create strong and vibrant communities. Tackling deprivation and social exclusion through improving health and educational attainment and access to employment is therefore a key objective.
- 2.43 Key evidence:
- Tamworth Town Centre and Retail Study (2011) and update (2014)
 - Threshold policy for main town centre uses impact assessment: Evidence Report (2014)
 - Exley Centre Report: Addendum to Tamworth Town Centre and Retail Study (2014)
 - Tamworth Town Centre and Retail Study: Addendum on NPPF policy on retail development (2012)
 - Tamworth Town Centre and Out of Town Linkage Proposals (2011)
 - Employment Land Review (2009 and 2012) and update (2013)
 - Tamworth Employment Land Study: Future land study estimation (2009)
 - Tamworth Tourism Impact Assessment (2011)

Environmental

- 2.44 Tamworth is expected to experience high levels of growth. This is constrained by the scarcity of development land due to policy restrictions such as the Green Belt and administrative constraints arising from Tamworth's tightly drawn boundaries and planned neighbourhoods as a consequence of its status as an expanded town. There are also extensive areas of flood plain, particularly around the town centre and to the south, areas of nature conservation importance and the historic nature of most of the town centre.
- 2.45 The key challenge will be the need to balance growth with the protection of natural and built assets to ensure it will not have a detrimental impact on the quality of life for Tamworth's communities. Furthermore, it will be important to ensure that the policies within the strategy do not contribute to, or increase the effects of climate change.
- 2.46 Key evidence:
- Open Space Review (2011)
 - Planning for Landscape Change (2000)
 - Mease/Sense Lowlands National Character Area Profile 72 (2013)
 - Trent Valley Washlands National Character Area Profile 69 (2013)
 - Tamworth Phase 1 Habitat Survey (2008)
 - Biodiversity Opportunity Mapping (2010)
 - Green Belt Review (2014)
 - Conservation Area Appraisals (2007 and 2008)
 - Extensive Urban Survey (2013)
 - Heritage at Risk (2013)
 - Heritage Impact Assessments (2014)
 - Southern Staffordshire Surface Water Management Plan (2011)
 - Southern Staffordshire Outline Water Cycle Strategy (2010)
 - Tamworth Strategic Flood Risk Assessment Level 1 (2009)
 - Tamworth Strategic Flood Risk Assessment Level 2 (2014)

Infrastructure

- 2.47 The expected growth of the town is likely to increase pressure on, and increase the demand for investment in additional infrastructure (highways, open spaces, and social community facilities). This could potentially have a detrimental impact on the well being of existing and future communities living within Tamworth. For instance, this is an issue for transport infrastructure which is unable to cope with the high levels of car usage during certain times of the day and experiences congestion hot spots across Tamworth, particularly along the Gungate corridor, within the town centre, the out of town shopping parks and some junctions along the A5.
- 2.48 The key challenge for the Local Plan is therefore to ensure that the existing infrastructure is utilised efficiently and new infrastructure is delivered in locations where there is demand, in order to support the creation of sustainable communities and the growth of the town.
- 2.49 This will be achieved through the measures in the Local Plan Policies, such as ensuring traffic generating uses are placed in accessible locations to reduce the need to travel and carbon emissions. Delivering growth and future development will require the provision of adequate transport links within and outside of Tamworth; between homes to employment activity, town and local centres, community facilities and to centres and facilities in neighbouring towns, villages and beyond. Linked to this is the

need to exploit the underused green and blue corridors (open spaces, canals and rivers) that connect different neighbourhoods to each other and the town centre. These both add to Tamworth's identity as 'urban green' whilst offering environmental and health benefits to communities and fostering local identity and inclusiveness as a connected town.

2.50 Key evidence:

- Infrastructure Delivery Plan (2014)
- Whole Plan Viability, Affordable Housing and CIL Study (2014)
- Draft Tamworth Borough Integrated Transport Strategy 2014-2031 (2014)
- Joint Indoor and Outdoor Sports Strategy (2009) and Update (2014)
- Tamworth Borough Council Anker Valley Sustainable Urban Extension Transport Package Appraisal (2013)
- Tamworth Linkages (2012)
- Staffordshire Local Transport Plan (2011)
- Staffordshire County-wide Renewable / Low Carbon Energy Study (2010)
- Tamworth Future Development and Infrastructure Study (2009)
- Waste and Recycling Strategy for Tamworth 2007 – 2012 (2007)

Vision

In the context of delivering the council's overall corporate vision for the Borough, as 'One Tamworth Perfectly Placed', the following Local Plan vision adds the spatial dimension and seeks to set the future spatial direction for Tamworth to address the issues and challenges identified.

Vision - One Tamworth, Perfectly Placed

By 2031 sustainable Tamworth will have a dynamic economy comprising of a vibrant town centre consisting of a thriving retail and leisure offer supported by a local town centre community which complements its role as a sub regional tourism hub. It will have a strong, distinctive identity equally known for its historic assets and history as the Mercian Capital as for its safe and thriving neighbourhoods. The green and blue linkages which connect the town centre with its neighbourhoods and employment areas will assist to project an image of the Borough as 'urban green'.

Its economy will be thriving as a result of improved communication links with the Greater Birmingham area. Investment in accessible employment areas will have provided an environment that encourages new and existing businesses to remain and locate in Tamworth. Job opportunities and employment growth in business and professional services as well as environmental and building technologies and general manufacturing will have helped to build on the town's employment strengths and minimised outward commuting. The tourism and leisure sectors will have continued to prosper.

Investment in health and education facilities and improvements to open spaces and leisure and sports facilities, combined with greater outdoor opportunities and ensuring development is located in sustainable locations, will have helped make the town healthier and safer whilst improving qualification and aspiration levels.

A total place approach to regeneration in those areas of most need will have tackled pockets of deprivation by improving access to both employment and housing whilst improving the general environment. Other vulnerable

neighbourhoods will have received housing led regeneration to improve the quality of the stock and support the vitality of existing local and neighbourhood centres.

New house building will have responded to local need by increasing the supply of affordable housing, widening housing choice and preventing homelessness. Appropriate housing will have been built to meet the needs of an ageing population requiring specialist needs and support or care. The design of new housing and the adaptation and renovation of the existing housing stock will have created safer, greener and accessible living conditions in both the public and private sector.

Sustainable urban extensions to the town will be created. These will have a mix of housing and community facilities where required, with excellent connectivity to the town centre and beyond.

A balance between growth the protection of the natural environment needs to be achieved. It will be important; to protect and enhance biodiversity, geodiversity; that flood risk is managed and reduced; new development is resilient to climate change; all resources are used efficiently and the quality of green and blue infrastructure is improved across the Borough.

To promote sustainable modes of transport appropriate infrastructure must be put in place. Where appropriate new pedestrian and cycle ways will be put in place and existing improved to widen the choice of travel to and from new development. The improvement of existing public transport infrastructure and hubs will be supported.

Together, this will have created Tamworth as a place which projects a positive image as a Borough where people want to live, work and invest.

Strategic Spatial Priorities

2.51 The vision will be delivered by the following spatial priorities:

Reference	Spatial Priorities	Local Plan Policy
SP1	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.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC6 (Sustainable Economic Growth) HG1 (Housing) HG2 (Sustainable Urban Extensions) HG6 (Housing Density) SU5 (Pollution, Ground Conditions and Minerals)
SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town's tourism and cultural offer, thus creating a positive image for the Borough.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC1 (Hierarchy of Centres for Town Centre Uses) EC2 (Supporting Investment in Tamworth Town Centre) EC3 (Primary and Secondary Frontages) EC5 (Culture and Tourism) EC6 (Sustainable Economic Growth) HG1 (Housing) EN5 (Design of New Development) EN6 (Protecting the Historic Environment)
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC1 (Hierarchy of Centres for Town Centre Uses) EC2 (Supporting Investment in Tamworth Town Centre) EC6 (Sustainable Economic Growth) EC7 (Employment Areas) HG3 (Regeneration Priority Areas) SU6 (Community Facilities)
SP4	To facilitate the provision of convenient and accessible services and community infrastructure across the Borough, particularly in the most deprived neighbourhoods where initiatives that provide additional	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC2 (Supporting Investment in Tamworth Town Centre) EC3 (Primary and Secondary Frontages) EC4 (Supporting Investment in Local and Neighbourhood Centres) HG2 (Sustainable Urban Extensions)

	support, information and services to residents will be encouraged and supported.	HG3 (Regeneration Priority Areas) SU6 (Community Facilities) SU7 (Sport and Recreation)
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) HG1 (Housing) HG2 (Sustainable Urban Extensions) HG3 (Regeneration Priority Areas) HG4 (Affordable Housing) HG5 (Housing Mix) HG6 (Housing Density) HG7 (Gypsies, Travellers and Travelling Showpeople)
SP6	To ensure that appropriate infrastructure, is in place to support the delivery of development across the Borough.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) IM1 (Infrastructure and Developer Contributions) Infrastructure Delivery Plan Appendix B
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified need and link neighbourhoods to each other and the wider countryside.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC2 (Supporting Investment in Tamworth Town Centre) EC4 (Supporting Investment in Local and Neighbourhood Centres) HG1 (Housing) HG2 (Sustainable Urban Extensions) HG3 (Regeneration Priority Areas) EN2 (Green Belt) EN3 (Open Space and Green and Blue Links) EN4 (Protecting and Enhancing Biodiversity) EN5 (Design of New Development) SU1 (Sustainable Transport Network) SU4 (Flood Risk and Water Management) SU7 (Sport and Recreation)
SP8	To protect and enhance statutory and non-statutory areas of nature conservation, ecological networks and landscape value on the doorstep of Tamworth residents, for their biodiversity, geological, historical and visual value and for the opportunities they provide for education and leisure.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EN1 (Landscape Character) EN2 (Green Belt) EN4 (Protecting and Enhancing Biodiversity) SU4 (Flood Risk and Water Management)
SP9	To protect and enhance heritage assets by	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable

	ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.	Development) EC2 (Supporting Investment in Tamworth Town Centre) EC3 (Primary and Secondary Frontages) EC5 (Culture and Tourism) HG1 (Housing) HG2 (Sustainable Urban Extensions) EN5 (Design of New Development) EN6 (Protecting the Historic Environment)
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small-scale and domestic character using a blend of traditional and innovative design techniques.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC2 (Supporting Investment in Tamworth Town Centre) EC4 (Supporting Investment in Local and Neighbourhood Centres) HG1 (Housing) HG2 (Sustainable Urban Extensions) HG3 (Regeneration Priority Areas) EN5 (Design of New Development)
SP11	To minimise the causes and adapt to the effects of climate change by encouraging high standards of energy efficiency, sustainable use of resources and use of low carbon/renewable energy technologies.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EN5 (Design of New Development) SU1 (Sustainable Transport Networks) SU2 (Delivering Sustainable Transport) SU3 (Climate Change Mitigation) SU4 (Flood Risk and Water Management)
SP12	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.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EC2 (Supporting Investment in Tamworth Town Centre) EC4 (Supporting Investment in Local and Neighbourhood Centres) EC6 (Sustainable Economic Growth) EC7 (Employment Areas) HG1 (Housing) HG2 (Sustainable Urban Extensions) HG3 (Regeneration Priority Areas) HG7 (Gypsies, Travellers and Travelling Show People) EN3 (Open Space and Green and Blue Links) EN5 (Design of New Development) SU1 (Sustainable Transport Network) SU2 (Delivering Sustainable Transport) SU3 (Climate Change Mitigation) SU4 (Flood Risk and Water Management) SU6 (Community Facilities) SU7 (Sport and Recreation)

CHAPTER 3 - A SPATIAL STRATEGY FOR TAMWORTH

Introduction

- 3.1 The spatial strategy is central to the Local Plan. It sets the context for shaping the future of Tamworth and how the spatial vision and priorities will be achieved. It quantifies the amount of necessary development and explains how this will be achieved, including the broad directions of growth and provides a framework for the Local Plan policies.

Overall Approach

- 3.2 Tamworth is a very small compact borough with tightly drawn boundaries around the urban area and only limited areas of undeveloped urban fringe and countryside. The overall approach of the strategy is to protect the Green Belt and concentrate development on land within the existing urban area and a number of sustainable urban extensions to meet needs as far as possible within Tamworth. The Council will work with neighbouring authorities to provide the remainder of Tamworth's housing and employment needs. Town centre uses will be accommodated within the town centre, followed by the local and neighbourhood centres, according to the hierarchy of centres. The natural and historic environment will be protected and enhanced and the health and wellbeing promoted through the provision of accessible formal and informal open spaces and facilities.
- 3.3 The strategy is set out in SS1 below and represented in Figures 3.1 and 3.2. The background to and justification for each element of the strategy is set out in paragraphs 3.4 to 3.35. The rest of the chapter deals with Duty to Co-operate, the evolution of the Local Plan and how the Sustainability Appraisal has interacted to guide the evolution and national planning policy on sustainable development.

This policy aims to address all spatial priorities

SS1 The Spatial Strategy for Tamworth

The Council's spatial strategy is to provide development in the most accessible and sustainable locations, including within and around the town centre, within the network of local and neighbourhood centres, regeneration priority areas and employment areas. In addition to this the Local Plan will set out which areas of the urban area are to be expanded and ensure that these locations are accessible and sustainable. This will meet most of Tamworth's housing and employment needs whilst safeguarding natural and built assets and addressing social and economic deprivation and exclusion.

Outside of these specified areas, the majority of Tamworth will not experience significant change during the lifetime of the plan. The focus for these areas will be on protecting and enhancing environmental and historic assets whilst ensuring that development has a positive impact on local amenity and character.

Between 2006 and 2031 a minimum of 4,250 dwellings will be built in Tamworth, this sets the annual housing requirement at 170 dwellings each year. Sustainable urban extensions and smaller sites within the urban area have been allocated to meet this requirement. Tamworth's objectively assessed housing need cannot be fully met, therefore a minimum of 2,000 new homes will be delivered outside of the Borough within locations which assist the delivery of Tamworth's strategy and those of its neighbours. Lichfield District Council has committed to deliver 500 dwellings in their

Local Plan, and North Warwickshire Borough Council has committed to deliver 500 dwellings in their Core Strategy both to meet Tamworth's needs. Lichfield District Council and North Warwickshire Borough Council have both committed to help deliver the remaining unmet need of 1,000 dwellings arising from Tamworth.

Allocations 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 need of 32ha. A further 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.

Tamworth Town Centre will be the primary focus for new retail leisure and tourism development complimented by appropriate residential development to create a vibrant town centre community. The town centre will be the preferential location for 7,800 sq metres of new comparison retail floor space and 2,900 sq metres new convenience retail floor space between 2021 and 2031.

Investment in local and neighbourhood centres will enable local needs to be met in a sustainable way whilst strengthening their role as community hubs. Regeneration will be focussed in the most deprived 'post war planned neighbourhoods' and the Wilnecote Corridor along Watling Street, with an emphasis on improving the quality of the physical environment, housing provision, employment and the availability of community facilities and services.

The existing Green Belt will be strengthened and retained. High quality open spaces will be retained and where possible enhanced, new open spaces will be provided through appropriate new development and an urban park created in the east of Tamworth. Sport and leisure facilities will be retained and provision enhanced through the provision of a new multi-purpose community sports centre. This will help to project a positive image of Tamworth and to provide opportunities for improving biodiversity and recreation, thus improving health and wellbeing.

The existing network of green and blue linkages will be enhanced through the provision of environmental and access improvements to provide safe linkages between Tamworth's neighbourhoods, employment sites and to the town centre. Linkages between the urban area and areas of countryside outside of the Borough will be developed and promoted.

High quality development will be encouraged in all new development and the historic environment will be protected and enhanced with consideration of designated and non-designated assets.

Protecting the Green Belt

- 3.4 The West Midlands Green Belt covers part of Tamworth and is located to the south of the Borough, 7% of Tamworth lies within the Green Belt. National planning policy on Green Belts is to prevent urban sprawl by keeping land permanently open and once established, Green Belts should only be altered in exceptional circumstances through the preparation or review of a Local Plan. The Green Belt Review (2014) establishes that there are no exceptional circumstances to release land within the Green Belt for development, in particular new housing. Potential development sites located in Tamworth's Green Belt have been assessed as part of the Local Plan process, through the Sustainability Appraisal, Site Selection Technical Papers and Green Belt Review. In addition to there being no exceptional circumstance for Green Belt

release these sites have a combination of issues including significant biodiversity constraints, location in relation to the town centre and employment areas, complex infrastructure needs and potential loss of setting, therefore these sites will not be brought forward for development.

- 3.5 The Green Belt Review split the Green Belt into two parcels of land. Through this assessment it is demonstrated that both parcels have and will continue to perform their Green Belt purpose as set out in the NPPF. There are a small number of minor changes to clarify and strengthen the Green Belt boundary within each land parcel, which are detailed in the Green Belt Review. The strategy is therefore to maintain the boundary.

Strategy for Meeting Housing Needs

- 3.6 The National Planning Policy Framework states that Local Plans should meet the full objectively assessed needs for market and affordable housing, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. When this cannot be met within the boundaries of a local authority, the NPPF sets out a framework and through the mechanisms of the duty to co-operate as to how this unmet need can be delivered elsewhere within the housing market area. Tamworth is one such local authority and the full objectively assessed needs for housing cannot be met within its boundaries.

- 3.7 The objectively assessed housing need for Tamworth was assessed in the Southern Staffordshire Districts Housing Needs Study (May 2012) and updated most recently in August 2014. A range of between 240 and 260 dwellings per annum is recommended as Tamworth's objectively assessed need. A figure of 250 dwellings per annum has been chosen as this will help to ensure; that there is no decline in the working age population, it anticipates an accelerated level of household formation after 2021 in response to an improved economic climate and it seeks to provide a supply-site response to redress very high affordability ratio in Tamworth. Over the plan period 2006 – 2031 this equates to 6,250 dwellings.

- 3.8 A key element of the strategy is to determine where new development will be located. Seven spatial options were considered, which involved a combination of sites within the urban area, sustainable urban extensions and the Green Belt. All options would result in permanent loss of greenfield agricultural land and some would involve loss of Green Belt. The two options involving sites in the Green Belt were discounted for the reasons set out in paragraph 3.4 above. The selected option focuses housing within the urban area, Coton Lane and sustainable urban extensions at the Golf Course, Anker Valley and Dunstall Lane which was selected because it maximises development within Tamworth. The sites are close to existing employment areas, the town centre and sustainable transport links, whilst protecting the Green Belt.

- 3.9 The Strategic Housing Land Availability Assessments for Tamworth set out potential sites for housing development in Tamworth. The Site Selection Paper (2014) brings together the Sustainability Appraisal, technical consultation, developer submissions and other detailed assessments such as the Strategic Flood Risk Assessment Level 2 (SFRA Level 2) to assess these sites in greater detail to establish each site's suitability, availability, achievability and deliverability. This process has rejected sites that have insurmountable constraints or have no prospect of delivery within the Plan period. Through this assessment it can be demonstrated that Tamworth is unable to meet its objectively assessed housing need of 250 dwellings per annum across the plan period. The Site Selection Paper shows that there is capacity for a further 2,948 dwellings in Tamworth in the Strategic Urban Extensions at Anker Valley, Dunstall

Lane and the Golf Course and other housing smaller allocations. These are set out in greater detail in Chapter 5. Sites which have been assessed through the SFRA Level 2 have also been allocated for housing and have a total capacity of 140 dwellings. These sites have been allocated to promote housing development in these locations, however their delivery within the plan period cannot be guaranteed due to the potential high costs of flood mitigation requirements, therefore they have not been factored into meeting housing need in the plan period.

- 3.10 Using the objectively assessed need of 250 dwellings per annum as a starting point, the spatial strategy, considering the constraints to development set out in the site selection paper and ensuring a degree of flexibility can be built into the plan, a housing requirement of 170 dwellings per annum has been set. This equates to 4,250 dwellings over the plan period. By allowing for an additional 10% for flexibility this gives a total of 4,675 dwellings to aim towards.

	Annual (dwellings)	Plan (dwellings)	Period
Objectively Assessed Housing Need	250	6,250	
Future Supply in Tamworth	N/A	2,948	
Delivered Outside of Tamworth		2,000	
Housing Requirement (net)	170	4,250	

- 3.11 As of 1 April 2014 a total of 1,435 dwellings have been completed in Tamworth since 2006 and a further 463 have planning permission or are currently under construction, which gives a total figure of 1,898.

Housing Delivery	Total 2006 - 2031
Past Completions	1,435
Planning Permissions	410
Under Construction	53
Housing Allocations	2,948
Gross Total	4,846
Losses	125
Net Total	4,721
Housing Requirement	4,250
Housing Requirement + 10% flexibility	4,675

- 3.12 A detailed annual housing trajectory covering the Local Plan period can be found in Appendix A.

- 3.13 There is insufficient land within Tamworth to accommodate the whole of the objectively assessed need. Using the housing requirement for the Plan period of 4,250, it can be established that 2,000 dwellings still need to be planned for and delivered within the housing market area, but outside Tamworth's administrative

boundaries. Both Lichfield and North Warwickshire local authorities share close links, housing market areas and administrative boundaries with Tamworth. The Southern Staffordshire Districts Housing Needs Study clearly sets out that Lichfield and Tamworth share a housing market area and that there are very strong links to North Warwickshire. Further to this the Stage 2 GBSLEP and Black Country Joint Planning Committee Housing Needs Study (2014) shows that North Warwickshire shares a housing market area with Tamworth, and the Coventry and Warwickshire Joint Strategic Housing Market Assessment (2013) shows that there are strong links between North Warwickshire and Tamworth.

- 3.14 Lichfield and North Warwickshire have committed through their respective development plans to deliver a total of 1,000 dwellings (500 each) to help meet Tamworth's needs. This still leaves a shortfall of 1,000 dwellings to meet the objectively assessed need. All three local authorities are continuing to work together to set out how this remaining unmet need will be planned for. It is important that housing need coming forward in adjoining local authorities helps to meet the Strategic Spatial Priorities of this Local Plan.
- 3.15 The Tamworth Joint Infrastructure Study (2009) showed that there is capacity on the border of Tamworth but within Lichfield and North Warwickshire. This study showed that there if these sites were brought forward then the unmet needs arising in Tamworth could be met.
- 3.16 The Council has identified regeneration priority areas at six of the post war social housing neighbourhoods. These areas will be a priority for improving housing standards, community facilities, the environment and access to jobs.

Planning for town centre uses

- 3.17 Prioritising Tamworth town centre for future town centre uses will support economic activity there and will enhance vitality. It will provide the greatest access to services and facilities for the greatest number of residents, particularly for those without access to a car. Focus on the town centre will reduce the need to travel by supporting multi-purpose trips to town centre facilities, and will maximise the use of sustainable modes of transport into the town centre.
- 3.18 The Tamworth Town Centre & Retail Study Update (2013) assessed the need for additional retail uses in Tamworth. The Gungate redevelopment scheme, which already has planning permission, will meet Tamworth's retail needs in the short to medium term. After 2021 there is currently a need for 7,800 sq metres gross floorspace of comparison goods and 2,900 sq metres of convenience goods. This need will be monitored and potentially re-assessed.
- 3.19 Potential town centre use sites within the Town Centre and edge of centre were assessed as part of the Tamworth Town Centre and Retail Study update, however only the Gungate redevelopment which has extant planning permission, was shown to be currently deliverable. Notwithstanding this, the study identified that there is land within the Town Centre with the potential for redevelopment in the medium to long term. Therefore the Local Plan will follow the town centre first approach of the NPPF; the Gungate redevelopment scheme will deliver the short term retail needs for Tamworth within the town centre and the overall retail need will be monitored and re-assessed closer to 2021. Sites that are currently not deliverable will also be re-assessed to determine their contribution to the medium and longer term retail needs of Tamworth.

- 3.20 The strategy for main town centre uses (A1 retail, B1(a) offices and leisure), will be to focus development in existing centres that are accessible by pedestrians, cyclists and public transport, in order to achieve a sustainable pattern of development. The application of a retail hierarchy and town centre first approach will ensure that the town centre is the focus for large scale development and the preferred location for uses that attract a large number of people. This will support the accessibility of community facilities and services and the creation of a vibrant and attractive town centre. At the same time, growth of the out of centre retail areas will be restricted in the short to medium term to safeguard the Gungate scheme. Despite assessing a further nine potential town centre sites, capacity for additional retail development within and outside the town centre boundary is limited and no further sites have been allocated.
- 3.21 Primary and secondary frontages have been defined for the town centre in order to protect the character of the main shopping streets by retaining the majority of units in primary frontages within A1 retail use. A more relaxed approach will apply in the secondary frontages.
- 3.22 Local and neighbourhood centres have a complementary role as part of the retail hierarchy. They are the preferred locations for main town centre uses after the town centre, providing the local community with every day facilities close to home. The emphasis is on protecting community facilities and shops in the defined centres, particularly A1 retail uses, in order to retain accessible local shops and lively and viable centres. This will be complemented by making improvements to the public realm and shopping environment and increasing their accessibility by public transport, walking and cycling. Uses and facilities that would remedy deficiencies and help to address social exclusion, particularly in the regeneration priority areas will be supported.
- 3.23 The strategic urban extensions will be required to provide new neighbourhood centres alongside other community facilities in order to create sustainable places that reduce the need to travel whilst helping to create a sustainable community.
- 3.24 In order to protect the vitality and viability of centres, where main town centre uses are proposed outside the defined centres, a floorspace threshold has been set to trigger the need for an impact assessment.

Strategy for meeting employment needs

- 3.25 The Employment Land Review Update (2013) identified six future employment land scenarios for Tamworth. The two most appropriate scenarios considered the level of employment land required with a 'regeneration and growth' plan strategy and the expected population and demographic changes. A point between the two sets a requirement of 32 ha of new employment land. The Review also looked at the need for new office space in Tamworth arising from B1(a) office and A2 professional needs, the assessment showed there was no specific need for either.
- 3.26 The employment land requirement set out in the Local Plan aims to be in line with the objectively assessed housing need. This will ensure that as the population grows it will have access to new jobs, whilst ensuring that a much higher level of employment growth does not drive high levels of in-ward migration which would in turn require further housing growth.

- 3.27 The Plan encourages economic growth by restricting uses within the strategic employment areas to B1(b and c), B2 and B8 uses and allocating new sites for economic development that are accessible by sustainable modes of transport. Safeguarding the strategic employment areas for B class uses will not only protect the function of the employment areas, but also that of the town centre and any changes will need to demonstrate need, compliance with the sequential test and accessibility by a range of sustainable transport modes. A more flexible approach to changes of use will apply outside the strategic employment areas.
- 3.28 Ten sites have been allocated on a mixture of greenfield and brownfield land. With the exception of Bitterscote South, all the sites are within or on the edge of existing strategic employment areas, although Bitterscote South will ultimately form an extension to the Bitterscote Strategic Employment Area. A total of approximately 18ha of land has been identified for employment uses within Tamworth. This shows a significant shortfall of 14ha from the identified need of 32ha over the Plan period. Whilst the National Planning Policy Framework does not require employment allocations to be made but only a criteria set out in policy to deliver the most suitable sites, it is unrealistic that the shortfall will be found within Tamworth. This will need to be met outside Tamworth in neighbouring districts. Tamworth, Lichfield and North Warwickshire all continue to work together to set out how this remaining unmet need will be planned for. It is important that the employment need coming forward in adjoining local authorities helps to meet the Strategic Spatial Priorities of this Local Plan and is aligned with areas of housing growth.
- 3.29 B1(a) office uses should be located within the town centre and if no suitable sites are available, then strategic employment areas could be considered providing it helps to deliver the overall strategy and is not detrimental to the vitality and viability of the town centre.

Environmental Protection and Enhancement

- 3.30 Tamworth's history as an expanded town has resulted in a planned layout that contains an extensive network of green and blue infrastructure comprising green spaces, rivers and canals. The strategic network has been identified on the key diagram and is shown in more detail on the Policies Map. The network is multi-functional, providing for a range of needs and activities including formal and informal recreation and sport, ecology and biodiversity, sustainable transport and climate change mitigation.
- 3.31 The network will be protected and enhanced and new open space provided where appropriate, to ensure that everyone has convenient access to high quality green spaces. Links between spaces will be improved to create recreational walking and cycling routes and to fill gaps between spaces and habitats. A particular need has been identified for an urban park in the eastern side of the town and this will be supported in an appropriate location. Loss of open spaces that form part of the strategic network will be resisted.
- 3.32 Sites of biodiversity or geomorphological importance will be protected according to their status and opportunities taken to improve the quality of habitats and create new natural habitats using local wildlife partnerships where appropriate,
- 3.33 Tamworth contains a wealth of heritage assets, most of which are found in the town centre. Designated and non-designated assets will be a priority for safeguarding and enhancing. A heritage statement and statement of significance will be required to identify significance and impact of development on an asset and its setting.

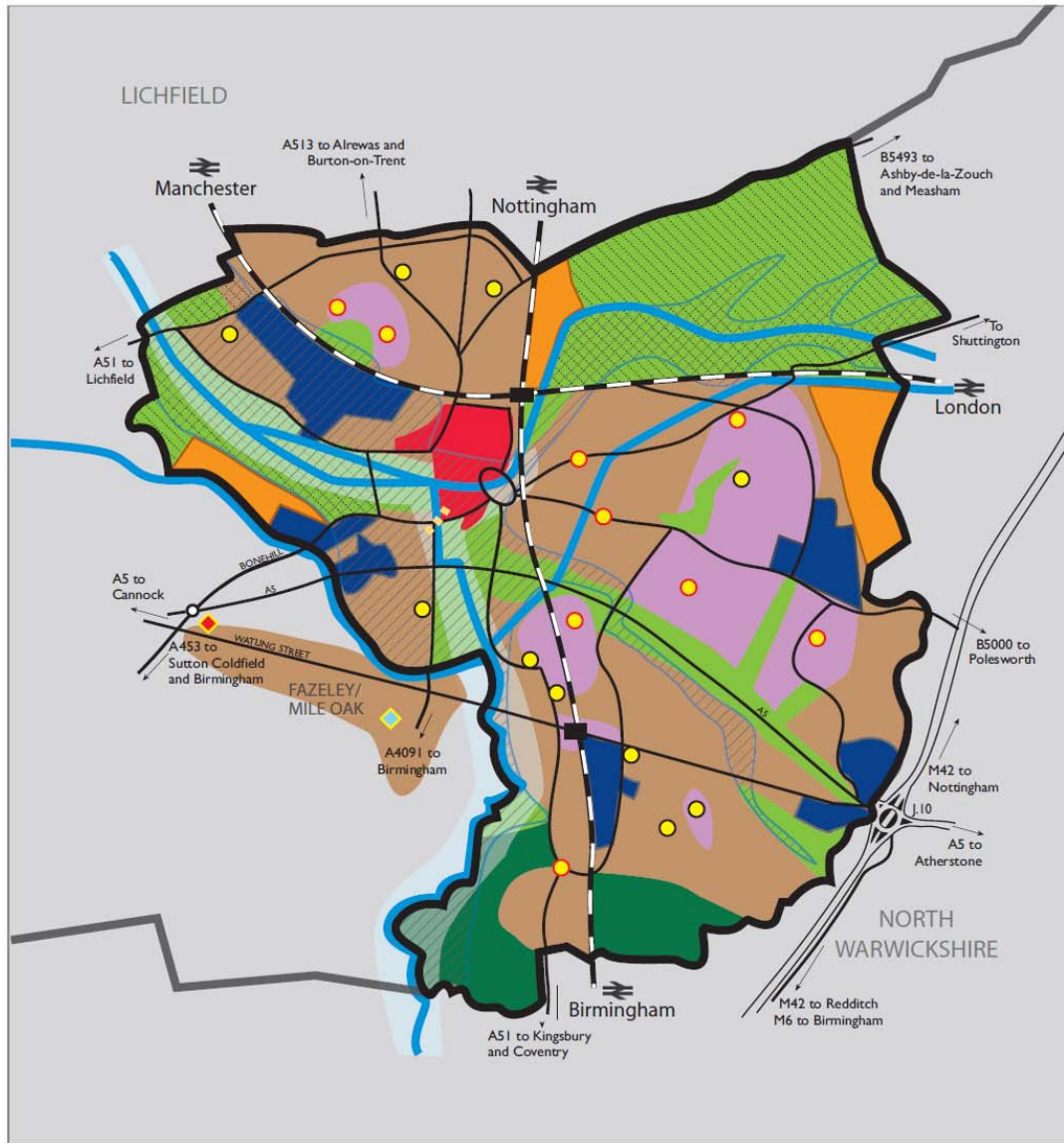
Community Facilities

- 3.34 The Plan will protect existing community facilities and by working with the Tamworth Strategic Partnership will support the provision of new facilities where they are required. At the sustainable urban extensions the co-location of facilities will be encouraged to reduce the need to travel and provide linked benefits. In this regard, there may be scope for educational establishments to make provision for community use of leisure and sport facilities and this will be an important consideration when planning for new primary schools because the requirements for design, access and size of dual use school sites are different to sites without community access.
- 3.35 The National Planning Policy Framework requires local authorities to plan positive for the provision of sports venues. The updated Joint Sports Strategy has identified specific needs, such as a new multi-purpose community sports centre incorporating a swimming pool, sports halls, squash courts and health and fitness. The provision of these facilities will be supported in an accessible location to serve the whole of Tamworth through planning policy and in the infrastructure delivery plan. A location in the town centre would be most accessible to the greatest number of residents and will increase activity in the town centre and contribute to its vitality. It is also likely to maximise the use of sustainable modes of travel into the town centre and make the best use of existing transport infrastructure.

Whole Plan Viability

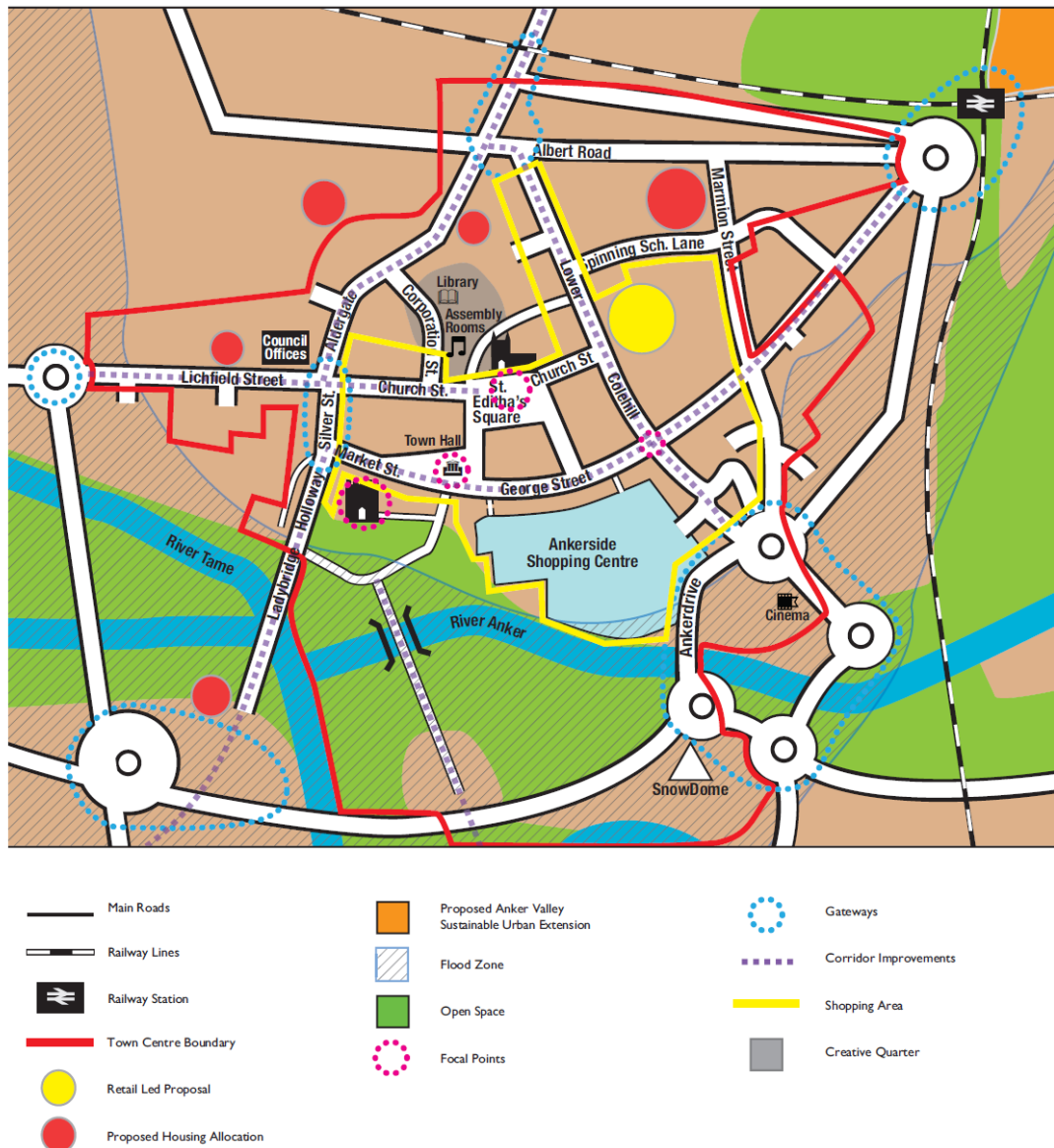
- 3.36 The National Planning Policy Framework states that plans should be deliverable and that the sites and level of development identified in the plan should not be subject to such a scale of obligations or policy burdens that their ability to be developed viably is threatened. The Whole Plan Viability, Affordable Housing and Community Infrastructure Levy Study (2014) appraises a range of typical residential and non-residential developments consistent with the plan strategy for growth as well as specific sites including sustainable urban extensions. The appraisal results and recommendations have informed Local Plan policies, with implications for affordable housing and infrastructure, to ensure that they do not threaten whole plan viability. Policies have been designed so as not to set specific costs up to the margins of viability and with flexibility to negotiate developer obligations where there are site specific abnormal costs.

Figure 3.1: Key Diagram of Tamworth Borough



Main Roads and Destinations	Open Space	Proposed Sustainable Urban Extension	Local Centre
Railway Lines	Town Centre	Strategic Employment Area	Neighbourhood Centre
Railway Station	Green Belt	Regeneration Priority Area	Drayton Manor Park
Borough Boundary	Planned Urban Area	Countryside	Sir Robert Peel Hospital
Canals and Rivers	Flood Areas	Central Rivers Initiative	

Figure 3.2: Tamworth Town Centre Key Diagram



Duty to Co-operate and Strategic Planning

3.37 Tamworth has proactively engaged and worked with neighbouring local authorities and other statutory duty to co-operate bodies in addressing strategic planning issues. This will enable the strategy for Tamworth and other local authorities to be delivered for mutual benefit. Further detail on duty to co-operate is within the Duty to Co-operate Statement (2014).

3.38 Agreements have been reached with Lichfield and North Warwickshire for the delivery of housing. In addition to this Tamworth Borough Council is actively involved with the Greater Birmingham and Solihull Local Economic Partnership. The GBSLEP Spatial Framework looks to present options for delivering strategic planning across the LEP, one of which is the delivery of housing. Tamworth recognises that there is a current under provision of housing to meet objectively assessed needs across the LEP and that part of this arises from within Tamworth, but to a much greater extent from Birmingham. It has been established that Tamworth cannot fully meet its own

housing or employment needs, any future development which goes beyond the levels of development set out in this Local Plan will be to meet needs arising from Tamworth. Through the preparation of Birmingham City Council's Local Plan and Tamworth's it has been agreed between the two authorities that Tamworth is unable to assist in meeting Birmingham's unmet needs.

Plan Strategy and Evolution

- 3.39 Through previous adopted development plans for Tamworth, the growth strategy was to maximise housing development on brownfield sites with an urban extension at Anker Valley, for new employment land to come forward at strategic and accessible locations and for Tamworth town centre to be the focus of main town centre uses.. In the main this strategy has been achieved, particularly with regard to housing. Since 2006 92.8% of new housing has been built on brownfield sites.
- 3.40 In accordance with the legislative requirements the Local Plan and the Sustainability Appraisal have been prepared together, with the intention of testing emerging options on their sustainability performance and therefore taking this into account in subsequent versions of the Local Plan.
- 3.41 Over the lifetime and evolution of the Local Plan (up to and including the pre-submission version) there have been several Sustainability Appraisals of the growth strategy and in later iterations of specific sites for different land uses. Each Sustainability Appraisal and the different strategy options are summarised in the following sections, a detailed history and evolution of options can be found in the Sustainability Appraisal accompanying the pre-submission version of the Local Plan.
- 3.42 The Local Plan has been in preparation since 2008 and has been subject to contextual changes in particular to housing projections and changes to national policy. Because of this, there have been two periods in the formation of the Local Plan and SA. The preparation of each Local Plan has been influenced by its accompanying SA, which in turn has influenced the next version of the SA.
- 3.43 The first period can be defined as from 2008 to 2011, which centred on the delivery of 2,900 homes. The versions of the Local Plan and accompanying SA of this period are:
- Issues and Options – 2008
 - Proposed Spatial Strategy – 2009
 - Further Housing Options - 2011
- 3.44 The second period can be defined as from 2012 to 2014, which centred on the delivery of 250dpa (5,500-6,250 new homes). The versions of the Local Plan and accompanying SA of this period are:
- Pre-submission Local Plan (withdrawn from examination) – 2012
 - Draft Local Plan – 2014
 - Pre-submission Local plan – 2014

Issues and Options 2008

- 3.45 In March 2008, an Issues and Options Report was produced which set out four spatial options for delivering future development (table 3.1). The housing requirement at this time was 2,900 to 2026.

Table 3.1: Issues and Options

Option	Description	Reason for Selection
<p>Option 1: Urban Containment & Regeneration</p>	<p>Within the urban area there are a range of sites that are considered to be potentially suitable for housing and employment development. Selective redevelopment and office provision would be the focus of town centre renewal. This option assumed that Anker Valley can deliver 800 units.</p>	<p>This option had the most potential for the urban area to remain compact. It could deliver growth in areas that need regeneration, and housing and employment would be provided in accessible locations. The town centre would be improved through selective redevelopment and increased business confidence. However this option may lead to a loss of green spaces, reducing biodiversity and limiting opportunities for healthy living. Residential amenity could be reduced and congestion could get worse, particularly around Ventura as people try to access retail facilities.</p>
<p>Option 2: Urban Containment and Anker Valley Intensification</p>	<p>The Housing Land Availability Assessment identified that by taking the existing Anker Valley Local Plan allocation, densities could be increased to fully accommodate the remaining requirement. Employment requirements would be met on a mixture of sites within the urban area following the outcome of further work. Selective redevelopment and office provision would be the focus of town centre renewal.</p>	<p>This option has the potential for the town to remain compact. Whilst this option would involve the loss of greenfield land, it would prevent further greenfield release and sought to efficiently develop an existing site. It can deliver growth in areas that need regeneration. Housing, employment and town centre facilities would be provided in accessible locations. The scale of the development would ensure the incorporation of appropriate facilities and a mix of housing. The proximity of the development to the open countryside would provide opportunities for communities to be fit and</p>

		healthy. There is potential to improve public transport to reduce car commuting to and from Tamworth
Option 3: Greenfield Urban Extensions	This option sought to locate housing on a greenfield site to the north of the town by extending the existing Anker Valley Local Plan allocation. Employment would be located on greenfield sites in and adjacent to existing employment areas close to the A5. Selective redevelopment and office provision will be the focus of town centre renewal.	This option is not about containment because it would lead to Tamworth spreading up to its boundary on greenfield sites. It would, however, deliver well-designed new communities with good access to facilities, the town centre and the countryside. It would do little to regenerate deprived parts of Tamworth and there would be issues surrounding infrastructure, particularly highways into and out of Tamworth from the north. There is potential to improve public transport to reduce car commuting to and from Tamworth.
Option 4: Greenfield and Green Belt Urban Extensions	This option sought to locate housing on green belt sites to the south of the town in the Dosthill and Hockley areas. This option assumed that the existing 800 units allocated at Anker Valley could be delivered. Employment would be located on greenfield sites in and adjacent to existing employment areas close to the A5. Selective redevelopment and office provision would be the focus of town centre renewal. The option assumed that green belt release may be appropriate in exceptional circumstances.	This option is not about containment because it would lead to Tamworth spreading into adjoining districts. It would, however, deliver well designed new communities with good access to facilities and the countryside. It would do little to regenerate deprived parts of Tamworth and there would be issues surrounding infrastructure, particularly highways in the Dosthill area and routes to and from the trunk roads and the town centre. There is potential to improve public transport to reduce car commuting to and from Tamworth.

- 3.46 Following consultation on the Issues and Options Report, an Options Report was produced in February 2009 which identified the preferred spatial option for locating future development. The Options Report stated that, from a pragmatic point of view and having regard to the fact that it is generally accepted that Tamworth has limited opportunities to meet all new development requirements, and that considerations relating to development opportunities should be based on a sequential approach, having regard to viability and delivery issues.
- 3.47 The reasons for this preferred spatial option were: it was still government and regional policy that wherever possible previously used land should be brought into active use. Therefore consideration should first be given to urban containment. If this cannot be shown to deliver the growth requirements, then greenfield urban extensions should be considered. If there still remains a shortfall then the only other option within Tamworth would be Green Belt. However, having regard to the status of the Green Belt at national and regional level, this could not be sustained and if there was still a shortfall then the only option would be that the required development would have to be provided outside of the Borough.
- 3.48 The advantages of this approach were identified in the Options Report as:
- It focuses development in the established urban fabric of Tamworth;
 - It maximises the use of existing infrastructure;
 - It supports regeneration opportunities; and
 - It accords with national and regional guidance in containing development in the urban area.

Proposed Spatial Strategy 2009

- 3.49 In October 2009, the proposed spatial strategy was published with a housing requirement of 2,900 dwellings based on the regional strategy. This stated that requirements for housing, employment and office development would be accommodated within Tamworth's boundaries, through a combination of sensitive urban containment and greenfield extension, which would take account of the best aspects of Tamworth's heritage and biodiversity assets. The town centre would be the focus of mixed use regeneration and economic development. New retail growth would be accommodated through two strategic allocations. Office growth would also be accommodated and improvements made to the public realm in order to improve the quality of the visitor experience. There would be improved linkages to the out of town retail parks so that the two shopping areas are complementary to each other. Improvements would also be made to key gateways into the town centre. New housing to meet the needs of Tamworth residents in the short and medium term would be provided within the existing urban area, primarily on previously developed land and in the form of a sustainable urban extension in the Anker Valley as a strategic site. This development would deliver access improvements to the train station, town centre and the new Academy on the QEMS site and rest of the Learning Zone via the Anker Valley Link Road. In the longer term, sustainable sites outside of Tamworth would be considered to meet housing needs.

Options for Housing Delivery

- 3.50 The Strategic Housing Land Availability Assessment identified a significant amount of land suitable for housing development. However, further work on availability and achievability was undertaken in the Tamworth Future Development and Infrastructure Study that identified capacity within the urban. This left a residual requirement of a minimum of 918 units to be found from outside the urban area, and the proposed spatial strategy was to seek between 900 and 1150 dwellings in the Anker Valley.

