

NON-CONFIDENTIAL



Borough of Tamworth

15 February 2016

Dear Councillor

You are hereby summoned to attend a **meeting of the Council of this Borough** to be held on **TUESDAY, 23RD FEBRUARY, 2016** 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 - 12)

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 Corporate Vision, Priorities Plan, Budget & Medium Term Financial Strategy
2016/17**

(Report To Follow)

7 Tamworth Local Plan (Pages 13 - 318)

(Report of the Portfolio Holder for Economy and Education)

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. O. O. T.', with a large 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 15th DECEMBER 2015

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

The following officers were present: Anthony E Goodwin (Chief Executive), Rob Barnes (Director - Housing and Health), Stefan Garner (Director of Finance), Jane Hackett (Solicitor to the Council and Monitoring Officer), Stephen Lewis (Head of Environmental Health), Natalie Missenden (Public Relations Officer), Karen Taylor (Head of Benefits), Zoe Wolicki (HR Adviser) and Janice Cliff (Democratic and Elections Officer)

41 APOLOGIES FOR ABSENCE

None

42 TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 7 December 2015 were approved and signed as a correct record.

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

43 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

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

The Mayor Councillor M Gant made the following announcement:-

Before we start the meeting tonight I would just like to say something to you all. As I said at the end of the last meeting at the debate of Tamworth the meeting

was really good and we were all reading from the same hymn sheet to help the people of Tamworth. So I hope tonight you all show respect to each other as you did at that meeting and I would appreciate that very much.

The Leader of the Council Councillor D Cook made the following announcement:-

First of all I will start with my excuse. I spent nearly an hour trying to print some stuff for Council today which lead to IT literally taking control of my laptop and taking it downstairs. I did write a speech for this but don't have it because of the problems with my computer so I will do my best to 'wing it'. As members of the Council will be aware I gave an e-mail to all Councillors on 21st September to of the e-mail to Conservative colleagues on 9th June this year. In my e-mail to my conservative members I made some comments that I really should not of done. I would like to offer an abject and fully unreserved apology to the opposition Councillors as for my choice of wording. The e-mail was intended for internal circulation of the Conservative group and was thus worded in that nature. Had I have known it was public it should have been worded better. That is not an excuse and I do offer an apology. I think everyday of everyone's life we are learning and I will learn from this.

Councillor M Couchman replied to the Leader of the Council Councillor D Cooks announcement as follows:-

It's very easy to apologise when you have been caught out but actions speak far louder than words. The Labour Group has put forward to the controlling group a way that we can work together and go forward and regain that trust that we need to work together for the people of Tamworth. But as you have not changed your words mean nothing. I'm sorry.

45 QUESTION TIME:

QUESTIONS FROM MEMBERS OF THE COUNCIL NO. 1

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

"Can the Leader of the Council please update us on the progress of the Syrian Refugee's that will be coming to Tamworth? Have we a date of their arrival and have we adequate facilities in place to help the refugee's settle in our community?"

Councillor D Cook gave the following reply:-

The latest information from the Liaison Officer at Staffordshire County Council covered the following key points:

Staffordshire authorities have pledged to the Home Office that they will accept 50 refugees from Phase II of the programme and will seek to accept refugees in early 2016.

A service specification has been produced for a 'Staffordshire Refugee Integration & Independent Service' to resettle the Syrian Refugees within Staffordshire utilising Central Government funds. This has been produced in consultation with District/Borough representatives and has drawn on 'best practice' documentation obtained from Coventry City Council, Birmingham City Council and various Third Sector organisations. The Service Specification went 'live' on 30/11/15 and we are hoping to award the contract to the successful provider week commencing 4/1/16.

Concurrently, SCC is working with District/Borough representatives and other partners to develop finance model for the scheme and a 'service provision hotspots matrix', which will be used to aid decision-making of where specific refugees will be resettled. The matrix will enable us to effectively match the needs of the refugee with the provision within the local community, therefore at this stage it is not possible to say when the first Syrian individuals/families will arrive in Tamworth as it will depend on the needs of that individual/family and the availability of the services which they may require.

In order to assist the resettlement process, a Services Directorate and a Welcome handbook/pack are at a draft stage. District & Borough Councils will be able to incorporate local information, advice and guidance as necessary to ensure as safe and trauma free process for the Syrian refugees.

In regards housing we have spoken to local RSL's such as Midland Heart who have experience in the matter of helping refugees. This experience mostly comes from the crisis in Bosnia in the 1990's, but they are at present concentrating their efforts in the major conurbations, therefore the Council has agreed the approach to be taken in relation to re-housing arrivals which, as previously communicated, will seek to utilise private rented accommodation within the framework of the Council's Private Rented Leasing Scheme as a preferred option. But exact details will be worked out over the coming couple of weeks.