Options for Employment Land Delivery

- 3.51 The Proposed Spatial Strategy also identified a preferred option for the location of employment sites. The Council would provide 42 ha of new employment land through new sites and redevelopment of existing employment areas to meet its requirement.
- 3.52 The Proposed Spatial Strategy also identified a number of options for approaches to the policies within the Plan.

Further Housing Options 2011

- 3.53 In February 2011, a consultation paper on housing policy was produced with a housing requirement of 2,900 dwellings based on the regional strategy. This set out a policy for housing delivery which stated that a minimum of 900 dwellings will be provided for at the Anker Valley SUE. The remainder will be provided within the existing urban area. In addition, the policy proposed that the Council would work closely with neighbouring authorities to ensure that if further housing is required to meet Tamworth's needs that this is planned in the most sustainable location. Development to meet Tamworth's needs in neighbouring authorities could be met in identified broad locations to the east of the town or to the north of the town as part of the sustainable urban neighbourhood in the Anker Valley.
- 3.54 The Tamworth Future Development and Infrastructure Study, carried out jointly with Lichfield District and North Warwickshire Borough Councils, examined seven options for delivering a further 900 dwellings outside the urban area. In identifying options, the Study also took into account the need to provide for a further 600 dwellings for flexibility in the Local Plan. The preferred option was to prioritise development within Tamworth urban area and the on the Anker Valley allocation, and to pursue discussions with neighbouring authorities subsequently to deliver housing to meet Tamworth's needs in Lichfield and North Warwickshire.

Pre-Submission Local Plan 2012

- 3.55 In June 2012, the Pre-Submission version of the Local Plan 2006-2028 was published with an objectively assessed housing need of 5,500, seeking to deliver 4,500 in Tamworth at Anker Valley and within the urban area, with the remaining 1,000 to be delivered in North Warwickshire and Lichfield. This strategy built upon previous versions of the Local Plan in maximising growth within Tamworth's boundaries, through a combination of urban containment and greenfield extension, which would take account of the best aspects of Tamworth's heritage and biodiversity assets. Ultimately this version of the Local Plan was withdrawn from examination. The appointed Inspector had significant concerns over the plan's reliance on Anker

Valley and the urban area in delivering the required housing needs, and ability of these areas to deliver this quantity of housing.

Draft Local Plan and Pre-submission Local Plan 2014

- 3.56 In March 2014, the draft Local Plan 2006 – 2031 was published for consultation, with an objectively assessed housing need of 6,250, seeking to deliver 4,250 in Tamworth at Anker Valley, Tamworth Golf Course, Dunstall Lane and within the urban area, with the remaining 2,000 to be delivered in North Warwickshire and Lichfield. Again this strategy built upon the previous version of the Local Plan, albeit with a higher objectively assessed housing need because the plan period had been extended by 3 years. A transport assessment at Anker Valley demonstrated that a lower number of homes could be delivered and that further detailed assessments of sites within the urban area showed that overall there was a reduction in deliverable and developable sites. To maximise growth within Tamworth, two further sustainable urban extensions were allocated at Tamworth Golf Course and at Dunstall Lane.
- 3.57 The Sustainability Appraisal examined seven spatial options for Tamworth taking into account the need to maximise delivery of housing but ensuring development occurs in a sustainable manner in line with the NPPF and objectives of the SA. These options were built around maximising development in the urban area and at Anker Valley and then by further expanding development to the urban extension options and the Green Belt. Spatial option 7 was taken forward into the Local Plan, the SA supported this option above the six other options as it strived to maximise the amount of housing development coming forward in Tamworth. Option 6 which included the same land as option 7 plus the Green Belt had a higher amount potential housing than option 6 but the SA raised several issues with this option which were not applicable or as severe in the other six options. These included; negative impacts to landscape and biodiversity, the further deterioration of air quality in Dosthill, risks to the capacity and pumping of the sewerage network which would required major investment and traffic implications to the A51 which may require a new road. The decision to not take option 6 forward is supported by the Green Belt Review (2014) and the Site Selection paper (2014). It should be noted here that none of the seven options assessed through the SA would be able to deliver all of Tamworth's objectively assessed needs.
- 3.58 The sustainability appraisal of plan options has been an integral part of the plan-making process throughout the evolution of the Local Plan. The significant increase in the objectively assessed need for housing has required further greenfield urban extensions to be appraised and for the Green Belt to be re-appraised in an attempt to maximise the amount of housing development coming forward in Tamworth. As the Local Plan can not meet the objectively assessed need for housing arising from Tamworth, discussions have been on-going with other local authorities throughout its preparation. These strategic issues framed by the duty to co-operate are detailed within this Local Plan and supporting evidence base.

Delivering Sustainable Development

- 3.59 The National Planning Policy Framework places great emphasis on the presumption in favour of sustainable development. This is reflected through the policies within this Local Plan and its future implementation.
- 3.60 The policies and proposals contained in the Local Plan will impact on the three facets of Sustainable Development: economic, social and environmental and measures

have been taken to integrate them and minimise any potential conflicts and adverse impacts, in order to achieve the most sustainable outcome for Tamworth.

- 3.61 The National Planning Policy Framework sets out the presumption in favour of sustainable development and the need for sustainable economic growth, on which local plans are to be based and includes clear policies that will guide how the presumption should be applied locally.

This policy aims to address all spatial priorities

SS2 Presumption in Favour of Sustainable Development

Any proposals for development that demonstrate that they are in accordance with policies in this plan and are sustainable will be granted planning permission without any delay.

When determining applications the Council will take the following approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

CHAPTER 4 - A PROSPEROUS TOWN

- 4.1 **Delivering a prosperous Tamworth involves planning positively for sustainable economic growth and focussing investment in the town centre and the network of defined local and neighbourhood centres.**
- 4.2 **New employment land allocated in accessible locations and the protection of existing employment areas will ensure the retention of existing jobs and attract new jobs to Tamworth which will support the reduction of high levels of out-commuting currently experienced.**
- 4.3 **Directing investment in existing centres and accessible employment sites will reduce the need to travel and make the most effective use of Tamworth's limited land supply.**
- 4.4 The policies in this chapter seek to address the challenges set out in Chapters 2 and 3. Future economic growth is needed to provide jobs for the next generation of Tamworth, as well as culture, tourism and commercial development in the town centre, which has been negatively affected in the past by out of town retail development. Local and neighbourhood centres need to be protected as they are important in creating sustainable communities.
- 4.5 This chapter has been divided into three distinct sections: 'Centres and Retail Capacity', 'Culture and Tourism' and 'Employment Land and Economic Growth'.

Centres and Retail Capacity

- 4.6 Tamworth Town Centre is the focus for large scale future investment and development as well as the preferred location for uses that attract a large number of people. Below this level, there is a need to provide for people's day to day needs in locations close to where they live.
- 4.7 Local and neighbourhood centres play a vital role, not only as places to shop but because they provide the opportunity to deliver a wide range of services locally in places that are accessible by a choice of means of transport. They are particularly important in deprived neighbourhoods and areas with low levels of car ownership as residents can access basic services within walking or cycling distance or by public transport.
- 4.8 Tamworth is unusual in having a large amount of retail floorspace (in proportion to the town centre) in an out of centre location that is relatively close to the town centre. The policies map defines the boundary of the out of town retail areas, which include Ventura, Jolly Sailor and Cardinal Point Retail Parks, as well as, Tame Valley Retail Park to the south of the town which has large superstores and a smaller number of bulky goods retailers.
- 4.9 Whilst recent health checks (Tamworth Town Centres Health check) and monitoring of the town centre have shown the centre to be performing relatively well in terms of shopper numbers and rental values, concerns have been identified regarding vacancy rates and the quality and range of the retail and leisure offer, in particular the emphasis on low value retail and a narrow leisure offer. Other issues include the lack of national retailer representation (and lack of demand identified for future representation) and the tendency for a significant number of the remaining national

retailers to be either actively looking to dispose of their units or facing an uncertain future as operators

- 4.10 Whilst the out of town retail parks have enabled Tamworth to develop a strong retail offer for its size, as well as a generally better quality of shopping provision than the town centre, it is clear that the retail parks have become too dominant compared to the town centre and the balance needs to be redressed.
- 4.11 The focus for future development in the out of centre retail areas will be on improving the general environment as part of improving the linkages to the town centre, improving access by means other than the private car as part of congestion reducing measures and retro fitting of renewable and low carbon technologies.
- 4.12 There is a significant amount of commercial leisure provision, mostly located within the town centre including a multiplex cinema, the Snowdome, bowling alley and a range of other facilities. Whilst the Tamworth Town Centre & Retail Study identified an adequate overall level of existing leisure provision in Tamworth, a need was identified to improve the provision of cafes and restaurants in the town centre. Increasing the offer of these operators, particularly aiming at family focussed providers will be key to increasing the overall attractiveness of the town centre, particularly in terms of helping to deliver linked trips between the out of centre retail areas and the town centre.
- 4.13 There is no specific requirement for new office floorspace, but any future development should be delivered within the town centre. To ensure that the town centre is the key driver in delivering a prosperous Tamworth, it will be important to encourage the development of new office space. Increasing the number of people who work within the town centre has numerous 'spin-off' benefits. Not only is it the most sustainable location, accessible by a variety of transport modes, office development will also increase the number of people using associated services and facilities, thus improving vitality and viability and helping to regenerate the town centre.
- 4.14 As a result of limited land supply, the need to focus a variety of uses, including retail, leisure and residential, and constraints related to the historic fabric and need to protect and enhance the conservation areas, it is considered that any future office space will be delivered in the form of mixed-use development. As part of this approach it will be important to maximise the role of the train station in particular, with its excellent links to London, Birmingham, Manchester and Nottingham.

Hierarchy of Centres for Town Centre Uses

- 4.15 Policy EC1 defines a hierarchy for where development involving main town centre uses (for example A1 (retail), B1(a) (office) and leisure) should be located. It presents a town centre first approach, followed by local and then neighbourhood centres. As such, all of the available capacity for retail floorspace should be met as far as possible within Tamworth town centre in order to deliver the key spatial objective of regenerating and focussing investment within the town centre.
- 4.16 Concentrating new retail, leisure, services, tourism, cultural and office development in the town centre is the best way to ensure that preference is given to sites that best serve the needs of deprived areas. It is also the location which best satisfies the sequential approach to site selection, giving preference to sites within centres to achieve a more sustainable pattern of development to help combat climate change. It will provide the opportunity to increase accessibility by pedestrians, cyclists and

public transport thereby maximising opportunities for improving the environment and the overall image of the town.

- 4.17 Whilst there is currently no opportunity to expand the town centre boundary due to physical constraints and the centre's historic environment, there is potential to consolidate the town centre through redevelopment opportunities within the town centre boundary.
- 4.18 Focussing retail and leisure investment in Tamworth Town Centre will balance the attraction with the out of town centre retail areas more towards the town centre. However, this will also require restricting the growth of the out of centre retail areas that could weaken the attraction of the town centre, especially until the Gungate redevelopment scheme becomes established. Whilst proposals to refurbish existing units and environmental and accessibility improvements will be encouraged, development which results in the creation of additional retail and or leisure floorspace at the existing out of centre retail parks at Ventura, Jolly Sailor, Cardinal Point & Tame Valley will therefore not be supported.
- 4.19 As well as defining a hierarchy for a sequential approach, Policy EC1 sets a floorspace threshold to trigger the requirement for an impact assessment on the relevant centre where a main town centre use is proposed outside of a defined centre. This threshold figure was determined through consideration of the scale of retail and units with the Town, Local and Neighbourhood Centres, existing vitality and viability of the defined centres, the scale of proposals relative to town centres, and the culmulative effects of recent developments. This has set a locally proportionate standard as evidenced within the Tamworth Town Centre and Retail Study 2011 and the Threshold Policy for Main Town Centre Uses Impact Assessment: Evidence Report (November 2013). The impact assessment requirement will ensure that development outside of centres is only allowed where it would not harm their vitality and viability.
- 4.20 Local and neighbourhood centres have a complementary role as part of the established retail hierarchy, serving the local community. The existing centres ensure a sustainable focus and pattern for development with each having its own distinctive character and mix of uses, including shops, services and community facilities.

This policy aims to address Strategic Spatial Priority SP2, SP3

EC1 Hierarchy of Centres for Town Centre Uses

Tamworth's 'main town centre uses' hierarchy is defined as follows and shown on the Policies Map:

- First** - Tamworth Town Centre
- Second** – Network of Local Centres
- Third** – Network of Neighbourhood Centres

Other uses which attract visiting members of the public should also follow this hierarchy.

Planning permission will be granted for 'main town centre uses' that are appropriate in relation to the role and function of each centre. If development involving a main town centre use or other use which attracts visiting members of the public is proposed outside of the town centre, local or neighbourhood centres, it must demonstrate:

- a) Compliance with the sequential test,
- b) Good accessibility by walking, cycling and public transport,
- c) That there will be no adverse impact on the vitality and viability of other existing centres
- d) Will not prejudice the delivery of other strategic objectives.

For main town centre uses proposed outside of the defined hierarchy of centres, an impact assessment will be required accompanying a planning application in line with the criteria set out below.

Area for Application of Floorspace Thresholds	Assessment Required
Within the out of centre retail parks or Strategic Employment Sites and Employment Allocations – as identified on the Policies Map	Over 250 sq. metres gross
Within 400 metres of the boundary of a Local Centre	Over 250 sq. metres gross
Within 400 metres of the boundary of a Neighbourhood Centre	Over 100 sq. metres gross
Any other area outside of the town centre	Over 500 sq. metres gross

Where a proposal falls within more than one of the ranges specified above the lowest threshold will be applied in determining whether or not an impact assessment is required.

The impact assessment should consider the cumulative effects of the proposal on the town centre, local centres and neighbourhood centres. Where appropriate the impact assessment should consider the impact on any recently completed retail developments and any outstanding planning permissions for retail development, including, and in particular, the Gungate redevelopment.

Where it can be demonstrated that development would not have a significant adverse impact on the defined centre, or centres, the principle of development will be supported.

4.21 The scope of sequential tests will vary from application to application and will therefore be subject to the approval of the Council. The scope of the sequential test should be agreed with the planning officer before it is carried out. As a minimum a

sequential test should identify the available sites within the defined centres of the hierarchy and provide an evidenced explanation as to why these are not suitable alternatives.

- 4.22 The Gungate redevelopment will meet Tamworth's retail needs in the short to medium term. After 2021 there is a further need of 7,800 sq. metres gross floorspace of comparison goods and 2,900 sq. metres of convenience goods. The town centre is considered to be most appropriate location to meet these retail needs. The Gungate redevelopment in particular will attract retailers who are seeking accommodation in Tamworth but are unable to find suitable premises elsewhere within the town centre.
- 4.23 Whilst the need for additional convenience provision is small, qualitative issues should be taken into account. In particular, a possible qualitative need for additional convenience goods shopping in Tamworth Town Centre has been identified to enhance its vitality and viability. Proposals for any additional food shops of appropriate size within the town centre, local or neighbourhood centres should be assessed in relation to the extra benefits to maintain or enhance the centre.
- 4.24 The amount of vacant floorspace within the town centre, Local centres and neighbourhood centres will be monitored, to inform the application of the sequential test for main town centre uses in implementing policy EC1.

Supporting Investment in Tamworth Town Centre

- 4.25 The town centre boundary is shown on the Policies Map and is where main town centre uses, including those which contribute directly to the town centre, will be located.
- 4.26 Policy EC2 sets out how the town centre will be supported and regenerated over the plan period, including appropriate types of development and through specific projects and stakeholders. The regeneration and economic development of the town centre is seen as a key Council objective and driver to the wider regeneration of Tamworth. The town centre should present a distinctive environment: an offer that complements the out of centre retail areas, is related more to the retail parks and takes advantage of the higher expenditure levels of shoppers visiting these areas. This will require improving the physical linkages between the out of centre retail areas and the town centre whilst diversifying the town centre's offer, including attracting new developments, residential development and improving the quality of its environment to increase its overall attractiveness and image.
- 4.27 Protecting and enhancing the historic assets of the town will assist in defining Tamworth's unique streetscape, fostering local distinctiveness and preserving local character.
- 4.28 Improved linkages from the town centre to other areas on the edge of the town centre, such as between the train station and the primary shopping area or leisure facilities, will also allow greater accessibility through sustainable modes of transport and will encourage increased movement to and from the town centre. This will help to reduce congestion in and around the town centre and consequently reduce air pollution.
- 4.29 Residential development, in particular that of a higher density, will be encouraged within the town centre. This will help deliver benefits associated with making the most of Tamworth's limited supply of land through maximising development on brownfield sites whilst increasing the demand for town centre services and increasing natural

surveillance to deliver a safer environment. Chapter 5 identifies which sites are allocated within the town centre.

This policy aims to address strategic spatial priorities SP2, SP3, SP4, SP7, SP9, SP10, SP12

EC2 Supporting investment in Tamworth Town Centre

The Council will work in partnership with businesses and landowners to revitalise Tamworth Town Centre and attract visitors. In accordance with the council and its partners' key objectives, the town centre will be promoted as Tamworth's preferred location for the development of town centre uses along with higher density, high quality residential developments. In particular, planning permission will be granted for development such as retail (7,800 sqm comparison and 2,900 sqm convenience goods floor space after 2021), leisure, tourism, cultural and office development that support and enhances its dual function as both the Borough's town centre and growing status as a sub regional tourism and leisure hub.

Tamworth Town Centre will benefit from improved connectivity in terms of cycling, walking and public transport, to and from the existing out of town retail areas, the railway station and leisure facilities. Where possible development should contribute to enhancing the public realm through high quality building design, the town centre's open spaces and linkages at strategic entrances to the town centre.

Development within the town centre and appropriate edge of centre locations should protect and enhance its historic character. Key historic landmarks such as the castle, St Editha's Church and the town hall define Tamworth's identity as a historic market town. Development should respect and enhance these assets in terms of use, design, appearance, and interpretation.

Development that will have a negative impact on the vitality and viability of the town centre and its function will not be supported unless it has been demonstrated that the wider economic benefits will outweigh the detriment to the town centre.

The outdoor street markets should be protected by nearby development and will be enhanced through environmental improvements and promotional activity.

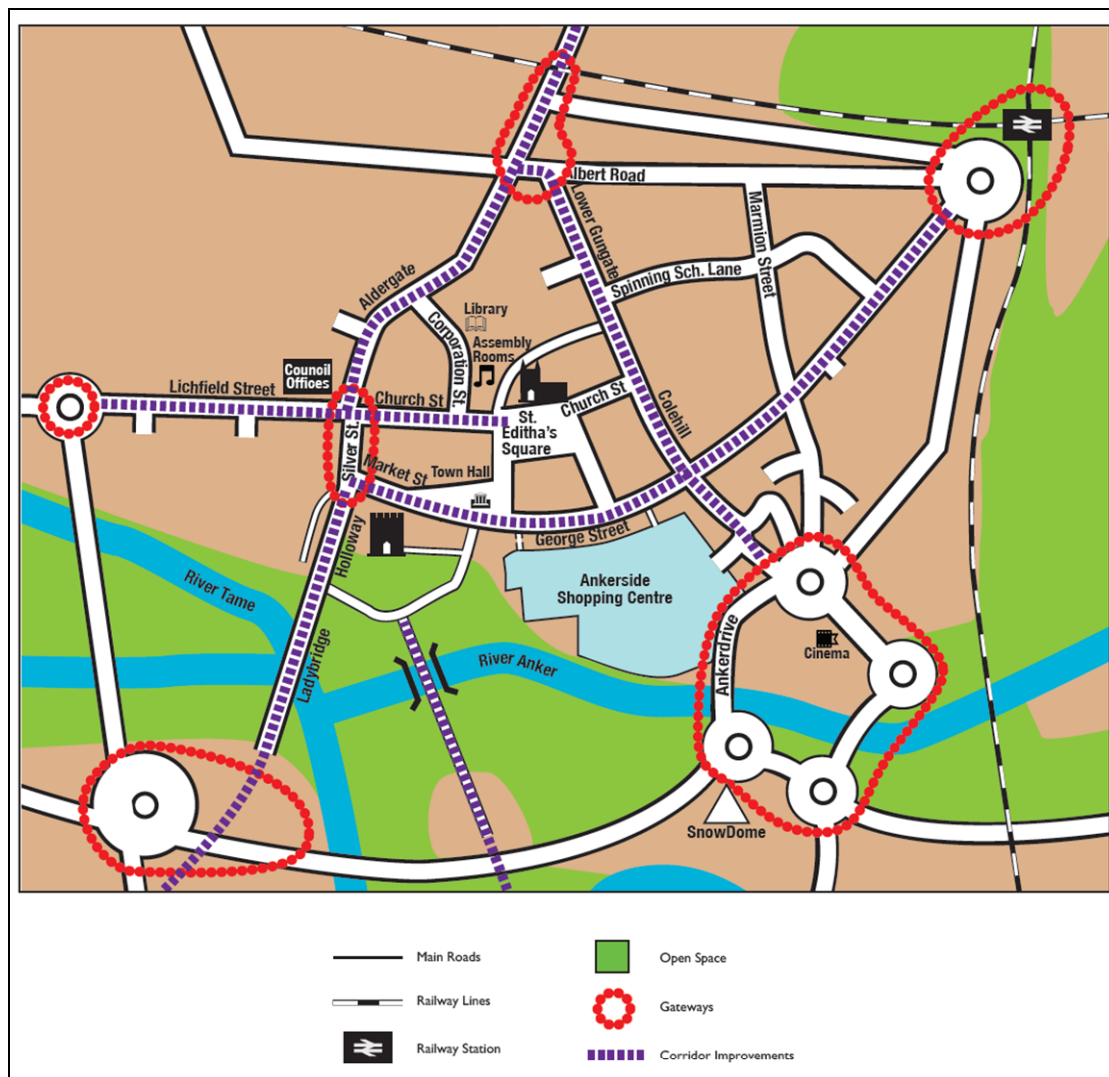
4.30 The town centre has several strengths and opportunities not least its accessible location, particularly by public transport and established walking and cycling links to Tamworth's neighbourhoods, which makes it a sustainable location for development. However, there are barriers to pedestrian movement and the quality of the public realm is poor in places with extensive signage, guard rails and poor quality street furniture. Proposals to address these issues will be supported by future Supplementary Planning Documents where appropriate.

4.31 The perception of the town centre as a destination of choice will be addressed by improvements to the retail, leisure and service offer supporting the market along with expansion of its tourism and cultural role. A key element will involve enhancing the role of the Castle Pleasure Grounds as a valuable sport, recreational, open space, and leisure asset for the town, reinforcing it as an important link to the out of centre retail parks. The town centre's role as a leisure hub will be promoted, making the most of its existing leisure facilities whilst encouraging a wider night time economy offer particularly focusing on family restaurants and cultural activities. The Retail Study identified a significant opportunity for the restaurant and bar market in the town centre, to capitalise on the current low proportion of expenditure in restaurants and

pubs in the town centre by residents within the Tamworth study area. Together with the lower than average proportion of such uses within the town centre, this market represents a key opportunity to exploit and widen the town centre's attractiveness.

- 4.32 The Town Team, Destination Tamworth, will play a key role in the future of the town centre. Organisations from across Tamworth and from private, public and voluntary sectors have come together to form the group as they were concerned about the image and reputation of Tamworth and wish to work together to understand these perceptions and address issues and seek solutions. The group is private sector led and its aim is to promote a new strategic view of the distinctiveness of Tamworth and to influence developments, communications and actions across the Borough.
- 4.33 A Creative Quarter is proposed which aspires to provide a busy and attractive square in the heart of the town centre, focusing on the area around Tamworth Library, Tamworth Assembly Rooms, the Carnegie Centre and Philip Dix Centre. The quarter will focus on Tamworth's cultural and heritage sites. It includes plans to develop and improve the 125-year-old Assembly Rooms; plans for a restaurant based in the Carnegie Centre; 15 business incubation units to help establish small and new enterprises; improvements to the town centre library; and, a new Town Square drawing the Creative Quarter together and linking the area with the town's other major regeneration site: The Gungate.
- 4.34 The Gungate development is seen as critical to delivering the regeneration of the town centre in terms of improving its offer to complement that of the out of town retail areas. The compact nature of its development and high quality design will link it into the historic network of existing streets and although predominantly retail led, there may be opportunities to incorporate a mixture of uses including residential, leisure and offices. The Gungate will therefore be a key catalyst for bringing forward further investment in surrounding areas, increasing the town centre's attractiveness and overall viability and vitality.
- 4.35 A report entitled 'Tamworth Town Centre and Out of Town Linkage Proposals' (Town Centre Links Project) was prepared for the council in December 2010 to assess the linkages between the town centre and the out of centre retail areas and leisure offer. The report considers linkages between the town centre and Ventura Retail Park and the Snowdome in particular. The report concludes that significant potential exists to enhance the route along Fazeley Road by creating a unified character, improving the quality of the public realm, upgrading crossings and introducing wider connectivity. The report proposes the use of Fazeley Road as the main link with a shuttle bus operating a circular route taking in Ventura Park Road, Bitterscote Drive and Bonehill Road, with bus stops providing direct access between shops in the town centre, Ventura Retail Park and Jolly Sailor Retail Park. A new pedestrian crossing at the River Drive and Fazeley Road junction could be integrated into proposed highway works to this junction. A stronger emphasis should be placed upon the pedestrian north-south linear axis linking the town centre to the retail parks.
- 4.36 A series of 'gateway development sites' situated at key entrances to the town centre have been identified which have the opportunity to create welcoming gateways to the town centre through improving legibility, promoting pedestrian and cycle priority access to key linkages and assisting the delivery of town centre regeneration. The linkages and gateway development sites are shown in Figure 4.1.:

Figure 4.1: Tamworth Gateways and Linkages Diagram



4.37 Elements of Policy EC2 will be delivered in conjunction with other Policies within the Local Plan, such as protecting and enhancing the historic environment which will also be delivered through Policy EN6.

4.38 A number of sites have been allocated for residential development within the town centre under Policy HG1, helping to achieve the need for high quality, high density residential development which will support the future role and viability of the town centre.

Town Centre Primary and Secondary Frontages

4.39 Policy EC3 restricts uses within the primary and secondary shopping streets within the town centre. In particular, ensuring that the majority of units within the primary frontages are in retail use will ensure active frontages and support the vitality and viability of the town centre.

4.40 In these areas it is important to retain accessible local shops, particularly where they occupy large units or frontages, to retain and support a lively and viable centre.

4.41 The Primary Frontages are split into sections for the purpose of calculating the percentage of retail units within them. This approach will prevent all of the non-retail uses allowed being concentrated in one area.

This policy aims to address strategic spatial priorities SP2, SP4, SP9

EC3 Primary and Secondary Frontages

The shopping area, defined on the Policies Map town centre insert, identifies the primary and secondary frontages areas.

The primary frontages have been subdivided into 5 evaluation areas:

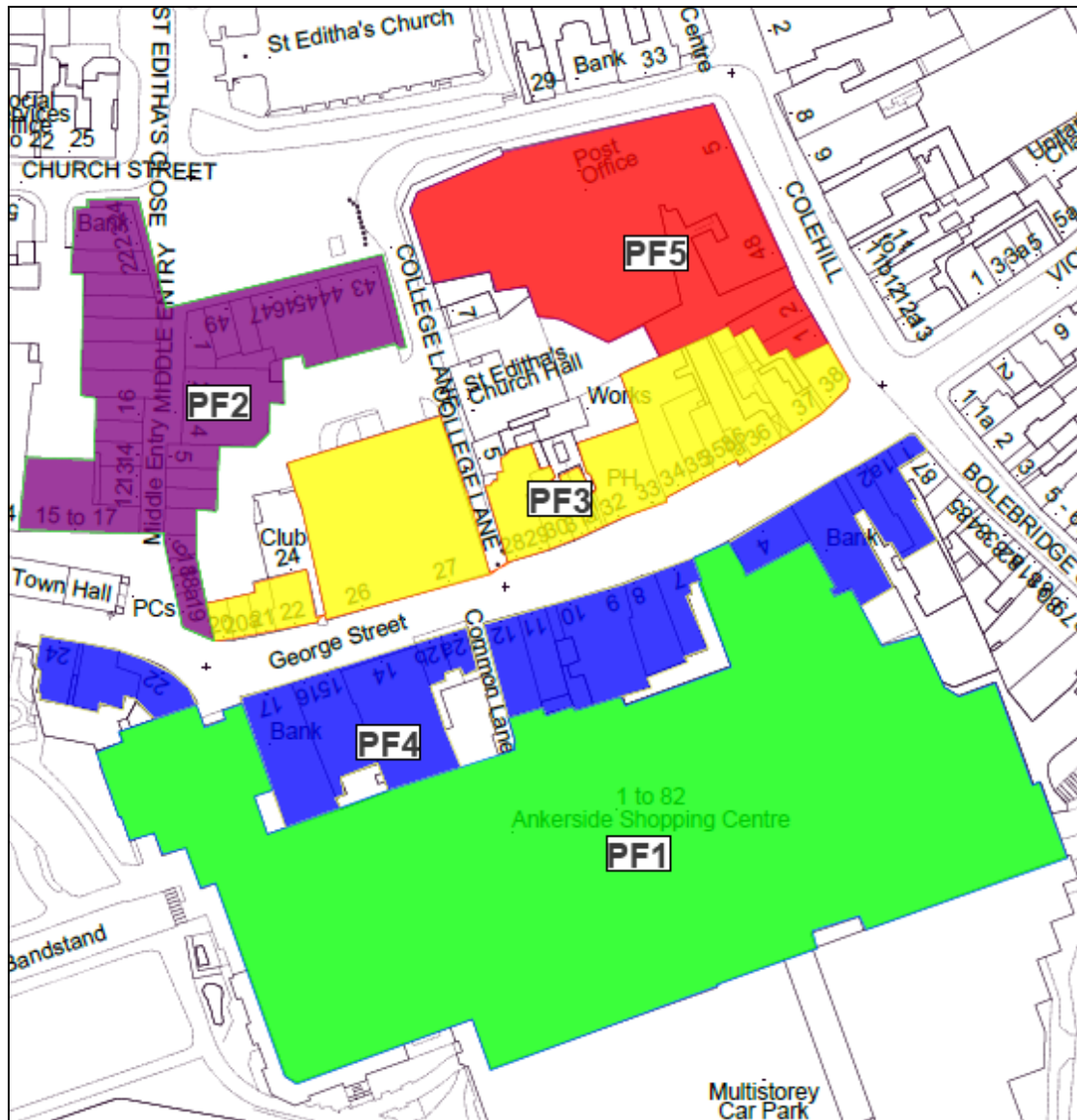
- PF1: Ankerside
- PF2: Middle Entry – Includes 1-24 Middle Entry, 18, 18a and 19 George Street, 15-17 Market Street, 43-49 Church Street
- PF3: George Street (north side) - Includes 20-38 George Street
- PF4: George Street (south side) – Includes 1-17 George Street and 22, 23, 24 Market Street
- PF5: Colehill – 1-5 Colehill (includes Co-op Department Store)

Within the primary frontages area, it is expected that 75% of the number of units should fall within the A1 (retail) use class. Planning applications which would result in more than 25% non-retail uses within the relevant evaluation area of the primary frontage, shown in Figure 4.2, will not be supported. Applications within primary frontages which involve the loss of a use which would have an active frontage on the ground floor will be refused.

Within secondary frontages, uses that result in active ground floors or promote the evening economy will be supported. Applications within secondary frontages which involve the loss of a use which would have an active frontage on the ground floor will be refused.

4.42 Figure 4.2 illustrates the defined sections of the primary frontages as set out in Policy EC3:

Figure 4.2: Defined Sections of the Primary Frontages



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- 4.43 The town centre health checks, for which data is collected quarterly, will enable the monitoring of the frontages and provide officers with the information required to determine planning applications in line with Policy EC3.

Supporting Investment in Local and Neighbourhood Centres

- 4.44 Through Policy EC4, the mix of uses within local and neighbourhood centres will be carefully managed, with an emphasis on protecting facilities that provide for people's day to day needs and community facilities unless it can be demonstrated that they are no longer required to serve local needs. Loss of A1 class uses at ground floor level should be resisted to retain accessible local shops and a lively and viable centre, particularly where they occupy large units or frontages.
- 4.45 Appropriate uses within local centres also includes small scale offices and those offering professional advice such as solicitors or financial services. This type of use would be suitable for smaller ground floor units or upper floors. Some of the centres

provide residential accommodation above ground floor, in purpose built flats or converted floorspace. Higher density residential schemes within local and neighbourhood centres, including using upper floors above commercial uses, will be supported because they are sustainable locations with generally good access to public transport.

4.46 Tamworth has a widespread network of shops and facilities outside the town centre, which are well distributed throughout the Borough. Some are isolated but others cluster together, either in purpose built shopping centres or parades, many of which are located within the 1960's and 1970's overspill neighbourhoods, or they have evolved over time along main roads in the traditional housing areas. The Council has made a distinction between local and neighbourhood centres, depending on the range of services and catchment area served and these form part of the hierarchy of centres defined within Policy EC1.

4.47 The distinctive characteristics of each centre will be protected and promoted. There is scope for making improvements to the public realm and shopping environment, linked to other key objectives of increasing their accessibility, particularly by public transport, walking and cycling. Their potential to become community regeneration hubs, particularly in the regeneration priority areas, will be supported particularly where this involves delivering education-training and health related facilities of an appropriate scale.

This policy aims to address Strategic Spatial Priority SP4, SP7, SP10, SP12

EC4 Supporting Investment in Local and Neighbourhood Centres

The local and neighbourhood centres in Tamworth are defined on the Policies Map.

Both local and neighbourhood centres offer the potential to be a focus for the regeneration of surrounding communities and proposals which enhance their vitality and viability will be supported. These include higher density residential development and improvements to existing housing provision, particularly in those centres located within regeneration priority areas identified in Policy HG3.

Environmental enhancements, including improvements to green links and spaces, will be supported and encouraged to improve their overall attractiveness and help design out crime. Transport improvements, particularly in relation to the frequency and quality of public transport provision and the provision of bike storage, will be encouraged to enhance the accessibility of centres.

Local centres and Neighbourhood Centres are suitable for retail, leisure, employment uses, services and community facilities serving local needs. Within Local and Neighbourhood Centres the loss of A1 (retail) uses will only be supported where:

- a) at least one of the units remaining in the centre acts as a general convenience store
- b) the new use is compatible with the retail character of the centre or directly serves the needs of the local community
- c) the new use would not undermine the function and vitality of the centre

New development or proposed changes of use should maintain or enhance the range of uses available.

Local and neighbourhood centres are suitable locations for medium-higher density

development, including residential where it is above ground floor, to support local services.

4.48 For the purpose of policy EC4, a convenience store is defined as a supermarket, grocers, newsagents, confectioners, tobacconists, off-licences or other shops selling goods which tend to be purchased regularly.

4.49 The Local Plan defines nine local centres within Tamworth (Tamworth Town Centre and Retail Study 2012, 2014 update). Local centres tend to provide a convenience food store plus a range of other services such as a post office, hot food takeaway, newsagent, library, pharmacy, community centre or doctor's surgery. Their size means that they serve a wider area than neighbourhood centres. This list of local centres (and their description at the time of July 2014 monitoring) is as follows:

Table 4.1: Description of Local Centres

Local Centres		
LC1	<u>Fontenaye Road, Coton Green</u>	The local centre at Coton Green has a good level of vitality and viability. There is a row of six ground floor shops accommodated within a two-storey terraced building, below a canopy and first floor flats. The centre is anchored by a small supermarket, occupying two units. Other units provide health & beauty services, a hairdresser, hot food takeaway, dry cleaners and a betting shop. The centre is served by a dedicated, off-street forecourt car parking area. The centre has a good level of vitality and viability.
LC2	<u>Masefield Drive, Leyfields</u>	The centre on Masefield Drive contains a nursery, community centre, a vicarage and adjoining hall on one side of the road and five small shops situated at the ground floor level of a three-storey maisonettes building on the other. The centre is anchored by a convenience store accommodated across three units and also provides a butchers shop, a pharmacy, a betting shop and two hot food takeaways. The centre has a good level of vitality and viability.
LC3	<u>Amington Road, Bolehall</u>	The centre comprises eight interspersed shop units located on the north side of Amington Road and anchored by a public house at the junction of Amington Road/ Thomas Street on the south side. The centre has a small supermarket and a convenience store, accompanied by a florist, Post Office, betting shop, hairdresser, barbers and hot food take-away. The centre has a good level of vitality and viability.
LC4	<u>Caledonian Centre, Glascote</u>	The Caledonian centre forms a shopping precinct on the ground floor of a 1960s / 1970s residential development with deck access. The centre

		comprises two supermarkets – a small supermarket and a convenience store – a pharmacy, a hairdresser, a public house, Barnados Smart Project centre and three hot food take-aways. The centre has good pedestrian links and off-street parking. The centre has a good level of vitality and viability.
LC5	<u>High Street, Dosthill</u>	The centre on High Street, Dosthill has dispersed shops and services and accommodates a newsagent, a pharmacy, a saddlery shop, two take aways, a restaurant/take away, a hairdressers, a betting shop, a social club and a doctors surgery. There is a small supermarket located on the northern edge of the centre within a petrol service station. The centre has a good level of vitality and viability.
LC6	<u>Ellerbeck, Stoneydelph</u>	Situated within the former village settlement of Stonydelph, the centre is situated on the ground floor of a 1970s / 1980s housing development and is served by a car park. The centre is anchored by a small supermarket and also comprises a post office, pharmacy, betting shop, hairdresser, a public house and a hot food take-away. The centre is also served by a health centre, a church and childcare facilities which serve the community in the local catchment area. The centre has a fair level of vitality and viability.
LC7	<u>Glascote Road</u>	The centre is located on Glascote Road, on the main east to west routes to and from Tamworth town centre. It has a small supermarket at present, however planning permission has been granted for an A5 and an A2 unit in its place. Also serving this centre are an off licence/convenience store, a bridal shop, flooring shop, a hairdressers, nail bar, tattooist, pet shop and a betting shop. The centre also accommodates a public house and several hot food take-aways. There is a nursery and a place of worship within the centre. Although there is an under-provision of car parking, the centre has a good level of vitality and viability.
LC8	<u>Tamworth Road, Amington</u>	Situated on Tamworth Road, south of the Coventry Canal, the local centre includes a number of dispersed shops and services. There is a small supermarket with parking forecourt at the eastern most end of the Centre. The centre also includes a convenience store with a Post Office, a pharmacy, a hairdresser, home improvements shop, an electricals shop, a public house and two hot food take-aways. The centre has a community hall and has off-street parking provision. The centre has a good level of vitality and viability.

LC9	<u>Exley, Field Farm Road</u>	The Exley centre has a group of shops including a small supermarket, a pharmacy; a hairdresser and a hot food take away. Two of the units are vacant. The centre is also served by a public house and a community centre. The centre has a good level of vitality and viability.

4.50 The Council will help to strengthen local centres by supporting proposals for uses and facilities that would remedy deficiencies and help to address social exclusion. In the most deprived neighbourhoods of Amington, Belgrave, Glascoate and Stonydelph, the Council is leading a Locality Working initiative that will bring together a number of public service and voluntary organisations to provide advice where it is most needed. The aim is to locate these ‘community hubs’ within the existing local centres.

4.51 With regard to neighbourhood centres, the Local Plan defines sixteen within Tamworth, as supported by the evidence base. Neighbourhood Centres comprise of small clusters of shops, one of which is a convenience food store, with a limited range of associated shops or services. They are important in meeting the day to day needs of the local residential areas and as such, their roles will be protected. The list of neighbourhood centres and their descriptions at the time of July 2014 monitoring are as follows:

Table 4.2: Description of Neighbourhood Centres

Neighbourhood centres		
NC1	<u>Chartwell</u>	The centre at Chartwell contains two double shop units and is therefore limited in its number and range of units. One of the double shop units is occupied by a convenience store. There is also a hairdresser and a school uniform shop. Chartwell has a fair level of vitality and viability.
NC2	<u>Cedar Drive</u>	The centre at Cedar Drive contains a convenience store and a public house, as well as an electrical store, hair dresser, sandwich shop, a tanning salon, tv repair and sales shop and a take-away. There are eight car parking spaces, cycle racks, recycling facilities, a post box and a phone box. The centre has a fair overall level of vitality and viability.
NC3	<u>Lakenheath</u>	The centre at Lakenheath provides two units – a hairdressers and a convenience store – and, as such, serves a neighbourhood catchment. The centre is situated below residential flats and is served by a forecourt parking area. It has a fair level vitality and viability.
NC4	<u>Kerria</u>	The centre is set within a residential development comprising three storey flats and accommodates two hot food takeaways, a convenience store and an advice and resource community centre. There is

		also a community hall and the centre is served by car parking and has public art work on the side of the community centre. There are some vacant units and the previously existing doctors surgery has permission for redevelopment to residential units. The centre has a fair level of vitality and viability.
NC5	<u>Fazeley Road</u>	Located on the junction of Fazeley Road and Sutton Avenue, the centre comprises a convenience store which is accommodated across two units, a hot food take-away, a hair dresser and a car sales office and yard. The centre has a good level of vitality and viability.
NC6	<u>Tamworth Road,</u> <u>Two Gates</u>	The centre includes a newsagent, a wine merchant, a hot food take-away, a windows and doors sales office and a church. The centre has a fair level of vitality and viability.
NC7	<u>Park Farm Road</u>	The centre comprises a convenience store, a hairdresser and a hot food take-away which are located below a block of maisonettes off Park Farm Road. There is an elderly care home adjacent to the centre. The centre serves a neighbourhood catchment. It appears slightly run down in appearance and it has a poor level of vitality and viability.
NC8	<u>Pennymoor Road</u>	The centre at Pennymoor contains only two properties – a newsagents and a community centre (which has multi-use as a pre-school/nursery and a youth club) – and therefore has a very limited neighbourhood role. The centre has a fair level of vitality and viability.
NC9	<u>Scott Road</u>	The Scott Road centre overlooks an attractive public square and includes a newsagent, a veterinary surgery, a hot food take-away, two hairdressers and a dental surgery. The centre is well maintained and has a good level of vitality and viability.
NC10	<u>Glascote Road</u>	Glascote Road centre comprises of an off licence, a petrol service station (incorporating a convenience store) and several small units including two hot food takeaways, a hairdresser, a bathroom sales and showroom and an upholstery shop. The centre has a fair level of vitality and viability.
NC11	<u>Tinkers Green</u>	Located on the ground floor level of a three storey maisonette block, the Tinkers Green centre has four units – newsagent, a hairdresser, an off licence and a hydroponics shop. There is off-street parking to the rear. The centre appears run down in appearance and has a poor level of vitality and

		viability.
NC12a	<u>Hockley Road</u>	This centre is in two parts and contains a convenience store, a wine merchant, two take-aways and a funeral parlour. The shops are within a residential area and have a good appearance. The centre has a fairly good level of vitality and viability.
NC12b	<u>Beauchamp Road</u>	This centre provides three units situated below residential flats, and includes a newsagent, a hairdressers and beauty salon. The centre has a fair level vitality and viability.
NC13	<u>Wilnecote Lane</u>	This centre contains a convenience store, a furniture shop, two hairdressers and a hot food takeaway. It is located within a residential area and serves a localised neighbourhood shopping role. There are no parking spaces for visitors. It has a good level of vitality and viability.
NC14	<u>Watling Street,</u> <u>Wilnecote</u>	The centre comprises two parades of shops located around the junction of Watling Street and Nine Foot Lane in Wilnecote. In addition to a newsagent, three hairdressers, a betting shop, and a bar/restaurant, the centre provides comparison goods retailing in the form of a bridal shop, kitchen & bathroom shop, an electrical shop, a double glazing outlet and an internet sales shop. The centre has two parking areas and one vacant unit. The centre has fair level of vitality and viability.
NC15	<u>Bowling Green</u> <u>Avenue</u>	This centre has three units, comprising a convenience store, a hairdresser and a dry cleaner's. It is located within a residential area and serves a localised neighbourhood shopping role. It has a fair level of vitality and viability.

- 4.52 Where necessary the strategic urban extensions allocations should include new neighbourhood centres alongside other community facilities in order to create sustainable places that reduce the need to travel whilst helping to create a sustainable community and this is supported by policy HG2.

Culture and Tourism

- 4.53 Policy EC5 looks to build upon the strength and potential of Tamworth's tourism sector, which owes much to its history and setting, which is focussed on the town centre. The town centre is the most visited part of the Borough and the majority of its attractions are located within the centre. However, Tamworth suffers from a poor image within the region, which reflects its recent history as a post war expanded town and the resulting urban form. A main contributing factor is the comparative weakness in respect of the quality of the retail and leisure offer with a shortfall of family orientated food and drink outlets and a predominance of pubs results in a narrow evening economy. In addition, aspects of the built environment are considered to be

poor, which is compounded by poor physical linkages with the out of centre retail areas which discourages linked trips.

- 4.54 Tamworth has a strong historic centre with a number of landmark buildings which are open to the public, Tamworth Castle and St. Editha’s Church being the most popular. The recent discovery of the Staffordshire Hoard represents an opportunity for the Borough to exploit its connection to Mercian history and increase its tourism role.
- 4.55 In addition to the town centre, a unique cluster of sport and leisure facilities are located immediately south and east of the town centre within the Castle Grounds, forming a focus for events and activities. Tamworth also has the benefit of the extensive green linkages that run through the Borough and out to the countryside beyond. Proximity to the river and canal networks also presents a unique recreation and under-used tourist resource.
- 4.56 It is recognised that to expand the offer of Tamworth town centre to local residents and visitors alike, cultural development is seen as a key catalyst, in conjunction with other local investment. The current focus for many cultural related events is the Assembly Rooms. However it is limited in its ability to deliver further events, due to its age, historic grade II listing and its overall quality as a venue. Significant improvements and extensions to the existing Assembly Rooms building are therefore proposed to cater for events and activities which at the current time cannot be met, primarily due to current building limitations. It is envisaged that the Assembly Rooms will form the focal point of a cultural quarter for the town.
- 4.57 Tamworth is currently lacking an appropriate conference and exhibition facility for local businesses and the local community. Existing venues are too small and were designed first and foremost for purposes other than conferences, exhibitions and training. A purpose built facility would enhance the reputation of the area as a place in which to do business, provide sustainable opportunities for employment, both directly and indirectly. The secondary effects from such a facility would also be beneficial with increased potential for take up of the local tourism offer and hospitality venues through an increase in business tourism.
- 4.58 The Improvements to the physical linkages and signage between the town centre and the out of town retail parks, leisure zone and railway station will make them more convenient and attractive to use.

This policy aims to address strategic spatial priorities SP2 and SP9

EC5 Culture and Tourism

Planning applications which deliver a vibrant cultural and tourism economy which will help improve the quality of life of residents and visitors will be supported.

- The Council will work with partner agencies and organisations that:
- a) Safeguard existing cultural facilities that are viable and support the expansion of the Assembly Rooms as the centrepiece of the emerging Cultural Quarter
 - b) Promote, protect and enhance Tamworth’s landscape character and heritage
 - c) Support proposals for the provision of a diverse range of cultural facilities, including leisure and conference facilities within Tamworth Town Centre
 - d) Encourage leisure and cultural facilities as part of mixed use development schemes within Tamworth Town Centre and of an appropriate scale in local and neighbourhood centres
 - e) Support appropriate proposals for re-use of historic buildings
 - f) Promote existing tourist attractions such as Tamworth Castle, and awareness of

and interest in heritage assets such as mining, pottery and Tamworth's Mercian heritage

g) Encourage developments which result in additional tourist attractions within Tamworth Town centre including a Heritage Centre as well as appropriate infrastructure such as hotel accommodation, public transport, improved walking and cycling routes and facilities, signposting, interpretation and information centres

h) Promote a family focussed evening economy within Tamworth Town Centre by expanding the restaurant and leisure offer

i) Deliver improved physical linkages between the out of centre retail parks, the railway station and leisure facilities to the town centre

j) Encourage the regeneration and restoration of the rivers and the Coventry Canal through Tamworth as an important tourism resource

k) Improve the transport connections and physical routes through promoting what already exists to visitor attractions outside of Tamworth; particularly to Drayton Manor, Kingsbury Waterpark, Middleton Lakes and the National Memorial Arboretum.

Planning applications that achieve these aims will be supported.

4.59 The Council and its partners' overall vision is to raise the profile of Tamworth within the Heart of England, promoting it as 'A Market Town for the 21st Century'. A key component of this is partnership working with tourism organisations and neighbouring local authorities to promote Tamworth as a visitor destination.

4.60 An attractive town centre is a key element of the tourism offer. Much of Tamworth's future success depends on regenerating the town centre in order to improve the perception and image of the town as a destination for retail and leisure. Major redevelopment schemes such as the Gungate site provide the opportunity to provide a development built to a high standard of design that complements the historic centre. Investment in major schemes should generate a knock on effect to stimulate wider regeneration. Public realm improvements encompassing high quality paving and street furniture would enhance the visitor experience.

4.61 As the Ancient Capital of Mercia, Tamworth is hugely significant in the Saxon story. The Hoard has resulted in the Mercian Trail being developed with the major partners, Birmingham, Stoke on Trent, Lichfield and Tamworth. Each area will focus on a different aspect of the Saxon era. Tamworth will focus on the Royal and Military stories, Lichfield, the religious aspect, Stoke on Trent the actual find and archaeology of the hoard and Birmingham the trading links and craftsmanship. Stoke on Trent and Birmingham will continue to house the majority of the find, Lichfield and Tamworth will hopefully have a permanent exhibition with some of the items. Tamworth Castle will look to find funds to redevelop the top floor of the Castle to house such an exhibition that will attract visitors to the town.

4.62 Partnerships such as Wild About Tamworth, Central Rivers Initiative and Tame Valley Wetlands Partnership are invaluable and successful in bringing together biodiversity and people and present the opportunity to create an enhanced visitor experience by combining landscape and recreation opportunities with improved access, interpretation and habitat restoration in accessible urban locations and the river valley. The restoration and regeneration of the rivers and the Coventry Canal will form the basis of projects promoted through the Central Rivers Initiative (CRI) (Tamworth is perceived as a key gateway location into the CRI and, as such, opportunities to promote this role will need to be maximised). Linked to this is the RSPB nature reserve at Middleton Lakes, which is located to the south just outside of Tamworth within Lichfield District. The reserve is expected to become the most

important site for breeding birds in the West Midlands and will undoubtedly attract a significant numbers of visitors. Other attractions outside the Borough but on Tamworth’s doorstep include Drayton Manor Theme Park, Kingsbury Water Park, The Belfry golf course and the National Memorial Arboretum at Alrewas. Improving the public transport access to these attractions from the Borough is seen as a key objective to increase the overall attractiveness of Tamworth as a tourism destination.

Employment Land and Economic Growth

- 4.63 A significant contribution of the Local Plan to create a diverse local economy and achieve economic prosperity in Tamworth is to ensure that sufficient employment land is available in the right locations in order to support local businesses, encourage expansion of small business and attract inward investment.
- 4.64 Tamworth is strategically located at the heart of the motorway network with close links to the M42 and M6 toll and the A5 which runs through the Borough. Tamworth also benefits from excellent railway links to London, Birmingham, Manchester and Nottingham, with Tamworth Railway Station being on both the Cross Country Line and the West Coast Mainline.
- 4.65 In recent years there has been an increase in investment from the logistics and high skilled manufacturing sectors. However, the amount of employment land has declined in Tamworth in the last decade with significant redevelopment of a number of sites for residential purposes, including Tame Valley Alloys, Metrocab, Doultons and Smurfit. This has left a network of strategic employment areas distributed throughout the Borough which will be required to meet future employment needs.
- 4.66 Delivering economic growth will be crucial to ensure that Tamworth has a robust and growing economy in the future, to raise prosperity for its residents and businesses and to enable it to continue to play a key role within established economic partnerships. However, Tamworth’s economy does not sit in isolation; there are a range of areas where people currently work outside of the Borough in the West Midlands mainly, Birmingham, Lichfield, Solihull and North Warwickshire in particular Birch Coppice alongside potential future locations such as Whittington Barracks in Lichfield. To assist with delivering a growing, prosperous economy, partnership working across Tamworth’s functioning economic geography will be essential, particularly as Tamworth is unable to meet its employment needs within the Borough.

Sustainable Economic Growth

- 4.67 Policy EC6 allocates 18ha of new employment land to provide for the assessed level of economic growth anticipated over the Local Plan period. These sites extend and enhance the existing network of strategic employment areas within Tamworth.

This policy aims to address strategic spatial priorities SP1, SP2, SP3, SP12

EC6 Sustainable Economic Growth

Sustainable economic growth will be delivered through protecting and enhancing the existing network of strategic employment areas; promoting the role of the town centre and; providing at least 18 hectares of new employment land to meet some of Tamworth’s additional employment land needs up to 2031. The allocation of new employment sites to deliver B1 (b,c), B2 and B8 uses will support the existing network.

The following sites, as shown on the Policies Map will be allocated for employment:

Site Reference Number	Site Name
EMP 1	Land south of the A5, Bitterscote south
EMP 2	Cardinal Point
EMP 7	Land north of Bonehill Road. Part of Bonehill Road employment area
EMP 8	Land adjacent to Relay Park
EMP 9	Land adjacent to Centurion Park
EMP 10, EMP 30, EMP 34	Sandy Way, part of Amington employment area
EMP 26	Land adjacent to Sandy Hill Business Park
EMP 33	Site off Bonehill Road

Specific details for each of these sites can be found in the supporting text. Development proposals for the employment allocation sites should comply with the other policies in the Local Plan.

The location for new office development (B1a) will be in line with policy CP1.

Proposals for new employment development outside of an allocated employment site or strategic employment area will be supported, provided that the proposed employment development:

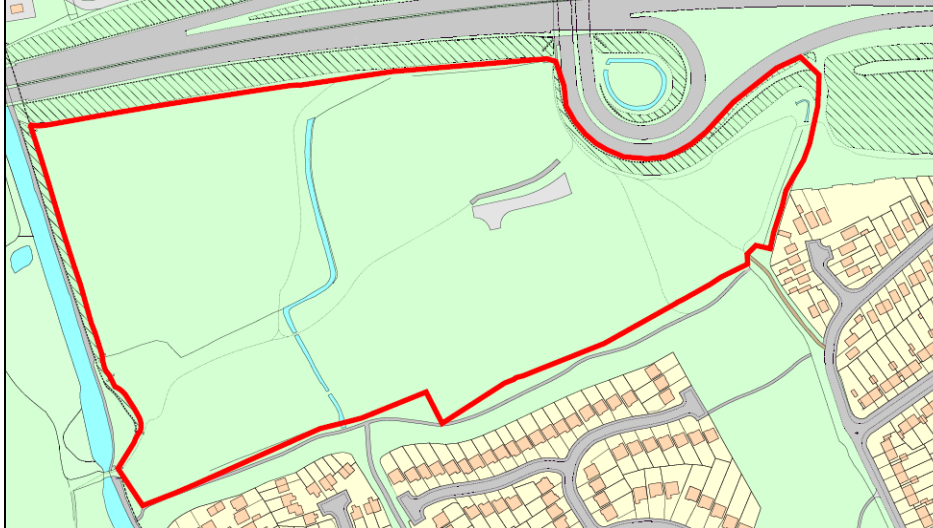
- Is accessible to public transport
- Would be compatible with its surrounding uses and would not have an adverse impact on the amenities and character of the surrounding area.
- Is supported by necessary infrastructure
- Meets the requirements of other policies in the Local Plan where applicable

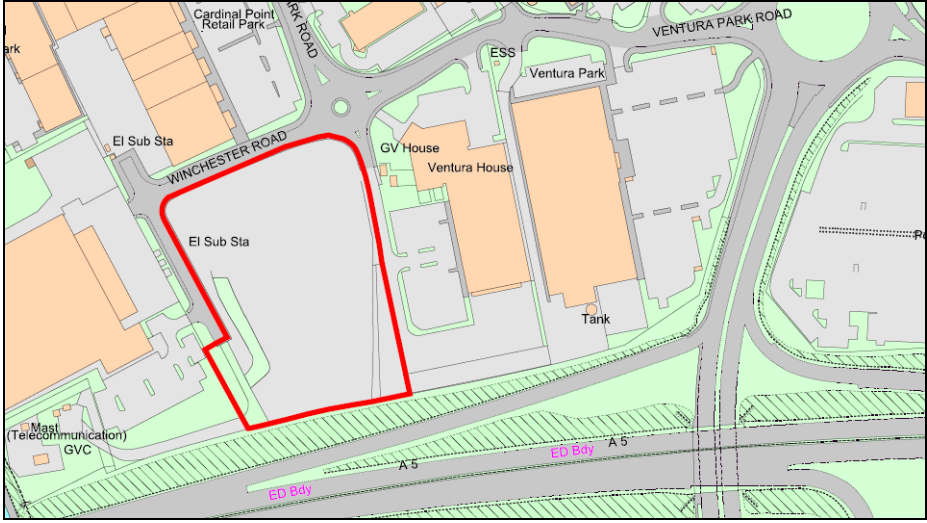
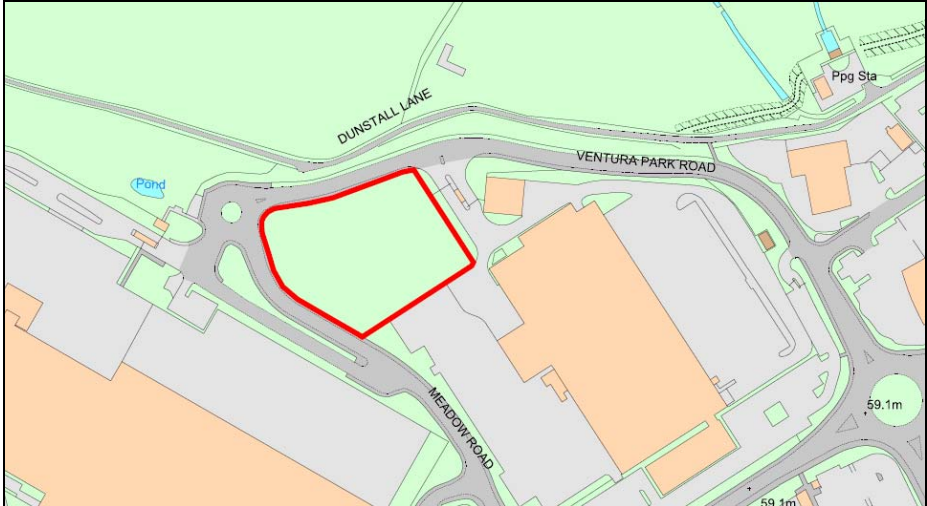
4.68 Policy EC6 sets expectations for employment land that will be delivered by policies throughout the Local Plan, including in particular policy SU1 which relates to a sustainable transport network for Tamworth. The provision of new employment land will be monitored and the Council will continue to encourage landowners and developers to enter pre-application discussions to help them meet the requirements of the Local Plan in a deliverable way.

4.69 Tamworth is part of the Greater Birmingham and Solihull Local Enterprise Partnership (LEP). LEPs are joint local authority-business bodies that will assume a strategic leadership role in economic renewal for a defined and agreed functional economic area. In particular, the focus of the emerging Economic Strategy for the Greater Birmingham and Solihull LEP area is on job creation, and will be supported through ensuring sufficient land is identified for delivery.

4.70 The following table includes basic site information and known specific requirements of the employment land allocations as a starting point for proposals to mitigate the impacts identified by the Sustainability Appraisal and evidence base. General requirements such as access, design, landscaping and sustainable drainage set by other policies in the Local Plan also apply.

Table 4.3: Employment Land Allocations Guidance

Site Reference Number	Site Name
EMP1	<p data-bbox="421 369 979 405">Land south of the A5, Bitterscote South</p> 
<p data-bbox="236 1003 1347 1234">The site area is 9.8 hectares. The site is on greenfield land and, although separated from it by the A5, would form an extension to the Bitterscote Strategic Employment Area. Highway access can be made from the A5 slip road/A51, subject to consultation and approval by the relevant highway bodies. Consideration should be given to the potential for improved pedestrian, cycle and bus links, including pedestrian and cycle links to the canal towpath. Any development proposed should include:</p> <ul data-bbox="236 1272 1326 1585" style="list-style-type: none"> • Landscaping adjacent to the canal and prevention or mitigation of light, noise or odour to canal users • Retain Public Right of Way or provide alternative/re-route • Flood Risk Assessment and any mitigation measures required (majority of site within FZ3 behind flood defences) • Contribution to Flood Bank Defence Maintenance • Noise Report (in relation to nearest residential properties) • Sustainable Drainage Systems (1 in 30 year surface water flood risk) • Transport assessment 	

<p>EMP2</p>	<p>Cardinal Point</p>  <p>The map shows the Cardinal Point site outlined in red. It is located between Winchester Road to the west and Ventura Park Road to the east. Key features include the El Sub Sta, GV House, Ventura House, and a Tank. A5 road is visible at the bottom of the map.</p>
<p>The site area is 1.45 hectares. The site is on brownfield land and forms part of the Bitterscote Strategic Employment Area. Development proposals should consider taking access from Bonehill Road and should also consider improvements to pedestrian and cycle links between the site and the town centre. Any development proposal should include:</p> <ul style="list-style-type: none"> • Flood risk assessment and any mitigation measures required (majority of site within FZ3 behind flood defences) • Contribution to Flood Bank Defence Maintenance • Sustainable Drainage Systems (1 in 30 year surface water flood risk) 	
<p>EMP 7</p>	<p>North of Bonehill Road, Part of Bonehill Road Employment Area</p>  <p>The map shows the site outlined in red, situated north of Bonehill Road. It is bounded by Dunstall Lane to the north and Meadow Road to the south. Other features include Ventura Park Road, a Pond, and a Ppg Sta.</p>
<p>The site area is 0.7 hectares. The site is on Greenfield land and forms part of the Bitterscote Strategic Employment Area. Access to the site could be taken off Meadow Road (with consideration to traffic impact on Meadow Road/Bonehill Road junction and Ventura Park Road/Bonehill Road junction). Consideration should be given to the potential for improving bus, pedestrian and cycle links. Any development proposed should include:</p>	

- Flood Risk Assessment and any mitigation measures required (site in FZ2 and part in FZ3 behind defences)
- Contribution to Flood Bank Defence Maintenance
- Sustainable Drainage Systems (1 in 30 year surface water flood risk)
- Open space and landscaping to include native species (proximity to SBI)
- Transport assessment (Taking account of impacts on Meadow Road/Bonehill Road junction and Ventura Park Road/Bonehill Road junction as well as the remainder of the Ventura Park network and the Jolly Sailor Retail Park gyratory. Impact on Mile Oak junction may also require assessment.)

EMP8

Land adjacent to Relay Park

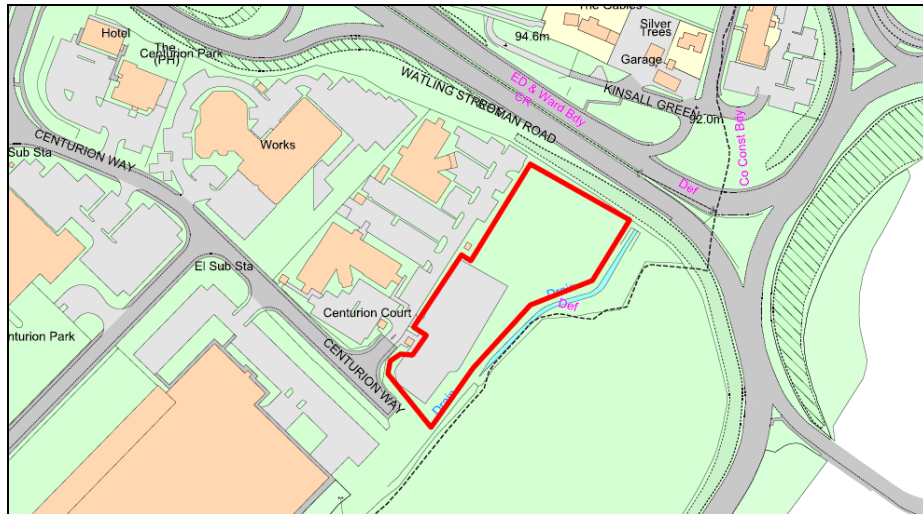


The site area is 2.84 hectares. The site is on Greenfield land and would form an extension to the Relay Park Strategic Employment Area. Access could be taken from Pennine Way/A5 (T) or motorway services road and consideration should be given to the potential for improvements to pedestrian, cycle and bus links. Any development proposal should include:

- Flood Risk Assessment (focussing on the sustainable management of surface water)
- Sustainable Drainage Systems (1 in 30 year surface water flood risk)
- Transport Assessment (taking account of impact on Pennine Way and the local network, as well as impact on A5(T) Stoneydelph junction and potentially the M42 junction 10)

EMP9

Land adjacent to Centurion Park



The site area is 0.74 hectares. This site is part Greenfield and part brownfield land and would form an extension to Centurion Park Strategic Employment Area. Access could be taken from Centurion Way and the traffic impact on the M42 junction 10 and A5 (T) Stoneydolph junction should be considered, as well as the impact on Watling Street and the surrounding network. Consideration should be given to potential for improvements to pedestrian, cycle and bus links. Pedestrian linkages across Watling Street and the A5 (T) should be assessed and improved where necessary. There is an ordinary watercourse crossing the site. Any development proposal should include:

- (Where adequate hydraulic modelling is not available) Flood Risk Assessment (risk of flooding to the site from the watercourse)
- Transport Assessment (including impact on M42 junction 10 and A5 (T) Stoneydolph junction, as well as the impact on Watling Street and the surrounding network, and including assessment of pedestrian linkages across Watling Street and the A5 (T))

EMP10/
EMP30/
EMP34

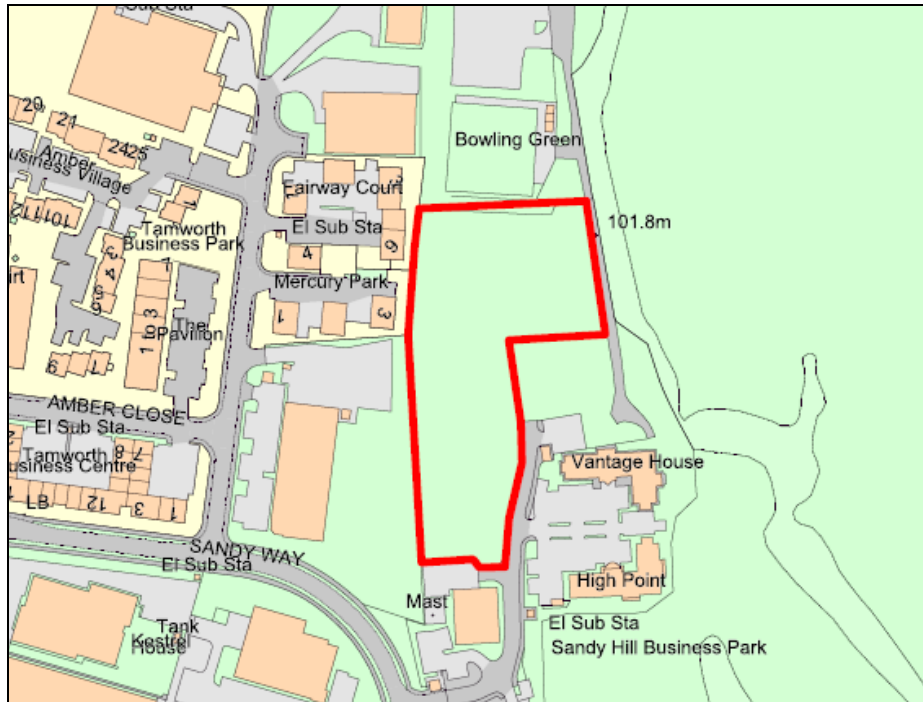
Vacant land and car park off Sandy Way, Amington Employment Area



The site area is 1.64 hectares. This site is on brownfield land and forms part of Amington Strategic Employment Area. Access could be taken from Sandy Way and consideration should be given to the potential for improving pedestrian, cycle and bus links. There is a school and its playing fields immediately to the north of the site and consideration should be given to the potential future expansion of the school and ensuring there is no direct impact on the playing fields. A public right of way runs along the edge of the site and this should be retained or an alternative provided.

EMP26

Land adjacent to Sandy Hill Business Park



The site area is 0.95 hectares. This site is on Greenfield land and would form an extension to Amington Strategic Employment Area. Access could be taken from Sandy Way and consideration should be given to the potential for improving pedestrian, cycle and bus links. There is a public right of way which crosses the site and this should be retained or an alternative provided. There is an indoor/outdoor bowling facility to the north of the site and this should be protected.

EMP33

Site off Bonehill Road



The site area is 0.57 hectares. This site is a Greenfield site which forms part of Bitterscote Strategic Employment Area. Access could be taken from Meadow

Road/Bonehill Road roundabout and consideration should be given to the potential for improving pedestrian, cycle and bus links. Any development proposal should include:

- Flood Risk Assessment and any mitigation measures required (majority of site within FZ3 behind flood defences)
- Contribution to Flood Bank Defence Maintenance
- Transport Assessment (taking account of the impact of additional traffic on the Ventura Park network, including the gyratories, Bonehill Road and the A5(T) junction. Impact on Mile Oak junction may also require assessment.

Strategic Employment Areas

- 4.71 Policy EC6 supports the protection of existing and proposed employment land in Tamworth for employment uses and sets out the criteria for assessing applications for none B1(b and c), B2 and B8 uses in strategic employment areas.
- 4.72 The Employment Land Review 2012 looked at the existing portfolio of employment land and in general none of the existing employment areas were considered to be performing poorly as a whole, although some parts of the employment estates did have high vacancy levels. The market view confirmed that there was a demand for units in the majority of the employment areas and that they had relative strengths and weaknesses for businesses of different types looking to locate there which supported a diverse Tamworth market. Consequently the review highlighted that the network of strategic employment areas should be retained in employment use although some parts may need modernisation and environmental enhancements.
- 4.73 However the review did highlight issues with Kettlebrook Road Industrial estate related to its location and surrounding uses. The industrial estate, not considered to be strategic in its size, is constrained by the A5 bypass and the adjacent railway line and is surrounded by residential properties to the west, all of which are considered to limit the scope for expansion. Furthermore, because of poor access to the strategic highway network it is not considered an attractive location for modern business requirements and therefore significant redevelopment for employment uses may be challenging
- 4.74 It is evident that improvements need to be made to the network of strategic employment areas, including the environmental quality and transport network such as road surfacing. Furthermore there is significant potential for the strategic employment areas to deliver the provision of renewable and low carbon energy initiatives through the retrofitting of renewable energy techniques, such as photovoltaic and green roofs. In addition, improvements to the layout of existing strategic employment areas could increase the possibility of using combined heat and power.
- 4.75 There has been increasing pressure for alternative town centre uses on existing strategic employment areas. However there is a risk that this could be to the detriment of the function of the strategic employment areas and also that of the town centre. It is therefore important that the B class uses remain at the strategic employment areas. Any change of use to alternative uses would have to demonstrate that the unit was not attractive to the market, the alternative use could not be more sustainably accommodated elsewhere, the accessibility of the proposal by a variety

of sustainable transport modes and that the change would not be detrimental to the role of the strategic employment area.

- 4.76 New offices B1(a) should be located within the town centre. If no sites are available then strategic employment areas could be considered for office development, providing this helps deliver the overall strategy and is not in locations that would be considered detrimental to the future vitality and viability of the town centre.

This is policy aims to address strategic spatial priorities SP3, SP12

EC7 Strategic Employment Areas

The existing network of strategic employment areas comprises of the following;

- Bitterscote (Bonehill Road, Cardinal Point, Bitterscote South)
- Tame Valley Employment Area (Hedging Lane, Two Gates, Tame Valley Industrial Estate)
- Amington Employment Area
- Lichfield Road Employment Area
- Centurion Park Employment Area
- Relay Park Employment Area

These areas are identified on the Policies Map.

Planning permission should be granted for B1 (b,c), B2 and B8 uses on the network of strategic employment areas identified on the Policies Map. The expansion of any existing business within these use classes will be supported, provided it promotes and supports the role and performance of the employment area in meeting the strategic economic objectives of the plan and the wider objectives of sub-regional economic partnerships.

Where planning permission is proposed for non B1(b,c), B2 and B8 uses within strategic employment areas, the development will be required to demonstrate:

- a) through an independent assessment, that the site is no longer attractive to the market for its existing permitted use,
- b) evidence to demonstrate that there are no other more suitable locations outside of strategic employment areas that are available
- c) good accessibility by walking, cycling and public transport, and
- d) there will be no direct or cumulative negative impact on the vitality, viability or function of strategic employment areas and other centres.

To ensure the sustainability and viability of the strategic employment areas, new development should provide appropriate soft and hard landscaping, permeable surfaces and appropriately designed signage and lighting.

- 4.77 Policy EC7 will ensure that sufficient land suitable for employment use will be retained for that purpose, whilst also being sufficiently flexible to allow for alternative provision where appropriate and necessary, and where there is no other option. The protection of the strategic employment areas will be monitored using indicators such as the total amount of additional employment floorspace and land by use class and the total loss of employment land.

Delivering a Prosperous Town

- 4.78 Table 4.4 outlines how the policies in this chapter will be implemented to create a prosperous town in Tamworth by identifying the action required, responsible parties

and when delivery should happen. Development management includes pro-active regulation that goes beyond the granting of planning permission including pre-application discussions, compliance with conditions and planning enforcement.

Table 4.4: Delivering a Prosperous Town

Policy	Action	Responsibility	Timescale
EC1 – Hierarchy of Centres for Town Centre Uses	Development Management	Tamworth Borough Council (TBC) Landowners Developers	Ongoing
	Monitoring	TBC	Quarterly/Half Yearly/Annually
EC2 – Supporting Investment in Tamworth Town Centre	Improve linkages between the town centre and out of town retail/leisure areas	TBC Staffordshire County Council (SCC) Landowners Developers	Ongoing
	Creative Quarter public realm enhancements and improvements to key buildings	TBC SCC	Ongoing
	Design (Public Realm) Supplementary Planning Document	TBC	12 months
	Promote a new strategic view of the distinctiveness of Tamworth	Town Team - Destination Tamworth Findabiz	Ongoing
	Monitoring	TBC	Quarterly/Half Yearly/Annually
	EC3 – Primary and Secondary Frontages	Development management	TBC Landowners
EC4 – Supporting Investment in Local and Neighbourhood Centres	Development management	TBC Landowners Developers	Ongoing
EC5 – Culture and Tourism	Development management	TBC Landowners Developers	Ongoing
	Restoration and regeneration of the rivers and the Coventry Canal	Central Rivers Initiative	Ongoing
EC6 – Sustainable Economic Growth	Delivery of 18ha of new employment land	TBC Landowners Developers	Ongoing

	Monitoring	TBC	Quarterly/Half Yearly/Annually
EC7 – Employment Areas	Development Management	TBC Landowners Developers	Ongoing
	Monitoring	TBC	Quarterly/Half Yearly/Annually

CHAPTER 5 - STRONG AND VIBRANT NEIGHBOURHOODS

5.1 Delivering new housing, of the appropriate type, tenure and cost and in accessible, sustainable locations whilst focussing on areas requiring regeneration will deliver strong and vibrant neighbourhoods.

5.2 The policies in this chapter address the challenges of population growth, housing affordability and facilitating sustainable communities as described in Tamworth’s spatial portrait in Chapter 2. The strategy for housing set out in chapter 3 requires the maximum delivery of housing on suitable sites within Tamworth while cooperating with other authorities and the Greater Birmingham and Solihull Local Enterprise Partnership to meet the remaining need in Lichfield and North Warwickshire.

Housing

5.3 Policy HG1 will support the provision of new homes in Tamworth to meet the housing requirement for the plan period. A rigorous assessment of potential development land was carried out as described in the Tamworth Pre-submission Local Plan Site Selection Paper (2014) and informed by the Tamworth Pre-submission Local Plan Sustainability Appraisal (2014), other evidence and consultations. Deliverable or developable sites were selected for allocation. These include sustainable urban extensions to the north of Tamworth’s existing urban area at Anker Valley, in the east at the former Golf Course and towards the west at Dunstall Lane. These sites will bring forward a total of 2,323 dwellings. Aside from these sustainable urban extensions there is a limited supply of suitable land for housing development within Tamworth. By allocating these other sites a further 625 dwellings will be brought forward on deliverable or developable sites entirely outside Flood Zone 3. A further 140 dwellings have been allocated on sites covered by the Level 2 Strategic Flood Risk Assessment (2014), these sites will be subject to site specific flood risk assessments. As the detailed flood mitigation requirements required on these sites are not yet defined, they will not be relied upon to be delivered within the plan period; however they have been allocated to allow and encourage further housing development within Tamworth. Therefore 765 dwellings allocated by HG1 could come forward. Broad expectations for all housing developments are set out in the policy and specific requirements for allocated sites are described in the following supporting text. These will allow planning decisions to improve the sustainability of housing development.

This policy aims to address Strategic Spatial Priorities SP1, SP5, SP7, SP9, SP10, SP12
HG1 Housing
<p>Within Tamworth a net increase at least 4,250 dwellings will be delivered within the plan period at an average of 170 units per annum. At least 2,323 dwellings will be provided for within sustainable urban extensions (policy HG2). The remainder will be provided within or adjacent to the existing urban area taking the opportunity to maximise the effective use of brownfield land in sustainable locations.</p> <p>Development to meet Tamworth’s housing needs within Lichfield and North Warwickshire will be set out within their respective Local Plans.</p> <p>Housing development will be expected to contribute to the achievement of sustainable communities. The Council will secure high quality housing development</p>

that contributes to creating inclusive and safe mixed communities and reducing health inequalities, well served by public transport, pedestrian and cycle links. This will be achieved by requiring a mix of well designed dwellings of the right size and affordability and will be supported by services, facilities and infrastructure to meet community needs. Contributions to off-site infrastructure will be required in accordance with policy IM1 Infrastructure and Developer Contributions.

The following sites, as shown on the Policies Map will be allocated for housing:

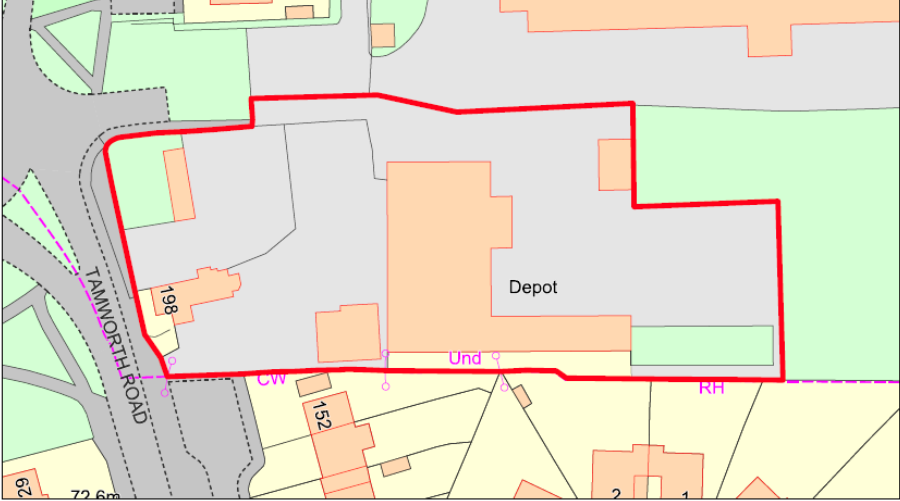
Site Reference Number	Site Name
341	Land south of St Peter's Close – Phase 2
343 and 344	Land off Cottage Farm Road and derelict buildings south of B5404
347	Phoenix Special Purpose Machines, Hospital Street
348	Norris Bros, Lichfield Street
349	Arriva Bus Depot, Aldergate
357	Northern part of Beauchamp Employment Area
358	Whitley Avenue
387	Coton House Farm, Coton Lane
390	Coton Hall Farm, Coton Lane
399	Coton's Van Hire and Millfield House, Lichfield Road
406	Land North of Coton Lane
462	Car Park off Park Farm Road
488	Former Staffordshire County Council Care Home, New Road
496	Seaton Hire Ltd and land to the south of Wilnecote Road
504	Treetops Garage Dosthill
507, 508 and 509	Club, Spinning School Lane, Former Magistrates Court and Police Station and Youth Centre, Albert Road
521	Former railway goods yard, Wilnecote
541	Land adjacent to Tame Valley Alloys
550	Solway Close
591 and 593	Co-op Filling Station and Land to the West

Specific details for each of these sites can be found in the supporting text and information relating to capacity, site area and delivery can be found within the housing trajectory in appendix A. Development proposals for the housing allocation sites should comply with the other policies in the Local Plan.

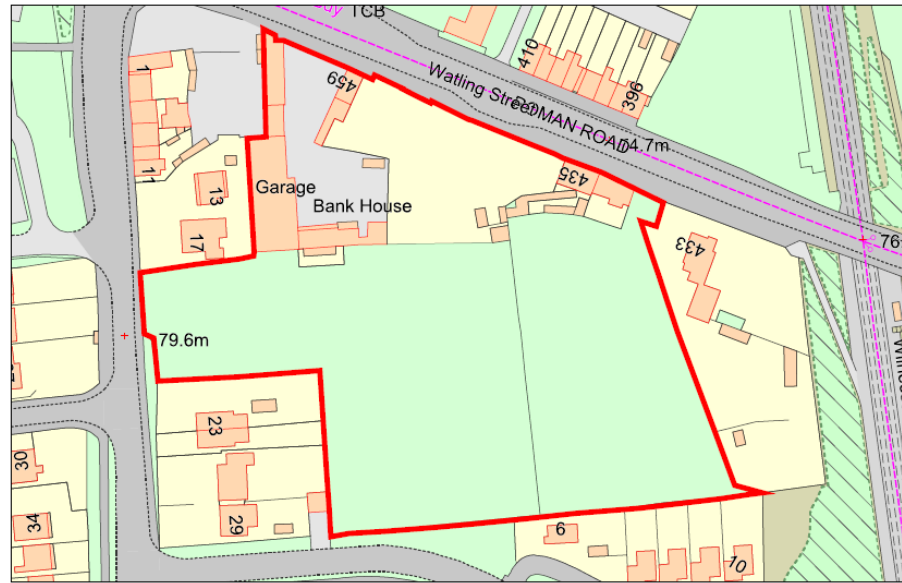
- 5.4 Policy HG1 sets expectations for housing development that will be secured by policies throughout the Local Plan. The provision of necessary infrastructure will be coordinated through the Infrastructure Delivery Plan and with the Tamworth Strategic Partnership. The Council will continue to encourage landowners and developers to enter pre-application discussions to help them meet the requirements of the Local Plan in a deliverable way. When necessary the Council will also issue further guidance for development.
- 5.5 Table 5.1 includes basic site information and known specific requirements as a starting point for proposals to mitigate the impacts identified by the Sustainability Appraisal and other evidence. General requirements such as transport assessments and highway improvements, design, community facilities, green infrastructure, preliminary risk assessments for contaminated land and sustainable drainage set by other policies in the Local Plan also apply. All applications must include a heritage statement and archaeological desk based assessment. The Local Plan Heritage

Impact Assessment (2014) provides further information and should be consulted. Where development may result in loss of archaeological assets, evaluation and mitigation may be required to record and understand their significance.

Table 5.1: Housing Allocations Guidance

Site Reference Number	Site Name
341	<p>Land south of St Peter's Close – Phase 2</p>  <p>© Crown copyright and database rights 2014 Ordnance Survey LA100018267</p>
<p>The site is on brownfield land and contains business premises and a house. The area is characterised by low density 1930-1970 private housing, with pre 1960 public housing nearby and the site to the north has been granted planning permission for housing. Highway access could be made from the housing site to the north. Any development proposal should include:</p> <ul style="list-style-type: none"> • Noise Assessment (located near railway track) • Possible contaminated land remediation (potentially contaminated land) • Coal Mining Risk Assessment (located in Development High Risk Area) 	

343 and 344 Land off Cottage Farm Road and derelict buildings south of B5404



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The site is on brownfield land and contains vacant land, residential properties and business premises. The area is characterised by low density 1930-1970 and post 1970 private housing. The site is also located within the Wilnecote Regeneration Corridor with the potential for mixed use housing and retail or employment redevelopment accessible by the rail station. The site is adjacent to the projected line of the Roman Road with potential for below ground archaeological deposits to survive. Highway access could be taken from Cottage Farm Road, Dosthill Road (for part of site) or Watling Street (with consideration of Two Gates junction and access to site 521). Any development proposal should include:

- Noise Assessment (located near railway track)
- Ecology Assessment (vegetated vacant part of site)
- Landfill Gas Risk Assessment (within 250m of landfill)
- Possible contaminated land remediation (part potentially contaminated land)
- Coal Mining Risk Assessment (located in Development High Risk Area)
- Flood Risk Assessment (greater than 1ha in Flood Zone 1)

347 Phoenix Special Purpose Machines, Hospital Street

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The site is located on the edge of Tamworth Town Centre on brownfield land and contains a cluster of vacant employment units. The site is partially within two conservation areas (Tamworth Town Centre and Hospital Street) and in proximity to grade II listed buildings. Highway access could be made from Hospital Street or Offa Street (with consideration of existing on street parking). Any development proposal should include:

- Possible contaminated land remediation (potentially contaminated land)
- Site Drainage Investigation (1 in 200 year surface water flood risk)

348 Norris Bros, Lichfield Street

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The site is located in Tamworth Town Centre on brownfield land and contains a garage and car sales showroom. There are a number of listed buildings in the surrounding street scene and the majority of the site is within Tamworth Town Centre Conservation Area. A Quaker burial ground is recorded to the west and may lie within this site. There is also potential for historic buildings to retain earlier fabric within their cores. Highway access could be made from Lichfield Street (with consideration of existing on street parking). Any development proposal should include:

- Possible contaminated land remediation (potentially contaminated land)

349 Arriva Bus Depot, Aldergate

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The site is located in Tamworth Town Centre on brownfield land and contains a bus depot. The allocation is located next to the Creative Quarter. There are listed buildings in the surrounding street scene and the site lies within the Tamworth Town Centre Conservation Area. Highway access could be made from Aldergate (with consideration of the junction to Hospital/Albert Street). Any development proposal should include:

- Possible contaminated land remediation (potentially contaminated land)
- Site Drainage Investigation (1 in 30 year surface water flood risk)

357 Northern part of Beauchamp Employment Area

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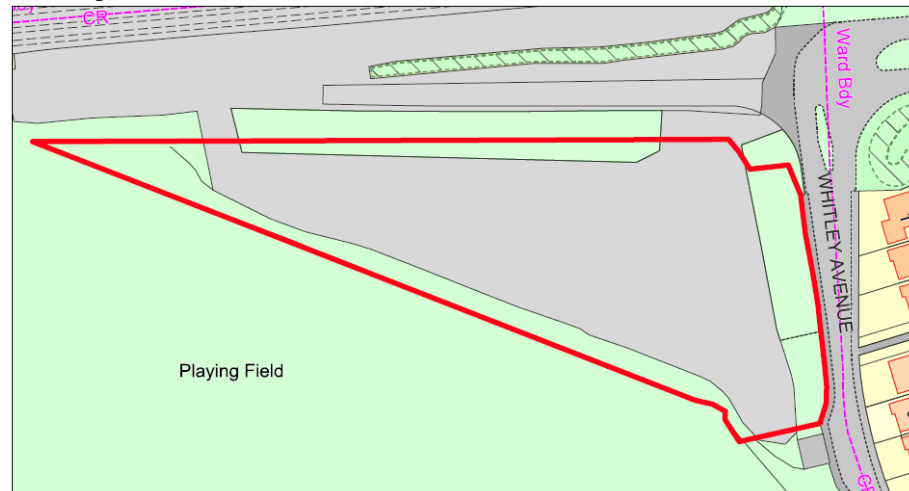
The site is located on brownfield land and contains commercial premises. The site forms part of former the large 19th century Wilnecote brick and pipe works and lies within the Tamworth Extensive Urban Survey Historic Urban Character Area (HUCA) 34: Tame Valley Industrial Estate, the majority of which is 20th century industrial development. As such, there is a potential for national, regional or locally important archaeology. The site is located within the Wilnecote Regeneration Corridor with the potential for mixed use housing and retail or employment

redevelopment accessible by the rail station. A high density housing development has recently been completed to the north. Highway access could be made from Hilmore Way or Leven Road (once adopted) or as part of redevelopment including one of the adjacent sites fronting Watling Street. Any development proposal should include:

- Landfill Gas Risk Assessment (within 250m of landfill)
- Possible contaminated land remediation (potentially contaminated land)
- Coal Mining Risk Assessment (located in Development High Risk Area)
- Flood Risk Assessment (greater than 1ha in Flood Zone 1)
- Buffer to Beauchamp Industrial Park Site of County Biological Importance and planting of native species
- Site Drainage Investigation (1 in 30 year surface water flood risk)

358

Whitley Avenue



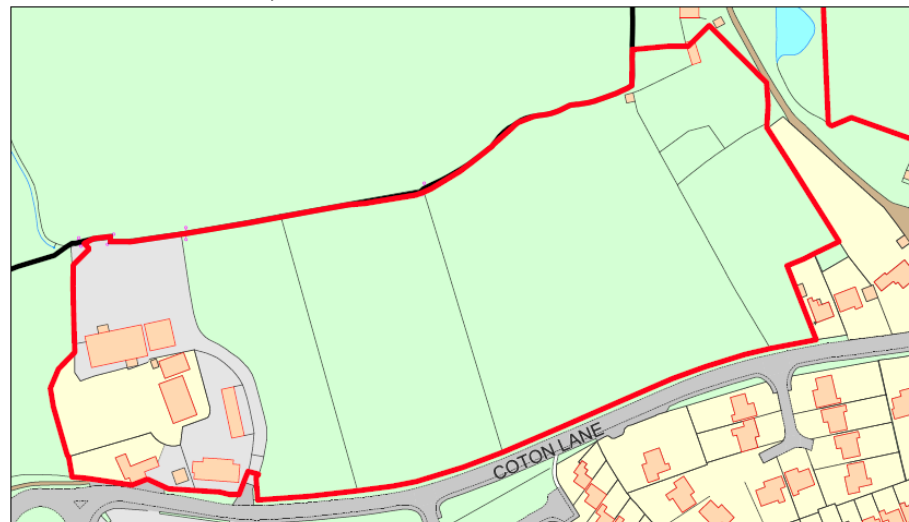
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The site is located on vacant greenfield land. The area is characterised by low density post 1970 private housing. The site is adjacent to a playing field which should be protected. Highway access could be made from Whitley Avenue. Any development proposal should include:

- Flood Risk Assessment (part of site in Flood Zone 2)
- Noise Assessment (site adjacent railway)

387

Coton House Farm, Coton Lane



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The site is located on greenfield and brownfield land and contains agricultural land and several buildings in residential and commercial use on a former farm. The site is located in the medium quality Riparian Alluvial Lowlands in the Trent Valley Washlands landscape character type. Large open post-war field systems have resulted in a loss of historic landscape character. Small scale conservation development is encouraged and Biodiversity Action Plan priority landscape features should be maintained or created. The site is located nearby to a Grade II listed bridge and Hopwas Conservation Area. Highway access could be made from Coton Lane (with consideration for improved pedestrian, cycle and bus links). Any development proposal should include:

- Flood Risk Assessment and contribution to flood defences (site in Flood Zones 2 and 3, partially defended)
- Odour Assessment (near sewage works)
- Protected Species Survey (potential Water Voles and Otters)
- Retention of public right of way at edge of site

390

Coton Hall Farm, Coton Lane



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The site is located on greenfield agricultural land. The site is located in the medium

quality Riparian Alluvial Lowlands in the Trent Valley Washlands landscape character type. Large open post-war field systems have resulted in a loss of historic landscape character. There are two unlisted historic farmsteads within site boundary: Coton Hall and Coton Dairy. There is potential for these buildings to retain older historic fabric. Previous evaluation of the area by the Environment Agency has recovered evidence close to the site for late prehistoric activity and also for a series of large undated ditches, one prehistoric ditch and a large burnt mound thought to date to the Bronze Age. Iron Age/Roman cropmarks to north of site.