Cllr Madge, as more information trickles through I will update members, but I can confirm this Councils continued commitment to the matter.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO. 2

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

"Recently in the Tamworth Herald you are quoted that the Labour group only put items on scrutiny agendas for political gain. In the last 3 years the Labour group has scrutinised breakfast clubs for primary children, the out of hours doctors service and with the controlling group, the GCSE results. Can you tell me what political gain was achieved or was it not for the benefit of the people of Tamworth"?

Councillor D Cook gave the following reply:-

I believe the question therefore is - "Can you tell me what political gain was achieved or was it not for the benefit of the people of Tamworth"?

I can only offer my opinion. No, there was no political gain made as far as I can see on these issues and there was certainly NO benefit to the people of Tamworth as far as I can see. I can recall no recommendations to Cabinet on any of the matters Cllr Couchman raises, nor recall any calls for changes or improvements to the offer the providers currently give the people of Tamworth. Happy to be proved wrong if anyone can show the efforts of the opposition through Scrutiny improved these services.

However, if the question is do I feel the opposition have used Scrutiny for political gain, and then yes I feel they have? Because they utterly failed in doing so is another matter.

For example, on the 6th February 2014 myself, Cllr Steve Claymore and Rob Mitchell were called before Aspire and Prosper Scrutiny to answer questions from opposition Councillors on the subject of the golf course. The opposition had stated publically and politically they would oppose the Councils plans for housing on the site.

Yet, the meeting lasted 21 minutes and we were only asked 4, yes I shall repeat that, 4 questions. Therefore if we were not there to actually be scrutinised, to be tested on our plans the only other explanation is to allow the opposition to state politically they were opposing the controlling group.

To demonstrate, here is minute number 44 from the minutes that evening.

44. Golf Course Update
(Verbal Update)

Minutes:

The Leader of the Council, the Portfolio Holder for Economy and Education and Director (Communities, Planning and Partnerships) gave a verbal update on the Golf Course.

RESOLVED: That the Leader of the Council, the Portfolio Holder for Economy and Education and Director (Communities, Planning and Partnerships) be thanked for their update.

Oh, we were thanked, how the people of Tamworth benefited richly on that occasion.

Another example, on the 3rd August 2015 myself, Cllr Thurgood and the relevant officer were called to Aspire and Prosper Scrutiny committee to answer a call in submitted by the Labour group on the matter of Services Charges.

At the start of the meeting Cllr Greateorex, quite fairly, asked if those who signed the call in could outline the reason for the call in and state the concerns that justified the call in. The deafening response was silence. When pushed no answer was forthcoming. The first question from a Labour member started with the words "Well our group feel....." Note the collective noun, sounds political to me.

The meeting went nowhere; all questions could have been answered simply by reading the report. I can only conclude that it had been added to the agenda as a political attack so the opposition could state publically that they took on the big nasty Conservatives.

Let's look at another example. Tamworth Labour Party Chat, a group on Facebook visible to all. On the 19th August a Tamworth Labour Councillor posted a link to a Police press release about Crime Hotspots with maps, showing areas of ASB. The article was followed by a comment from the same Labour Councillor "Now as a party how can we look at this"?

Cllr Marion Couchman then commented "It is the responsibility of the Healthier and Safer Scrutiny committee to examine this, if you can!!! This was then followed by a comment from another Labour member, I quote "Might score some points if the Tories refuse to look at anti-social behaviour".

Have a copy here if anyone wants a look. Yet Labour claim after these examples they do not use Scrutiny politically. Come on!

Also, if we are now raising matters that members are quoted as saying to local media and being asked to justify them, let me throw one out there myself.

On Thursday 29th October I noted a letter in the Tamworth Herald entitled "Is this really Democracy?" I also noted the author of said letter to be Cllr Marion Couchman, Deputy Leader of the Labour Group, TBC.

It was of course in regard to my E-mail to Conservative colleagues on the 9th June in regards work plans for Scrutiny, a topic I covered earlier this meeting. There were interesting statements in the letter – "The work program did not involve any scrutiny of Cabinet. AND. This was exposed at Council last month and an external investigation is now taking place".

Two points.