Small scale conservation development is encouraged and Biodiversity Action Plan priority landscape features should be maintained or created. Highway access could be made from Coton Lane (with consideration for improved cycle, pedestrian and bus links). Any development proposal should include:

- Site Drainage Investigation (1 in 30 year surface water flood risk)
- Flood Risk Assessment and contribution to flood defences (site in Flood Zones 2 and 3, partially defended)
- Odour Assessment (near sewage works)
- Protected Species Survey (potential Water Voles, Otters and Great Crested Newts at adjacent pond)
- Retention of public right of way adjacent site

399

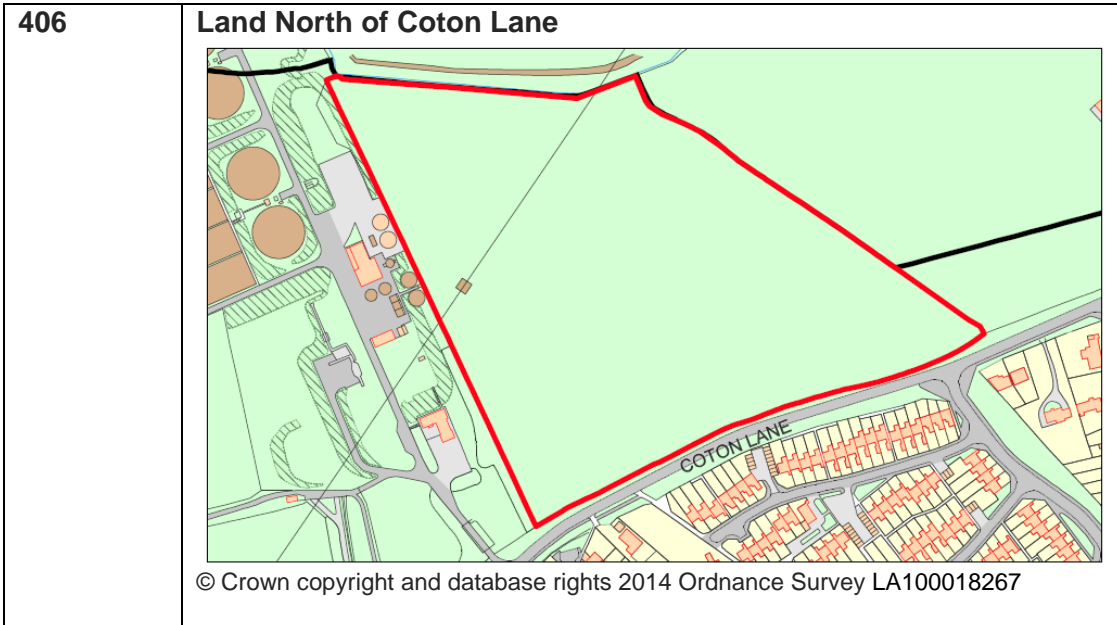
Coton's Van Hire and Millfield House, Lichfield Road



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This site is located on greenfield and brownfield land and contains an industrial unit with associated parking and yard. The site is located between residential and industrial areas and the River Tame. Highway access could be made from Lichfield Road (with consideration of industrial traffic). Any development proposal should include:

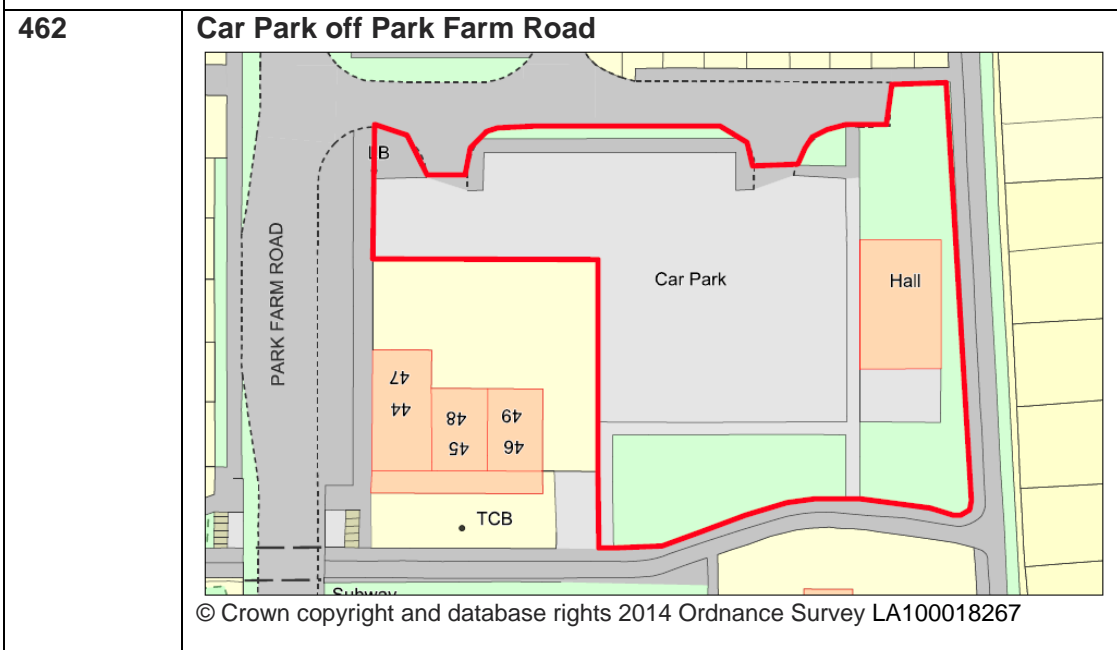
- Possible contaminated land remediation (potentially contaminated land)
- Flood Risk Assessment (Flood Zone 2 and adjacent Flood Zone 3)
- Odour and Noise Assessments (nearby industrial facility)
- Buffer to Broad Meadow Site of County Biological Importance and planting of native species



The site is located on greenfield agricultural land. The site is located in the medium quality Lowland Village Farmlands in the Mease Lowlands landscape character type. Large open post-war field systems have resulted in a loss of historic landscape character. There is a former windmill mound 300m to the east of the site and areas of ridge and furrow. To the west are complexes of cropmarks (potentially dating from the late prehistoric period).

Small scale conservation development is encouraged and Biodiversity Action Plan priority landscape features should be maintained or created. Highway access could be made from Coton Lane (with consideration for improved cycle, pedestrian and bus links). Any development proposal should include:

- Flood Risk Assessment (greater than 1 ha in Flood Zone 1)
- Drainage Investigation (1 in 30 year surface water flood risk)
- Odour Assessment (adjacent sewage works)

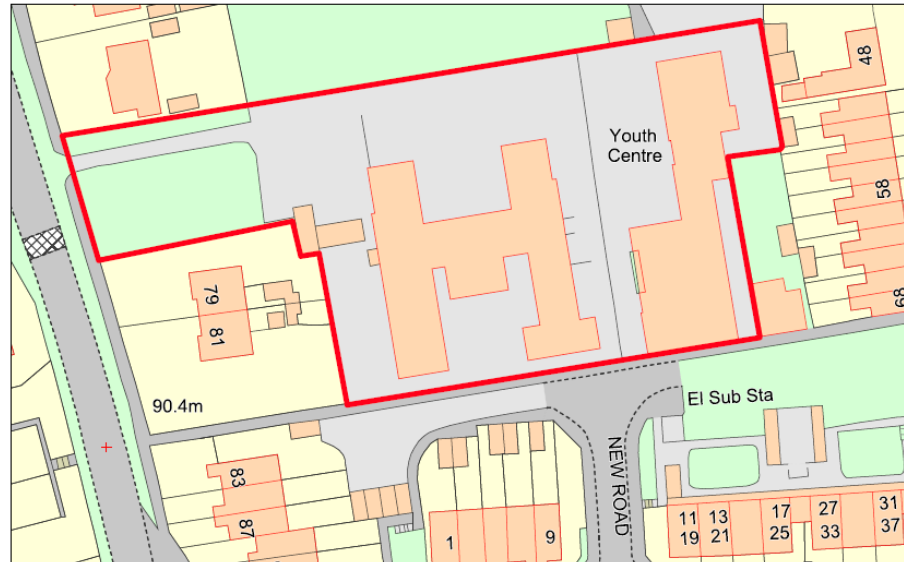


The site is located on brownfield land in a neighbourhood centre and contains a car park and community hall. The area is characterised by medium density post 1960 public housing. Highway access could be made from Park Farm Road (with access for shops maintained). Any development proposal should include:

- Coal Mining Risk Assessment (Development High Risk Area)

488

Staffs County Council Care Home, New Road




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The site is located on brownfield land and contains a youth centre and public sector offices. The local area contains a mix of housing styles at low to medium density. The site is near to Grade II listed buildings and Wilnecote Conservation Area and also lies within the Tamworth Extensive Urban Survey Historic Urban Character Area (HUCA) 32: Watling Street and Wilnecote which identifies the potential for below ground archaeological deposits relating to the Watling Street Roman road and medieval and later settlement of Wilnecote. The site is adjacent to a school playing field which should be protected. Highway access could be taken from New Road or Hockley Road. Any development proposal should include:

- Drainage investigation (1 in 30 year surface water flood risk)

496 **Seaton Hire Ltd and land to the south of Wilnecote Lane**

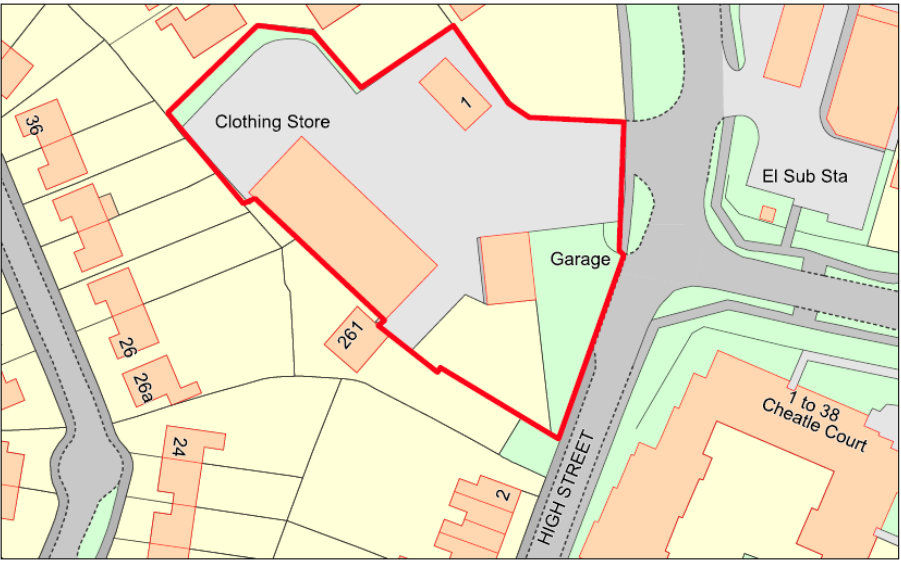


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The site is located on brownfield and greenfield land and contains private open space and commercial premises. The area is characterised by medium to high density post 1970 private housing. Highway access could be made from Marlborough Way (with consideration of road speed and visibility) or Fenn Street (with consideration of existing on-street parking and visibility). Any development proposal should include:

- Coal Mining Risk Assessment (located in Development High Risk Area)
- Site Drainage Investigation (1 in 30 year surface water flood risk)

504 **Treetops Garage Dosthill**



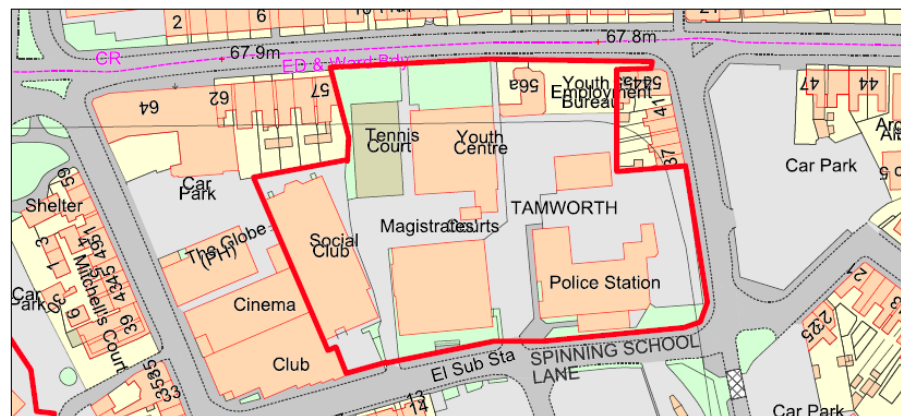
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The site is located on brownfield land and contains a garage. The site is on the edge of a local centre and the wider area is characterised by mixed tenure low density housing. Highway access could be taken from High Street. Grade II listed Dosthill Hall and Dosthill Conservation Area are within 500m of the site and their

settings should be preserved or enhanced. Development within this area has the potential to impact upon late prehistoric archaeological remains and may encounter waterlogged features which may preserve important palaeoenvironmental remains. Any development proposal should include:

- Flood Risk Assessment (part of site in Flood Zone 3)
- Possible contaminated land remediation (potentially contaminated land)
- Drainage Investigation (1 in 30 year surface water flood risk)
- Coal Mining Risk Assessment (Development High Risk Area)
- Tree Report (protected tree)

507, 508 and 509 Club, Spinning School Lane, Former Magistrates Court and Police Station and Youth Centre, Albert Road



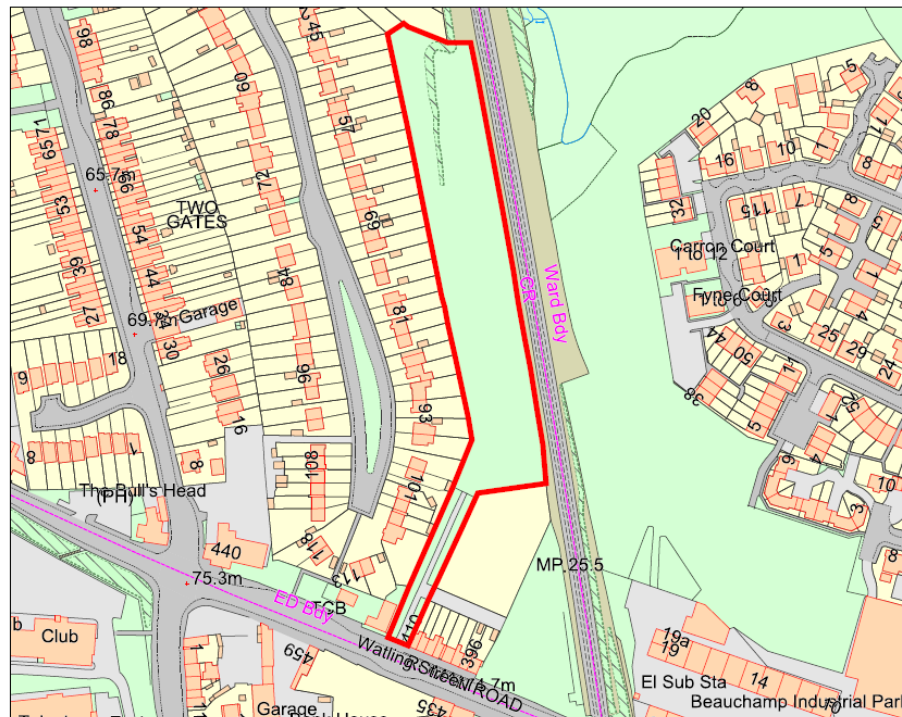
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This site is located on brownfield land in Tamworth Town Centre and contains a vacant Magistrates Court and Police Station, a youth centre and a club. This site contains an archaeological scheduled ancient monument (Saxon Defences). The site is immediately adjacent to Tamworth Town Centre Conservation Area and a number of locally listed buildings. Highway access could be made from Albert Road (with consideration of visibility) or Spinning School Lane (with consideration of visibility and access to the Gungate site). Any development proposal should include:

- Flood Risk Assessment (greater than 1 ha in Flood Zone 1)
- Replacement or retention of the youth centre and multi use games area
- Early discussions with Conservation Officer, Staffordshire County Council Environmental Services and English Heritage (Scheduled monument; Extensive Urban Survey Historic Urban Character Area 4: Lower Gungate and Spinning School Lane)

521

Former railway goods yard, Wilnecote



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The site is located on vacant brownfield land with vegetation including mature trees. The area is characterised by low density 1930-1970 private housing. The site is also located within the Wilnecote Regeneration Corridor, accessible by the rail station. Highway access could be made from Watling Street (with consideration of site 343, 344). Any development proposal should include:

- Ecology Assessment (vacant vegetated site)
- Noise Assessment (nearby railway line)
- Possible contaminated land remediation (potentially contaminated land)
- Coal Mining Risk Assessment (located in Development High Risk Area)
- Landfill Gas Risk Assessment (within 250m of landfill site)
- Site Drainage Investigation (1 in 30 year surface water flood risk)
- Buffer to Beauchamp Industrial Estate Site of County Biological Importance and planting of native species

541 **Land adjacent to Tame Valley Alloys**

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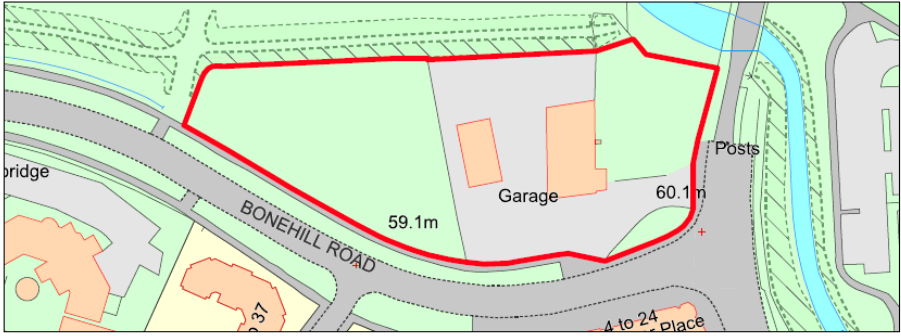
The site is located on brownfield land and contains industrial premises. The area is characterised by low density post 1970 private sector housing. Highway access could be taken from Hedging Lane. Any development proposal should include:

- Retention of the public right of way that borders the site
- Possible contaminated land remediation (potentially contaminated land)
- Landfill Gas Risk Assessment (within 250m of landfill)
- Site Drainage Investigation (1 in 200 year surface water flood risk)

550 **Solway Close**

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The site is located on brownfield land and contains vacant former gardens and outbuildings. The site is located within the unregistered historic Wigginton Landscape Park which includes a number of mature trees and is well used by the local community. The site is adjacent to a Grade II listed building. The EUS identifies a number of undesignated heritage assets including areas of ridge and furrow, planting elements associated with the landscape park and possible man-made mounds. Highway access could be taken from Solway Close.

<p>591 and 593</p>	<p>Co-op Filling Station and Land to the West</p>  <p>© Crown copyright and database rights 2014 Ordnance Survey LA100018267</p>
<p>The site is located on brownfield and greenfield land and contains a petrol filling station. The site is adjacent to the Castle Pleasure Grounds and Tamworth Town Centre Conservation Area and nearby to a Grade II listed building and two scheduled ancient monuments. The site is located in the medium quality Riparian Alluvial Lowlands in the Trent Valley Washlands landscape character type. Small scale conservation development is encouraged and Biodiversity Action Plan priority landscape features should be maintained or created. Highway access could be taken from Bonehill Road or Fazeley Road (with consideration of street trees). Any development proposal should include:</p> <ul style="list-style-type: none"> • Possible contaminated land remediation (potentially contaminated land) • Flood Risk Assessment and contribution to flood defences (part Flood Zone 2 and part Flood Zone 3 behind flood defence bank) • Retention of public right of way 	

Sustainable Urban Extensions

- 5.6 Policy HG2 establishes that sustainable urban extensions are more than just housing. The policy will ensure that each extension, where necessary, will deliver supporting infrastructure to create a sustainable, inclusive community. This may include a neighbourhood centre, community facilities, the provision of a primary school (in addition to the enlargement of existing primary and secondary schools in Tamworth) and a well designed environment. All of the sustainable urban extensions will be expected to provide on-site open space and both public access and wildlife links to the surrounding neighbourhoods and rural areas. To reduce the risk of flooding and to contribute towards water management objectives, opportunities for the inclusion of sustainable drainage systems will be sought and may be combined with open space or wildlife corridors as multi-functional green infrastructure.
- 5.7 Good accessibility by public transport to the town centre and employment areas will be a critical requirement for each proposal. All housing must be within 350m of a bus stop with a half hourly or greater frequency bus service. Internal trips will be maximised through the provision of services and facilities on site and having a high degree of public transport accessibility will reduce the need to travel by private car, therefore minimising congestion on the local road network.
- 5.8 Each location will require measures to be put into place including appropriate enhancement or creation of landscape features on the edge of the open countryside. This is of particular importance with Anker Valley, which will need to take into consideration the character appraisal for Amington Hall Estate Conservation Area which identifies its principal feature as being the setting of open countryside and

woodland and the long distance open rural and semi-rural views available from within its boundaries. Similarly, Dunstall Lane will need to consider Hopwas Conservation Area and the Green Belt nearby in Lichfield District. Developers will need to have regard to maintaining the setting of the conservation areas through careful design, layout and landscaping.

This policy aims to address Strategic Spatial Priorities SP1, SP4, SP5, SP7, SP9, SP10, SP12

HG2 Sustainable Urban Extensions

Anker Valley, Tamworth Golf Course and Dunstall Lane, as shown on the Policies Map will be allocated for housing with accompanying services and infrastructure.

Where appropriate all sustainable urban extensions should:

- a) Encourage the co-location of any required community infrastructure, retail or services to form a new local or neighbourhood centre. All new infrastructure should be easily accessible by foot, cycle and other sustainable modes of transport.
- b) Be well connected internally and to the adjacent urban areas, the town centre, employment areas and green infrastructure by means of walking, cycling and public transport. This will help to help maximise internal trips and sustainable travel whilst mitigating the traffic impacts of the proposal on the strategic and local road network. Opportunities for active travel and outdoor recreation will support healthy lifestyles.
- c) Ensure that the development is of a high quality, sustainable and inclusive design and that the layout reflects the requirements of Policy EN5 Design of new development. This will be tested through an appropriate design review process informed by local and nationally recognised design standards.
- d) Protect, utilise and enhance existing and provide additional green and blue infrastructure linkages to the adjacent and surrounding green space and waterscape networks and the urban area. Where appropriate new habitats should be created and links made to existing sites of high biodiversity value. All developments should positively contribute towards meeting the objectives of the Water Framework Directive.
- e) Create integrated, distinctive neighbourhoods to meet the needs of the community including young and older persons and families to ensure social cohesion. The inclusion of Flexicare schemes for older people should be considered as part of the development where feasible.
- f) Development must ensure that surface water runoff is managed using sustainable drainage measures to limit discharge rates from the site to the pre-development (i.e. Greenfield) condition, to ensure no increase in flood risk to off-site areas or loss of water quality

Any proposal for all or part of a sustainable urban extension must be supported by an up to date masterplan to ensure that the infrastructure requirements for the whole allocation will be delivered. Masterplanning should be informed by vision statements or development briefs prepared by the Council for each site. The infrastructure elements to be delivered by each phase should be identified.

Anker Valley

Anker Valley is located on agricultural land and will form an urban extension in the north of Tamworth. Although physically separated by the rail network from the town it should be well connected to Tamworth Town Centre and Tamworth Rail Station. It will provide at least 500 new dwellings and associated infrastructure as detailed below. The development should:

- Minimise any visual impact on the nearby Amington Hall Estate Conservation Area.
- Eastern extent of site should be reserved for landscaping, low intensity recreational uses and buffering along remaining boundary to the south.
- Conserve fabric and legibility of historic landscape character. Development should be of a design and scale which enhances the local distinctiveness and respects local vernacular.
- Create pedestrian and cycle access to the existing urban area west of the site.
- Make green links for wildlife to the Warwickshire Moor Local Nature Reserve and the wider green infrastructure network,.
- Where feasible direct development to land that is not best and most versatile agricultural land.
- Take into consideration the potential for archaeology through an Archaeological Desk Based Assessment and/or Archaeological Field Evaluation

Required Infrastructure:

- A new primary school and contributions to secondary school
- Local convenience store
- New public open space, play facilities and sports provision in line with other policies of the Local Plan and the Infrastructure Delivery Plan
- North Tamworth Local Transport Package

Golf Course

The site is located on Tamworth Golf Course and will form an urban extension in the east of Tamworth up to the administrative boundary with North Warwickshire. It will provide at least 1,100 new dwellings and associated infrastructure as detailed below. The development:

- Must take into consideration the existing oil pipeline and electricity pylons and adhere to guidelines for development.
- Must establish two points of vehicular access onto Mercian Way. The existing access to the golf club along Eagle Drive is suitable for one, with a second point of access coming directly onto Mercian Way south of the Woodland Road – Mercian Way roundabout.
- Must avoid any impact on the nearby Alvecote Pools Site of Special Scientific Interest and mitigation should ensure there is no impact due to waste, surface water run-off, predation or increased recreational use of Alvecote Pools.
- Should take into consideration the Hodge Lane Local Nature Reserve, which could be achieved through wildlife areas, additional planting of native species to provide a buffer and green linkages by pedestrian or cycleway. Wildlife corridors should be created between Hodge Lane Local Nature Reserve, Tamworth Golf Course (portion of) Site of County Biological Importance, Coventry Canal and the wider green infrastructure network.
- Reduce the urban edge effect on the canal, with particular attention to the treatment of the northern site boundary.
- Should be sensitively designed in terms of layout, scale, materials and landscaping to ensure no adverse impact on the character and setting of the canal and listed bridges.
- Take into consideration the potential for archaeology through an Archaeological Desk Based Assessment and/or Archaeological Field Evaluation
- May provide the opportunity to relocate an existing doctor's GP surgery and extend the range of services offered.

Required Infrastructure:

- A new primary school and contributions to secondary school
- Local convenience store
- New public open space, play facilities and sports provision in line with other policies of the Local Plan and the Infrastructure Delivery Plan

Dunstall Lane

The site is located on agricultural land and will be part of a mixed use development extending from existing employment and retail areas in the west of Tamworth. It will provide at least 723 new dwellings and associated infrastructure as detailed below. The development:

- Should have regard to the Hopwas Conservation Area in Lichfield District and the two listed bridges within Tamworth.
- Should include the retention and sympathetic restoration of Dunstall Farm and historic brick barns as part of development for residential or commercial use.
- Should reduce the urban edge effect on the canal, with particular attention to the treatment of the site boundary with the canal, through sensitive layout, design, scale, materials and landscaping. Where possible the hedgerow between the site and canal towpath should be retained and only opened up in part to enable views out of the site and make the most of the setting.
- Take into consideration the potential for archaeology through an Archaeological Desk Based Assessment and/or Archaeological Field Evaluation
- Should ensure there is no adverse impact on the River Tame and Broad Meadow SBI (in process of becoming an LNR). The site is also within close proximity to the Coventry Canal which is an ecological corridor so any potential impact must be taken into consideration.
- Should adequately mitigate or compensate for the loss of floodplain grazing marsh UK Biodiversity Action Plan priority habitat, which covers a large portion of the site. This should reduce the net loss or impact to the ecological networks and priority species populations.
- Should provide appropriate landscaping and on-site open space to link with the river and canal corridors, flood plain and wider Green Infrastructure network. In addition to this the existing ancient hedgerows should be retained and site design and layout should take the landscape character into consideration.
- Must establish two points of vehicular access.
- Should ensure that the public right of way through the site remains or mitigation to provide an appropriate alternative route.

Required Infrastructure:

- A new primary school and contributions to secondary school
- Local convenience store
- New public open space, play facilities and sports provision in line with other policies of the Local Plan and the Infrastructure Delivery Plan
- Flood risk mitigation measures as required by a site specific flood risk assessment

5.9 The infrastructure requirements for the sustainable urban extensions are further detailed in the Infrastructure Delivery Plan in Appendix B within the relevant infrastructure categories. Plan compliant notional schemes for each site have been tested as part of the Whole Plan Viability, Affordable Housing and Community Infrastructure Levy Study (2014) making allowance for costs including the essential infrastructure items to make each site deliverable.

- 5.10 HG2 will be supported by vision statements or development briefs setting high level proposals designed in collaboration with statutory consultees and other stakeholders. The Council will work with the land owners and developers of each site to produce masterplans informed by the policies set out in this Local Plan to further guide the planning application process. This will facilitate detailed discussions to translate the strategic vision for each sustainable urban extension into deliverable design requirements and infrastructure.

Regeneration Priority Areas

- 5.11 Policy HG3 will ensure that the potential benefits of regeneration are realised in areas of Tamworth where redevelopment is sought and anticipated. The Council's priorities for regeneration focus on neighbourhoods with high levels of deprivation, and where there may be a need to redevelop some public housing stock that is coming to the end of its useful life. In addition, the Wilnecote Corridor along Watling Street has been identified as an area requiring a comprehensive approach to regenerating vacant or underused private property and improving the immediate environment to enhance this important transport corridor.

The post war social housing areas

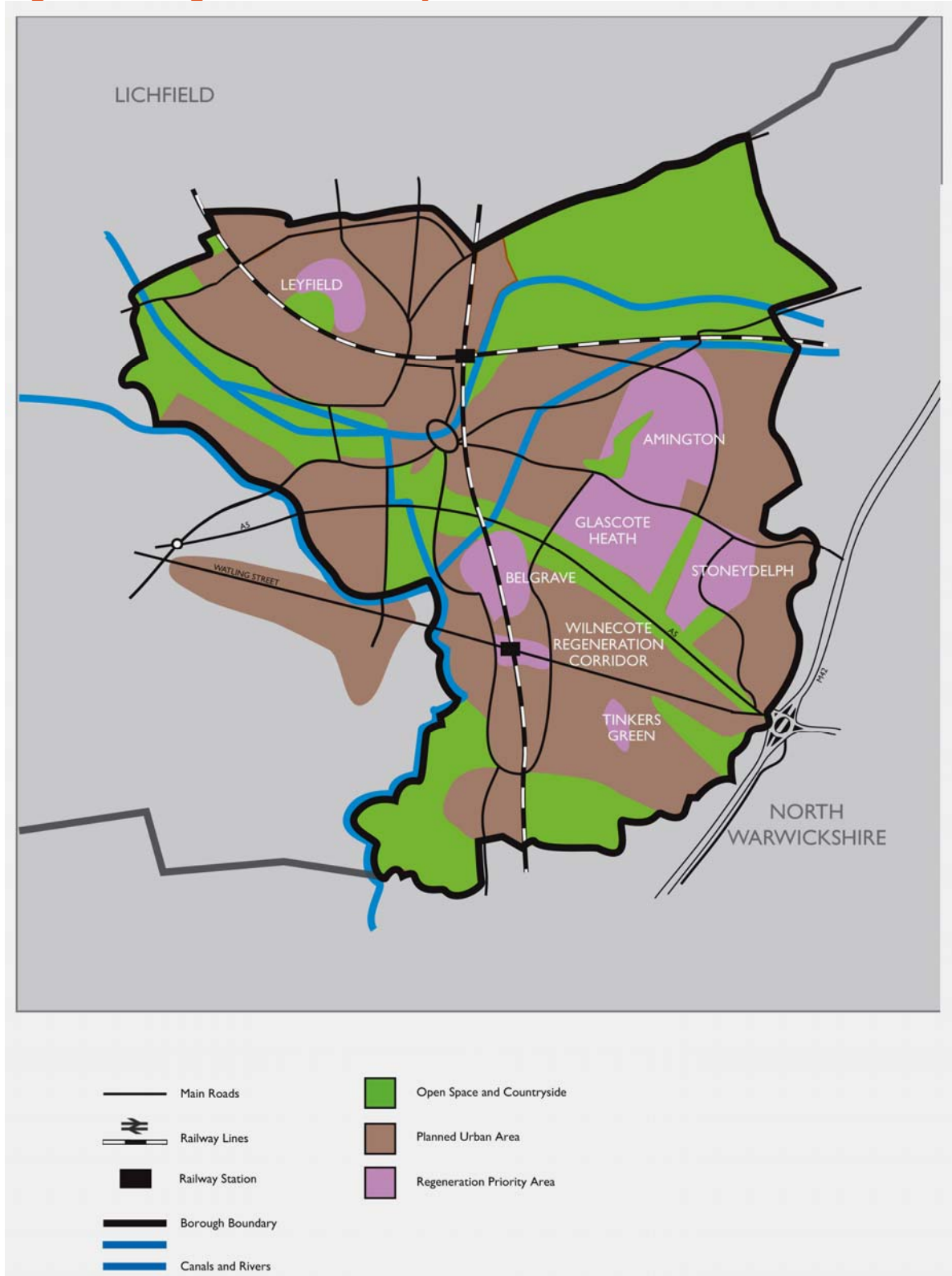
- 5.12 HG3 will build on Tamworth's good record of neighbourhood regeneration through focusing interventions in the most deprived neighbourhoods. Within Tamworth four distinct neighbourhoods have been identified as council priority areas. These are Amington, Belgrave, Glascote, and Stonydelph. The Locality Working initiative has been established to address disadvantage within these defined communities. In addition there are two other areas outside these localities that display similar attributes concerning housing and health. These all share common physical characteristics, namely being located within the post war planned neighbourhoods and consisting of predominantly social housing which is either currently, or predicted to require investment and regeneration during the lifetime of the Local Plan.

- 5.13 On this basis, the neighbourhoods listed below have been identified as regeneration priority areas, as a result of demonstrating high levels of deprivation or a poor quality environment. The regeneration priority areas are identified in figure 5.1

- Amington
- Glascote Heath
- Stonydelph
- Belgrave
- Tinkers Green
- Leyfield

- 5.14 HG3 will ensure that development in these areas will not only improve housing standards but contribute to decreasing levels of deprivation and improving environmental quality. Requirements will seek to improve access to jobs and services, protect local character and sense of community whilst improving and enhancing the natural environment and mitigating the impacts of climate change.

Figure 5.1: Regeneration Priority Areas



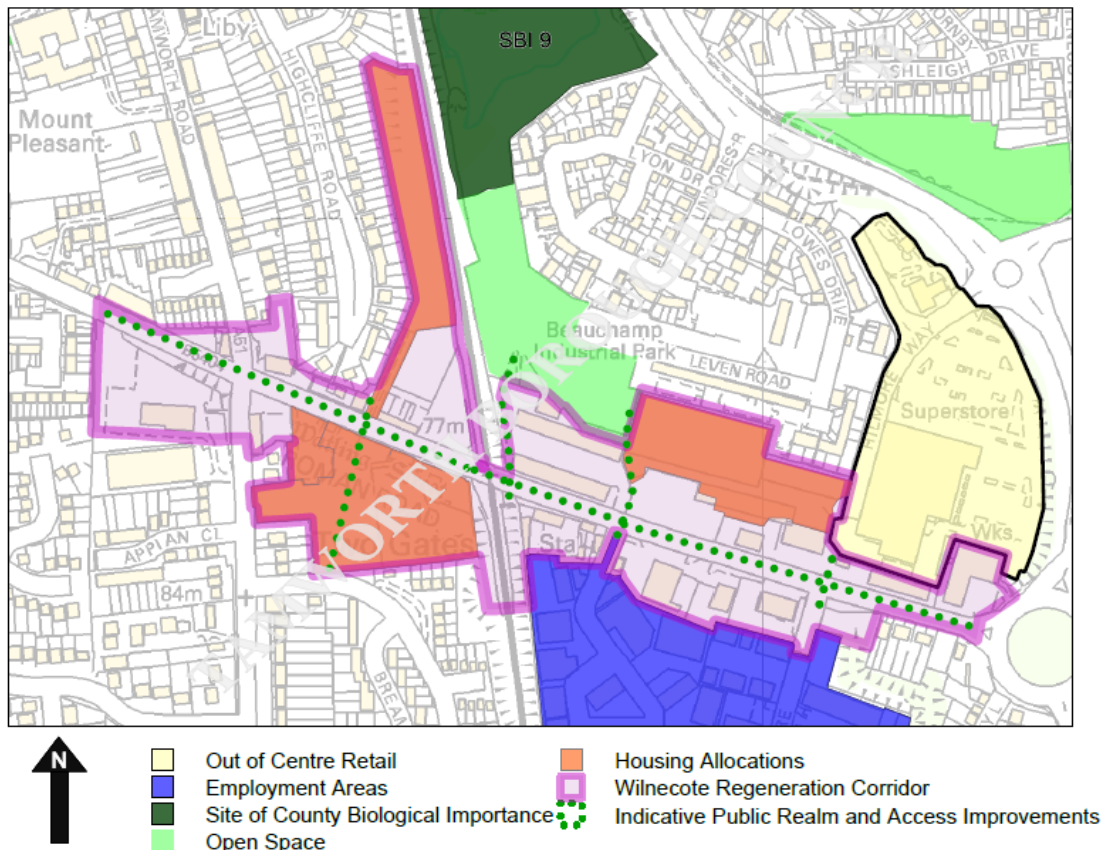
The Wilnecote Regeneration Corridor

5.15 HG3 will facilitate the improvement of the area surrounding Wilnecote Rail Station. The Wilnecote Regeneration Corridor (shown on figure 5.2) runs along Watling Street for almost half a mile. In addition to having rail access to Birmingham it is a well used

stretch of road linking residential areas together and providing access to a significant employment area in Tamworth, Tame Valley industrial estate and out of town retail areas and access to Drayton Manor theme park.

5.16 Regeneration in the area will address a number of issues, including derelict and empty plots of land that have not been developed, poor pedestrian and cycle links to surrounding areas and an unattractive public realm created by dated buildings, neglected landscaping and vehicle access points on to Watling Street. Additionally the rail station and its surroundings could be improved by overcoming its current poor visibility and adding to the limited facilities. Due to varied land ownership, the constraint of the intersecting railway line and existing development the area has lacked a strategic direction to improvement and has become run down. Within and adjacent to the area are residential, employment, takeaway, automotive and retail properties, a working men’s club, a community hall and new public open space. These facilities and the rail station will be better exploited with improved appearance and accessibility.

Figure 5.2: Wilnecote Regeneration Corridor



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5.17 HG3 will exploit recent trends in the area which have seen a diversification of land uses and where housing development to the north has allowed the redevelopment of redundant industrial land. Three sites within the regeneration area have been allocated for housing development and may be suitable to include additional uses as part of the same developments. Refurbishment or redevelopment of other properties by landowners will be made deliverable by allowing a range of uses and mixed use developments.

This policy aims to address Strategic Spatial Priorities SP3, SP4, SP5, SP7, SP10, SP12

HG3 Regeneration Priority Areas

In the following areas the focus for regeneration will be on improving the physical environment and delivering social and economic renewal.

1. Post war planned neighbourhoods

These areas shown on figure 5.1 are identified for regeneration with the purpose of revitalising the housing areas and building cohesive and sustainable communities.

Where feasible and appropriate, development in these areas should:

- a) improve the quality of the existing housing stock, providing new and existing properties with renewable and low carbon technologies or energy efficiency measures.
- b) enhance the mix of housing within the area that meets local needs.
- c) improve or provide local community facilities and services where opportunities are available.
- d) protect and enhance the network of high quality open space.
- e) support the vitality and viability of existing local and neighbourhood centres.
- f) increase integration of the areas with surrounding areas and improve accessibility to employment, key services and the town centre by walking, cycling and public transport, facilitating improved public health by supporting active lifestyles.
- g) be of a high quality design which contributes towards designing out crime and improving the attractiveness of the area.

2. Wilnecote Regeneration Corridor

The Wilnecote Regeneration Corridor is defined on the Policies Map. Proposals to enhance the roadside environment or improve Wilnecote Rail Station and its access by bus or active travel will be supported. The Council will actively support mixed use and high density development and adopt a flexible approach to land uses where they will contribute to regeneration. Proposals that include housing, commercial or community facilities or a mix of these uses will be supported where:

- h) Active ground floor frontages are provided.
- i) New buildings or alterations are designed to improve the visual quality of the public realm.
- j) External areas facing the street are landscaped to create a more attractive environment for pedestrians and cyclists.
- k) Any opportunities are taken to improve pedestrian and cycle access between the Regeneration Corridor and surrounding areas.
- l) Mitigation measures are provided if proportionate and necessary in accordance with the other policies in the Local Plan to prevent conflict with neighbouring uses or other uses on site.

The Council will work with landowners, businesses and developers to discuss site specific options and include guidance in the Design Supplementary Planning Document.

5.18 Within the Post War Planned Neighbourhoods, a partnership approach will deliver HG3. The Council, Registered Providers of affordable housing and other service providers will ensure the housing stock is refreshed to meet changing needs. Key to achieving this will be promoting and protecting the role of local and neighbourhood centres which lie within and adjacent to these neighbourhoods to ensure services

and facilities, including retail, remain accessible particularly to those without access to a car. The existing Locality Working Initiative involves a neighbourhood level multi-agency approach to focus resources upon a defined community. This has resulted in the provision of community hubs in the local or neighbourhood centre within each locality providing accommodation for local services and supporting initiatives for local people with a community space.

- 5.19 Delivery of the Wilnecote Regeneration Corridor will involve promoting a vision of an attractive and well connected mixed use area centred on Wilnecote Rail Station. The Council with landowners, businesses and developers will explore options for improvements to existing properties, new developments and the small contributions that each site can make to connectivity and the street environment. This will be delivered through the planning system and business engagement.
- 5.20 Delivering improvements within the Wilnecote Regeneration Corridor creates an opportunity to align with the Fazeley component of Lichfield District's Rural Planning Project. This approach to rural master planning results in a set of guiding principles relating to improvements in relation to the environment, traffic management, housing and social well-being. Work to date has identified the need to address the environment along the former A5.

Affordable Housing

- 5.21 Policy HG4 sets an overall minimum target for affordable housing provision in Tamworth for the plan period and minimum requirements of affordable housing provision on private housing developments. The policy also supports the delivery of further affordable housing by the release of public sector and Registered Provider land. The Southern Staffordshire Districts Housing Needs Study and Strategic Housing Market Assessment Update (2012) indicates a net housing need of 183 affordable dwellings per annum. The plan sets a realistically deliverable minimum level of affordable housing from developers towards meeting this need.
- 5.22 The Whole Plan Viability, Affordable Housing and Community Infrastructure Levy Study (2014) includes an affordable housing viability assessment. The affordable housing assessment tested 9 scenarios looking at different overall provisions of affordable housing and also different splits between rented and shared ownership within each. The study examined recent planning history and current market information to understand the value and costs of development. 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. Of sites from 3 to 9 units a commuted sum for an equivalent of 20% affordable housing will be sought and for all sites of 10 units or more an on site provision of 20% affordable housing. The Coton Lane and Dunstall Lane sites can viably provide a higher level of 25% affordable housing. The Strategic Housing Market Assessment identified that the split of affordable housing tenure should be 50% Social Rented, 25% Affordable Rented and 25% Intermediate Tenure.
- 5.23 However, whilst this level of affordable housing is considered to be deliverable, HG4 recognises that there may still be factors which make a site unviable and the Council will need to be flexible on a site by site basis whilst still seeking to maximise the proportion of affordable housing.
- 5.24 To establish a deliverable annual requirement the thresholds set out above have been applied to the supply of proposed housing allocations and sustainable urban extensions. When applying the thresholds the future supply is identified as 636

dwellings. The total supply also includes existing completions of affordable dwellings so far in the plan period. In total 335 units have been completed and 56 units are committed (Residential Land Availability and Homes and Communities Agency monitoring as of 31st March 2014). A minimum total of approximately 1,000 affordable dwellings will therefore come forward between 2006 and 2031.

This policy aims to address Strategic Spatial Priority SP5

HG4 Affordable Housing

The provision of at least 1,000 affordable housing units over the plan period will be sought, approximately 40 per annum. The provision of affordable housing to meet local needs will be maximised through working in partnership with relevant organisations. The release and development for affordable housing of Council, Registered Provider and other public bodies' surplus land holdings will be sought.

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

- a) new residential development involving 10 or more dwellings (gross) 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.
- d) for on site provision a mix of 25% Intermediate Tenure and 75% Rented which should be split between Social Rented and Affordable Rented.
- e) a range of sizes of residential dwellings to be provided to meet local requirements
- f) 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.
- g) affordable housing units to be well designed and blend in well with the rest of the development to promote cohesion within the community.

The Council will monitor development activity, land values and market signals to ensure it adopts a flexible approach to negotiations to achieve the above targets. This monitoring will inform discussions over viability, local needs and where appropriate lead to a review of targets.

5.25 In order to calculate off-site contributions, the Council will monitor and update changes to the Land Registry average market values every financial quarter for a range of housing types. Contributions will be calculated using the following formula:

Contribution Amount = Value	Net Number of Units Proposed x Average Market x Affordable Requirement (20%) x Transfer Cost (35%)
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The transfer cost is based on the equivalent transfer value for an intermediate or shared ownership unit built on site as assumed in the Whole Plan Viability Study. For example a scheme of 9 units with an average value of £150,000 would trigger a contribution of 9 x £150,000 x 20% x 35% = £94,500.

5.26 The supply from private developers secured by HG4 should be considered a minimum figure. As stated above, there remains a significant need beyond this figure, therefore it will be important to maximise the delivery of affordable housing. The Whole Plan Viability Study provides a base line to monitor market information alongside monitoring affordable housing delivery. It is anticipated that monitoring will lead to a policy review on a 3-5 year basis to re-assess affordable housing targets to ensure the overall requirement or the highest level of affordable housing that is viable is met during the plan period.

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.

Housing Mix

5.28 Policy HG5 secures the provision of a housing stock that meets the need of all households in the future, considering changes which are taking place in both demographic structure and household formation and preferences. The significant growth in one person households and the age of these new one person households results in an increased requirement for smaller properties, but of sufficient size to accommodate overnight guests or space to work at home; therefore at least two bedrooms are preferable.

5.29 The Strategic Housing Market Assessment establishes a requirement for the size and type of new homes in Tamworth. The study takes into consideration needs based on quantitative modelling of the changing population and then balances those numbers based on people's aspirations for larger houses and viability considerations for developers. The mix thereby incorporates market trends. The resulting required mix for new housing is:

- 4% 1 bedroom flats – There is a large existing stock of these units and fewer are needed in the future.
- 42% 2 bedroom flats, houses and bungalows – The trend toward smaller households in future is a key issue in Tamworth where the existing stock of two bed units is low and a substantial increase is required.
- 39% 3 bedroom houses and bungalows – Tamworth has a large existing stock of three bed houses but this is also the size many residents aspire to.
- 15% 4 bedroom houses - There is a very low need for this size however the required proportion has been increased to reflect household aspirations for larger homes.

5.30 Staffordshire County Council Flexicare Strategy 2010-2015 (2010) estimates that the growth in population of those aged 65 and over between 2010 and 2030 will be 72% in Tamworth, the largest growth in Staffordshire. Extra care housing, including Flexicare housing, provides an opportunity for people to live in their own accommodation with the security of care and support being available when needed. The Strategy identifies the level of units required to meet demand in Tamworth (823) and how many need to be available for rent or purchase. By the 1st April 2014, 142 Flexicare housing units were delivered. It is expected that Flexicare housing will lead to a diversion from residential placements reducing the number of residential care

beds required and limiting the growth in nursing beds. It is important to meet the need of Flexicare accommodation alongside other needs for specific groups in the population identified in the future.

This policy aims to address Strategic Spatial Priority SP5

HG5 Housing Mix

In granting planning permission for residential development, housing sizes and types that reflect local needs will be secured.

Proposals for housing development should achieve the following mix of units:

- 4% of new housing will be 1 bedroom sized units
- 42% of new housing will be 2 bedroom sized units
- 39% of new housing will be 3 bedroom sized units
- 15% of new housing will be 4 bedroom or more sized units

Both the affordable housing provision and the overall housing mix of the development shall be in accordance with the specified housing mix. Flexibility in dwelling types (e.g. flats, attached or detached houses or bungalows) will be permitted to suit household needs and in order to create well designed developments that meet the housing mix. Where it is demonstrated that this is not feasible or viable, an alternative mix will be acceptable that matches local needs as far as possible.

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 housing development.