- 1) Was the forth coming Cabinet policy of ASB not on the work plan? Was this not then a scrutiny of a cabinet policy proposal and a scrutiny of the Portfolio Holder? Was Teenage pregnancy on both work plans, does Cllr Michelle Thurgood through her Portfolio now refuse to house Teenage mothers thus it in no way scrutinises the work of a cabinet member?
- 2) More importantly, as stated the letter from the Deputy Leader of the Labour group, who you would hope is fully aware of what is happening on this matter, stated that an external investigation was now taking place. To be clear No external investigation has ever happened, been started or been required. Therefore this statement is either misleading, showing a members lack of understanding or a lie. I actually have respect for Councillor Couchman therefore I choose to believe it was a mis-communication between her and her leader. However, I hope she is prepared to clarify this point publically.

Supplementary question:-

I think I've hit a nerve there Councillor Cook. As you are aware we could not be political when the Service Charge was Called In as it was a confidential item. You have publicly stated that you want Scrutiny to succeed then why appoint Members of Scrutiny Committee that are not prepared to undertake any work then cancel future meetings even though even though you have quoted excessive work load as a reason for Labour not being able to put any items forward.

Councillor D Cook gave the following reply:-

As for the promise I gave the Leader of the Labour Group I will no longer involve myself in Scrutiny and I will not answer the question

QUESTIONS FROM MEMBERS OF THE COUNCIL NO. 3**Under Procedure Rule No 11, Councillor Tom People will ask the Leader of the Council, Councillor D Cook, the following question:-**

"Will you agree to support the nomination of Councillor Ken Norchi as Deputy Mayor for the Municipal year 2016-17"?

Councillor D Cook gave the following reply:-

Thank you Madam Mayor, The timing of the question is bizarre. By support can I ask if this a request to second such a nomination, not to oppose or even vote for the nomination once made?

Constitutionally it would be wrong to make such a decision at this point in the municipal year.

The Mayor is elected each year at the annual meeting (Constitution page 113). Usually nominations are put forward then, at that meeting, seconded, voted on. Constitution page 127 - Voting- any matter will be decided by a simple majority of the members voting and present in the room at the time the question was put.

It is as if I am being asked to predetermine my vote before any nomination is put forward.

In short, it's December. Feel free to ask me in May please Tom.

Supplementary question:-

In previous years you have been approached to support nominations for Councillor K Norchi. We were told in May "sorry its too late we have made a decision". So if now is too early and May is too late then there is no good time because you will never allow an Opposition Councillor to be Mayor.

Councillor D Cook gave the following reply:-

The Labour group rock up to the Mayor making, sit down and then move a motion. This is the first the Conservative group have ever heard of it. There's never been an approach and there has never been a question. I could give you another example. When Councillor Pritchard moved the Freedom of the Borough motion for the Watchman of the Dog we tried for three months to get the Labour group to give us their position on it. Three months to figure out where they stood on it. They turned up at the meeting that night and moved different motions. Trying to communicate with the Labour group on future motions is next to impossible. I have long since given up.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO. 4

Under Procedure Rule No 11, Councillor Tom People will ask the Portfolio Holder for Communities and Public Health, Councillor S Doyle, the following question:-

“After a meeting between yourself and the Amington Councillors it was agreed a letter would be distributed by the Amington councillors regarding a resident's scheme for looking after the Amington recreation ground which I saw and approved. Can you tell me how the said letter came to be distributed in the name of only Councillor Evelyn Rowe and with Conservative insignia attached”?

Councillor S Doyle gave the following reply:-

The simple answer is that the letter came from a Conservative Councillor and that Councillor chose to use Conservative letterheads.

As it was not an official letter from Tamworth Borough Council, Councillor Eve Rowe felt it inappropriate to use Council headed paper.

Supplementary question:-

Do you not feel though that when that letter was sent to three Councillors who were asked to distribute it that they were asked to put their names on it and distribute it jointly. For one Councillor to do it on there own is contrary to what you asked me to do in the last full Council meeting. As I recall you said “that Amington Councillors” need to work together on this issue”.

Councillor S Doyle gave the following reply:-

For myself I made the recommendation that the Amington Councillors look to follow the example of that used at Wilnecote Cemetery for forming a group.

The manner in which the task was approached is/was down to the Councillors in that area.

For reference Eve was the only person to seek advice over the content of a potential letter and actually deliver one.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO. 5

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

“Following the remarks printed in the Tamworth Herald and attributed to him would the Leader of the Council take this opportunity to apologise for his unfounded slur on the Labour Group that “it just wants its own way” and confirm that his reference to the views of the “legal team” refers to advice from the Conservative Party?”

Councillor D Cook gave the following reply:-

I can confirm to the Leader of the opposition that to the very best of my knowledge I have never used the words “it just wants its own way” in my life and certainly never in the Tamworth Herald.

I can also confirm I have taken no legal advice from any source be it TBC or my own national party on any matter recently and the last time I believe I had legal advice in any form was in 2011 on a personal matter, certainly not a Council matter.

And to clarify, nor in any article I have ever used the term “the views of the Legal team”.

If the Leader of the opposition is chasing an apology from me, here it is.

Can I put on record, I am sorry..... BUT, he needs to research his questions a little better.

Supplementary question:-

I think it's a sad thing that the Leader of the Council decided to finish by being insulting and there is nothing wrong with the research. He may feel that it was reported inaccurately and if that's the case he should say so. If it reported him accurately then he needs to apologise to the answer he first gave but if reported inaccurately then he should say so rather than having a go at me. I'm only a simple chap and I only read it in the Herald. That's what they said you said. I am asking the Council Leader to reply to those questions. Was it inaccurate and if so why did he choose to respond in the way he did.

Councillor D Cook gave the following reply:-

If the Herald had misquoted me I would have taken it up with the Herald. The Herald have not misquoted me. Let me tell you what the words in the Herald actually said and I have a copy of it here.

I just want to see it succeed, rather than continually fail as the opposition just use it for political gain. I fail to see the words “It just wants its own way”.

Then, **Questioned about the controversial email Cllr Cook told the *Herald*: "I**

have since had conversations with the council's legal team and can confirm I am expected to have a role in driving, not interfering, the scrutiny process. The words views or advice appear nowhere in that sentence. The word conversation was.

Councillor People needs to do his research and ask the right question.

QUESTIONS FROM MEMBERS OF THE COUNCIL NO. 6

Under Procedure Rule No 11, Councillor Simon People will ask the Portfolio Holder for Economy and Education, Councillor S Claymore, the following question:-

“Following the sentiments expressed by the Leader and myself at the last Full Council and the “State of Tamworth” Debate would Cllr Claymore agree that my proposal for a Cabinet Sub-Committee on the CA represents the right way to achieve an on-going bi-partisan consensus in this critical area for the Council's future?”

Councillor S Claymore gave the following reply:-

Thank you for your question Councillor People. It is important to remember that to date, there is neither a Devolution Deal nor a Combined Authority in place as both remain subject to either legislative change and the approval of the secretary of State for Communities & Local Government and in the case of the Devolution Deal, the Chancellor.

Similarly, the consultancy Price Waterhouse Coopers have yet to complete their report and recommendations on the Governance arrangements for the Combined Authority and the administration of the Devolution Deal.

My point being that whilst I am supportive of the principle of working together on this fundamental issue, I would ask that until the Council is clear upon the scale and scope of Governance required to meet its obligations to the 'strategic' bodies (including both LEPs), that we defer any agreement on formulating our internal structures` until we are clear about what is actually required of us.

Supplementary question:-

In the meantime keep us fully apprised of all of the developments that have been undertaken for the Council so we know at what appropriate time it can be considered

Councillor S Claymore gave the following reply:-

Absolutely

The Leader of the Council and the Solicitor to the Council and Monitoring Officer requested to obtain comments, endorsement and approval of the amendments to the Constitution as attached at Appendix 1 to the Report

RESOLVED: That Council adopted and approved the changes to the Constitution as presented in Appendix 1; and

endorsed the changes to the reviewed Constitution and Scheme of Delegation

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

47 EQUALITY AND DIVERSITY SCHEME UPDATE

The Portfolio Holder for Operations and Assets provided an overview on the issues and work areas around equality that the Transformation and Corporate Performance team had a lead on and/or were involved in. The report aimed to provide Council with an update of the on-going work and to give assurance that systems or work streams are in place where required in order that Tamworth Borough Council embraces equality and diversity and remains compliant.

RESOLVED: That Council approved the Diversity and Equalities Scheme

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

That Council thanked the officers involved

(Moved by Councillor M Couchman and seconded by Councillor D Cook)

48 TREASURY MANAGEMENT STRATEGY STATEMENT AND ANNUAL INVESTMENT STRATEGY MID-YEAR REVIEW REPORT 2015/16

The Portfolio Holder for Operations and Assets presented to Members the Mid-year review of the Treasury Management Strategy Statement and Annual Investment Strategy.

RESOLVED: That Council

- 1 accepted the Treasury Management Strategy Statement and Annual Investment Strategy Mid-year Review Report 2015/16;
- 2 approved the changes to the credit methodology whereby viability, financial strength and support ratings

will not be considered as key criteria in the choice of creditworthy investment counterparties, and revise the minimum sovereign credit criterion to AA- for all sovereigns within our current Annual Investment Strategy; and

- 3 approved the inclusion of Property Funds within the Treasury Management Strategy Statement and Annual Investment Strategy as an additional form of Non-Specified Investment for potential future use.