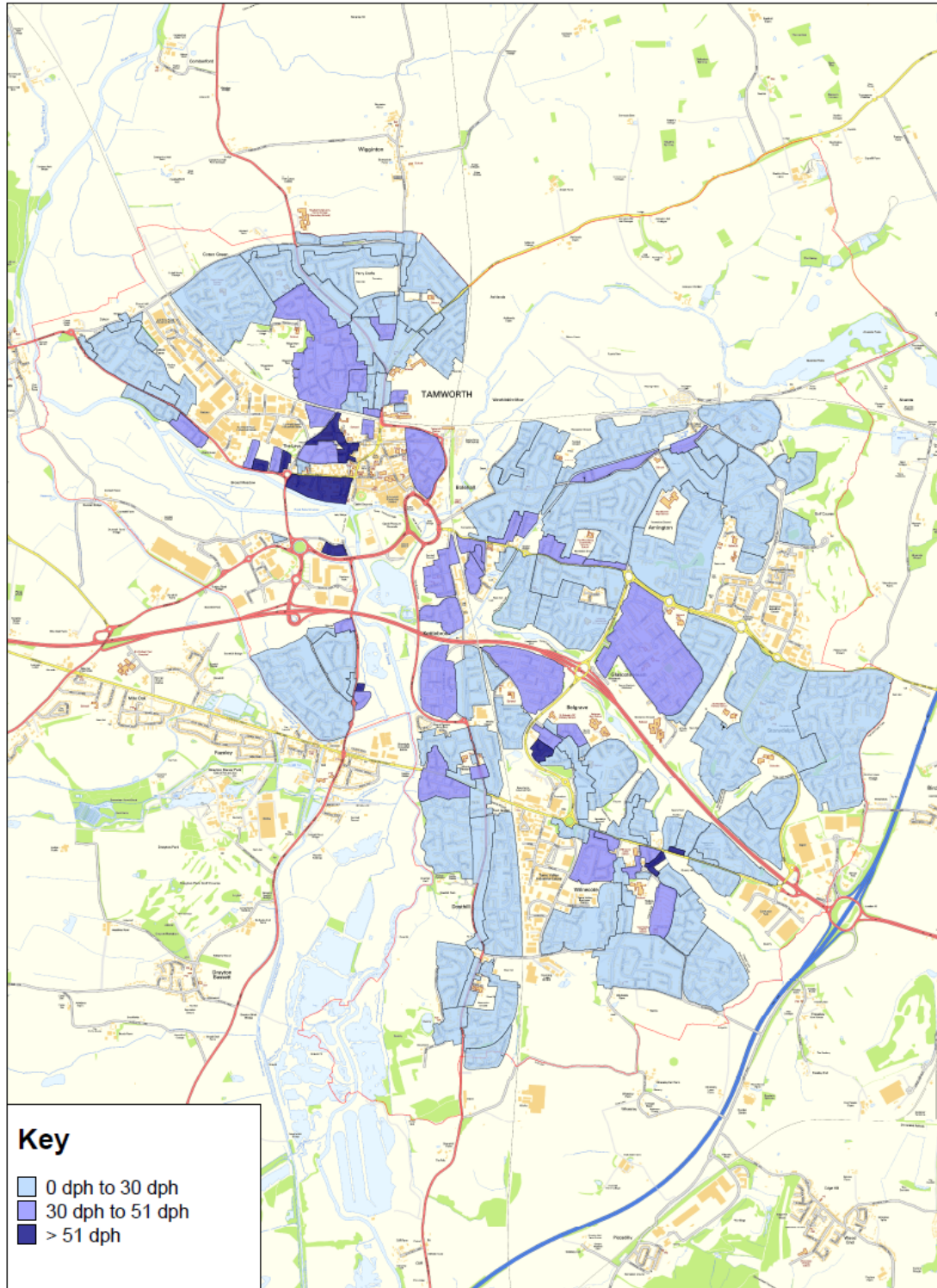
The Council will monitor the delivery of housing, market and household trends to ensure the development of sustainable mixed communities and where appropriate lead to a review of housing mix targets.

5.31 HG5 allows the Council to take a flexible approach to feasibility and viability considerations. For developments with the fewest numbers of units it is impossible to meet the exact housing mix but 2 and 3 bedroom units are preferred. The housing mix informs the assumptions of the Whole Plan Viability Study and it is therefore assumed that most developments are viable at the housing mix in HG5 unless further evidence is provided.

5.32 The policy does not specify unit types (flats, bungalows, terraced/semi-detached/detached houses) and is flexible towards how the design of any unit size is expressed. This leeway means design quality and the relationship of developments to the surrounding area need not be compromised by meeting the housing mix. Unit types can also therefore be chosen and specified to meet the needs of future occupiers, such as providing special access arrangements.

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. 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.

Figure 5.3: Density of Typical Urban Areas



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Housing Density

5.34 HG6 ensures housing development makes the most effective and efficient use of the land resource of Tamworth. There is a limited supply of unconstrained available land that is suitable for development and it is already insufficient to meet the objectively assessed housing needs of the plan period. It is important to consider the local

context in particular the proximity to sustainable transport hubs to maximise the effective and efficient use of land to ensure sustainable patterns of development.

5.35 The Strategic Housing Land Availability Assessment (2011) identified 136 typical urban areas (figure 5.3) reflecting different building phases in Tamworth’s history. A net developable area approach was applied to each site to take into account open space, community facilities and associated infrastructure, these are calculated as follows:

Site Size	Net developable area
Up to 0.4 hectares	100%
0.4 to 2 hectares	80%
2 hectares and above	60%

5.36 When these net developable areas are applied to the typical urban areas then the average density in Tamworth is 39.45 dph, with the majority of homes (57%) being in an area with a density between 30 and 50 dph. 15% of all units were in areas with a density of below 30 dph, and 28% of all units were in areas with a density of over 50 dph.

5.37 The Strategic Housing Land Availability Assessment, after consultation with a panel and using the typical urban area data, applied the following densities when calculating housing site capacity with allowances for local context such as conservation areas:

- 30dph applied in less accessible urban locations
- 35dph applied for sites within the town centre and in close proximity to public transport nodes.

5.38 HG6 sets minimum densities based on this understanding of residential areas in Tamworth. In order to take account of local context and create a sustainable pattern of growth, higher densities within the achievable range are required in centres and near to Wilnecote Rail Station while being more flexible elsewhere.

This policy aims to address Strategic Spatial Priorities SP1, SP5
<p>HG6 Housing Density</p> <p>New residential development will make efficient and effective use of land, while enhancing the character and quality of the area it is located in. Where viable and appropriate to the local context and character it will be expected to achieve the following densities on the site net developable area:</p> <ul style="list-style-type: none"> • Within or in close proximity to the town centre, local and neighbourhood centres and the Wilnecote Regeneration Corridor a density of 40 dwellings per hectare or greater. • Away from these locations but within the urban area, a minimum density of between 30 and 40 dwellings per hectare. <p>A range of housing types of high quality design will be supported where they contribute to meeting these minimum densities. Lower densities will be accepted where they would prevent significant negative impacts to the historic environment.</p>

5.39 The density levels set by HG6 are based on the net developable area of sites which will vary depending on the land taken by open space, infrastructure and facilities. The ratios used by the Strategic Housing Land Availability Assessment are a useful guide. Guidance on achieving well designed residential development at higher densities is widely available and further detailed local guidance will be set out in the Design Supplementary Planning Document. The inclusion of flats or dividing houses into flats as part of a development can increase density without limiting land for gardens, open space and access. The Council can provide pre-application advice on indicative schemes or more detailed proposals to ensure the quality and character of neighbourhoods are enhanced by new development. The use of different unit types provides flexibility to provide a high standard of urban design at high densities.

Gypsies, Travellers and Travelling Showpeople

5.40 A sub-regional Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (2012) has been undertaken for Tamworth and Lichfield Council's. The figures are based on a 'need where it arises' methodology, it does not take account of opportunities or constraints within each local authority area. The assessment identifies that there is the need for 1 additional residential pitch within Tamworth. However, the report recognises that it should not necessarily be assumed to imply that those needs should actually be met in that specific locality.

5.41 HG7 ensures proposals for pitches and sites will be subject to the same criteria as other types of development. This is necessary as during the preparation of the Local Plan no sites for pitches in Tamworth were promoted by landowners or the travelling community. Sites should be located in suitable and sustainable locations that are well connected to services and facilities and minimise potential impacts.

This policy aims to address Strategic Spatial Priorities SP5, SP12

HG7 Gypsies, Travellers and Travelling Showpeople

The Council will work with neighbouring Councils, the County Council, landowners, Gypsies, Travellers and Travelling Showpeople communities and other interested parties to enable the development of pitches in accordance with the sub regional Gypsy and Traveller Accommodation Needs Assessment (GTAA) as below:

Site Type	Number of Pitches
Residential Pitches	1
Transit Pitches	0
Travelling show People	0

Proposals will be expected to contribute to the creation of sustainable mixed communities and have regard to the existing levels of provision and identified need. In addition to the relevant national guidance, the following considerations will be taken into account in the determination of locations for Gypsy and Traveller sites:

- a) There should be safe and convenient vehicular and pedestrian access to the site;
- b) The site must be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity dependent on the number of pitches;
- c) The development should provide the appropriate infrastructure required both on and off site.
- d) There should be convenient access to schools, shops and other local facilities, preferably pedestrian, cycle or by public transport;
- e) The site should be able to be landscaped and screened to provide privacy for occupiers and maintain visual amenity; and
- f) It should have no significant detrimental impact upon the residential amenity of

adjoining properties or neighbouring land.

- 5.42 Decisions about where sub-regional need will be met should be made at a strategic level, in partnership with neighbouring local authorities and the County Council involving consultation with Gypsies and Travellers and other interested parties. This will take into account wider social and economic planning considerations such as equality, choice and sustainability.

Delivering Strong and Vibrant Neighbourhoods

- 5.43 Table 5.2 outlines how the policies in this chapter will be implemented to create strong and vibrant neighbourhoods in Tamworth by identifying the action required, responsible parties and when delivery should happen. Development management includes pro-active regulation that goes beyond the granting of planning permission including pre-application discussions, compliance with conditions and planning enforcement.

Table 5.2: Delivering Strong and Vibrant Neighbourhoods

Policy	Action	Responsibility	Timescale
HG1 Housing	Delivering Housing Outside Tamworth Through Other Local Plans	TBC (Tamworth Borough Council), Lichfield and North Warwickshire District Councils, Greater Birmingham and Solihull Local Enterprise Partnership, Landowners	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing
	Infrastructure Delivery	TBC, TSP (Tamworth Strategic Partnership), Infrastructure Providers, Developers	Ongoing
HG2 Sustainable Urban Extensions	Masterplanning	TBC, SCC (Staffordshire County Council), Public Agencies, Design Panel, Developers	2014-2015
	Development Management	TBC, Consultees, Developers	Ongoing
	Infrastructure Delivery	TBC, TSP, Infrastructure	Ongoing

		Providers, Developers	
HG3 Regeneration Priority Areas	Council Housing Renewal	TBC, RPs (Registered Providers), Service Providers	Ongoing
	Locality Initiative	TBC, Service Providers, Residents	Ongoing
	Regeneration Corridor Site Specific Discussions and Business Engagement	TBC, Businesses, Landowners, Developers	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing
HG4 Affordable Housing	Land Release for Affordable Housing	TBC, RPs, Public Sector Landowners	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing
	Affordable and Social Housing Construction and Management	TBC, Developers, RPs	Ongoing
	Monitoring and Policy Review	TBC	Ongoing
HG5 Housing Mix	Development Management	TBC, Consultees, Developers	Ongoing
	Flexicare Provision	SCC, Specialist Developers	Ongoing
	Monitoring and Policy Review	TBC	Ongoing
HG6 Housing Density	Design Supplementary Planning Document	TBC	2015-2016
	Development Management	TBC, Consultees, Developers	Ongoing
HG7 Gypsies, Travellers and Travelling Showpeople	Sub-regional Pitch Provision	TBC, Other Councils, Landowners, Communities	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing

CHAPTER 6 - A HIGH QUALITY ENVIRONMENT

- 6.1 **Delivering a high quality environment will involve protecting and enhancing Tamworth’s network of green and blue infrastructure to provide sufficient opportunities for recreation and biodiversity. Through positive planning and understanding of the significance of Tamworth’s heritage assets, development will achieve high quality design that preserves and enhances Tamworth’s historic character.**
- 6.2 The policies in this chapter aim to reconcile the need for development with protecting and enhancing the most important aspects of Tamworth’s natural and built environments described in chapter 2 and the need to raise standards of design throughout Tamworth. The chapter is divided into two distinct sections. The first contains policies on green and blue infrastructure including the wider landscape, Green Belt, open space and biodiversity. The second on a high quality built environment addresses design and heritage assets.
- 6.3 Tamworth is a town of contrasts, it contains a mixture of historic buildings, areas and landscapes. Today only one fifth of Tamworth is undeveloped however, the planned layout has resulted in a unique legacy in the form of an extensive network of accessible green and blue infrastructure which encompasses green spaces, canals and rivers. Rural areas form a narrow fringe around the urban area with countryside to the north and west and Green Belt to the south and south west.
- 6.4 Tamworth is not known for high quality urban design and it is important to raise standards of design in all parts of the town. This should be combined with conserving the best of Tamworth’s built and natural environments and where possible, enhancing them to benefit residents and visitors. Creating an attractive and well connected green and blue infrastructure network combined with footpaths and cycleways will also have the dual benefit of wildlife corridors and encouraging regular informal exercise.

High Quality Natural Environment

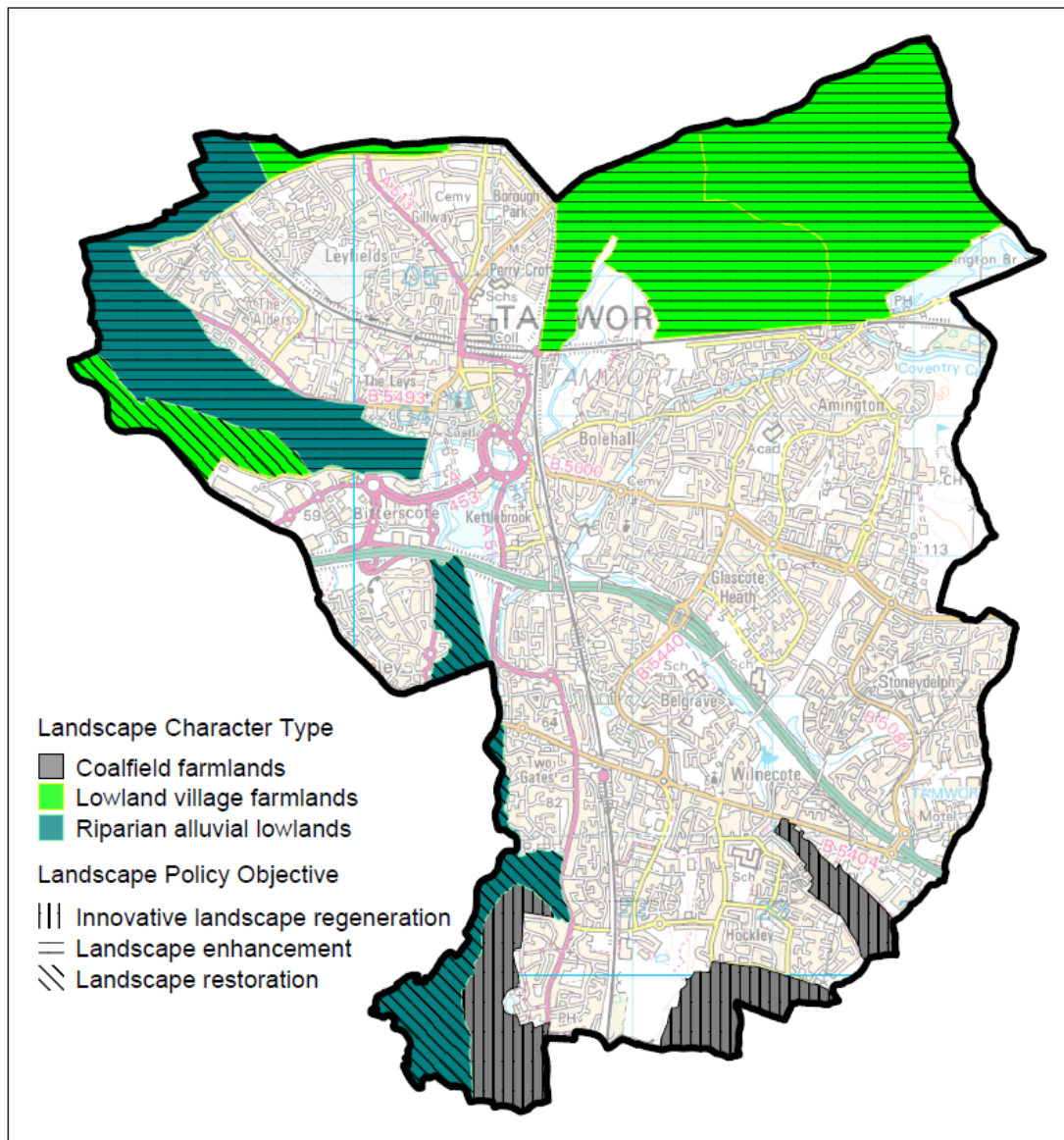
Landscape Character

- 6.5 The landscapes around Tamworth have been defined as relatively low quality by the Staffordshire County Council’s Supplementary Planning Guidance Planning for Landscape Change (2000). Policy EN1 aims to protect the essential characteristics of the wider landscape around Tamworth and improve areas of lower quality that have become degraded or suffered loss of landscape features through past activities. Reference is made to defined national character areas and county derived landscape policy types.

This policy aims to address Spatial Priority SP8
EN1 Landscape Character
Development and activities outside the urban area should be informed by landscape character assessments and contribute to the enhancement, restoration or regeneration of the landscape affected, as appropriate. Landscape character assessments will also act as a guide for re-introducing landscape features, habitat creation and management in areas of lower landscape quality.

6.6 Tamworth contains two National Character Areas which are defined in Natural England National Character Area Profiles. The Mease/Sense Lowlands occupy the Anker Valley in the north eastern part of the town and are characterised by small farmsteads, arable farming, historic parkland, neutral grasslands, wet meadows and woodlands, rivers and streams. Areas of archaeological interest including ridge and furrow are also present. The Trent Valley Washlands occupy the River Tame corridor along the western edge of Tamworth. It is characterised by broad rivers, a riverine environment with associated vegetation and habitats, alluvial soils, semi-natural and man made landscapes created by sand and gravel extraction. Arable and pastoral farming take place according to areas of flooding.

Figure 6.1: Landscape Character



Source: Staffordshire County Council
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6.7 Planning for Landscape Change divides the county into different landscape policy and quality types. Most of Tamworth is urban and has a built character, but outside the urban area there are distinct types that require enhancement; no parts of

Tamworth have been identified as being sensitive landscapes. Figure 6.1 and Table 6.1 show the areas, landscape types, quality and policy objectives.

Table 6.1: Landscape Character and Enhancement

Location	Landscape character type	Landscape Quality	Landscape policy objective
Anker Valley, north of Coton Lane, north of Dunstall Lane	Lowland village farmlands	Low	At risk of rapid loss of character. Landscape restoration using surviving character and landscape elements as a guide. Will include hedgerow maintenance, habitat creation and tree/woodland planting.
River Tame corridor	Riparian alluvial lowlands	Low-moderate	Landscape restoration & enhancement including hedgerow maintenance, habitat creation and tree/woodland planting.
Hockley, South Dosthill	Coalfield farmlands	Very low	Innovative landscape regeneration involving working towards a new vision because of loss of character and decline in condition.

6.8 The policy will apply to development outside the existing urban area where reference to the character areas and landscape policy objectives set out above will guide how development can contribute to improving the landscape. It will also be used to guide land management and wider biodiversity partnership projects.

Green Belt

6.9 The 211ha of Green Belt to the south of Tamworth is shown on the Policies Map and forms just under 7% of the total area. Policy EN2 sets out the Council's policy for the Green Belt, which is to maintain the boundary and not release any sites for development.

This policy aims to address Spatial Priorities SP7, SP8

EN2 Green Belt

The Green Belt boundary, as defined on the Policies Map, will be maintained during and beyond the lifetime of the Local Plan and uses will be allowed in accordance with national planning policy. Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.

Where appropriate to their interest features, informal recreation and public access to sites of biodiversity and geodiversity value in the Green Belt through partnership projects will be supported. Links should be maintained between them, including the proposed footbridge link to the Middleton Lakes RSPB reserve from Dosthill Park.

- 6.10 The Green Belt review (2014) affirms that the Green Belt has been and will continue to beyond the lifetime of this Local Plan perform the Green Belt purposes set out in the NPPF. This Green Belt review has identified a number of minor changes to the Green Belt boundary which are set out in detail within that document. In addition to the Green Belt review the Sustainability Appraisal (2014) and technical assessments of land promoted in the Green Belt did not identify any areas suitable to be released for development. Therefore the Green Belt boundary will be maintained.
- 6.11 The Green Belt contains a cluster of designated biodiversity and geodiversity sites, most of which are located to the west of the A51. These include Dosthill Park Site of Biodiversity Importance (SBI), Dosthill Quarries SBI, Hockley Clay Pit (west of) SBI, Dosthill Church Quarry Local Geological/Geomorphological Sites (LoGS) and Dosthill Quarry Grassland Biodiversity Alert Site (BAS). In addition, the Middleton Lakes RSPB reserve is a regionally important nature reserve based on a restored former gravel pit. Although it is located outside Tamworth in Lichfield and North Warwickshire it is an important resource for Tamworth residents. It is imperative that links are maintained between the sites to the wider green and blue infrastructure network to allow movement of wildlife.

Green and Blue Infrastructure

- 6.12 A high quality network of accessible multi-functional green and blue spaces plays a key role in improving the quality of life for residents and is particularly important in an urban area like Tamworth. The benefits include healthier lifestyles, economic and social regeneration, local character, providing habitats and helping to mitigate climate change.
- 6.13 Tamworth's green and blue infrastructure network contains a significant amount of publicly accessible open space, covering a range of typologies including urban parks, amenity open space with play provision and semi-natural spaces. Some semi-natural green spaces are designated as local nature reserves with an emphasis on community engagement. There are also more sensitive sites designated for biodiversity and geodiversity to which access is more restricted. Outside the urban area the countryside plays an important role in providing alternative spaces for activities such as cycling, walking and horseriding. It is important to maintain and improve physical links with the countryside beyond Tamworth's boundary.

Open Space and Green and Blue Links

- 6.14 It is important that everyone has access to high quality open spaces within a reasonable distance of their homes. The 2012 Open Space Review assessed all publicly accessible open space in terms of quantity, quality, value and accessibility. The review found that when applying a 400m buffer which equates to a reasonable walking distance, there was no overall shortage of open space for the current population, the issue was more one of quality. The priority should therefore be to improve access to 'good quality' open space through enhancements to existing spaces. The exception will be sites that are not within 400m of good quality open space and larger developments that would generate demand that cannot be met by the existing network. These sites should provide on-site open space. The review also highlighted the need for an urban park on the east side of Tamworth, in addition the three existing parks are not easily accessible from the east.
- 6.15 Policy EN3 ensures that new development provides an appropriate level of open space, a maximum distance for access to good quality open space and expectations for on-site provision. It sets out criteria for assessing applications that would result in

the loss of open space and the need for links between spaces to maintain an interconnected network.

This policy aims to address Spatial Priorities SP7, SP12

EN3 Open Space and Green and Blue Links

Open space should be multi-functional and contribute to a range of objectives including increasing biodiversity, connecting habitats, healthy living, leisure and tourism, enhancing landscape character and helping to mitigate climate change.

All new housing development should be within 400m of accessible high quality open space as defined in the Open Space Review 2012. New on-site open space should be provided where this is not the case using a standard of 2.43 hectares per 1000 population as a guide. New on-site open space should incorporate existing landscape features of value and provide links for biodiversity, cycling and walking to the wider green and blue infrastructure network within, and where appropriate, outside of Tamworth. Private management schemes for future open space maintenance will be encouraged.

Where it is not appropriate to create new on-site open space, all new housing developments should contribute towards improving the quality and accessibility of nearby off-site open spaces. Planting for biodiversity will be encouraged where appropriate to the site using biodiversity opportunity mapping as a guide. The Council's priority list of schemes is contained in the Infrastructure Delivery Plan and should be referred to.

Three circular access routes based on the existing green space network, blue corridors and rights of way will be promoted for public access. Links between green spaces and habitats will be reinforced, particularly where there are gaps and to the wider green infrastructure network beyond the Tamworth boundary.

The quality and accessibility of the canal and river corridors will be supported providing ecological value is not compromised.

Proposals for the creation of a new multifunctional urban park on the eastern side of the town will be supported.

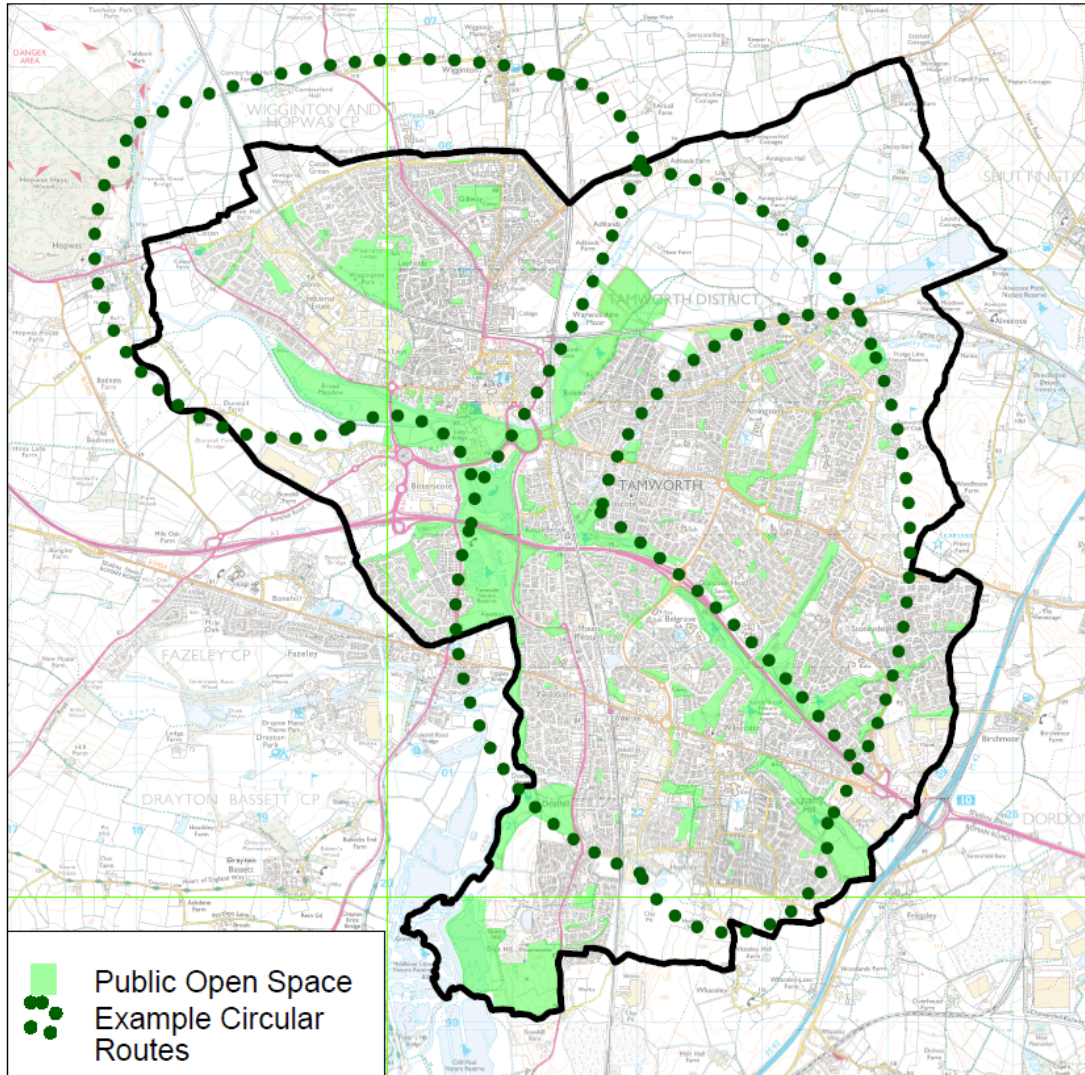
Proposals for development that would result in loss of open space or would adversely affect open space will not be permitted unless it can be demonstrated that:

- a) The strategic benefits of delivering the Local Plan outweigh the negative impact or loss.
- b) There remains access to good quality publicly accessible open space. Where alternative sites are not of good quality contributions to improving their quality will be expected.
- c) The integrity of the open space network and in particular its role in providing green links is maintained.

6.16 New development will put pressure on existing open space. The larger housing sites, particularly the sustainable urban extensions, offer the opportunity to incorporate new on-site green space into the development. There are fewer opportunities to create new usable green spaces on smaller sites and the approach will instead be to make the most efficient use of the existing network by improving the quality, address identified deficiencies, enrich habitats and provide and maintain links between sites through development and environmental projects. Biodiversity Opportunity Mapping

was undertaken in 2010 and is explained in Figure 6.3 and table 6.2. This is important in the context of constrained land supply, with a limited number of larger housing sites that will be able to provide on-site open space and an increased population putting pressure on existing open spaces.

Figure 6.2: Indicative Circular Access Routes



6.17 It is essential that the sustainable urban extensions have a well designed, useable network of green space that link to existing habitats and the wider countryside. Where on-site open space is provided, the national standard of 2.43 hectares per 1000 population (also known as the Six Acre Standard devised by the National Playing Fields Association) will be used as a guide for discussion with developers, but will be applied with a degree of flexibility.

6.18 The Council has traditionally adopted new open space and required developers to fund maintenance and management for a period of 15 years, after which the Council takes on the cost in full. Increasingly, the Council will expect developers to establish private management regimes for on-site open space, including sustainable drainage schemes to ensure their long term management and upkeep.

- 6.19 It is important to maintain and increase links between green spaces to connect habitats. When footpaths and cycleways are provided as part of links, they provide the opportunity for healthy living through recreation and contact with biodiversity. Three strategic circular routes of varying length will be promoted for informal recreation as indicated on Figure 6.2. Although the exact routes have not yet been defined, it is anticipated that development sites close to the indicative routes will incorporate footpaths and links to the routes. Improvements to the footpath network, including filling existing gaps, surfacing and waymarking.
- 6.20 Partnerships such as Wild About Tamworth, Central Rivers Initiative and Tame Valley Wetlands Partnership are invaluable and successful in bringing together biodiversity and people. The Central Rivers Initiative and Tame Valley Wetlands Partnership are also able to take a wider strategic approach to green infrastructure across a number of neighbouring local authority areas.

Protecting and Enhancing Biodiversity

- 6.21 The Council has a good track record of working with biodiversity and the extensive green infrastructure network is shown on the Policies Map. Viewing the network and interconnections at the wider level enables a strategic approach to planning for biodiversity.
- 6.22 The most biodiverse and geodiverse rich areas of semi-natural habitat in Tamworth are linked to the Rivers Anker and Tame and have been designated according to their particular characteristics as being of national or local value. The sites contribute significantly to Tamworth’s distinctive local identity, provide an attractive environment for residents and play a key role in the Sustainable Community Strategy (2006) for Tamworth to be renowned regionally for its exceptional natural environment.
- 6.23 Policy EN4 sets out the Local Plan’s strategy for dealing with sites of biodiversity and geodiversity importance and describes the approach to the different types of sites in relation to planning applications. It explains how the Council intends to increase the amount of biodiversity and how natural landscape features will be protected.

This policy aims to address Spatial Priorities SP7, SP8
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EN4 Protecting and Enhancing Biodiversity
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When dealing with a planning application that impacts on a site of biodiversity or geodiversity value, a distinction will be made between statutory and non-statutory sites defined on the Policies Map as follows:

- | |
|--|
| <ul style="list-style-type: none"> • Statutory European and national sites (Special Area of Conservation or SAC and Site of Special Scientific Interest or SSSI): will be protected from development that would have an adverse impact on their interest features. Development will be required to demonstrate appropriate mitigation to ensure no negative impact. Development will not be permitted that has a negative impact on the water quality of the Alvecote Pool SSSI. Development in the vicinity of the SSSI should be designed to incorporate appropriate mitigation including management and alternative recreational green space to minimise recreational pressure on the site. • Statutory and non-statutory local sites (Local nature reserves or LNR, Sites of County Biological Importance or SBI, Local Geological/Geomorphological Sites or LoGS and Biodiversity Alert Sites or BAS): development should not have an adverse impact on a site that is designated as having local importance for nature conservation, geodiversity or a green link, except in exceptional circumstances where the importance of the development outweighs the harm. In these circumstances, the opportunity should be taken |
|--|

to create greater than equivalent compensatory habitat in an appropriate location.

- Non-designated sites, including the canal and river networks that provide the opportunity for habitat enrichment to create more robust and functional ecological units will be safeguarded, particularly if they form part of a green or blue link, including links to the wider green infrastructure network outside Tamworth.

Development will be supported that preserves designated biodiversity and geodiversity sites, maintains the favourable conservation status of populations of protected species and incorporates existing landscape features. Development should not result in a net loss of biodiversity and will be refused where there is a harmful impact on biodiversity, unless adequate mitigation can be demonstrated.

Development should create and reinforce links between semi-natural habitats, including habitats beyond the Tamworth boundary.

Areas of Biodiversity Action Plan habitat will be protected from net loss, taking the opportunity to restore and re-create habitats, using the Tamworth Phase One Habitat Survey and biodiversity opportunity mapping as a guide. Opportunities for public access should be incorporated where compatible and appropriate. The Council will support proposals for habitat restoration and creation identified through local partnerships.

Development should incorporate planting of native tree species where appropriate to the site. Development that would involve the removal of any tree, woodland or hedgerow, which contributes significantly to its setting, local landscape character or its surroundings, will be resisted unless the wider benefits of the development are sufficient to offset the loss and cannot be avoided by appropriate siting or design. Where removal is justified and unavoidable, suitable and appropriate mitigation planting will be required to offset the loss of these features.

- 6.24 The hierarchy of sites includes one Site of Special Scientific Interest (SSSI), four Local Nature Reserves (LNR), 17 Sites of County Biological Importance (SBI), one Local Geological/Geomorphological Site and six Biodiversity Alert Sites (BAS). The Alvecote Pools SSSI is of national importance and benefits from statutory protection, all the other sites are of local importance. LNRs are designated by the Council and are also statutorily protected, all other sites in Tamworth are non-statutory with SBIs. LoGS and BASs designated at county level.
- 6.25 The UK Biodiversity Action Plan, the Staffordshire Biodiversity Action Plan and the Staffordshire Geodiversity Action Plan set out specific targets for natural habitats, biodiversity and geodiversity. The Tamworth Phase One Habitat Survey highlights the importance of meeting these targets by working closely with partners, including the Staffordshire Wildlife Trust, Natural England, Environment Agency, Staffordshire County Council, Wild About Tamworth and neighbouring authorities. Priority habitats are also important for protected species to enable a favourable conservation status of species to be maintained.
- 6.26 Tamworth contains a range of UK BAP Habitats namely Lowland Meadow, Wet Woodland, Coastal and Floodplain Grazing Marsh and Open Mosaic Habitats on Previously Developed Land, Rivers and Ponds. Where sites already contain BAP Habitats the Tamworth Phase One Habitat Survey (2008) recommends maintaining

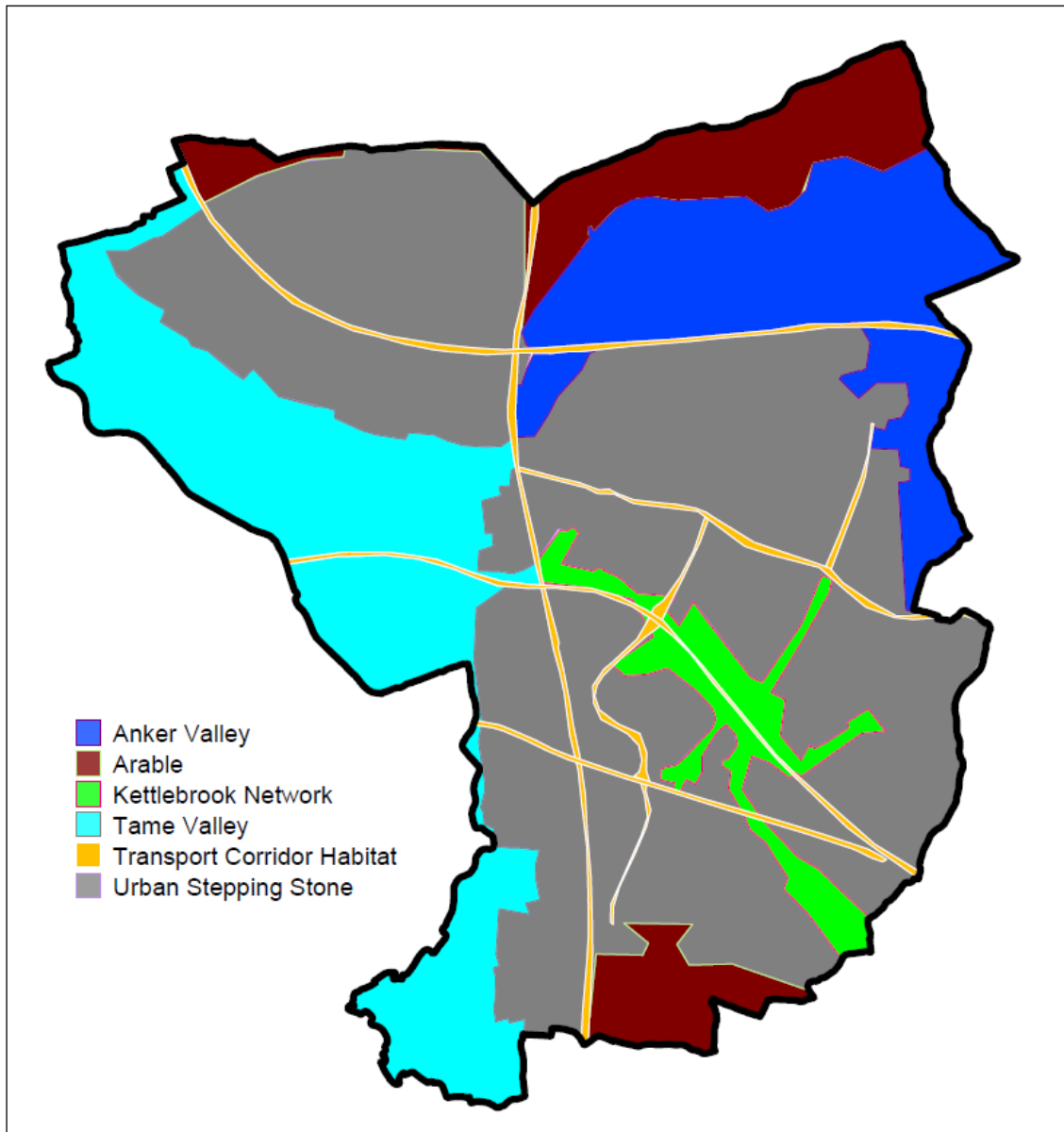
the current resource and where they are not present, it recommends restoration to BAP habitats with appropriate management.

- 6.27 Biodiversity opportunity mapping for Tamworth divides the town into discrete habitat areas based on local knowledge and habitat and species data. It provides guidance for the creation, restoration and management of priority habitats and links, taking into account county and local targets for habitats and species. Table 6.2 and Figure 6.3 explain the priority actions for each habitat type with the aim of softening existing open spaces by introducing natural areas, managing landscape features, creating links between Tamworth. It will be used to inform the activities of local partnerships and where off-site contributions are made for green space enhancement. Priority projects are set out in the IDP and include the restoration of Broad Meadow, Tameside LNR, Kettlebrook LNR, Dosthill Park LNR, Wigginton Park, Warwickshire Moor LNR and Amington green spaces.
- 6.28 The Tamworth Phase One Habitat Survey highlights the importance of linking habitats and creating buffer zones around important biodiversity sites to prevent habitats becoming isolated or fragmented. Buffer zones can provide wildlife habitats, increase biodiversity and protect habitats by intercepting or moderating adverse pressures and minimising disturbance. Development should therefore incorporate features such as trees and hedgerows, which may be combined with pedestrian and cycle ways to link up with the wider green infrastructure network. Green links also enable the wider movement of species occurring as a consequence of climate change.
- 6.29 Increasing access to priority habitats can be a positive experience for residents in terms of contact with biodiversity, environmental education, learning practical skills and volunteering as part of organised groups. Projects such as Wild About Tamworth, Central Rivers Initiative and Tame Valley Wetlands Partnership present the opportunity to create an enhanced visitor experience by combining landscape and recreation opportunities with improved access, interpretation and habitat restoration in accessible urban locations and the river valley. Not all sites are appropriate for increased visitor access, however, the SSSI is sensitive and its interest features include breeding birds which could be affected by development and recreational activity. Access to the most sensitive parts of the site should be limited and alternative green spaces nearby provided to attract visitors.
- 6.30 Development should incorporate existing landscape features such as trees, hedgerows and ponds which should also be protected during construction. New development which results in a loss will be expected to provide compensatory provision of greater than equivalent habitat to reflect time lags between loss, development of mature habitats and risk of failure. Compensatory provision can be provided at both designated and non-designated sites and include measures such as green and brown roofs.

Table 6.2: Guide to Using Biodiversity Opportunity Mapping

Habitat Area	Priority habitat actions
Urban stepping stone	<ul style="list-style-type: none"> • Conserve Open Mosaic Habitats on Previously Developed Land (UK BAP habitat type) • Provide range of stages of habitat type • Soften amenity grassland by introducing nature areas/corners and wildlife friendly gardening
Arable buffer/habitat network & field margin enhancement area	<ul style="list-style-type: none"> • Increase floristically diverse grass margins into arable fields • Manage existing hedgerows, arable diversion, pollen and nectar mixes • Appropriate ditch management and pond creation
Kettle Brook	<ul style="list-style-type: none"> • Expand habitat work around the Kettle Brook LNR by creating links to local wildlife sites.
Anker Valley	<ul style="list-style-type: none"> • Encourage habitats to complement SSSI including UK BAP habitats of Coastal Floodplain Grazing Marsh and Lowland Meadow. • Retain marginal vegetation along Coventry Canal.
Tame Valley	<ul style="list-style-type: none"> • Restore wet grassland and riparian habitats, including retention of riverside trees and river restoration/reprofiling. • Maintain habitats connecting Bourne Brook and River Tame.
Ecological transport corridors (road, river, canal, rail)	<ul style="list-style-type: none"> • Less intensive management regimes alongside roadside verges • Preserve hedgerows and marginal vegetation on canals

Figure 6.3: Biodiversity Opportunity Mapping



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6.31 Under the Habitats Regulations, the Council has undertaken a Habitats Regulations Assessment (HRA,) (2014) in consultation with Natural England, to ensure that the policies in the Local Plan do not harm sites designated as being of European importance for biodiversity. In the case of Tamworth these comprise the Cannock Chase Special Area of Conservation (SAC), River Mease SAC and Ensor’s Pool SAC, none of which are located within Tamworth. The HRA concluded that the Local Plan will result in no significant effects and no in combination effects on these sites.

High Quality Built Environment

6.32 It is difficult to define a distinct ‘Tamworth character’ other than local red brick, slate or tiled roofs and domestic scale architecture. Outside the conservation areas, most development dates from the 20th century with ribbon development along the main roads and the land in between filled by the post war neighbourhoods during the town’s expansion. Much of the architecture and layouts in the post war

neighbourhoods were related to the rapid expansion and reflected the need to be functional and built quickly.

- 6.33 It is important that future development takes a more positive approach, incorporating buildings and spaces of high quality design that respect historic assets where appropriate. This section deals with high quality design and development affecting historic assets.

Design of New Development

- 6.34 Development in Tamworth has not always been sympathetic to the historic setting and the town is not known for its high quality environment. It is important that standards of design are raised throughout the town to create more inclusive developments and mixed communities that will improve Tamworth's image. Not only will it provide better living and working environments for local residents but it will also help to attract investment and increase Tamworth's potential for tourism.

- 6.35 Policy EN5 aims to raise the standard of design across Tamworth by setting out detailed criteria on a range of issues which all new development must address. Where applications impact on heritage assets, this policy should be read in conjunction with Policy EN6 on the historic environment.

This policy aims to address Spatial Priorities SP2, SP7, SP9, SP10, SP11, SP12

EN5 Design of New Development

High quality buildings and places will be achieved across Tamworth with particular attention paid to the enhancement of the town centre, conservation areas, the Sustainable Urban Extensions and Regeneration Priority Areas. Poor design or design that fails to take the opportunities available to improve the character and quality of an area and the way it functions will be refused.

New developments will be expected to:

- a) Respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- b) Take into account the impact of the proposal on the significance of heritage assets.
- c) Be of a scale, layout, form and massing which conserves or enhances the setting of the development.
- d) Utilise materials and overall detailed design which conserves or enhances the context of the development.
- e) Be outward facing with active frontages which incorporate landscaping and boundary treatments appropriate to the local context.
- f) Be legible and allow users to navigate the area with ease by providing landmark buildings at key locations and a choice of routes to walk, cycle or drive along.
- g) Minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution or sense of enclosure.
- h) Pay particular regard to highway safety and servicing requirements, the capacity of the local road network and the adopted parking standards set out in Appendix C.
- i) Incorporate landscaping appropriate to the site, using native species wherever possible.
- j) Maximise health benefits through the incorporation of usable open space and footpaths and links to the wider green infrastructure network, in accordance with Policy EN3.

Where appropriate, proposals will be referred to local and sub-regional design review panels to provide objective design advice.

Further detailed design guidance will be set out within the Design Supplementary Planning Document.

- 6.36 Well designed buildings and environments are fundamental to the way we live our lives. Design is not just about individual buildings, but the spaces and public places around them and the relationship between buildings and their wider surroundings. Developers should consider the characteristics of an area to inform a development proposal. It is important for developments to have a distinctive character and to exhibit a high standard of urban design, architecture and landscaping.
- 6.37 Places also need to function efficiently and to be truly sustainable they should be of durable construction and capable of adaptation to accommodate users' changing requirements. This might include layouts that lend themselves to adaptation and ensuring that wireless and broadband connections are supplied at the outset.
- 6.38 It is important to consider the social and environmental aspects of development and how it integrates with its surroundings. Tamworth's neighbourhoods should be comfortable, feel safe and be easy to move around. New development should create and contribute to a sense of place and be well connected to the surrounding neighbourhood and its facilities, including shops, schools and public transport, through physical and visual links. Sustainable modes of transport will be promoted, whilst recognising the need to accommodate cars. However, the building layout should take priority over road layout, which should integrate with the street scene and not dominate it. Through high quality design it is also important to mitigate any negative impacts on the environment. Outcomes arising from Manual For Streets under the Building a Beautiful Staffordshire initiative will be an important tool. This will be further elaborated on in the Design SPD.
- 6.39 In the areas containing historic fabric, new development should protect and enhance the best of Tamworth's heritage assets. The use of contemporary designs and materials alongside more traditional designs will be promoted throughout Tamworth, providing the design is appropriate to its setting.
- 6.40 The Council makes use of local and sub-regional design review panels comprising built environment experts to provide objective design advice. Significant applications and those in sensitive or prominent locations will be referred for review.

Protecting the Historic Environment

- 6.41 Although better known as an expanded town, Tamworth contains areas of historic environment, notably the town centre where the medieval street pattern and a large number of historic buildings have survived. Outside the town centre there are conservation areas based on the historic village cores of Wilnecote, Dosthill and Amington and the Amington Hall Estate parkland. The Anker Valley Sustainable Urban Extension is located to the east
- 6.42 Heritage assets are either designated or non-designated. Designated conservation areas, statutorily listed buildings and scheduled monuments are statutorily protected as sites and areas of national importance and of significant heritage value. They are a priority for safeguarding and enhancing where possible to better reveal their significance. Assets of local importance do not benefit from the same protection and

it is the responsibility of the Local Plan to give them due acknowledgement when dealing with development that affects them.

6.43 A number of studies have informed the Local Plan strategy for the historic environment, namely the conservation area appraisals (2007-2008), Extensive Urban Survey (2013) which incorporates a rural historic landscape element and Heritage at Risk Survey (2013). Development, particularly in the town centre with its concentration of historic fabric, can impact on heritage assets and it is important that an asset's significance and setting are given appropriate consideration. The town centre experiences most development pressure and is a particular priority for regeneration and the focus for a number of initiatives. As recommended by English Heritage, Heritage Impact Assessments (2014) have informed the Local Plan housing and employment allocations by identifying whether designated or non-designated assets will be affected, the significance of the assets, anticipated impact on the asset and its setting and making recommendations for mitigation. ..

6.44 Policy EN6 sets out the Council's approach to development affecting designated and non-designated heritage assets, including specific criteria for development affecting designated assets.

This policy aims to address Spatial Priorities SP2, SP9

EN6 Protecting the Historic Environment

Development that affects designated heritage assets including conservation areas, listed buildings, scheduled monuments and non-designated heritage assets including locally listed buildings, will be required to assess the impact of the development on the asset through a heritage statement and statement of significance and clearly demonstrate how the significance and setting of the asset will be conserved and, where possible, enhanced. Proposals will be required to pay particular attention to:

- a) the scale, form, height, massing, detailing and materials of the development, the existing buildings and physical context to which it relates.
- b) historically significant boundaries, street layouts, open spaces, landscape features and structures identified in the conservation area appraisals including walls, railings, street furniture and paved surfaces.
- c) important views of listed buildings, scheduled monuments and historic townscape as identified in the conservation area appraisals.

Reference should be made to the Extensive Urban Survey to identify potential for archaeology. Where potential for archaeology is high, the heritage statement should incorporate an archaeological desk based assessment. that evaluates surviving below ground archaeological remains and where necessary, includes an appropriate mitigation strategy.

Where practical and viable, development should address issues identified in the historic environment evidence, in particular the Extensive Urban Survey, Conservation Area Appraisals and Heritage Impact Assessments for allocated sites. Particular attention will be paid to enhancing key buildings in the town centre, the Creative Quarter initiative, positive redevelopment or enhancement of negative features, public realm improvements and proposals that will enhance buildings classed as 'at risk' and 'vulnerable' in the heritage at risk survey.

The Council will support proposals that promote the use of vacant, under-used listed and locally listed buildings, including necessary and appropriate minor changes that involve sensitive adaptation and minimal disturbance.

Non-designated assets, including local listing and archaeology, will be a material consideration in determining planning applications, with weight given to their significance and contribution to their environment. The Council will support the conservation and enhancement of locally listed buildings and will review the local list in consultation with the public.

- 6.45 The majority of Tamworth's heritage assets are concentrated within the town centre, which is the focus of the Council's regeneration programme and experiences the greatest development pressure. Policy EN6 should be considered alongside Policies EC2 Supporting Investment in Tamworth Town Centre and EC5 Culture and Tourism. Smaller conservation areas are centred on the former villages of Dosthill, Wilnecote and Amington. Amington Hall Estate is the only semi-rural conservation area, located to the north east and separated from the urban area by open countryside and farmland.
- 6.46 The local list comprises buildings or structures that are not of sufficient merit to be statutorily listed, but are regarded as being of local historic or architectural significance. The Council is responsible for maintaining the local list, which was most recently updated in 2008. The Council encourages the protection and enhancement of buildings on the local list and their presence on the list and the features that make them significant will be material considerations when considering development that affects them. The Council is committed to reviewing the local list in conjunction with interested local people.
- 6.47 The canal network in Tamworth consists of the Coventry Canal which runs through Amington, Glascote, Bolehall and Kettlebrook to Fazeley where it joins the Birmingham and Fazeley Canal, which lies in Lichfield District. There are a number of historic features, including canal bridges, locks and other structures, many of which are already statutory or locally listed and as a collective group, form a close knit assemblage of late 18th and early 19th century structures.
- 6.48 There are a number of significant long distance views, both within and beyond Tamworth. These include views of key landmark buildings such as the Castle, St. Editha's Church, Town Hall and Moat House, which are located in and around the town centre. Important longer distance views include the Amington Hall Estate, Fazeley Mill and the Hopwas ridgeline and it is important to protect these views.
- 6.49 A number of studies have appraised Tamworth to define its heritage significance, including the town's growth and development, listed and key non listed buildings, above and below ground archaeology, important views, open spaces, negative features and opportunities for improvement. At the largest scale the Extensive Urban Survey examined Tamworth by dividing it into historic urban character areas and historic environment character zones for the urban and rural fringe areas respectively. The study highlights the areas with the greatest heritage significance, namely the town centre, Wigginton Park and the village cores of Amington, Wilnecote and Dosthill. The rural fringe areas with the greatest heritage significance are associated with the landscape parks of Amington Hall estate and Dosthill Park.
- 6.50 Conservation area appraisals examined the special character of the seven conservation areas and made recommendations for boundary changes, enhancements and removal of negative features. The Council will co-ordinate enhancement through management plans, which will be based on recommendations from the character appraisals, Extensive Urban Survey and Heritage at Risk Survey. These will set out priorities for conservation and enhancement of the conservation

areas including public realm and open space improvements, targeting of buildings and interpretation of the historic environment. The management plans will be subject to public consultation.

6.51 The Heritage at Risk Survey assessed the condition of all the statutorily listed buildings in Tamworth which has led to a number being classed as ‘at risk’ and ‘vulnerable’. Within the town centre there are additional vacant and under-used unlisted buildings in poor condition. The key to their long term survival is to bring them back into productive use. The Council operates a conservation grant scheme for historic buildings and will be proactive in engaging with owners to secure improvements.

6.52 Even minor changes can have a cumulative impact on a sensitive building or area so it is important that all development is carried out in a manner that is mindful of its significance. However, even in sensitive locations there is scope to use sustainable and innovative designs to create new modern landmarks. The Council will take specialist design and heritage advice when necessary from a design review panel and Conservation Area Advisory Committee.

Delivering a High Quality Environment

6.53 Table 6.3 outlines how the policies in this chapter will be implemented to ensure that development protects and enhances the most important elements of Tamworth’s natural and historic environments and raises standards of design by identifying the action required, responsible parties and when delivery should happen. Development management includes pro-active regulation that goes beyond the granting of planning permission including pre-application discussions, compliance with conditions and planning enforcement

Table 6.3: Delivering a High Quality Environment

Policy	Action	Responsibility	Timescale
EN1 Landscape Character	Enhance, restore or regenerate rural landscapes	Tamworth Borough Council (TBC) Landowners/developers	Ongoing
	Re-introduce landscape features, habitat creation and management in areas of lower landscape quality	TBC Landowners/developers	Ongoing
EN2 Green Belt	Maintain Green Belt boundary	TBC	Ongoing
	Protect biodiversity and geodiversity sites	TBC landowners	Ongoing
	Promote links between biodiversity and geodiversity sites	TBC Landowners Tame Valley Wetland Partnership	Ongoing
EN3	Improve quality of	TBC	Ongoing

Open space and green and blue links	open space	Developers	
	Creating new open space	TBC Developers	Ongoing
	No net loss of open space	TBC	Ongoing
	Create circular access routes	TBC Landowners	Ongoing
	Reinforce links between open spaces	TBC Landowners	Ongoing
	Improve quality and accessibility of canal and river corridors	TBC Landowners Environment Agency Canal and River Trust	Ongoing
EN4 Protecting and enhancing biodiversity	Preserve designated biodiversity and geodiversity sites	TBC Landowners Community groups through Wild about Tamworth	Ongoing
	Enhance biodiversity	TBC Landowners Community groups through Wild about Tamworth	Ongoing
	Control loss of natural features & compensation	TBC Landowners/developers	Ongoing
EN5 Design of new development	Achieve quality of design in new development through Development Management	TBC Developers Design Review Panel	Ongoing
	Design SPD	TBC	2015-2016
EN6 Protecting the historic environment	Conserve and enhance heritage assets through Development Management	TBC Landowners English Heritage (or its successor) Staffordshire County Council Historic Environment Team	Ongoing

CHAPTER 7 - A SUSTAINABLE TOWN

7.1 Ensuring a combination of strong retail centres, accessible housing and employment sites and the regeneration of existing developed land lays the foundation to deliver a connected, sustainable town. Making the most of existing transport links, addressing congestion and improving public transport will ensure Tamworth's centres, employment sites and housing sites are accessible by different methods of transport and reduce reliance on the private car. Improving energy performance, supporting renewable energy generation, reducing flood risk, preventing harm from pollution and providing accessible community facilities will help to deliver sustainable development.

7.2 The policies in this chapter address the challenges of incorporating a high level of growth in the most sustainable way possible and ensuring that it is served by adequate infrastructure as described in Tamworth's spatial portrait in Chapter 2. The spatial strategy set out in chapter 3 requires that the potential environmental impacts of new development are mitigated as far as possible.

Sustainable Transport Network

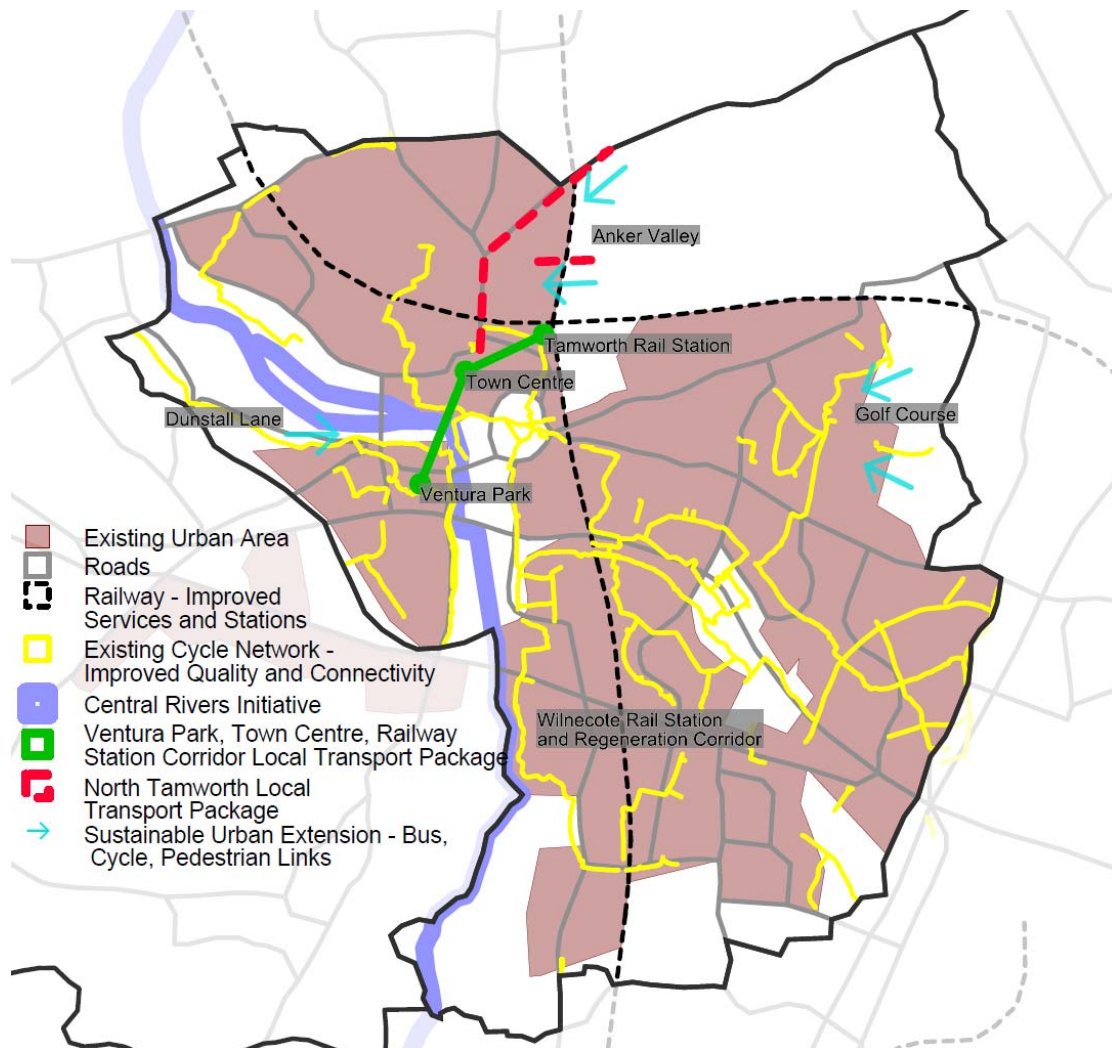
7.3 Policy SU1 supports Staffordshire County Council and Greater Birmingham and Solihull Local Enterprise Partnership plans to improve the transport network for all users and to support the local economy. The policy will help to mitigate the impact of development proposed in the Local Plan on the transport network and prioritises travel by more sustainable transport modes.

7.4 Tamworth benefits from an extensive pedestrian and cycle network although there are a number of gaps in provision (figure 7.1) which reduce the links to the town centre and employment areas from residential areas. SU1 will exploit opportunities for new development or green infrastructure projects to increase the connectivity and quality of the network. This will support the connection of the Town Centre, leisure facilities and retail parks with green infrastructure in Tamworth and the surrounding countryside with newly defined and promoted circular walks proposed in chapter 6.

7.5 SU1 will continue the focus of recent years on making the best use of the existing highway network, concentrating on maintaining its condition and ensuring that reductions in road casualties continue. The policy will make the most efficient use of limited funding and help implement Staffordshire County Council's draft Integrated Transport Strategy for Tamworth (2014). This will deliver the following key strategic priorities:

- Accommodating proposed brownfield development and Sustainable Urban Extensions
- Manage congestion and reduce carbon emissions on the local network and A5(T)
- Support retail and housing growth and job creation in the town centre that complements Ventura Retail Park
- Improve public transport connectivity to the West Midlands conurbation
- Provide sustainable transport connectivity to key destinations throughout the urban area
- Maintain the current condition and safety of the highway network
- Improve public transport connectivity and quality of life for local communities
- Raise awareness of environmental issues and encourage people to lead more sustainable lifestyles, helping to reduce carbon emissions

Figure 7.1: Improving Sustainable Transport Links



7.6 The following transport related programmes, shown on figure 7.1 where measures are identified, have been agreed to deliver the spatial strategy:

- The Central Rivers Initiative progressive restoration and revitalisation of the river valley between Burton-on-Trent, Lichfield and Tamworth. The delivery of this project has the potential to enhance off-road walking and cycling routes and multifunctional green spaces.
- The Ventura Park/Town Centre/Rail Station Corridor Local Transport Package will deliver an improved walking and cycling route between Ventura Retail Park and Tamworth Town Centre, and between the Town Centre and Tamworth Rail Station. It will tie in with proposals for Tamworth Rail Station and Gateway and Corridor public realm improvements for the Town Centre in Chapter 4, including enhancements to Victoria Road bus interchange and real time bus passenger information. These interventions aim to build on the improvement already recently made to help alleviate capacity and delay problems at the retail park. Bus stop improvements and real time passenger information will eventually be provided across the urban area.
- Staffordshire County Council will be producing a Rail Strategy in 2014 to complement the Integrated Transport Strategy. There are currently proposals for a new local train service for Tamworth to be introduced between 2014 and 2019. This will provide additional capacity for local commuters and will include capacity

enhancements to the line between Birmingham and Tamworth and a turnback siding at Tamworth. Further improvements at Tamworth Rail Station will cover access, public realm and car parking. Pedestrian facilities to improve access to Wilnecote Rail Station will be delivered. In the longer term there are proposals to lengthen the platforms at Wilnecote to accommodate longer trains.

- The proposed sustainable urban extensions will require bus service extensions and enhancements. The Golf Course site may require a new service. Dunstall Lane could be served by an extension to an existing route. There may be an option to extend an existing route to serve other housing sites on Coton Lane.
- The Wilnecote Regeneration Corridor proposed in chapter 5 links key residential areas and offers access to Wilnecote Rail Station and significant employment sites including Tame Valley Industrial Estate. The Integrated Transport Strategy supports improvements focusing on environmental enhancement, traffic management, safety and facilitating physical activity.
- The North Tamworth Local Transport Package will accommodate the Anker Valley development and ease operation of the Gungate corridor, a heavily trafficked key radial route. It will deliver improved traffic control to link signal controlled junctions and pedestrian facilities, increased junction capacity and traffic management. Bus connectivity improvements and extended pedestrian and cycling connectivity are also proposed. Improved connectivity to Anker Valley could include a new pedestrian footbridge over the Cross Country railway line which would enhance links to the rail station, town centre and education facilities, including the post-16 Academy.
- Capacity and safety improvements to junctions on the A5(T) (Mile Oak, Ventura Way, Marlborough Way, Stoneydelph) and M42 (Junctions 10 and 11) will be delivered following a more detailed understanding of any particular development. The requirements for mitigation of significant highway impacts on any of the local junctions in the Strategic Road Network will be determined at the planning application stage where proportionate to the proposal.
- Drayton Manor Theme Park is an important visitor destination near Tamworth. On a small number of days per year the activities of Drayton Manor Theme Park lead to severe congestion on the surrounding highway network. Staffordshire County Council has committed to working with the Highways Agency and Drayton Manor to formulate and deliver an access strategy to mitigate these conditions. This will include consideration of improvements to several existing junctions, and revisions to signage from the strategic highway network.

This policy aims to address Strategic Spatial Priorities SP7, SP11, SP12

SU1 Sustainable Transport Network

The ease and quality of access to and between the town centre, local and neighbourhood centres, employment sites, key internal and external destinations will be improved. The following transport measures will be supported through planning decisions and the Infrastructure Delivery Plan:

- a) Provision, by addressing barriers and missing links, of a joined up Tamworth-wide cycle and pedestrian network - which exploits the existing green linkages and canal towpaths between the town centre, local and neighbourhood centres, railway stations, residential areas and employment sites - and off-road pedestrian and cycle routes associated with the Central Rivers Initiative.
- b) Improved pedestrian and cycle linkages, bus stops and real time bus passenger information between Ventura Retail Park, Tamworth Town Centre and Tamworth Railway Station and an improved bus interchange in the town centre for local routes within Tamworth and inter-urban routes, including to Lichfield and the West Midlands conurbation. Bus stop improvements will subsequently be

- delivered across Tamworth.
- c) Proposals which improve the attractiveness, accessibility and passenger capacity of both Tamworth & Wilnecote Rail Stations or which increase the frequency of services to Birmingham, London & the North West.
 - d) Proposals to support bus service extensions to the sustainable urban extensions.
 - e) Improvements to the Wilnecote Regeneration Corridor to provide traffic management, environmental and highways safety measures and increase access to Wilnecote station.
 - f) Improved traffic control, junction traffic management and capacity improvements and bus, cycle and pedestrian routes on the Upper Gungate / Aldergate Corridor to support development to the North of Tamworth.
 - g) Following an assessment of the impacts of any proposed development on the Strategic Road Network where required by the Highways Agency, capacity and safety measures at any of the following junctions:
 - A5 Mile Oak
 - A5 Ventura Way
 - A5 Marlborough Way
 - A5 Stoneydelph
 - M42 Junction 10
 - M42 Junction 11
 - h) Signage or junction improvements to improve access to Drayton Manor Theme Park.
 - i) Local highway improvements and traffic management measures as required to mitigate the impact of development traffic.

Where appropriate and proportionate contributions toward infrastructure will be required from development that has a significant impact on the transport network.

- 7.7 Policy SU1 supports programmes of transport network improvement that will be funded and delivered by various agencies according to their own strategies. The Infrastructure Delivery Plan will be periodically updated and coordinate contributions of the Council and development to transport projects.
- 7.8 Assessments of the impact on the Strategic Road Network will be requested as part of Transport Assessments at the planning application stage where required by the Highways Agency. Any assessment should take account of existing traffic flows and consider the development alongside other planned development.
- 7.9 The Integrated Transport Strategy behind the policy will also guide the Greater Birmingham and Solihull and Stoke-on-Trent and Staffordshire Local Enterprise Partnerships' Strategic Economic Plans. Work in partnership with key stakeholders will continue including the Local Enterprise Partnerships, public transport operators and Highways Agency, involvement with the A5 Transport Liaison Group and cross boundary working with West Midlands authorities, for example the Regional Rail Forum. The A5 Transport Liaison Group has been established to ensure that the A5 plays its role in facilitating economic growth through maximising capacity and improving safety.

Delivering Sustainable Transport

- 7.10 Policy SU2 supports the spatial strategy in reducing the need to travel and promoting the use of sustainable modes of transport such as walking, cycling and public

transport. This will be achieved through travel planning and the location and design of access arrangements. The policy will also manage the impact of the remaining residual traffic and parking on people and the environment, avoiding unnecessary physical highway improvements where possible. These measures will help to reduce congestion, which will both improve air quality and the overall image of the town, thus making it a more attractive place for residents and businesses.

7.11 SU2 also recognises that streets have a wide range of functions as key features of the public realm. They have a social function as places in their own right where people shop, relax, eat and drink and walk through. Street environments need to be managed so that excessive traffic and poor design does not suppress these other activities. The policy will require both new roads and development in general to improve or create a high quality public realm. Best practice, as reflected in the Government's Manual for Streets (2007 and 2010), is increasingly moving away from strictly demarcated spaces for pedestrians and vehicles to design solutions that involve sharing public spaces, which not only improves the attractiveness of the street but also makes it a safe place.

7.12 SU2 sets car parking standards for Tamworth to guide the amount of car parking that new development should provide. This will maximise the potential for the use of sustainable transport while ensuring that unmet parking needs do not impact on the local environment. Cycle parking is also required to support an increased level of active travel and reduce private car journeys and their impact.

This policy aims to address Strategic Spatial Priority SP11, SP12

SU2 Delivering Sustainable Transport

Development should be accessible by walking, cycling and public transport and proposals should prioritise access by these modes of transport above the private car. Planning permission should only be granted where development would ensure adequate highway safety, suitable access for all people and where feasible reduce the impact of travel upon the environment. Planning permission will be refused where travel to and from the development would be likely to cause harmful levels of pollution, highway safety or capacity impacts.

A Transport Assessment and comprehensive Travel Plan must accompany all major development proposals as set out in Appendix E.

New roads, both public and private, should be designed to provide a high quality public realm for pedestrians, meeting Manual for Streets specifications and any design guidance set out in the Design Supplementary Planning Document. New developments should provide active street frontages to create attractive and safe street environments. They will be required to contribute towards public realm improvements where appropriate.

Development proposals will be required to make appropriate provision for parking on or off the street in accordance with the parking standards set out in Appendix C. Development with lower levels of parking provision may be acceptable in locations that are highly accessible by walking, cycling and public transport, including Tamworth's network of centres. In considering the level of provision regard will be had to:

- a) the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission.
- b) the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking. This will be particularly relevant in

- areas well-served by public transport.
- c) the impact on highway safety from potential on-street parking and the scope for measures to increase highway capacity.
 - d) the need to make adequate and convenient parking provision for people with disabilities.

The Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking within developments to assist in promoting cycle use where viable and appropriate.

7.13 Travel Plans required by SU2 are strategies to minimise the number of single car occupancy trips to a major development. The form of the Travel Plan will largely be determined by the type of development, its location and accessibility to sustainable modes of travel. The outcome of the Transport Assessment will affect the measures and outcomes to be achieved, secured by the planning permission.

7.14 The Council will encourage partnership working to improve streets. Many public and private organisations have an impact on the appearance and management of the street environment. Any new development will be expected to demonstrate how it will deliver these improvements and in some cases may be expected to contribute to the improvements, whether through direct works or as a financial contribution. Shared public spaces can be achieved by removing barriers and fences, placing the necessary amount and type of seating, bins, lighting and other street furniture in the right places, together with traffic calming measures.

7.15 Areas well served by public transport where the majority of trips can be made without use of the private car provide the scope to reduce parking requirements. Where parking provided under SU2 is commercially operated, the Council will seek to agree management and pricing regimes with developers. This will ensure that all parking is operated in a manner which benefits the town as a whole.

Climate Change Mitigation

7.16 The Staffordshire County-wide Renewable and Low Carbon Energy Study (2010) has estimated that the authority is only capable of meeting a small proportion of its energy demand through renewable energy sources by 2020. Policy SU3 therefore requires development proposals to explore efficiency savings at a number of levels to reduce their emissions footprint:

- Land use, access and transport.
- Urban design, landscaping and construction materials.
- New and existing building performance.
- Energy generation.

7.17 SU3 will complement the Tamworth Climate Change Strategy (2011), which provides a framework for adapting to the effects of climate change, reducing energy consumption and managing the use of resources. Whilst the Climate Change Strategy does not specifically set a carbon target for Tamworth (as the Climate Change Act 2008 has a clear national target), the strategy sets out a number of ambitious actions for the Council and its partners to deliver. These include an increase in public transport use, completion of a Tamworth cycling network, and the widespread installation of photovoltaic panels on all public buildings.

7.18 SU3 will directly support the Tamworth Waste Strategy (2007) and the move towards a more sustainable approach to waste management. Relying on landfill for waste disposal is unsustainable and is a waste of resources. There is a need to give much higher priority to waste minimisation, recycling, composting and recovery (such as energy from waste), making disposal in landfill sites the last resort. Three key objectives of the Tamworth Waste Strategy are to reduce the amount of waste produced in Tamworth, to increase the rate of recycling and composting of household waste and to reduce to zero the amount of waste that the Borough sends to landfill by 2020.

This policy aims to address Strategic Spatial Priorities SP11, SP12
SU3 Climate Change Mitigation
<p>Where appropriate proposals for new development will be expected to demonstrate how they will address the causes of climate change and limit greenhouse gas emissions with an aspiration of achieving zero carbon development through:</p> <ul style="list-style-type: none"> a) promoting efficient and effective use of land. b) ensuring development is located in accessible locations which promote the use of sustainable modes of transport. c) appropriate sustainable design, layout, orientation and use of construction materials and methods that reduce embodied energy in their production where feasible. d) promoting landscaping and tree planting to provide shade, reduce local temperatures and carbon capture. Planning permission will not be granted for development if it compromises existing green and blue corridors and linear habitats. e) maximising energy and water efficiency including energy performance improvement in the fabric of buildings. f) facilitating the retrofitting of the existing building stock for resource efficiency. g) supporting opportunities for renewable and low carbon energy generation. h) exploiting opportunities for energy from waste, combined heat and power and district heating schemes subject to appropriate measures to mitigate any environmental, social and economic impacts. Proposals for securing energy from waste should take into account the Staffordshire County Council Waste Local Plan. <p>Development will be required to contribute towards the Tamworth Waste Strategy, providing site waste management plans as appropriate and incorporating suitably located on-site facilities. The Council will work with neighbouring authorities to identify and promote the provision of appropriate waste management, treatment and disposal sites. Waste management facilities should be safeguarded in accordance with the Staffordshire County Council Waste Local Plan.</p>

7.19 The land use, urban design and landscaping elements of SU3 will in part be delivered by other policies in the Local Plan and further guidance will be provided in the Design Supplementary Planning Document. Where building design, construction methods and materials are controlled by Building Regulations, specific standards are set by those controls and it is anticipated they will require increasingly stringent sustainability performance. These standards were taken into account in the Whole Plan Viability, Affordable Housing and Community Infrastructure Levy Study (2014).

7.20 SU3 promotes the use of locally produced materials in order to reduce supply chain travel distances and the re-use and recycling of materials to prevent waste, reduce

the consumption of raw materials, landfill and energy usage. The choice of construction materials has potential impacts on energy efficiency during manufacture and in application.

- 7.21 Green infrastructure provides a range of climate change services that can make both a substantial contribution towards adapting to climate change and a limited yet important contribution towards mitigating climate change. Favourable climate conditions are moving location, requiring species distributions to shift typically north and uphill. It is essential to create linear habitats to support this movement and prevent fragmentation of existing habitats.
- 7.22 SU3 is flexible towards the solutions supported to deliver renewable energy generation and building energy efficiency. High levels of energy performance in the building fabric can limit the need to incorporate additional technologies. The existing built environment also offers great potential for renewable or low carbon energy generation using a variety of suitable micro and larger stand-alone technologies, which could include the retro-fitting of existing development.
- 7.23 Large scale development and area based regeneration initiatives may offer opportunities to incorporate large scale or area wide renewable energy or low carbon technologies including community heating, biomass heating, combined heat and power and utilising surplus heat. Proposals within the town centre, regeneration priority areas, sustainable urban extensions, employment sites and other areas with high heat density will be explored through pre-application discussions and master planning.

Flood Risk and Water Management

- 7.24 Policy SU4 seeks to reduce the risk of flooding to properties in Tamworth, ensure drainage systems are designed sustainably and improve water quality. Having developed alongside the confluence of two rivers, 25% of the Borough is within floodplain. Tamworth has been affected in the past by flooding, recently in the summer of 2007.
- 7.25 A Level 1 Strategic Flood Risk Assessment (2008/9 and 2014 addendum) has been prepared for Tamworth to refine flood risk areas, identify areas likely to be at most risk of flooding and consider likely impacts of climate change. The probability of flooding is likely to worsen according to the predicted effects of climate change. Development in the floodplain is discouraged by SU4. A flood risk assessment will be required for all development in Flood Zones 2, 3a or 3b and where required by standing or site specific advice from the Environment Agency. A Level 2 Strategic Flood Risk Assessment (2014) has been carried out in order to apply the sequential and exception tests to the development sites selected for allocation in Chapters 4 and 5.
- 7.26 Development can lead to an increase in the amount of impermeable land, which can increase the risk and impact of flooding. Traditional drainage systems can be harmful to the environment by increasing the risk of flooding downstream, contamination and depletion of groundwater and watercourse supplies (Southern Staffordshire Surface Water Management Plan: Phase 1 & 2, 2010/11). SU4 requires developments to integrate Sustainable Drainage Systems (SuDS) as a way of managing surface and groundwater regimes to avoid an adverse impact on water quality and quantity within Tamworth and reduce the risk of flooding.

- 7.27 SuDS schemes are required to reduce surface water discharge and where possible cease the connection of surface water discharges into the combined sewer network. The Humber River Basin Management Plan (2009) states that The River Tame has been identified as having a ‘poor’ ecological status. In addition, it has been assigned protected status under the Freshwater Fish (2006), Nitrates (1991) and Urban Wastewater Treatment (1991) European Directives. The River Anker currently has a ‘moderate’ ecological status, but has also been assigned protected status under all the directives listed above, whereas the Bourne Brook has a ‘poor’ ecological status and protected designation under the Freshwater Fish and Nitrates Directives. As a result, improvement is necessary to meet the required ‘good’ ecological status required under the European Union Water Framework Directive (2000) by 2027 and a reduction in pollution entering the watercourse from its tributaries will be essential.
- 7.28 SU4 promotes the maintenance and restoration of the natural character of river valleys and their floodplains. Culverts and artificial channels act as a barrier to wildlife, the flow of water, reduce natural cleansing and contribute to rivers being ignored rather than seen as assets. Watercourses with more natural meandering profiles and uneven beds encourage diversity, oxygenate water and support more fish and wildlife. SU4 also requires development proposals to consider potential impacts on groundwater quality and for new development to enhance or protect groundwater resources.
- 7.29 SU4 protects easements to main rivers and flood defences for maintenance, access and biodiversity reasons and in accordance with the Water Resources Act 1991.

This policy aims to address Strategic Spatial Priorities SP7, SP8, SP11, SP12

SU4 Flood Risk and Water Management

A sequential approach will be applied to all proposals for development in order to direct it to areas at the lowest risk of flooding, unless it has met the requirements of the sequential test and exceptions test as set out in government guidance.

All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management. All proposals for development in Flood Zone 2 or 3, or greater than 1 hectare in Flood Zone 1 or where otherwise required by national planning guidance must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the relevant authority. Where necessary, proposals will be expected to contribute towards building and maintaining any necessary defences. Developers should consult the Environment Agency’s maps to ascertain the effects of surface water flooding on potential development sites.

A minimum 8 metre riparian easement for biodiversity and access purposes must be maintained adjacent to the rivers Anker and Tame. Furthermore, an 8m easement must be maintained between any built development and the toe of Environment Agency maintained flood defences. Planning permission will not be granted for development that compromises the integrity and quality of the strategic network of environmental infrastructure.

All developments will be expected to incorporate appropriate SuDS techniques that will manage flow routes on site, limit surface water run off discharge rates to the pre-development condition and limit or avoid the connection of surface water discharge into the combined sewer network. Sustainable drainage should be considered at an early stage of the design process and be clearly demonstrated and evidenced within

the information accompanying planning applications. Development should capitalise on opportunities for incorporating accessible green infrastructure, replicating natural systems and improving biodiversity with SuDS.

New development will be required to open up culverted watercourses wherever it is technically feasible, and to ensure that development does not occur above or adjacent to existing culverts.

Development will be permitted where proposals do not have a negative impact on water quality, either directly (through pollution of surface or ground water) or indirectly (through overloading of wastewater treatment works.) Any major development should demonstrate that there is adequate wastewater infrastructure in place to serve the development.

Proposals for recreational and tourist development on Tamworth's river, canal or lake areas for better public access and for suitable water sports, including fishing, swimming, rowing and canoeing, will be encouraged. Such development should not adversely affect water quality or quantity, amenity, visual quality, navigation or ecological value of a watercourse, associated wetlands and surrounding environment. Developments should be integrated into the existing footpath, cycleway and public transport network and highway access and parking issues should be satisfactorily resolved.

- 7.30 Guidance and initial flood risk information for site specific flood risk assessments is detailed in the Level 1 Strategic Flood Risk Assessment. Further information related to surface water flooding, site drainage investigations and sustainable drainage systems is available in the Southern Staffordshire Surface Water Management Plan (Phase 1 & 2 2010/11). Recommendations for specific housing allocation sites are set out in the Level 2 Strategic Flood Risk Assessment (2014).
- 7.31 Where new development benefits from the recently constructed Environment Agency Tame Flood Alleviation Scheme, developers may be required to contribute towards the continued maintenance of defences.
- 7.32 SuDS use a wide range of drainage techniques such as grassed swales, retention ponds, soakaways and permeable pavements. Where appropriate their design should be informed by a hydrological assessment. Infiltration and soakaways of surface water must be investigated as the first and primary means of draining surface water from a site. In addition to reducing flood risk and risk of pollution, SuDS can have wider amenity benefits where they are incorporated into the green infrastructure network and can result in improvements in biodiversity value. When Staffordshire County Council is established as the SuDS Approving Body, their approval for all SuDS will be required.
- 7.33 The Council will support improved access to the riverside to promote healthy and active lifestyles and improved awareness and education of the river environment. A balance will be struck between formalising access to the riverside, maintaining a natural character to the river and safeguarding sensitive sections of the river. Initiatives such as the Central Rivers Initiative, Tame Valley Wetlands Partnership and the Humber River Basin Management Plan have the potential to support this objective.

7.34 Developers should refer to the Environment Agency’s Groundwater Protection: Principles and Practice (GP3) (2013) and any position statements on groundwater protection in connection with development proposals.

Pollution, Ground Conditions and Minerals

7.35 Policy SU5 is necessary to manage the risk of existing sources of pollution and land instability in Tamworth, ensure that development does not result in adverse impacts and that where appropriate and practical, mineral resources are not sterilised by development.

7.36 The Detailed Assessment of Air Quality at the Two Gates Crossroads, Tamworth (2013) recommends the creation of an Air Quality Management Area at Two Gates. Policy SU5 will support the measures set out in the Action Plan to be prepared by the Council to address poor air quality in the area.

7.37 SU5 addresses the risk of potentially contaminated land associated with industry in Tamworth and other past land uses, including the risk to the quality of water sources. The Bromsgrove Sandstone Formation is classified as a Principal Aquifer. All the other solid geology in the area is either classified as Secondary A or B Aquifers. The superficial deposits associated with the River Anker are classified as Secondary Aquifers. Principal aquifers are strategic groundwater resources and capable of supporting large scale groundwater abstractions for public waters supply. Secondary aquifers also support local groundwater abstractions and provide base flow to rivers.

7.38 Tamworth includes areas that are affected by the legacy of past coal mining and SU5 requires land stability to be taken account of. Tamworth also contains remaining coal reserves and sand and gravel resources associated with the river valleys, much of which is under the urban area. Mineral resource extraction will be considered prior to development.

This policy aims to address Strategic Spatial Priority SP1
SU5 Pollution, Ground Conditions and Minerals
<p>Development should manage the risk of air, light, noise, ground or water pollution and land instability. Relevant reports proportionate to the scale of the development will be required to assess pollution levels and mitigation measures where a risk is identified. Planning permission will be refused for any proposal where pollution would pose an unacceptable risk to public health, quality of life or the environment which is not mitigated. Proposed land uses should be appropriate to the level of ground contamination risk.</p> <p>Where an Air Quality Management Area is declared, development should incorporate any measures identified in the associated Action Plan.</p> <p>All new development must consider site characteristics such as land stability and ground contamination, and be supported with an appropriate risk assessment:</p> <ul style="list-style-type: none"> a) All proposals should include a preliminary risk assessment to identify previous site uses and potential for contamination. Development must conserve the water quality of aquifers in the district. b) Sites which fall within the Development High Risk Area shown on the Coal Authority’s maps must be supported by a Coal Mining Risk Assessment. <p>The Council will consult with Staffordshire County Council in their role as the</p>

Minerals Planning Authority and the Coal Authority on the existence and extent of mineral and coal reserves and importance of relevant infrastructure when dealing with applications within or in proximity to strategic mineral allocations, mineral infrastructure sites, mineral safeguarding areas and mineral consultation areas. Where it is necessary for non-mineral development to take place in such areas, consideration should be given to extracting the mineral resource in advance of development. This should be done where practicable and environmentally acceptable and where the benefits of mineral extraction would outweigh the benefits of the development. This will avoid sterilisation of these resources. Consideration will be given to mineral and coal reserves with cross boundary implications.

- 7.39 Preliminary risk assessments should be in accordance with the Environment Agency's Model Procedures for the Management of Land Contamination (2014). This should identify the potential for contamination and possible risks to controlled waters. Reference should also be made to Environment Agency Guidance on Requirements for Land Contamination Reports (2005), which explains the type of information that the Environment Agency requires in order to assess site investigation and remediation reports. The Environment Agency actively encourages the use of sustainable drainage systems at new developments; however proposals for the drainage of surface or roof water into the ground will need to take into account the findings of the preliminary risk assessment and any subsequent site investigation. If contamination is present and surface water is to be drained to ground then the contamination risk assessment will need to consider the additional infiltration from the surface or roof water systems.
- 7.40 The Council will maintain an up-to-date understanding of pollution and land instability risk in Tamworth, working with relevant statutory organisations. This will be used in pre-application discussions, master planning and to set proportionate requirements for individual planning applications.

Community Facilities

- 7.41 Policy SU6 protects and will expand the network of community facilities in Tamworth. Community infrastructure includes but is not limited to educational and healthcare facilities, places of worship, sports venues, cultural buildings, public houses, local shops and community centres. Proposals for facilities which combine a mix of community uses on a single site will be encouraged as these have the potential to reduce the need to travel whilst generating associated linked benefits. Locations for new facilities should be selected on the basis of addressing accessibility gaps, in accordance with supporting evidence.
- 7.42 Where appropriate education facilities will be expected to include provision for community uses, including multi-use facilities open to the wider community. Where education facilities are required to make such provision this will need to be factored into the overall size of the site and the design of buildings, which will be of particular relevance to the required new primary schools to serve the planned level of housing development.
- 7.43 It is important that residents of new housing developments have good access to facilities and that existing facilities do not become oversubscribed. SU6 therefore requires new development to contribute towards the cost of the provision of community facilities where warranted by the need arising from the development.

This policy aims to address Strategic Spatial Priorities SP3, SP4, SP12

SU6 Community Facilities

A network of high quality, well designed and accessible facilities will be provided across Tamworth to serve local needs where they arise and as identified in the Infrastructure Delivery Plan and policies HG1 Housing and HG2 Sustainable Urban Extensions. Where increased need is attributed to new development, contributions will be required in accordance with policy IM1 Infrastructure and Developer Contributions.

Proposals will be encouraged that include mixed community uses on a single site. Proposals should be in locations accessible by walking, cycling and public transport.

Proposals involving the loss of community facilities will be required to demonstrate:

- a) That there is insufficient use or demand for use to maintain the existing facility; or
- b) Adequate alternative provision is in place in a nearby accessible location; or
- c) Where the use is commercial in nature that there is a significant lack of market interest in maintaining the facility.

The existing network of Tamworth wide education facilities will be protected and enhanced to meet local needs. The physical enhancement and expansion of higher and further educational facilities will be supported subject to having an acceptable impact on other community and sports facilities, the immediate environment and amenity.

7.44 SU6 allows flexibility for community facilities to modernise or relocate to more suitable premises where it is still accessible by the existing users. Where there is a lack of market interest in a commercial facility of importance to a local neighbourhood the Council will support community bids to purchase or lease and run the service.

7.45 Improved access to education, training and support facilities is seen as a key objective for Tamworth, particularly within the most deprived neighbourhoods. The Council's Locality Working initiative has encouraged the use of neighbourhood based multi-use spaces which are particularly suited to being located in local and neighbourhood centres due to their accessibility. The Council will continue to work with partner agencies to improve access to training and skills development whilst identifying potential location for future provision.

Sport and Recreation

7.46 Tamworth, in conjunction with Sport Across Staffordshire aims to increase participation in physical activity by 1% per year. Tamworth has consistently met this target and to ensure it continues to in the future the provision of both sports and recreation facilities and an appropriate and accessible network of open space are considered to be key factors in achieving this.

7.47 With the objectives of improving health, increasing participation and improving the quality of life of Tamworth residents the Council produced a Joint Indoor and Outdoor Sports Strategy in 2009 and updated it in 2014. The Strategy is supported by Sport England and audits existing local provision of swimming pools, sports halls, health and fitness suites, playing pitches and a range of specific indoor and outdoor facilities including bowls, tennis, BMX tracks and multi use games areas (MUGAs). Quality and access to facilities were assessed and consultation undertaken with national governing bodies and user groups to understand the adequacy of existing provision.

7.48 The Strategy recommends that all existing facilities are protected, maintained and enhanced and that new facilities are provided where there is an identified deficiency. These are set out in the Infrastructure Delivery Plan. Crucially, new facilities should be available for community use through official dual use agreements, which is of particular relevance to new school sites.

7.49 The Strategy identifies a need to increase access to a range of “core” facilities including swimming pools, sports halls and playing pitches, with a key recommendation relating to the need for a new multi-purpose community use leisure centre in an accessible location with associated facilities to include:

- A 25m x 12 metre swimming pool with a teaching pool
- A minimum of a 4 court sports hall
- Squash courts
- A health and fitness studio

7.50 The quality, quantity and accessibility of new and existing sports recreation facilities is a key focus in ensuring an excellent sport and recreation infrastructure for Tamworth’s neighbourhoods, and is integral to ensure that the associated health and social benefits of increased physical activity and participation are achieved.

This policy aims to address Strategic Spatial Priorities SP4, SP7, SP12

SU7 Sport and Recreation

The Council will support a network of good quality sport and recreation facilities that meet the needs of Tamworth’s current and future population, with particular emphasis on the needs of the Regeneration Priority Areas (Policy HG3). This will be achieved by:

- a) Ensuring all new facilities are in locations accessible by a range of transport modes including walking, cycling and public transport and are designed according to Sport England and national governing body guidelines.
- b) Delivering through contributions and public funding new and enhanced facilities, in particular a new multi-purpose community sports centre in an accessible location, with appropriate facilities to meet identified need. Facilities should be designed to enable convenient public access and extended hours of use.
- c) Protecting and enhancing existing sport and recreational facilities. Where a need for the facility remains and where feasible, any loss should be compensated by the provision of an equal or higher standard of facility and in an accessible location.
- d) Supporting the dual use of new and existing school sites in accordance with the following criteria:
 - Where it would not be detrimental to existing and proposed facilities on the school site.
 - Provides separate reception and changing facilities from the school.

The Sustainable Urban Extensions will provide provision or a contribution towards new provision in line with the updated Sports Strategy.

7.51 Delivery of enhanced and new smaller sports facilities will be funded through planning obligations, directly by sports clubs and associations and in conjunction with

new school sites. The multi-purpose community use leisure centre, will rely on suitable funding arrangements being identified through the Community Infrastructure Levy. The Council will explore different models for the finance, site acquisition, construction and operation of the facility.

Delivering a Sustainable Town

7.52 Table 7.1 outlines how the policies in this chapter will be implemented to ensure that development in Tamworth contributes to the overall sustainability of the town by identifying the action required, responsible parties and when delivery should happen. Development management includes pro-active regulation that goes beyond the granting of planning permission including pre-application discussions, compliance with conditions and planning enforcement.

Table 7.1: Delivering a Sustainable Town

Policy	Action	Responsibility	Timescale
SU1 Sustainable Transport Network	Pedestrian and Cycle Improvements	Staffordshire County Council (SCC), Tamworth Borough Council (TBC), Developers	Ongoing
	Public Transport Improvements	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), Bus and Rail Companies, SCC, TBC	Ongoing
	Road Network Improvements	GBSLEP, SCC, Highways Agency, TBC, Developers	Transport Packages 2015-2019 then ongoing improvements where required
	Promoting Partnership Approach to Street Design	TBC, SCC, Developers, Landowners	Ongoing
SU2 Delivering Sustainable Transport	Travel Planning	Developers, Occupants	Ongoing
	Design Supplementary Planning Document	TBC	2015-2016
	Development Management	TBC, Consultees, Developers	Ongoing
	Infrastructure Delivery	TBC, Tamworth Strategic Partnership (TSP), Infrastructure	Ongoing

		Providers, Developers	
	Building Regulations	Building Control Services, Developers	Ongoing
SU3 Climate Change Mitigation	Waste Strategy	TBC, Neighbouring Authorities	Up to 2020 and when reviewed
	Development Management	TBC, Consultees, Developers	Ongoing
	Design Supplementary Planning Document	TBC	2015-2016
	SUE Master Planning	TBC, SCC, Public Agencies, Design Panel, Developers	2014-2015
	Waste Planning and Development Management	SCC, Consultees, Developers	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing
SU4 Flood Risk and Water Management	Flood Defence Construction and Maintenance	Environment Agency, Developers	Ongoing
	SuDS Approval	SCC	After SCC Approval Body Established
	SuDS Maintenance	Developers, SCC, Maintenance Companies	Ongoing
	Wastewater Infrastructure Delivery	Developers, Severn Trent Water,	Ongoing
	Riverside Access	Central Rivers Initiative, Tame Valley Wetlands Partnership, Environment Agency	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing
SU5 Pollution, Ground Conditions and Minerals	Air Quality Management Action Plan	TBC, Developers	To be defined by Action Plan
	Minerals Planning and Development Management	SCC, Consultees, Developers	Ongoing
	Development	TBC,	Ongoing

	Management	Consultees, Developers	
SU6 Community Facilities	New Facility Delivery	TBC, TSP, SCC Education, Clinical Commissioning Group, Other Service Providers	When funded, to be completed within plan period
	Locality Initiative	TBC, Service Providers, Residents	Ongoing
SU7 Sport and Recreation	Network of accessible facilities	TBC, Sports clubs	Ongoing
	Site selection and delivery of new leisure centre	TBC, Sport England	Ongoing
	Dual use of school facilities	TBC, SCC, Academies	Ongoing

CHAPTER 8 – IMPLEMENTATION AND MONITORING

- 8.1 The Local Plan's success will depend on effective implementation of its policies. In addition to the Council's statutory planning function, implementation will require working with a range of delivery partners, including Tamworth Strategic Partnership, developers, Registered Providers (of affordable housing), Staffordshire County Council and other key partners from the private, public and voluntary sector.
- 8.2 The Local Plan must also show it is capable of being monitored effectively. Monitoring of specific, measurable, achievable, realistic and time based policies will enable the success of the Local Plan to be measured during its lifetime whilst assisting the instigation of contingency plans where it is demonstrated that policies are not achieving their stated objectives.

Implementation

- 8.3 Developer contributions will be used to ensure that the necessary physical, social, economic and blue and green infrastructure is in place to support development. Contributions will be used to mitigate the adverse impacts of development (including a proportional contribution to address the cumulative impact of the development proposals). The Council will, where appropriate, seek to secure such measures through planning obligations, and once adopted, through the Community Infrastructure Levy (CIL). Where appropriate and in accordance with planning regulations, pooled contributions will be used to facilitate the necessary infrastructure in line with development.
- 8.4 New development should not overburden existing infrastructure and should be adequately supported by an appropriate range and scale of infrastructure, whether existing or new. Delivering or improving infrastructure in a timely manner is extremely important to ensure roads, local services and facilities can cope with additional demand placed on them. However, there is a recognition that the viability of new development is also taken into account when agreeing the type and amount of infrastructure required.
- 8.5 In some cases, effective demand management and making better use of existing infrastructure will play an important role in supporting new development.
- 8.6 Infrastructure and service requirements, as identified by the Infrastructure Delivery Plan (IDP), require monitoring either through the Local Plan monitoring framework or in close association with it. The IDP is the beginning of a process to integrate the capital investment programmes of various services with planning for new development, to align delivery of growth, especially housing and economic growth, with the necessary infrastructure to support this. The baseline position will allow the Council and its partners in the Tamworth Strategic Partnership to continue to prioritise spending and address funding gaps over the lifetime of the Local Plan.
- 8.7 The Tamworth Strategic Partnership brings together key local organisations from the public, private, voluntary and community sectors. All the organisations are working together to address often complicated challenges required to improve the quality of life for Tamworth's communities. The TSP provides a platform to discuss debate and progress issues. One work stream within the TSP is the Infrastructure Delivery Board, which has the key objectives of identifying infrastructure needed to support Tamworth and identifying available funding. The work of the TSP is used to inform the IDP.

Infrastructure Delivery Board Membership

Tamworth Borough Council – Planning and Regeneration
Tamworth Borough Council – Community Leisure
Tamworth Borough Council – Environmental Management
Tamworth Borough Council – Housing and Health
Tamworth Strategic Partnership
Staffordshire County Council – Economic Development and Planning Policy
Staffordshire County Council – Education
Staffordshire County Council – Connectivity Strategy
Staffordshire County Council – District Commissioning
Staffordshire County Council – Flood Risk Management
Staffordshire County Council – Health
Environment Agency
Highways Agency
Lichfield District Council – Planning Policy
North Warwickshire Borough Council – Planning Policy
Warwickshire County Council – Transport and Highways
Warwickshire County Council – Education
Severn Trent Water

- 8.8 The IDP set out Appendix B will be an important element of ensuring the delivery of sustainable development, supported by the necessary services and facilities required. The IDP outlines future infrastructure requirements to support population changes, housing and employment growth as detailed in this document.
- 8.9 The IDP provides an indication of the potential costs and methods of funding the identified infrastructure through mainstream public funding, developer contributions and other sources. It also establishes effective working arrangements with infrastructure agencies to ensure that a dialogue is maintained beyond the scope of individual projects.
- 8.10 Where new development results in a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. In some cases the cumulative impact of individual applications may be considered when assessing infrastructure requirements. Contributions from a particular development will be fairly and reasonably related in scale and kind to the contribution to the cumulative impact arising from the applicable scheme.
- 8.11 Further work may be required to identify appropriate infrastructure to help deliver and mitigate the impacts of Tamworth related development located outside of its boundary. This may involve Tamworth, in partnership with Lichfield District Council, North Warwickshire Borough Council, infrastructure providers and landowners to bring forward infrastructure through future development plans, master plans and planning applications.

This policy aims to address Strategic Spatial Priority SP6

IM1 Infrastructure and developer contributions

Planning permission for new development will only be granted if it is supported by appropriate infrastructure at a timely stage. Developer contributions will be sought where needs arise as a result of new development, the infrastructure delivery plan specifies the infrastructure required, when and where it will be needed in the plan and how it could be funded.

Key strategic infrastructure required to support development:

- a) improving quality, access and links to; the town centre and local and neighbourhood centres; green and blue infrastructure and the open space network; and public realm in accordance with policies EC2, EC4, EC5, HG2, HG3, EN2, EN3, EN4 and EN6.
- b) provision of appropriate sport and recreation facilities and new and improved open space in accordance with policy SU7.
- c) improving accessibility and links by means of public transport, cycleway and pedestrian access to, community facilities and open space to deliver strategic urban extensions and housing allocations in accordance with policies HG1, HG2, EC5 and EC6.
- d) cross-boundary infrastructure to help deliver and mitigate the effects of Tamworth related future development.
- e) improvements to transport infrastructure, in accordance with policies EC6, HG1, HG2, SU1 and SU2.
- f) climate change mitigation measures in accordance with policy SU3.
- g) water management measures where required, in accordance with policy SU4.

Key service and site-specific infrastructure required to support development are:

- h) Affordable housing, as set out in policy HG4.
- i) new and expanded community facilities, in accordance with policy SU6.
- j) new and expanded school facilities, in accordance with policies HG2 and SU6.
- k) emergency services related infrastructure, including police services, in accordance with SU6.
- l) water supply and waste water drainage
- m) supporting service infrastructure.

Monitoring

- 8.12 Each policy within the Local Plan will be monitored using specific indicators and targets. Progress against the delivery of these indicators and targets will be reported via the council's website each year to assess how far the policies are being implemented. In some cases, where delivery is not expected in the short term, a series of milestones are included instead of annually measurable indicators.
- 8.13 The Sustainability Appraisal has a key influence on the Local Plan monitoring framework. The SA Report identifies crucial monitoring requirements in relation to the predicted effects of the Local Plan policies and strategies, which has informed the choice of Local Plan monitoring framework indicators. This alignment will help ensure compliance with the Strategic Environmental Assessment Directive.
- 8.14 Previously, the implementation of policies was measured using indicators contained within the council's published Annual Monitoring Report (AMR). The Localism Act removed the requirement for local planning authorities to produce an AMR, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community. As a Council, we will use the indicators identified to revise what indicators to use and the frequency of publication.
- 8.15 Monitoring may indicate that further action is required, particularly where targets are not being met and are unlikely to be met in the future. Significant variation from performance required by the policy and target may result in the need to amend the

target, or ultimately to amend the policy. Such a circumstance may trigger a need to consider a review of specific policies or of the Local Plan.

- 8.16 Indicators have been selected based on their appropriateness for gauging the effectiveness of Local Plan policies in helping to meet the Council's Local Plan objectives. The choice of specific indicators is dependent upon the availability of data and in this respect it is possible that this could change over time. The specific indicators used will therefore be reviewed on a regular basis and where the availability of data changes, then some indicators may need to be removed and others added. Any change to the indicators will be shown within regular monitoring.
- 8.17 The monitoring table (set out in Appendix D) shows the Local Plan's policies and respective indicators and targets for each of the sections of the document.

APPENDIX A – Housing Trajectory

ID	Site Name	Developable Site Area (Gross)	Total Capacity	Brownfield / Greenfield	2013	2014	FIRST 5 YEARS					SECOND 5 YEARS															
							2015	2016	2017	2018	2019	2020	2021	2022	2023	2024											
URBAN AREA SITES																											
341	Land south of St. Peter's Close Phase 2	0.47	17	Brownfield			0	8	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
343 (with 344)	Land off Cottage Farm Road	1.5	48	Brownfield			0	16	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0				
344 (with 343)	Derelect buildings south of B5404	0.17	6	Brownfield			0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
347	Phoenix Special Purpose Machines, Hospital Street	0.31	18	Brownfield			0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
348	Norris Bros, Lichfield Street	0.2	20	Brownfield			0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
349	Arriva Bus Depot, Aldergate	0.39	40	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
357	Northern Part of Beauchamp Employment Area	1.04	34	Brownfield			0	11	11	12	0	0	0	0	0	0	0	0	0	0	0	0	0				
358	Whitley Avenue	0.9	35	Greenfield			0	11	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0				
399	Coton's van Hire / Millfields House, Lichfield Road	0.34	12	Brownfield			0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
406	Land north of Coton Lane	9.95	196	Greenfield			0	0	50	50	50	46	0	0	0	0	0	0	0	0	0	0	0				
462	Car Park off Park Farm Road	0.17	13	Brownfield			0	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
488	Staffs County Council Care Home, New Road	0.5	16	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
496	Seaton Hire Ltd and land to south, Wilnecote Lane	0.36	14	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
507 (with 508 and 509)	Club, Spinning School Lane	0.15	12	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
508 (with 507 and 509)	Magistrates Courts and Police Station	0.72	46	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
509 (with 507 and 508)	Youth Centre, Albert Road	0.21	16	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
521	Former railway goods yard, Wilnecote	0.86	30	Brownfield			0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0				
541	Adjacent to Tame Valley Alloys	0.73	26	Brownfield			0	8	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0				
550	Solway Close	0.9	26	Brownfield			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Total							0	0	101	149	109	50	46	0	0	0	0	0	0	0	0	0	0				
STRATEGIC SITES																											
	Golf Course		1100	Greenfield			0	0	0	0	110	110	110	110	110	110	110	110	110	110	110	110	110				
	Anker Valley		500	Greenfield			0	0	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75				
	Dunstall Lane		723	Greenfield			0	0	0	70	70	70	70	70	70	70	70	70	70	70	70	70	70				
Total							0	0	0	75	145	255	255	255	255	255	255	255	255	255	230	180	180				
SFRA LEVEL 2 SITES																											
	387 Coton House Farm	4.87	77	Greenfield			0	0	0	0	0	19	19	19	19	19	19	19	19	19	19	19	19				
	390 Coton Hall Farm	1.3	35	Greenfield			0	0	0	0	0	11	12	12	12	12	12	12	12	12	12	12	12				
	591 & 593 Co-op Filling Station and land west of Treetops Garage, Dosthill	0.54	22	Brownfield			0	0	0	0	0	7	7	8	8	8	8	8	8	8	8	8	8				
	504	0.2	6	Brownfield			0	0	0	0	0	6	6	6	6	6	6	6	6	6	6	6	6				
Total							0	0	0	0	0	43	38	39	20	20	20	20	20	20	20	20	20				
Past Delivery																											
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24			
2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024									
Completions	458	211	211	161	138	70	135	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Under Construction	0	0	0	0	0	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Commitments	0	0	0	0	0	0	0	0	68	68	68	69	69	0	0	0	0	0	0	0	0	0	0	0			
Urban Area Sites									0	101	149	109	50	46	0	0	0	0	0	0	0	0	0	0			
Strategic Sites									0	0	75	145	255	255	255	255	255	255	255	255	255	255	230	180			
Gross Supply	458	211	211	161	138	70	135	51	121	68	169	292	323	374	301	255	255	255	255	255	255	230	180	180			
Demolitions and losses	6	13	6	7	3	1	1	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5			
Net Supply	452	198	205	154	135	69	134	48	116	63	164	287	318	369	296	250	250	250	250	250	225	175	175	175			
Net Requirement 4,250	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170			
Annual Surplus / Deficit	282	28	35	-16	-35	-101	-36	-122	-54	-107	-6	117	148	199	126	80	80	80	80	80	55	5	5	5			
Cumulative Surplus / Deficit	282	310	345	329	294	193	157	35	-19	-126	-132	-15	133	332	458	538	618	673	673	673	673	673	673	673			
Including SFRA Sites																											
Net Supply	452	198	205	154	135	69	134	48	116	63	164	287	318	369	339	288	289	245	175								
Annual Surplus / Deficit	282	28	35	-16	-35	-101	-36	-122	-54	-107	-6	117	148	199	169	118	119	75	5								
Cumulative Surplus / Deficit	282	310	345	329	294	193	157	35	-19	-126	-132	-15	133	332	501	619	738	813	813								

APPENDIX B - Infrastructure Delivery Plan

The following schedules contain details of the infrastructure required to support the development proposed by the Local Plan. The list has been compiled from the Local Plan evidence base, related infrastructure strategies and in consultation with statutory consultees and infrastructure providers. Where developers will be expected to contribute towards infrastructure items, this is supported by various policies in the Local Plan including IM1: Infrastructure and developer contributions.

The preparation of this delivery plan has been subject to review and approval by an officer's working group of the Tamworth Strategic Partnership at each stage of the Local Plan preparation. It will be subject to regular review after adoption of the Local Plan and will be published as a standalone live document to incorporate funding and delivery progress and the refinement of infrastructure needs or project details.

Infrastructure has been divided into broad categories:

- Physical Infrastructure
- Green Infrastructure
- Social and Community Infrastructure

Each infrastructure item will support one or more of the Local Plan Strategic Spatial Priorities listed in Chapter 2. Infrastructure will be provided by a number of different organisations, both public and private sector organisations and often in partnership, the key delivery agencies are listed. Each item has been given a priority of either 'Other' or 'Essential'. Essential items are those critical pieces of infrastructure which must be secured in order for planned development to proceed. Other items are necessary in order to mitigate the impacts of development and to deliver the Local Plan vision but should not affect development deliverability. Costs and existing funding provision has been ascertained or estimated where possible. Infrastructure has been phased for the plan period to date where delivery is underway (2006-2014), the first five years from expected adoption (2015-2019) and the remainder of the plan period for medium to long term aspirations (2020-2031). Funding will be sought from different sources, including competitive bidding for regional, national or European funding in addition to any developer contributions. Developer contributions may take the form of either planning obligations under Section 106 agreements or through the adoption of a Community Infrastructure Levy.

Two summary tables are included after the infrastructure schedules showing information for the whole plan period and the first five years from adoption. The first gives a break down of the cost by subcategory and priority. The second shows the funding gap between estimated costs and existing funding.

Physical Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
Transport										
Cycle and Pedestrian Links	SP2 SP4 SP5 SP6 SP7 SP12	The Ventura Park/Town Centre/Rail Station Corridor Local Transport Package: Cycling and Pedestrians	Improved surface treatment, lighting and signage to town centre leading to an increase in the number of trips made by foot or cycle	Staffordshire County Council (SCC), Tamworth Borough Council (TBC)	Other	£2,500,000 Ventura and Town Centre £1,000,000 Railway Station and Town Centre	£530,000 s106 £100,000 SCC	2006-2014 2015-2019	Developer Contributions Further bids for funding through Local Transport Plan , Local Enterprise Partnership and Single Local Growth Fund	Toucan crossing installed across River Drive
		North Tamworth Local Transport Package: Cycling and Pedestrian Links	Links from Anker Valley to railway station, town centre and education facilities to allow trips by foot or cycle	SCC, Developer	Essential	£500,000 Footbridge over Derby line		2015-2019	Developer Contributions	
		Additional Cycling and Pedestrian Links to Anker Valley	Links to railway station, town centre and education facilities to allow trips by foot or cycle	SCC, London Midland	Other	£100,000 (Footpath improvement through station fields) £600,000 (Cycle link to Amington) £150,000 (Station access)		2020-2031	Developer Contributions	Essential if new development served by Gungate corridor exceeds 500 dwellings
		Borough Wide Cycle and Pedestrian Network Links	More comprehensive cycle and pedestrian network linking residential areas to the town centre and employment areas to increase active transport by foot or cycle	SCC, TBC, Developers	Other	Unknown		2006-2014 2015-2019 2020-2031	Local Transport Plan, Developer Contributions	Where possible to address gaps in the network, for example a link between existing cycle paths at Orkney Drive and Shannon
Rail	SP2 SP12	Water Orton Rail Corridor Enhancement and New Local Train Service	Turnback siding and crossover at Tamworth enabling dedicated local service to Birmingham, increasing the percentage of commuters travelling by public transport and diversion of private car users commuting to Birmingham	Network Rail, London Midland, Centro	Other	£30,000,000	£3m Coventry and Warwickshire Local Transport Body, £12m rail industry, £0.5m CENTRO.	2015-2019	Local Transport Body, Rail Companies, CENTRO	Being promoted by Centro across the Region The County Council will be producing a Rail Strategy in 2014 to compliment the Borough Integrated Transport Strategy; A Rail Summit was held in 2013 to help confirm policy support and priorities for rail investment
		Platform Lengthening and Station Improvements at Wilnecote	Pedestrian facilities to improve access to Wilnecote Rail Station for short term delivery, supporting regeneration area; Proposals to lengthen the platforms to accommodate longer trains in longer term	London Midland	Other	Unknown		2015-2019 2020-2031	Rail Companies	
		Tamworth Station Improvements	Forecourt improvements, increased car park capacity, enhanced signing and lighting, information maps, expansion of pedestrian areas, improved footways and crossings and public realm in the vicinity of the station to increase trips by public transport	London Midland	Other	Unknown		2015-2019 2020-2031	Identified in the National Stations Improvement Programme	
Bus	SP2 SP4 SP5 SP6 SP12	The Ventura Park/Town Centre/Rail Station Corridor Local Transport Package: Bus	New bus stops, enhanced service, enhanced bus passenger information and infrastructure, including Victoria Road bus interchange to increase trips by public transport	SCC, Bus Companies	Other	£200,000	£200,000	2006-2014 2015-2019	Developer Contributions	Necessary for the delivery of town centre regeneration.
		Real-Time Passenger Information for Bus Stops	Real Time Passenger Information throughout the urban area, complemented by bus stop and shelter upgrades to improve journey connections and increase trips by public transport; Key local routes include Route 2 (Tamworth Town Centre-Gillway-Perrycrofts), Route 6 (Tamworth Town Centre-Ventura Retail Park-Tamworth Rail Station) and the inter-urban route between Lichfield and Tamworth	SCC, Bus Companies	Other	Unknown		2015-2019 2020-2031	SCC, Bus Companies	Bus Service Review: There is scope for infrastructure improvements in Tamworth, with Real-Time Passenger Information being more of a priority, Ventura Park being the first place where such systems would be installed, looking to roll this out across more of Tamworth in future

Physical Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
		North Tamworth Local Transport Package: Bus	Extended route service to support new development at Anker Valley	Bus Companies	Other	£360,000		2015-2019	Developer Contributions	
		Dunstall Lane Bus Service	Extended route service to support new development	Bus Companies	Other	£360,000		2015-2019	Developer Contributions	Dunstall Lane could be served by an extension to Route 6 linking into the town centre and rail station although the service frequency should be maintained where possible
		Golf Course Bus Service	Extended route service to support new development	Bus Companies	Other	£360,000		2015-2019	Developer Contributions	The golf course site could be served by Route 80 but this does not currently link into Tamworth Town Centre and therefore a new service could be considered
		Coton Lane Bus Service	Extended route service to support new development	Bus Companies	Other	£360,000		2015-2019	Developer Contributions	There may be an option to extend existing Route 3 to serve the Coton Lane development area
Canal	SP8 SP9	Canal Corridor and Towpath Improvements	Enhanced management, access and interpretation to increase use of blue corridors for active travel and improved awareness and understanding of biodiversity	Canal Rivers Trust	Other	Unknown		2015-2019 2020-2031	Canal Rivers Trust, Developer Contributions where related to access or green infrastructure	
Road	SP2 SP3 SP5 SP6	The Ventura Park/Town Centre/Rail Station Corridor Local Transport Package: Road	Roundabout junction signalisation, minor junction and car park access modifications, linked signals and urban traffic control to reduce impact of new development on local and strategic highway network, reduce congestion, improve bus journey times and reliability and support town centre regeneration	SCC	Other	£60,000 amendments to islands £160,000 second exit from Homebase Additional interventions being costed	£60,000 £160,000	2006-2014 2015-2019	Local Transport Plan, Retail Park Businesses, Developer Contributions	Roundabout signalisation complete; Second exit from Sainsbury's complete; Design from second exit from Homebase complete
		Potential A5(T) and M42 Junction Improvements at: A5 Mile Oak A5 Ventura Way A5 Marlborough Way A5 Stoneydelph M42 Junction 10 M42 Junction 11	Junction improvements where required by the Highways Agency following detailed development proposals to reduce or prevent further congestion and queuing	Highways Agency	Other	Mile Oak: £1,349,230 Stoneydelph: £973,326 Remainder unknown		2006-2014 2015-2019	Developer Contributions, Bids for additional funding via Local Enterprise Partnership	Development in adjoining authorities may also be required to contribute
		North Tamworth Local Transport Package: Road	Modifications to A513 and B5493 junction and urban traffic control on Upper Gungate and Aldergate corridor to prevent further highway detriment from new development	SCC	Essential	£2,000,000	£1,376,000 Pinch point funding	2015-2019	Local pinch point funding secured Developer Contributions	
		Improved Signage to Town Centre Car Parks	Improved signage to range of car parks to reduce congestion and improve use of car parks to support town centre regeneration	TBC, SCC	Other	Unknown		2015-2019	Unknown	
Public Realm Town Centre	SP2 SP7 SP9 SP10 SP12	Public Realm Enhancements Focusing on Key Gateways and Corridors Gateways: College Campus Train Station South East Ladybridge Lichfield Street Corridors: Upper Gungate Victoria Road Bolebridge Street Ladybridge Lichfield Street	Improved legibility to and within town centre alongside redevelopment of public and private development sites; Downgraded highways infrastructure, minimised street clutter, maximised pedestrian movement and increased visibility of key strategic movement corridors; Flooring materials, pedestrian and vehicle signage, street furniture (bins, benches, planters, lighting etc.) coordinated, rationalised where appropriate and new signage installed, including Library, Civic Space and St Editha Square	TBC, SCC	Other	To be determined as part of early design; Detailed design and costing for Creative Quarter public realm £500k		2015-2019 2020-2031	Local Transport Plan, Developer Contributions	
		Enhance Market	Provision of new stalls and more regular markets	TBC	Other	Nil		2006-2014 2015-2019	TBC	New stalls have been introduced by the market operator and a programme of additional markets is being considered

Physical Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
Employment Areas	SP3	Business Led Improvements to Key Traditional Employment Sites Across Tamworth	Enhancements to make them more attractive, accessible, visible and durable; Improvements such as: New signage Soft and hard landscaping Additional parking Security lighting and fencing Building cladding	Southern Staffordshire Partnership	Other	£200,000		2015-2019 2020-2031	Private sector, developer contributions where appropriate, Local Enterprise Partnership	Bid for funding made by Southern Staffordshire Partnership
Water and Drainage										
Flood Defences	SP11	Maintenance of Flood Defence Banks	Maintenance of condition of flood defence banks to prevent breach of defences and flooding of defended areas	Environment Agency	Other	Maximum £105,000 (towards £75,000 yearly cost borne by Environment Agency)		2020-2031	Environment Agency, Developer Contributions where in Area Benefitting from Defences	Essential for new sites in defended areas identified in Level 2 Strategic Flood Risk Assessment

Green Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Lead and Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
Strategic Green Infrastructure										
Sustainable Urban Extensions	SP6 SP7 SP8 SP12	Dunstall Lane	Connectivity for wildlife and access to river network and canal; Sustainable drainage systems; Retention of existing field boundaries and hedgerows to act as biodiversity corridors; Green corridor and cycle route to join existing strategic cycle network along Dunstall Lane; Public open space making use of the existing green infrastructure network.	SCC, TBC, Developers, Wild About Tamworth	Other	£200,000 to £360,000		2015-2019 2020-2031	Developer Contributions Wild About Tamworth (TBC and grant finding)	
		Anker Valley	Enhance biodiversity along existing footpath by native planting; New tree planting and landscaping along site boundary with footpath to create green corridor and soften development edge adjacent the river Anker and facing Amington Hall Conservation Area; Sustainable drainage systems; Public open space making use of the existing green infrastructure network	SCC, TBC, Developers, Wild About Tamworth	Other	£100,000 to £260,000		2015-2019 2020-2031	Developer Contributions Wild About Tamworth (TBC and grant finding)	
		Tamworth Golf Course	Connectivity for wildlife and access via existing off-site canal bridge to the canal blue corridor and wider pedestrian and cycle network; Buffer to Local Nature Reserve, Site of County Biological Interest and Site of Special Scientific Interest and connecting wildlife corridors; Sustainable drainage systems and opening of existing culverts; Recreational routes within site for dog walking as well as pedestrians and cyclists; Public open space making use of the existing green infrastructure network	SCC, TBC, Developers, Wild About Tamworth	Other	£200,000 to £360,000		2015-2019 2020-2031	Developer Contributions Wild About Tamworth (TBC and grant finding)	
Wilnecote Regeneration Corridor Green Links	SP6 SP7 SP12	Green infrastructure to complement redevelopment and refurbishment in the regeneration area	Planting and cycling and pedestrian links between Wilnecote Regeneration Corridor and surrounding areas	Developers, TBC	Other	£50,000 to £100,000		2020-2031	Developer contributions	
Borough Wide Access	SP6 SP7 SP12	Exploring Tamworth - Three successively wider circular routes incorporating existing footpaths or bridleways that permeate town and pass through open countryside	Route enhancement, planting, wayfinding and promotion to improve access and recreational use of green infrastructure network	TBC, Tame Valley Wetlands Partnership, Central Rivers Initiative	Other	£50,000 to £100,000		2020-2031	Developer contributions (Strong possibility to overlap with routes provided by Central Rivers Initiative and Tame Valley Wetlands Partnership)	
		Central Rivers Initiative (Tamworth)	Formalisation and enhancement of cycle and canoe links North and South to improve access to wetlands beyond Tamworth; Viewing towers at Tame Valley Wetlands; Promotion to visitors and support for existing Castle Grounds Hub for cycling access to North South routes	Central Rivers Initiative, TBC, Castle Grounds Businesses, Tame Valley Wetlands Partnership	Other	Unknown		2015-2019 2020-2031	Central Rivers Initiative partners and funding bids	

Green Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Lead and Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
		Tame Valley Wetlands Partnership	<p>2 historic Grade II listed structures restored</p> <p>50 hectares of wetland habitat created / enhanced and 1,000 metres of river re-naturalised</p> <p>5 Local Biodiversity Action Plan / endangered species protected</p> <p>1,000 m of historic hedgerows restored or re-planted</p> <p>1,000 m of river or canal bank re-naturalised</p> <p>3 local groups established / supported, plus a series of working groups set up</p> <p>1,000 school children, 500 members of the public and 200 young people engaged and inspired</p> <p>Promotion of the Tame Way long distance footpath and creation of 5 new circular walks, a phone app and a new interactive website</p> <p>Delivery of 150 taster days and events and activities where 1,000 people will learn about their local heritage</p> <p>65 local people formally trained, gaining accreditation through OCN and City and Guilds qualifications (plus one, two-year apprentice position)</p>	<p>Lead Partner: Warwickshire Wildlife Trust</p> <p>Board and Delivery Partners: Canal Rivers Trust, Environment Agency, North Warwickshire Borough Council, Royal Society for the Protection of Birds, Staffordshire Wildlife Trust, Warwickshire County Council, Warwickshire Wildlife Trust</p>	Other	£2,500,000	£1,700,000 (from the Heritage Lottery Fund)	2015-2019	<p>Heritage Lottery Fund grant: = £1,719,600</p> <p>In-kind support: = £131,700</p> <p>Volunteer time: = £191,300</p> <p>Match funding: = £487,799</p> <p>Including funding from the Environment Agency (Water Framework Directive), TBC (Section 106 money), Warwickshire County Council, small charitable trust grants and larger grants from funders such as through the landfill communities fund</p>	<p>See www.discovertamevalley.com for more information and to view / download a copy of the TVWLPS Landscape Conservation Action Plan, which explains the scheme, its projects and its costs in more detail</p> <p>Wider Partners: -Birmingham and the Black Country Wildlife Trust, Curdworth Parish Council, Heart of England Community Foundation, Lea Marston Parish Council, Natural England, North Warwickshire Volunteer Centre, Severn Trent Water, SCC, TBC, West Midland Bird Club, Woodland Trust</p>
Open Space										
Provision and Enhancement of Parks	SP6 SP7 SP8	Wigginton Park – Enhanced Facilities	Tree trail with rubbings, wildflower meadow, fruit trees and interpretation and enhanced or new path infrastructure	Tamworth Borough Council	Other	£150,000 path infrastructure £50,000 other measures	S106 £46,075	2015-2019	Developer Contributions, TBC	
		New Park in East of Borough	Provision of a new park or enhancement of existing open space to designate a new park with informal recreational facilities and biodiversity features	Tamworth Borough Council	Other	Unknown		2020-2031	Developer Contributions, TBC	Could be delivered on Golf Course Site
Establishment and Enhancement of Local Nature Reserves (LNRs)	SP7 SP8	Broad Meadow – Establish LNR	<p>The creation of a new structure suitable for maintenance access to the site;</p> <p>The removal of redundant infrastructure from the site (concrete hard standing and pipe work on parts of the site);</p> <p>The improvement of the entrance area by the weir for both aesthetic and conservation value;</p> <p>Creation of site based interpretation (boards and a leaflet);</p> <p>A programme of local community engagement including work with schools and the setting up of a 'friends of' community group;</p> <p>River bank re-profiling;</p> <p>The creation of a network of scrapes and ponds;</p> <p>Conservation management of grassland with potential grazing;</p> <p>Management of trees and scrub on site;</p>	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council,	Other	<p>£150,000 access and removal of redundant infrastructure</p> <p>£5,000 entrance area</p> <p>£5,000 interpretation</p> <p>£160,000 management (2015-2031)</p>	<p>S106 £140,468</p> <p>Derbyshire Environmental Trust £25,000</p> <p>High Level Stewardship £35,000 (2014-2029)</p>	2015-2019 2020-2031	Wild About Tamworth, Developer Contributions, TBC, High level stewardship funding, Derbyshire Environmental Trust	

Green Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Lead and Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
		Tameside – Establish LNR	Increased semi-natural habitats; Increased management to support biodiversity	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council, Tame Valley Wetlands Partnership	Other	£200,000 River bank profiling funded by Environment Agency and Tame Valley Wetlands Partnership	S106 £28,818 High Level Stewardship £8,000 (2015-2031)	2015-2019 2020-2031	Wild About Tamworth, Developer Contributions, TBC, High level stewardship funding, Environment Agency and Tame Valley Wetlands Partnership (river bank)	
		Kettlebrook – Enhance LNR	Footpath, access improvements, facility improvements (including bins, benches, dog bins, interpretation, signage), lighting	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council	Other	£250,000	S106 £68,942 High Level Stewardship £8,000 (2015-2031)	2015-2019 2020-2031	Wild About Tamworth, Developer Contributions, TBC, High level stewardship funding	Quarry Hill – entrance and interpretation
		Dosthill Park – Enhance LNR	Improvement and enhancement of all the habitats on the site; Improved access and interpretation in order that local people might make greater use of the area	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council	Other	£50,000	S106 £9,817 High Level Stewardship £8,000 (2015-2031)	2015-2019 2020-2031	Wild About Tamworth, Developer Contributions, TBC, High level stewardship funding	
		Warwickshire Moor – Enhance LNR	Boardwalk improvements and extension to improve access to semi-natural habitats	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council	Other	£250,000	S106 £25,228	2015-2019 2020-2031	Wild About Tamworth Developer Contributions TBC High level stewardship funding	
		Hodge Lane – Enhance LNR	Improvements to biodiversity of the site and seeking to deliver local and UK Biodiversity Action Plan targets for associated habitats and species; Improved public access into and around the site; Awareness raising about nature conservation to local people and encourage their involvement in protecting and managing the site.	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council	Other	£50,000	S106 £2,337 High Level Stewardship £8,000 (2015-2031)	2015-2019 2020-2031	Wild About Tamworth, Developer Contributions, TBC, High level stewardship funding	
		Town Wall – Establish and Enhance LNR	Improvement and enhancement of all the habitats on the site; Improved access and interpretation in order that local people might make greater use of the area	Wild About Tamworth, Staffordshire Wildlife Trust, Tamworth Borough Council	Other	£50,000	High Level Stewardship £8,000 (2015-2031)	2015-2019 2020-2031	Wild About Tamworth, Developer Contributions, TBC, High level stewardship funding	Site in administrative process to be designated
Recreational Open Space	SP6 SP7 SP8	Off-site maintenance and improvement of existing recreational open space	Recreational open space management and enhancement of facilities to improve quality of existing: Urban parks Amenity open space Cemeteries Natural/semi-natural green space Civic Space	TBC	Other	Unknown		2015-2019 2020-2031	Developer Contributions	
Play and Recreation Facilities										
Play Spaces	SP6 SP7	County Drive Area	New small play area and equipment to increase access to play facilities	Tamworth Borough Council	Other	£50,000		2015-2019 2020-2031	Developer Contributions	

Green Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Lead and Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
Page 399		Pennine Way	New small play area and equipment to increase access to play facilities	Tamworth Borough Council	Other	Unknown	Secured by planning permission	2015-2019	Developer Provision under existing S106	
		Tame Valley Alloys / Peel Heights	New small play area and equipment to increase access to play facilities	Tamworth Borough Council	Other	Unknown	Secured by planning permission	2015-2019	Developer Provision under existing S106	Open space not adopted by council yet but play area proposed when it is
		Former Doulton Works, Marlborough Way	New small play area and equipment to increase to play facilities	Tamworth Borough Council	Other	Unknown	Secured by planning permission	2015-2019	Developer Provision under existing S106	
		Anker Valley Site	New medium play area and equipment to serve urban extension	Tamworth Borough Council	Other	Unknown	Will be secured if planning permission granted for current application	2015-2019	Developer Provision under S106	
		Dunstall Lane Site	New medium play area and equipment to serve urban extension	Tamworth Borough Council	Other	£150,000		2020-2031	Developer Contributions	
		Golf Course Site	New large play area and equipment to serve urban extension	Tamworth Borough Council	Other	£250,000		2020-2031	Developer Contributions	
		Maintenance and Replacement of Existing Play Facilities	Replacement of equipment at end of life to maintain existing access levels and quality of play facilities	Tamworth Borough Council	Other	Unknown		2020-2031	Developer Contributions	

Social and Community Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Lead and Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
Sport and Culture										
Sport and Leisure	SP4 SP6 SP7	Multi-Purpose Community Use Leisure Centre	Swimming pool including 25m teaching pool and disabled swimmer provision, minimum of a 4 court sports hall including squash court and health and fitness gym to complement other facilities	Tamworth Borough Council, Staffordshire County Council	Other	£10,000,000	£2,000,000 Sport England (potential, not yet secured)	2015-2019 2020-2031	TBC SCC Sport England	
		Multi-Use Play Area in Sports Strategy West Analysis Area	Improved access to meet shortfall in provision	Tamworth Borough Council	Other	£200,000		2015-2019	TBC Developer Contributions	
		Playing Pitches	2 x 3G Pitches, Multi-Pitch Site (5 or more) and a further pitch site to mitigate against loss of academy sites	Tamworth Borough Council, Staffordshire County Council	Other	Unknown			TBC Developer Contributions	
		Skate Parks	New floodlit skate park and smaller facilities where opportunities arise	Tamworth Borough Council	Other	Unknown			TBC Developer Contributions	
		Enhancement of Existing Sports Facilities	Enhancements to existing facilities to include floodlighting and access of multi-use play areas, BMX tracks, tennis courts and bowls facilities	Tamworth Borough Council	Other	Unknown			TBC Developer Contributions	
Culture	SP2 SP4 SP9	Assembly Rooms Enhancement	Refurbishment and expansion to increase visitor numbers to town centre	Tamworth Borough Council	Other	£2.5m	£400,000 TBC £900,000 Heritage Lottery Fund (not yet secured)	2015-2019	Heritage Lottery Fund Arts Council Single Local Growth Fund TBC (£400,000)	
		Castle – Mercian Trail	Refurbishment to enable display of Staffordshire Hoard and increase visitor numbers to town centre	Tamworth Borough Council	Other	£350,000		2015-2019	TBC Bids for funding	
Heritage at Risk	SP9	Physical improvements to heritage assets identified as being "at risk": 17, 18, 19, 20, 21 Lichfield Street 103 & 104 Lichfield Street 66 & 67 Church Street 9 & 11 Lower Gungate Amington House, Amington Green Deanery Wall, rear of 29-30 Church Street	Removal of heritage assets at risk from register	Tamworth Borough Council (advice and conservation grant funding) Landowners	Other	Unknown	£410,210 Tamworth Borough Council (2015-2031, NB Grant is not exclusively for use on heritage at risk.)	2015-2019 2020-2031	Conservation grant Private investment	Dependent upon continued availability of conservation grant and willingness of owners to undertake work.
Education										
Primary	SP4 SP6	New Primary School to serve North of Tamworth (SCC Education Area 5)	Provide places for future population and to serve new homes	Staffordshire County Council, Developer	Essential	£4,000,000 2 Ha Land		2015-2019	Developer Contributions	
		New Primary school at Dunstall Lane	Provide places for future population and to serve new homes	Staffordshire County Council, Developer	Essential	£4,000,000 2 Ha Land		2015-2019	Developer Contributions	
		New Primary School at Golf Course	Provide places for future population and to serve new homes	Staffordshire County Council, Developer	Essential	£6,500,000 3 Ha Land		2015-2019	Developer Contributions	
		Extensions to Existing Schools	Provide places for future population and to serve new homes	Staffordshire County Council,	Essential	Unknown		2015-2019 2020-2031	Developer Contributions may be required where roll numbers increase as result of development	Depending on scale, location and timing of new development

Social and Community Infrastructure Required	Strategic Spatial Priorities	Scheme	Outcome	Lead and Delivery Agencies	Priority for Planned Development	Cost	Existing Funding	Phasing	Funding Provision	Notes
Secondary	SP4 SP6	Extensions to Existing Schools	Provide places for future population and to serve new homes	Staffordshire County Council	Essential	Unknown		2015-2019 2020-2031	Developer Contributions may be required where roll numbers increase as result of development	Depending on scale, location and timing of new development
Further and Higher	SP4 SP6	Extensions to Existing Schools	Provide places for future population and to serve new homes	Staffordshire County Council	Essential	Unknown		2015-2019 2020-2031	Developer Contributions may be required where roll numbers increase as result of development	Depending on scale, location and timing of new development
Employment										
Start Up and Social Enterprise Facilities	SP3	Business Incubation Units and Meeting Space as Part of Creative Quarter	Business incubation units, meeting and conference space to provide a stable and nurturing environment with office facilities for start up businesses and social enterprises.	Local Enterprise Partnership, Tamworth Borough Council	Other	£500,000 - £1,000,000 depending on scale		2015-2019	Single Local Growth Fund	

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Infrastructure Category	Known Essential Infrastructure Costs	Essential Costs in First 5 Years (2015-2019)	Other Infrastructure costs	Other Costs in First 5 Years (2015-2019)
Transport	£2,500,000	£2,500,000	£38,532,556	£37,682,556
Public Realm			£700,000	£350,000
Water and Drainage			£105,000	
Strategic Green Infrastructure			£3,680,000	£2,990,000
Open Space			£1,370,000	£835,000
Play and Recreation Facilities			£450,000	£25,000
Sport and Culture			£13,050,000	£8,050,000
Education	£14,500,000	£14,500,000		
Employment			£1,000,000	£1,000,000
TOTAL	£17,000,000	£17,000,000	£58,887,556	£50,932,556

Cost and Potential Funding Streams	Value	Value in First 5 Years (2015-2019)
Known infrastructure costs	£75,887,556	£67,932,556
Secured funding	£23,359,895	£23,478,727
Funding Gap	£52,527,661	£44,453,829
Anticipated S106 funding	£16,200,000	£16,200,000
Anticipated CIL funding	£2,831,771.25	£1,911,295.75
Residual Funding Gap	£33,495,890	£26,342,533.25
Residual Essential Infrastructure Funding Gap	£0	£0

APPENDIX C – Car Parking Standards

Introduction

This Appendix sets out the recommended car parking standards for new developments within Tamworth. Parking standards are an important element of policy SU2 Delivering Sustainable Transport.

Objective

The objective is to ensure that sufficient space is provided for the accommodation of parked vehicles having regard to the location, layout, size, shape, access needs and design quality of the space. The parking standards are intended to ensure that parked vehicles do not become either a safety hazard or environmental nuisance. In order to achieve this objective, it is essential that a car parking policy exists in order for negotiations to be carried out with developers in a consistent, constructive and clearly understood manner.

The developer will normally have to provide fully for the parking demand generated on or near the site of the development, particularly when new buildings are proposed. This requirement may not however be possible or desirable where redevelopment, refurbishment or conversions are proposed within the town centre or conservation areas when conservation and transportation policies need to be taken into account and the availability of public parking facilities assessed. In these circumstances the standards should be used in a positive and flexible manner as an aid to development. In central areas with good public transport links users may require less parking.

Where such development proposals do not make provision to the relevant parking standard then negotiations can be entered into to see if further provision could be achieved or to reach a suitable compromise where public safety will not be prejudiced.

It is recognised, however, that the parking requirements are but part of the overall assessment of the planning merits of the proposal and the outcome can be a balance between all these considerations.

The practical parking requirements for any particular development are likely to reflect a combination of the criteria listed below and need to be negotiated accordingly:

1. The nature of the use/type of use (largely reflected in the car parking standards themselves)
2. Location (town centre, conservation area, urban area, rural area, green field site)
3. Development type (new development, redevelopment, refurbishment, conversion)
4. Proximity to public parking areas/availability of on-street parking
5. Accessibility (the balance between public and private transportation)
6. Number of employees
7. Assessment of use of development by local populace/work force

8. Any special operational requirements

9. Levels of car ownership

10. Multiplicity of uses proposed and degree of combined usage

As a general principle, servicing provision should be based on the maximum number of vehicles likely to serve the development at any one time being able to manoeuvre with ease and to stand for loading and unloading without inconvenience to other users of the site, so as to ensure that:

- all service vehicles are accommodated off the public highway,
- all service vehicles enter and leave the site in forward gear,
- sufficient access is provided for emergency vehicles.

How to Use the Standards

The standards relate, where possible, to uses defined in the Town and Country Planning Use Classes (Amendment) Order 2005. For any use not included in the standards, the number of parking spaces will be assessed and determined based on the individual merits of the scheme.

All standards are based on gross floor area by external measurements unless stated to the contrary. The term gross floor space shall mean the total floor space of a building, including such areas as service corridors, lifts and toilets.

Mixed uses will be assessed as a sum of the parking requirements of the individual elements of the scheme based on the standards, unless the timing of demand associated with individual uses can be shown to allow dual use of spaces. This includes ancillary uses such as office use within an industrial development or a bar open to non-residents within a hotel etc. In mixed developments where the main parking demand occurs at different times such as both daytime and evening, an element of dual use of parking spaces will be acceptable. Tandem spaces will only be acceptable where specifically for use by staff with similar working hours.

The standards apply to new development, extensions and changes of use. When considering an extension to an existing use, the standard will be applied only to the extension and any shortfall in parking provision for the existing building will not be required to be met. When considering a redevelopment or change of use, the level of parking provision will relate to the requirements of the development as a whole.

Sufficient manoeuvring and standing space is required within the site for the maximum number and size of vehicle likely to serve the development at any one time.

If areas within the facilities are convertible to another use having a higher parking standard requirement, the higher standard will be applied.

The recommended standards are contained in the following schedule. The minimum size for a standard car parking space is 2.4m by 4.8m. Spaces within garages can be included when calculating the number of car parking spaces provided.

Car Parking Standards

Development Type	Requirement
RETAIL/FOOD & DRINK A1. Retail	Staff: 1 space per 100 sq.m. of gross floor space Customers: 1 space per 20 sq.m. gross floor space
A2. Offices	Staff & Visitors: 1 space per 20 sq.m. gross floor space
A3. Restaurants/Café	Staff: 1 space per 100 sq.m. gross floor space Diners: 1 space per 5 sq.m. of dining area
A3. Transport Café	Staff: 1 space per 100 sq.m. gross floor space Customers: 1 lorry space (artic.) per 3 sq.m. dining area
A4. Public Houses	Staff: 1 space per 100 sq.m. gross floor space Customers: 1 space per 5 sq.m. of public drinking area
A5. Hot Food Takeaway	1 space per 100 sq.m. 1 space per 3 sq.m. of waiting area
INDUSTRIAL & COMMERCIAL B1. Offices	1 space per 25 sq.m. up to 250 sq.m., then 1 space per 30 sq.m. (all gross floor space)
B2. Industry	1 space per 25 sq.m. up to 250 sq.m., then 1 space per 50 sq.m. (all gross floor space)
B8. Warehouses	1 space per 80 sq.m. gross floor space
ACCOMMODATION/INSTITUTIONS C1. Hotels	Staff: 1 space per 3 employees employed at busiest time Guests: 1 space per bedroom
C1. Hostels	Staff: 1 space Residents and Visitors: 1 space for 2 residents
C2. Convalescent/nursing homes/elderly persons homes	Staff and out-patients: 1 space per 3 beds Visitors: 1 space per 2 beds
RESIDENTIAL C3. Traditional housing (local authority/private / Housing association)	Where all parking is provided within the curtilage: 2 and 3 bed dwellings: 2 spaces per dwelling

	<p>4 and more bedrooms: 3 spaces per dwelling</p> <p>Communal parking: 1 and 2 bed dwellings: 1.5 spaces per dwelling 3 and more bedrooms: 2 spaces per dwelling</p>
C3. Sheltered housing/communal housing of elderly	<p>Other Residents/Visitors: 1 car space per 3 dwellings/units of accommodation/bedroom</p> <p>Staff: 1 space per 3 staff present at busiest time</p>
C3. Self-contained flats /apartments	<p>Residents: 1 space per flat</p> <p>Visitors: 1 space per 4 flats</p>
OTHER	
D1. Places of worship	1 space per 5 seats
D1. Museums/public halls/libraries/ art galleries/exhibition halls	<p>Staff: 2 spaces up to 300 sq.m. gross floor area, 6 spaces above 300 sq.m. gross floor area</p> <p>Visitors: 1 space per 30 sq.m. gross floor area</p>
D1. Clinics/GP Practices/Health Centres	<p>Staff: 1 space per GP, 1 space for each other medical member of staff employed at busiest time, 1 space for each 3 non-medical member of staff employed at busiest time</p> <p>Visitors: 3 spaces per consulting room</p>
D1. Day nurseries	<p>1 space per member of teaching staff, 1 drop-off space per 10 children</p>
D1. Primary/Secondary Schools	<p>1 space per member of teaching staff, 1 space per 3 member of non-teaching staff</p> <p>A suitable part of the hard play area to be allocated and suitably constructed so it can be used by cars on school open days, etc</p>
D1. Colleges/adult training centres	<p>1 space per member of teaching staff, 1 space per 10 full-time equivalent students</p>
D2. Cinemas and Theatres (Sui Generis)	1 space per 5 seats

D2. Sports Centres	Staff and visitors: 1 space per 2 persons staffing and using the premises at the busiest time
D2. Tennis, Golf, Bowling (Greens)	1 space per 3 sq.m. of indoor public floor area, 2 spaces per court, 1 space per lane of any driving range, 2 spaces per golf hole
D2. Cricket, Football, Rugby	1 space per 3 sq.m. of public floor area of buildings, 12 spaces and 1 space for a coach per pitch
Vehicle Service, Tyre, exhaust Garage	3 car spaces per each service/repair bay, 1 car space for every 40 sq.m. of gross floor area
Car sales	Staff: 1 space per 25 sq.m. Customers: 1 space per 40 sq.m. of gross sales floor area plus 1 space per 10 outside display places For ancillary workshop/storage areas and parts departments: 3 car spaces per each service/repair bay 1 car space for every 40 sq.m. of gross floor area
Car wash facilities	5 queuing spaces
Day care and adult training centres, day care centres for people with physical impairments	In particular centres for people with physical impairments will require accommodation for special passenger vehicles with tail lift, etc. 1 space per member of staff at busiest time Visitors: 1 space for a unit of 5 persons
Stadia	1 space per 15 seats
Caravan sites	Occupiers: 1 space per caravan Visitors: 1 space per 5 caravans
Garden centres	Staff and customers: 1 space per 50 sq.m. sales area For café apply A3 standards
Marinas	1 space per 2 mooring berths

APPENDIX D – Monitoring Framework

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
<p>SS1 The Spatial Strategy for Tamworth</p> <p>SA Objective 1 - To meet the housing needs of the whole community, providing affordable, decent, appropriate and sustainably constructed homes in accessible locations.</p> <p>SA Objective 2 - To encourage the efficient use of land and soil.</p> <p>SA Objective 8 – To encourage a diverse and competitive economy that will provide sustainable economic growth.</p> <p>SA Objective 16 –To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.</p>	<p>Housing</p> <ol style="list-style-type: none"> To deliver a minimum of 4,250 new homes by 2031 To deliver at least 170 new homes each year To maintain a 5 year supply of deliverable housing sites <p>Employment</p> <ol style="list-style-type: none"> To deliver a minimum of 18 hectares of new employment land by 2031 <p>Town Centre</p> <ol style="list-style-type: none"> To deliver 7,800 m2 of comparison retail floor space between 2021 and 2031 in accordance with the hierarchy To deliver 2,900 m2 of convenience retail floor space between 2021 and 2031 in accordance with the hierarchy Increase of other town centre uses located within the hierarchy 	<p>Housing</p> <ol style="list-style-type: none"> Net number of dwellings completed each year – cumulative total Net number of dwellings completed each year Five year housing supply trajectory which will show deliverable housing sites – commitments, under construction and allocations. This must take into account past completions and set the appropriate buffer. <p>Employment</p> <ol style="list-style-type: none"> Net amount of employment hectares completed by 2031 <p>Town Centre</p> <ol style="list-style-type: none"> Net amount of floor space built completed each year – cumulative total. Located within town centre uses hierarchy. Net amount of floor space built completed each year – cumulative total. Located within town centre uses hierarchy. Net amount of other town centre uses completed each year, located within town centre uses hierarchy 	<p>Housing</p> <p>Should a five year supply not be maintained then the reasons why sites are not coming forward for development should be explored in further detail.</p> <p>This could involve – exploring site viability issues and constraints, discussions with other local authorities under the duty to co-operate. May lead to policy review.</p> <p>Employment</p> <p>Should sites not come forward for development the reasons should be explored in further detail.</p> <p>This could involve – exploring site viability issues and constraints, discussions with other local authorities under the duty to co-operate. May lead to policy review.</p> <p>Town Centre</p> <p>Should retail development take place outside of the town centre uses hierarchy and or before 2021 the retail needs for Tamworth should be re-assessed. This may lead to a policy review.</p>	<p>Proactively manage the planning application process, land use allocations.</p> <p>Working with landowners, agents and developers.</p>
<p>SS2 Presumption in Favour of Sustainable Development</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>EC1 Hierarchy of Centres for Town Centre Uses</p>	<ol style="list-style-type: none"> For all new town centre uses to be delivered within centres in accordance with the hierarchy 	<ol style="list-style-type: none"> Net amount of town centre floor space approved each year in: <ul style="list-style-type: none"> Tamworth Town Centre Local Centres (cumulative figure) Neighbourhood Centres (cumulative figure) 	<p>Should town centre uses be approved outside of the hierarchy the reasons for approval should be explored. These developments should have no significant impact on identified centres.</p> <p>This can be used in conjunction with regular health checks on each centre to establish the scale of impact (if any).</p> <p>This may lead to a policy review.</p>	<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
<p>EC2 Supporting Investment in Tamworth Town Centre</p> <p>SA Objective 8</p> <p>SA Objective 16</p>	<ol style="list-style-type: none"> To maintain or decrease the vacancy rates within the Town Centre Increase of footfall within the Town Centre Increase number of dwellings in the Town Centre Maintain outdoor markets 	<ol style="list-style-type: none"> Vacancy rates to be compared on an annual basis – monitoring to take place each quarter Footfall to be compared on an annual basis – monitoring to take place each quarter See SS1 Outdoor market is still operating on a weekly basis 	<ol style="list-style-type: none"> See EC1 See EC1 See SS1 	<p>Proactively manage the planning application process and land use allocations. Ensure new town centre development does not impact on the functioning of the market.</p>
<p>EC3 Primary and Secondary Frontages</p>	<ol style="list-style-type: none"> 75% of units within each of the five Primary Frontage areas should fall within A1 use class. 100% of all units within each of the five Primary Frontage areas should have an active frontage on the ground floor. 100% of all units within the Secondary Frontage area should have an active frontage on the ground floor level 	<ol style="list-style-type: none"> Number of units within each Primary Frontage area for each use class type Number of units within each Primary Frontage area which have an active frontage Number of units within the Secondary Frontage area which have an active frontage 	<p>Should percentage levels continuously fall for each indicator this may lead to a policy review.</p>	<p>Proactively manage the planning application process, land use allocations. Ensure through pre-app discussions that A1 use classes are direct to the Primary Frontage areas in the town centre and that all ground floors have an active frontage.</p>
<p>EC4 Supporting Investment in Local and Neighbourhood Centres</p> <p>SA Objective 16</p>	<ol style="list-style-type: none"> Increase number of dwellings within each Local and Neighbourhood centre Maintain and increase the number of units that fall within A1 use class for each Local and Neighbourhood centre Increase the range of use classes within each Local and Neighbourhood centre Decrease of the vacancy rates 	<ol style="list-style-type: none"> See SS1 Number of A1 units in each centre – each year Type of units within each centre – each year Vacancy rates of each centre 	<ol style="list-style-type: none"> See SS1 See EC1 See EC1 	<p>Proactively manage the planning application process and land use allocations.</p>
<p>EC5 Culture and Tourism</p>	<ol style="list-style-type: none"> To maintain or increase culture, leisure and tourism facilities in Tamworth and the town centre. 	<ol style="list-style-type: none"> Uses will be monitored on an annual basis across Tamworth and the town centre 		<p>Proactively manage the planning application process.</p>
<p>EC6 Sustainable Economic Growth</p> <p>SA Objective 2</p>	<ol style="list-style-type: none"> Employment land use allocations will have 100% employment (B1 b and c, B2 and B8 permissions). 	<ol style="list-style-type: none"> Amount of floorspace and hectares for employment use granted permission – employment allocations and permissions will be monitored on an annual basis 	<ol style="list-style-type: none"> See SS1 	<p>Proactively manage the planning application process and land use allocations.</p> <p>Working with landowners, agents and developers.</p>
<p>EC7 Employment Areas</p> <p>SA Objective 2</p>	<ol style="list-style-type: none"> Maintain or increase the percentage of B1(b,c), B2 and B8 uses in each of the strategic employment areas 	<ol style="list-style-type: none"> Number of units and amount of floorspace or area within each strategic employment area which falls within B1(b,c), B2 and B8 use classes – will be monitored on a regular basis 	<p>Should percentage levels continuously fall for this may lead to a policy review or a review of individual areas.</p>	<p>Proactively manage the planning application process.</p> <p>Working with landowners, agents and developers.</p>

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
<p>HG1 Housing</p> <p>SA Objective 1</p> <p>SA Objective 2</p> <p>SA Objective 7 - To make communities safer by reducing crime, fear of crime and anti-social behaviour.</p>	<p>1. Housing allocations will have 100% residential use class permissions</p>	<p>1. Number of dwellings granted permission compared to the Local Plan indicative capacity for each site – monitored on an annual basis</p>	<p>Should the number of dwellings granted permission constantly fall below the indicative capacity, this may have implications for meeting the housing requirements and implications on the five year housing supply. See SS1</p>	<p>Proactively manage the planning application process and land use allocations.</p> <p>Working with landowners, agents and developers.</p>
<p>HG2 Sustainable Urban Extensions</p> <p>SA Objective 1</p> <p>SA Objective 2</p> <p>SA Objective 7</p>	<p>1. Each SUE will deliver the indicative number of new dwellings and the required infrastructure as detailed in policy HG2.</p>	<p>1. Monitor permissions for each SUE</p>	<p>Should the number of dwellings granted permissions fall below the indicative capacity, this may have implications for meeting the housing requirements and implications on the five year housing supply. See SS1</p>	<p>Proactively manage the planning application process and land use allocations. SUE masterplanning from an early stage.</p> <p>Working with landowners, agents and developers.</p>
<p>HG3 Regeneration Priority Areas</p> <p>SA Objective 1</p> <p>SA Objective 2</p> <p>SA Objective 7</p>	<p>1. Maintain or increase the number of active ground floor frontages in the Wilnecote Regeneration Corridor (WRC)</p> <p>2. Increase the number of dwellings within the WRC</p> <p>3. Increase the number of commercial and community facilities within the WRC</p> <p>4. Increase in net number of Decent Homes</p> <p>Aspects of this policy are covered in the monitoring of other policies</p>	<p>1. Number of units within the area with an active ground floor frontage</p> <p>2. See SS1 and HG1</p> <p>3. Number of units that fall within commercial and community use classes</p> <p>4. Number of properties achieving Decent Homes standard in Regeneration Priority Areas</p>	<p>This can be used in conjunction with a regular health checks on the area to establish the scale of impact (if any).</p>	<p>Proactively manage the planning application process and land use allocations. Closer engagement with WRC landowners.</p>
<p>HG4 Affordable Housing</p> <p>SA Objective 1</p>	<p>1. To deliver a minimum of 1,000 affordable homes by 2031</p> <p>2. To deliver at least 40 affordable homes each year</p> <p>3. To ensure a mix of 25% Intermediate Tenure and 75% Rented is achieved on each site</p> <p>4. Monitor land values and market signals each financial quarter</p>	<p>1. Net number of dwellings completed each year – cumulative total</p> <p>2. Net number of dwellings completed each year</p> <p>3. Monitor affordable housing types on each site</p>	<p>Should the number of dwellings granted permission constantly fall below the indicative capacity, this may have implications for meeting the affordable housing requirements. This may lead to viability evidence being refreshed and could lead to a policy review to ensure an appropriate target is set.</p>	<p>Proactively manage the planning application process and land use allocations.</p>

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
HG5 Housing Mix SA Objective 1	<ol style="list-style-type: none"> To achieve the mix of units set out in HG5 for each residential planning application (where applicable and dependant on size) To achieve the mix of units set out in HG5 across Tamworth as a whole To deliver a total of 823 flexicare housing units by 2030 	<ol style="list-style-type: none"> Numbers of each housing type per site – monitored on an annual basis Numbers of each housing type across Tamworth – monitored on an annual basis Net number of units completed each year – cumulative total 	<p>Should the number of dwellings granted permission constantly fall below these targets, this may have implications for ensuring there is a good mix of housing available in Tamworth.</p> <p>This may lead to viability and the housing market assessment evidence being refreshed and could lead to a policy review to ensure an appropriate target is set.</p>	<p>Proactively manage the planning application process and land use allocations.</p> <p>Working with landowners, agents and developers.</p>
HG6 Housing Density SA Objective 1	<ol style="list-style-type: none"> Residential developments within or close proximity to the town centre, local centres, neighbourhood centres and the Wilnecote Regeneration Corridor will achieve densities of at least 40dph Residential developments in other areas will achieve densities of at least 30dph 	<ol style="list-style-type: none"> The density of each residential development application will be monitored The density of each residential development will be monitored 	<p>Should the density levels granted permission constantly fall below these targets, this may have implications for meeting annual housing targets and maintain a five year supply of housing available in Tamworth.</p>	<p>Proactively manage the planning application process and land use allocations.</p> <p>Working with landowners, agents and developers.</p>
HG7 Gypsies, Travellers and Travelling Showpeople SA Objective 1	<ol style="list-style-type: none"> To increase the number of residential pitches by at least 1 by 2031 	<ol style="list-style-type: none"> The number of gypsy and traveller applications approved each year and on a cumulative basis 	<p>If no sites are delivered, improve partnership working with authorities</p>	<p>Proactively manage the planning application process and land use allocations.</p>
EN1 Landscape Character SA Objective 10 – To encourage high quality and locally distinct places, spaces, buildings and landscapes.	<ol style="list-style-type: none"> To improve landscape character particularly in areas of low landscape quality 	<ol style="list-style-type: none"> County Council landscape assessments 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>
EN2 Green Belt SA Objective 10	<ol style="list-style-type: none"> Maintain the integrity of the Green Belt boundary 	<ol style="list-style-type: none"> The number of applications approved within the Green Belt 		<p>Proactively manage the planning application process and land use allocations.</p>
EN3 Open Space and Green and Blue Links SA Objective 11 – To conserve and enhance biodiversity and geodiversity, sites of nature conservation value and ecological networks.	<ol style="list-style-type: none"> New housing development should be within 400m of high quality open space On-site open space should meet standard set in policy Delivery of a new urban park No loss of open space 	<ol style="list-style-type: none"> Distance of new development to the closest high quality open space – planning applications Area of new open space within new residential developments – planning applications New open space brought forward – open space reviews Existing open space lost – open space reviews 		<p>Proactively manage the planning application process and land use allocations.</p>

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
<p>EN4 Protecting and enhancing biodiversity</p>	<ol style="list-style-type: none"> 1. No adverse impact on Alvecote Pool SSSI – maintain water quality, increase green space around SSSI 2. No adverse impact on statutory and non-statutory local sites 3. No reduction in size or quality of BAP areas 	<ol style="list-style-type: none"> 1. Water quality of Alvecote Pool and amount of green space within the vicinity of the SSSI 2. Quality of the site (conservation, geodiversity, green links, biodiversity, ecology) 3. Amount of new development located within BAP areas 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with Natural England and Staffordshire / Warwickshire Wildlife Trusts</p>
<p>EN5 Design of new Development</p> <p>SA Objective 10</p>	<ol style="list-style-type: none"> 1. A decreasing trend 	<ol style="list-style-type: none"> 1. Applications refused on design grounds 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with landowners, agents and developers.</p> <p>Using the Design Review panel</p>
<p>EN6 Protecting the Historic Environment</p> <p>SA Objective 9 – To protect and enhance historic assets.</p>	<ol style="list-style-type: none"> 1. Decrease in heritage assets at risk or no net increase in heritage assets 2. Cumulative increase year on year 3. Seek positive outcomes 4. Increase total amount of grant spent each year 	<ol style="list-style-type: none"> 1. Number of heritage assets at risk 2. Listed buildings brought back into use 3. Outcome of Conversation Area planning applications 4. Conservation Grant fund awarded 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>
<p>SU1 Sustainable Transport Network</p> <p>SA Objective 6 – To encourage active and healthier lifestyles by providing accessible green infrastructure, including networks of paths and open spaces, and formal and informal sport and recreation</p> <p>SA Objective 17 – To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.</p>	<ol style="list-style-type: none"> 1. Joined up remaining sections of Tamworth cycle links 2. Improved links between Tamworth and Ventura retail parks and Tamworth and Tamworth rail station 3. Increasing trend 4. Decreasing trend 5. Decreasing trend 6. Shift towards public transport and walking and cycling 7. Decreasing trend 	<ol style="list-style-type: none"> 1. Length of new cycle paths 2. Length of new public footpaths 3. Number of bus routes and services 4. Number of out commuters 5. Number of people travelling more than 5km to work 6. Travel to work by mode 7. Number of road traffic accidents 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with Staffordshire CC – transport, landowners, agents and developers.</p>

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
SA Objective 18 – To make best use of the existing transport infrastructure and seek improvements to reduce congestion and improve safety.				
SU2 Delivering Sustainable Transport SA Objective 17	<ol style="list-style-type: none"> 1. Provision of adequate on site and off site car parking 2. Provision of cycle parking 3. Delivery of Staffordshire Local Transport Plan and Tamworth Integrated Transport Strategy objectives 	<ol style="list-style-type: none"> 1. Number of car parking spaces approved with all development 2. Number of cycle parking spaces approved with all development 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with colleagues at County Council</p>
SU3 Climate Change Mitigation SA Objective 13 – To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources. SA Objective 14 – To encourage the reduction, re-use and recycling of waste and water.	<ol style="list-style-type: none"> 1. Ensure new development is located in accessible locations 2. Increase number of developments for renewable and low carbon energy generation 3. Increase number of developments for combined heat and power schemes 4. Increasing trend 5. Increasing trend 6. Increasing trend 7. Decreasing trend 8. Decreasing trend 9. Increasing trend 10. Decreasing trend 	<ol style="list-style-type: none"> 1. Accessibility areas (mapped) within Tamworth 2. Planning applications for development 3. Planning applications for development 4. Percentage of residential development being conditioned to provide 10% onsite renewable energy generation 5. Percentage of new development assessed as carbon zero 6. MW of new renewable energy generating capacity 7. Electricity and gas consumption per capita 8. Amount of waste generated by waste stream 9. Percentage of municipal waste recycled 10. Per Capita water consumption 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>
SU4 Flood Risk and Water Management SA Objective 12. – To minimise flood risk.	<ol style="list-style-type: none"> 1. Number of developments in Flood Zone 2 and Flood Zone 3 2. Zero 3. Increasing trend 4. Decreasing trend 	<ol style="list-style-type: none"> 1. Location of new development 2. No of Planning Applications granted permission contrary to EA's Advice on flood defence grounds. 3. Number of new developments incorporating SUDs 4. Number of properties flooded per annum 	<p>Assess EA's Role in Pre application stage.</p> <p>Work with Environment Agency and Severn Trent Water to identify appropriate mitigation and promote the use of SuDS within development.</p>	<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with EA, SCC and Severn Trent Water</p>
SU5 Pollution, Ground Conditions and Minerals SA Objective 15 – To protect and improve environmental quality including in relation to air, water, land and noise.	<ol style="list-style-type: none"> 1. No increase in number of AQMAs 2. Improve air quality in any existing AQMAs 3. Decreasing trend 	<ol style="list-style-type: none"> 1. Air quality monitoring 2. Air quality monitoring 3. Number of planning permissions granted contrary to Environment Agency advice on water quality 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with colleagues in Environmental Health and Coal Authority and SCC</p>

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
<p>SU6 Community Facilities</p> <p>SA Objective 4 - To ensure equal access to community services and facilities.</p> <p>SA Objective 5 - To encourage equal access to education, jobs and training.</p>	<ol style="list-style-type: none"> 1. Minimal loss of community facilities 2. New community facilities associated with SUEs 3. Decreasing trend 4. Decreasing trend 	<ol style="list-style-type: none"> 1. Number of community facilities lost through development 2. Number of new community facilities brought forward in the SUEs 3. Number of people not within 1km of, GP, Post Office, Supermarket 4. Number of people in Super Output Areas in the lowest 20% ranked in education sub-domain 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with SCC – education and community groups and Tamworth TSP</p>
<p>SU7 Sport and recreation</p> <p>SA Objective 6</p>	<ol style="list-style-type: none"> 1. New sport and recreation facilities are in accessible locations 2. New sport and recreation facilities in line with the IDP 3. Minimal loss of sport and recreation facilities 4. 1% annual rise in participation in sport 	<ol style="list-style-type: none"> 1. See SU3 2. Number of new facilities brought forward through development 3. Number of facilities lost through development 4. Number of residents participating in sport 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p> <p>Working with Sport England</p>
<p>IM1 Infrastructure and Developer Contributions</p>	N/A	N/A	N/A	N/A
<p>SA Objective 3 – To reduce deprivation, including health and income deprivation</p>	<ol style="list-style-type: none"> 1. Decreasing trend 2. Decreasing trend 	<ol style="list-style-type: none"> 1. Number of people in super output areas in the lowest 20% ranked in health sub-domain 2. Number of people in super output areas in the lowest 20% ranked in material well-being sub-domain 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>
<p>SA Objective 15 – To protect and improve environmental quality including in relation to air, water, land and noise.</p>	<ol style="list-style-type: none"> 1. Minimise loss where possible 	<ol style="list-style-type: none"> 1. Hectares of agricultural land lost, by grade 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>

APPENDIX E – Travel Plans

Aims and Objectives of a Travel Plan

A Travel Plan is a strategy to minimise the number of single car occupancy motor vehicles visiting a development, thereby reducing congestion and mitigating the impact of travel on the environment. A main aim is therefore to achieve a modal change from the car to more sustainable forms of transport. A Travel Plan should deliver sustainable transport objectives which seek to:

- a) Manage the demand for travel to a site
- b) Improve the availability and choice of travel modes to a site
- c) Reduce the need to travel (to and from the site)
- d) Reduce the number of vehicles attending the site, particularly single occupancy vehicles
- e) Reduce the costs associated with on-site parking provision and congestion
- f) Provide the absolute minimum possible car parking spaces on site
- g) Improve the safety and security of people who travel to the site
- h) Promote the increased use of cycling, walking and public transport and therefore healthier living
- i) Promote integration between different transport modes
- j) Promote co-ordination between developments on larger sites
- k) Make positive changes to attitudes in relation to the use of alternative transport modes
- l) Provide clear information to residents, employees, customers and visitors on the alternative modes of transport to and from the site
- m) Improve accessibility for non-car users and people with disabilities
- n) Promote the development of a transport system which enhances the environment and supports a sustainable economy

Which Developments require a Travel Plan?

The indicative thresholds contained within Appendix B of the Guidance on Transport Assessment (GTA) published March 2007 by the Department for Transport and the Department for Communities and Local Government will largely be used to determine whether and what type of Travel Plan will be required (see table below).

Developments falling into the column headed Travel Plan Threshold will require a Travel Plan to be submitted with the applications alongside the Transport Assessment. The Travel Plan will be secured by a Section 106 Agreement.

Those developments falling in the column headed Minimalist Travel Plan are likely to require a Minimalist Travel Plan secured by Grampian Condition.

Types of Travel Plan

The form of the Travel Plan will largely be determined by the type of development, its location and accessibility to sustainable modes of travel. Indeed, the outcome of the Transport Assessment will also affect the measures and outcomes to be achieved. Much also depends on the end user and whether these are known or not. Generally, Travel Plans fall into the following categories:

Minimalist Travel Plans

These are used for small-scale developments where the end user is known and where the transport implications are not substantial but nevertheless important to control. The emphasis for Minimalist Plans is on encouraging and promoting travel by sustainable modes for a period of about 5 years. Minimalist Plans are usually secured by way of a Grampian planning condition. They will generally not involve modal split targets or remedies.

Travel Plan Framework

These are used where Outline Planning consent is being sought and where the end-users are unknown. They provide a framework for individual Travel Plans.

Measures and Outcomes Travel Plan

These involve more of a commitment to a travel plan and contain a range of measures or actions to be provided within an agreed timetable. In order to provide more assurance that the modal split/shift targets within the Travel Plan would be achieved the Travel Plan needs to include remedies if the targets are not met. Where Travel Plans include modal split/shift targets and/or outcome targets with remedies and there is a high degree of confidence that this will succeed in reducing car usage then it is reasonable to make an allowance for this in the trip rate used in the Transport Assessment.

Physical or hard measures can be secured by way of a Grampian condition that will require a separate legal agreement with the County Council. Other measures within the Travel Plan can include: car parking management; the phasing of works; or the establishment of a Travel Plan Coordinator.

Survey and monitoring arrangements including monitoring fees are better dealt with by way of a S106 Obligation. These Travel Plans are most effective where reviews/monitoring is linked with agreed targets/outcomes and where failure to meet these is to be remedied. Remedies are also controlled by a S106 Obligation relating to further specified measures or actions that may prove to be more effective.

Residential Travel Plan

These focus on journeys originating from home to multiple and changing destinations. They should include targets based on trip rates with remedial measures.

Land use	Use/description	Travel Plan Threshold	Minimalist Travel Plan Threshold
Food retail (A1)	Retail sale of food goods to the public - food superstores, supermarkets, convenience food stores	>800 sq.m.	>250 <800 sq.m.
Non-food retail (A1)	Retail sale of non-food goods to the public; includes sandwich bars-sandwiches or other cold food purchased and consumed off the premises, internet cafes	>1000 sq.m.	>500 < 1000 sq.m.
Financial and professional services (A2)	Financial services - banks, building societies and professional services, estate agents and employment services, betting offices, where services are provided to visiting members of the public	>2500 sq.m.	>1000 <2500 sq.m.

Restaurants and cafes (A3)	Restaurants and cafes - use for the sale of food for consumption on the premises	>2500 sq.m.	>300 <2500 sq.m.
Drinking Establishments (A4)	Use as a public house, wine bar or other drinking establishment	>600 sq.m.	>300 <600 sq.m.
Hot food takeaway (A5)	Use for the consumption on or off the premises	>500 sq.m.	>250 <500 sq.m.
Business (B1)	Offices other than in use class A2 (financial and professional), research and development, laboratories, studios and light industry	>2500 sq.m.	>1500 > 2500 sq.m.
General Industry (B2)	General Industry	>4000 sq.m.	>2500 <4000 sq.m.
Storage and Distribution (B8)	Storage and distribution centres, wholesale warehouses, distribution centres and repositories	>5000 sq.m.	>3000 <5000 sq.m.
Hotels (C1)	Hotels, boarding houses and guest houses	>100 bedrooms	>75 <100 bedrooms
Residential Institutions - hospitals, nursing homes(C2)	Used for the provision of residential accommodation and care to people in need of care	>50 beds	>30 <50 beds
Residential Institutions - residential education (C2)	Boarding schools and training centres	>150 students	>50 <150 students
Residential Institutions - hostels (C2)	Homeless shelters, accommodation for people with learning difficulties and people on probation	>400 residents	>250 <400 residents

Dwelling houses (C3)	Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes students or young people sharing a dwelling and small group of homes for disabled or handicapped people living together in the community	>80 units	>50 <80 units
Non residential institutions (D1)	Medical and health services (Clinics, health centres, crèches, day nurseries, day centres and consulting rooms), museums, public libraries, art galleries, exhibition halls, non-residential education and training, places of worship, religious instruction and church halls	>1000 sq.m.	>500 <1000 sq.m.
Assembly and leisure (D2)	Cinemas, dance and concert halls, sport halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos. Other indoor and sports and leisure uses.	>1500 sq.m.	>500 <1500 sq.m.
Stadia		>1500 seats	>500 <1500 seats

APPENDIX F - Schedule of Designations

Schedule of Designations as identified in Tamworth Local Plan Policies Map and Town Centre Insert.

Designation Type and Number	Designation Name
Site of Special Scientific Interest (SSSI)	
SSSI 1	Alvecote Pools
Site of County Biological Importance (SBI)	
SBI 1	Tamworth Golf Course (portion of)
SBI 2	Brindley Drive
SBI 3	Dosthill Quarries
SBI 4	Broad Meadow
SBI 5	Warwickshire Moor
SBI 6	Bolebridge (South of)
SBI 7	Fazeley
SBI 8	Tameside Nature Reserve
SBI 9	Beauchamp Industrial Park ₁
SBI 10	Dosthill Park
SBI 11	Amington Hall Fishponds
SBI 12	The Decoy
SBI 13	Hockley Clay Pit (West of)
SBI 14	Hodge Lane
SBI 15	Stonydelph Wet Woodland
SBI 16	Hockley (West of)
Local Nature Reserve (LNR)	
LNR 1	Hodge Lane
LNR 2	Kettlebrook Park and Lakes
LNR 3	Tameside Nature Reserve
LNR 4	Dosthill Park
LNR 5	Warwickshire Moor
Biodiversity Alert Site (BAS)	
BAS 1	Stotfold Barn Road
BAS 2	River Anker (Part of)
BAS 3	Kettlebrook
BAS 4	Hodge Lane LNR (East)
BAS 5	Dosthill Quarry Grassland
BAS 6	Coton House Farm (South of)
Local Geological / Geomorphological Site (LoGS)	
LoGS 1	Dosthill Church Quarry (Dosthill Granite Quarry)
Scheduled Ancient Monument (SAM)	
SAM 1	Saxon Defences
SAM 2	Medieval Deanery (Lower Gungate)
SAM 3	Saxon Defences
SAM 4	Tamworth Castle

Designation Type and Number	Designation Name
Conservation Area (CA)	
CA 1	Town Centre Conservation Area
CA 2	Hospital Street Conservation Area
CA 3	Victoria Road/Albert Road Conservation Area
CA 4	Dosthill Conservation Area
CA 5	Amington Hall Conservation Area
CA 6	Wilnecote Conservation Area
CA 7	Amington Green Conservation Area

APPENDIX G - Glossary

Disclaimer: The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

Accessibility	The ability of everyone to conveniently go where they want.
Affordable housing	<p>Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
Annual Monitoring Report (AMR)	Sets out the Council's progress in terms of producing the Local Development Documents and in implementing policies. The monitoring period is from April to March.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystems, including plants and animals.
CABE	Commission for Architecture and the Built Environment. CABE is the government's advisor on architecture, urban design and public space.

Capacity (Retailing term) Clusters	Money available within the catchment area with which to support existing and additional floor space. Networks of specialised, creative, industrial or hi-tech businesses concentrated within a particular location whose co-location may enhance their competitive advantage.
The Community Infrastructure Levy (CIL)	This is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
Comparison Goods	The provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Conformity	In agreement with, accords and with the principles of something.
Conservation Area	Area of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Convenience Goods	The provision of everyday essential items, including food, drinks, newspapers/ magazines and confectionary.
Local Plan	A development Plan Document setting out the spatial vision and objectives of the planning framework for an area, linking into the community strategy.
Density	In the case of housing development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Development Plan Documents (DPDs)	DPDs are local development documents that have Development Plan Document Status. Once they are adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs that planning authorities indicated must prepare include the Local Plan, site specific allocations of land and, where needed, action area plans.
Designated sites	Sites of conservation or landscape importance which will be protected from adverse impact of development. There are three main tiers of designated conservation sites, international, national and regional.
Dwelling	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.
Employment uses	Includes any uses or development that creates jobs .
Environment Agency	This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.
Existing Employment Areas	These are the EMP areas shown in the proposal map for the Council's Local Plan.

Evidence Base	The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.
Flood Plain	Generally flat lying areas adjacent to a watercourse, tidal lengths of a river or the sea where the water flows in times of flood or would flow but for the presence of flood defences.
Green Belt (Not to be confused with the term greenfield)	A designation for land around certain cities and large built up areas, which aims to keep this land permanently open or largely undeveloped.
Greenfield Land	Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.
Green corridor/wildlife corridor	Green corridors can link housing areas with the national cycle network, town and city centres, places of employment and community facilities. They can help promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and countryside.
Green Infrastructure	A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Gypsy and Traveller Accommodation Assessment (GTAA)	The Housing Act 2004 requires local authorities to undertake an assessment of the accommodation needs of gypsies and travellers. This assessment is used to inform the amount of land that should be identified by the planning system to meet the needs of gypsies and travellers.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance. Heritage assets can be designated and non-designated.
Indices of Multiple Deprivation	This measures the level of deprivation within a specific geographic area (i.e. council wards). It assesses the level of deprivation from a whole range of sources such as income employment; health and disability; education; skills and training; housing and services; living environment and crime. It can be useful for identifying areas in need of regeneration.
Infill development	Building on a relatively small site between existing buildings.
Infrastructure Delivery Plan (IDP)	The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Local Plan for Tamworth up to 2028.
Listed building	A building of special architectural or historic interest of national importance, graded I (highest quality) II* or II.
Local Centre	Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.

Local Development Documents	These include Development Plan Documents, which will form part of the statutory development plan and Supplementary Planning Documents, which do not form part of the statutory development plan. Local Development Documents together deliver the spatial planning strategy for the local planning authority's area and they may be prepared jointly between local planning authorities.
Local Development Framework	A non statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. The Local Development Framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.
Local Geological/ Geomorphological Sites (LoGS)	(previously known as Regionally Important Geological/ Geomorphological Sites or RIGS). Areas of significant Earth Science importance that are considered worthy of protection, selected according to their value for educational use, scientific importance, historical significance and/or aesthetic qualities. They are non-statutory and of local importance.
Locally Listed Building	Non-designated heritage assets that are identified by local planning authorities as being important at a local level.
Local Nature Reserve (LNR)	Site of local biodiversity importance that are also important for local communities. Local Nature Reserves designated by and in the ownership of the Borough Council and have the aim of being managed in partnership with local residents.
Local Plan	<p>The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.</p> <p>Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.</p>
Local Transport Plan	A five year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local Transport Plans should be consistent with the policies and priorities set out in the Regional Transport Strategy.
Masterplan	A type of planning brief outlining the preferred usage of land and buildings, as a framework for planning applications.
Mineral Safeguarding Area	An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
Mixed use	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
Modal Split	The number of journeys being made by each different transport type.

<p>National Planning Policy Framework (NPPF)</p>	<p>The NPPF sets out the Government's planning policies for achieving sustainable development, in terms of encouraging economic prosperity, social progress (i.e. increasing the delivery of homes and its supporting infrastructure such as schools, hospitals, roads, etc) and protecting the historic/natural environment (i.e. sites of biodiversity importance and conservation areas).</p> <p>The NPPF will guide the formulation of the Local Plan, which will contain policies that are generally consistent with the guidelines in the NPPF. In addition to this, the NPPF will also be a material consideration in planning decisions.</p>
<p>Open space</p>	<p>All space is of public value, including not just land, but also areas of water, such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a haven for wildlife and are usually attractive.</p>
<p>Plan, Monitor and Manage</p>	<p>Approach to housing provision involving: Plan for an overall annual rate and distribution of housing, monitor provision against targets and indicators and manage the process.</p>
<p>Planning application</p>	<p>A form plus plans submitted to the Council when development is proposed.</p>
<p>Planning condition</p>	<p>A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.</p>
<p>Planning obligation</p>	<p>A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.</p>
<p>Previously Developed Land</p>	<p>Previously developed land is that which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed infrastructure. This excludes: land that has been or is occupied for forestry/agricultural buildings; private residential gardens; allotments; parks and recreational grounds.</p>
<p>Primary and secondary frontages</p>	<p>Primary frontages are likely to include a high proportion of retail uses. Secondary frontages provide greater opportunities for a diversity of uses.</p>
<p>Primary shopping area</p>	<p>Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage).</p>
<p>Regional Spatial Strategy</p>	<p>The Regional Spatial Strategy (RSS) sets out how a region should look in 15-20 years time and possibly longer. It identifies the scale and location of new housing in the region, shows areas for regeneration, growth and identifies smaller sub regions, specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.</p> <p>The Government is intending to abolish the RSS through the Localism Act. They are currently assessing the environmental impacts of this and are in the final stages of revoking it.</p>

Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Retail Floorspace	Total area of the property associated with all retail uses. Usually measured in square metres
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of land before consideration of others. For example, brownfield housing sites before greenfield sites or town centre retail sites before out of centre sites.
Sequential Test (Development)	<p>A planning principle that encourages new development to take place in the most sustainable locations in terms of accessibility and reducing the need to travel by private car. Therefore, potential proposals are assessed (or sites are allocated), in accordance with the following preferences:</p> <ol style="list-style-type: none"> 1. locations in appropriate existing centres where sites or buildings for conversion a. are, or are likely to become, available within the plan period 2. edge-of-centre locations, with preference given to sites that are or will be well-b. connected to the centre 3. out-of-centre sites, with preference given to sites which are or will be well served c. by a choice of means of transport and which are closest to the centre and have a higher likelihood of forming links with the centre.
	<p>In areas at risk of flooding, applicants are required to undertake a sequential test (as part of their Flood Risk Assessment), to demonstrate that a potential proposal is being situated on a site that has a low risk of flooding. Applications in areas at risk of flooding are assessed in accordance with the following preferences:</p> <p>Flood Zone 1: An area with low risk of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding.</p> <p>Flood Zone 2: An area with a low to medium risk of flooding. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probability of sea flooding.</p> <p>Flood Zone 3a: An area with a high probability of flooding. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea.</p> <p>Flood Zone 3b: This is an area within a functional floodplain. This zone comprises land where water has to flow or be stored in times of flood.</p>

Site of Biological Importance (SBI)	Sites of local biodiversity importance that contain the best remaining areas of semi-natural habitat in Staffordshire
Site of Special Scientific Interest	A site identified under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals and natural features relating to the Earth's structure).
Spatial Vision	A brief description of how the area will be changed at the end of the plan period (10-15 years).
Special Areas of Conservation (SACs)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Staffordshire Local Transport Plan	The Transport Act 2000 requires all Highway Authorities to produce a five-year Local Transport Plan (LTP) which sets out a strategy and action plan for improving local transport. Staffordshire's second LTP ('LTP2') covering the period 2006/07 - 2010/11 was submitted to the Department for Transport on the 31st March 2006.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in the National Planning Policy Framework.
Strategic Flood Risk Assessment (SFRA)	Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking into account future climate change predictions. This allows Councils to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA).
Strategic Housing Market Assessment (SHMA)	A technical study which assesses housing need and demand across a defined market area and which is used to inform housing and planning policies.
Strategic Planning	Wider ranging and longer term planning which establishes broad goals, strategies, principles and objectives for the wider region.
Supplementary Planning Document (SPD)	An SPD is a Local Development Document that may include a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document. They are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	This examines the impacts of the Local Plan strategies/policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/eliminate any adverse impacts and promote sustainable development. The Planning Compulsory Purchase Act requires an SA to be undertaken for all Development Plan Documents throughout the plan making process.

Sustainable Communities	Places where people want to live and work, now and in the future.
Sustainable Community Strategy	This sets the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of a local area – typically 10 to 20 years – in a way that contributes to sustainable development in the UK. It is prepared by a Local Strategic Partnerships which is made up of public, private and voluntary sector organisations. It identifies the key long terms priorities for the area (i.e. Affordable housing, creating employment, tackling causes of social deprivations, etc) and how the LSP could work together to address these.
Sustainable development	A wider used definition drawn upon by the World Commission on Environment and Development in 1987 "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Sustainable Drainage Systems (SUDS)	These systems endeavour to mimic the natural movement of water from a development, reducing flood risk, improving water quality and often providing attractive features that can make towns and cities more desirable places to live in and enhancing the quality of life.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Town centre uses	According to the national Planning guidelines, the main town centre uses are: 1. retail development (including warehouse clubs and factory outlet centres) 2. leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls) 3. offices, and 4. arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following list gives an indication of some of the types of uses which may fall within each use class.

A1 Shops:	Town and Country Planning (Use Classes) Order 1987 (as amended) includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafés.
B1 Employment Use	Offices, research and development, light industry (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
B2 Employment Use	General Industrial (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
B8 Employment Use	Storage and distribution (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
Non B Employment Uses	A use commonly defined as including retail, tourism, leisure, education, and health as set out by the Town and Country Planning Use Classes Order 1987 and its subsequent amendments.
Vitality	In terms of shopping, a centre that is capable of success or continuing effectiveness.
Viability	In terms of shopping, the capacity of a centre to grow or develop.
Windfall Site	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of the a plan. Most 'windfalls' are referred to in a housing context.

OUTSIDE BODIES 2014/15

OUTSIDE BODY	APPOINTEES	CONTACT DETAILS OF BODY WHERE RELEVANT	MEMBERS INVOLVEMENT REQUIRED Y/N
Citizens Advice Bureau Management Committee	Councillor A James Councillor M Greatorex Councillor J Faulkner	Denise Wilson denise.wilson@brancab.org.uk	Y
Dorcas Management Committee	Councillor M Greatorex (Substitute - Councillor D Cook)	Wendy Leddart 01827 284618	
Civil Emergency Committee	The Mayor – Councillor Richard Kingstone Leader of the Council – Councillor D Cook Leader of Opposition – Councillor Dr. S Peaple	Chief Executive 01827 709211	
High Rise Social Club	Councillor S Claymore Councillor M McDermid		
Local Government Association – General Assembly	Leader of the Council – Councillor D Cook (Substitute Councillor R Pritchard)	Chief Executive PAs chiefexecutivepa@tamworth.gov.uk	
Local Government Association – Urban Commission	Leader of the Council – Councillor D Cook (Substitute Councillor R Pritchard)	Chief Executive PAs chiefexecutivepa@tamworth.gov.uk	
Mercian Ward Community Association	Councillor A James	Mrs Barker 01827 314413	
St. Peters Church Management Committee	Councillor C Cooke Councillor S Peaple Councillor G Hirons	Mary Wilson 01827 287182	N
Southern Staffordshire Partnership	Portfolio Councillor S Claymore	Jeff Marlow ssp@lichfielddc.gov.uk 01543 308250	Y

OUTSIDE BODY	APPOINTEES	CONTACT DETAILS OF BODY WHERE RELEVANT	MEMBERS INVOLVEMENT REQUIRED Y/N
Staffordshire County Council Health Scrutiny	Councillor A James	Lucy Stratford Lucy.stratford@staffordshire.gov.uk	
Staffordshire Planning Forum	Portfolio Councillor S Claymore (Substitute Councillor Mrs E Rowe)	Tony Lovett tony.lovett@staffordshire.gov.uk 01785 277363	Y – should be economic portfolio holder
Staffordshire Pension Fund Governance – Consultative Forum (formerly Staffordshire Superannuation Fund (Management Committee))	Portfolio Councillor R Pritchard	John Wheatley John-wheatley@tamworth.gov.uk Janet.Caiazzo@staffordshire.gov.uk Pensions Manager, SCC	
Tamworth Centre for Voluntary Service	Councillor Mrs T Clements Councillor S Doyle Councillor M Clarke	Nicky Burns N.Burns@volunteercentretamworth.org.uk	Y
Tamworth Cornerstone Housing Association	Councillor T Peaple Councillor M Greatorex	Sheila Wall 01827 319188	Y
Tamworth Municipal Charities	The Mayor – Councillor R Kingstone Councillor R Pritchard Councillor E Rowe Councillor P Seekings	Tony Goodwin 01827 709211	
Tamworth Strategic Partnership	Leader of the Council – Councillor D Cook	Tony Goodwin 01827 709211	Y
Tamworth Twinning Association	Councillor A James Councillor J Jenkins	Mrs. P. Dix 01827 280914	
Staffordshire Joint Waste Management Board	Portfolio - Councillor M Thurgood	Mike Bradbury Michael.bradbury@staffordshire.gov.uk	

OUTSIDE BODY	APPOINTEES	CONTACT DETAILS OF BODY WHERE RELEVANT	MEMBERS INVOLVEMENT REQUIRED Y/N
Birmingham LEP	Leader / Portfolio Councillor S Claymore (Substitute Councillor D Cook)	Katie Trout Katie.trout@birmingham.gov.uk	
GBSLEP Scrutiny Committee	Councillor M Oates	Philip Lloyd-Williams plwilliams@solihull.gov.uk	
Sons of Rest	Councillor Jeremy Oates (Substitute Councillor P Seekings)		
Friends of Wigginton Park	Portfolio - Councillor S Doyle Councillor A James	Richard Kingstone rjk@rawlett.net 01827 57178	
Civil Parking Enforcement Board	Councillor M Oates Councillor R Pritchard Councillor P Standen Councillor M Couchman	Andrew Barratt Deputy Director 01827 709453	
Building Control Shared Service Board	Portfolio Councillor S Claymore	Matthew Bowers 01827 709276	
Health & Safety Shared Service Board	Portfolio Councillor M Thurgood	Anica Goodwin Assistant Chief Executive 01827 709225	
Waste Management Shared Service Board	Leader of the Council - Councillor D Cook Portfolio Councillor M Thurgood	Andrew Barratt Deputy Director 01827 709453	
Tamworth Heritage Trust	Councillor A Lunn Councillor M Clarke	Diane Wells dianekeenewells@hotmail.com	
South Staffordshire Water Customer Consultative Committee	Councillor C Cooke		

OUTSIDE BODY	APPOINTEES	CONTACT DETAILS OF BODY WHERE RELEVANT	MEMBERS INVOLVEMENT REQUIRED Y/N
Commissioning Board	Councillor R Kingstone Councillor S Doyle Councillor A James Councillor M Couchman Councillor M Clarke		
West Midlands Employers	Leader / Portfolio Councillor S Claymore	s.phillips@wmemployers.org .uk	
Destination Tamworth	Portfolio Councillor R Pritchard	Stacy Burt	
Birmingham LTB	Portfolio Councillor S Claymore (Substitute Councillor M Thurgood)	Katie Trout Katie.trout@birmingham.gov .uk	
Staffordshire Connects / CRM	Portfolio Councillor R Pritchard	Tracy Yeoman	
Staffordshire Police and Crime Commissioner Panel.	Leader / Portfolio Councillor S Doyle	Rob Mitchell	
Heart of England NHS Foundation Trust Public Governor	<i>Shared with Lichfield DC.</i> UNDER REVIEW	Kevin Smith Kevin.smith@heartofengland.nhs.uk	
Rawlet Trust	Councillor M Oates	Chris Gilbert Clerk to the Trustees Christine.gilbert@mail.com 07850614410 Or Richard Hughes Richard.hughes16@ntlworld.com	