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

49 LOCAL COUNCIL TAX REDUCTION SCHEME 2016 ONWARDS CONSULTATION RESULTS

The Portfolio Holder for Operations and Assets advised Members of the results and feedback from the recently undertaken consultation on and the financial implications of the 2014/15 scheme and reviewed the consultation feedback when considering potential changes to be applied in the 2016/17 Local Council Tax Reduction Scheme. Also Members were advised that the Local Council Tax Reduction Scheme for working age customers for 2016/17 should include continued alignment to Applicable Amounts with those of Housing Benefit. Members were requested to endorse the proposed change, supported by the consultation results, to exclude child maintenance as income.

RESOLVED:

That

- 1 Council considered the results of the public consultation on the current scheme, carried out 31 July to 25 September 2015, and endorsed otherwise the proposed recommended changes detailed below;
- 2 the base scheme (in place for 2014/15 and 2015/16) goes forward with the following exceptions/amendments;
 - (a) That the Local Council Tax Reduction Scheme for working age customers for 2016/17 will continue to be aligned to Applicable Amounts with those of Housing Benefit, and
 - (b) That the exclusion of child maintenance as Income becomes a policy change for the Local Council Tax Reduction scheme 2016/17 onwards

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

50 REVISED GAMBLING ACT 2005 STATEMENT OF PRINCIPLES 2016-2019

The Portfolio Holder for Communities and Public Health requested Council to consider the Revised Gambling Act 2005 Statement of Principles 2016 – 2019 and adopt it.

RESOLVED: That Council adopted the policy and in doing so demonstrated their commitment to meeting the three Gambling objectives. In turn, fulfilment of the policy will feed into supporting the aspirations for Tamworth as a place to live and do business. Additionally, Tamworth Borough Council will actively seek to protect those who may be vulnerable as a result of Gambling.

(Moved by Councillor S Doyle and seconded by Councillor M Clarke)

51 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED: That members of the press and public now be excluded from the meeting during consideration of the following item on the grounds that the business involves the likely disclosure of exempt information as defined in Paragraph 3, Part 1 of Schedule 12A to the Local Government Act 1972 (as amended)

(Moved by Councillor D Cook and seconded by Councillor M Gant)

52 SERVICE CHARGE POLICY UPDATE

The Portfolio Holder for Housing and Waste Management updated Council on the progress with the implementation of communal service charging, in particular details concerning tenant consultation and outcomes from the statutory consultation process in relation to the tenancy agreement and service charging and methodology for apportionment as detailed in the proposed service charge policy

RESOLVED: That Council approved the recommendations as contained in the report

(Moved by Councillor M Thurgood and seconded by Councillor D Cook)

The Mayor

TUESDAY, 23 FEBRUARY 2016

REPORT OF THE PORTFOLIO HOLDER FOR ECONOMY AND EDUCATION

TAMWORTH LOCAL PLAN

EXEMPT INFORMATION

None.

PURPOSE

Following the submission (February 2015), examination (June 2015) and main modification consultation (October 2015) of the Tamworth Local Plan 2006 – 2031 the appointed Planning Inspector has issued his final report to the Council.

This report to the Council seeks to gain approval from Council to adopt the Tamworth Local Plan 2006 – 2031 in-line with the Inspector's report and the listed Main Modifications to make the Plan sound and legally compliant. Once adopted the new Local Plan will replace the current Local Plan (2001 – 2011) and become the statutory development plan for Tamworth.

RECOMMENDATIONS

1. That the Tamworth Local Plan 2006 – 2031 and Policies Map are adopted through formal resolution of the Council in line with the Inspector's report and Main Modification recommendations to ensure the submitted Plan is sound and legally compliant and in accordance with the Planning and Compulsory Purchase Act 2004 (as amended), the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Localism Act.
2. That the Other Modifications identified during the examination process are made to the Local Plan and Policies Map.
3. That the Council endorse the Sustainability Appraisal Adoption Statement which has been prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.
4. That in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, The Local Plan, Adoption Statement and Sustainability Appraisal are made publicly available and interested parties notified.

EXECUTIVE SUMMARY

This report represents the final stage of 7 years' worth of work in the preparation of a comprehensive Local Plan for the Borough of Tamworth. Of note it has taken approximately 2 and a half years since the withdrawal of the previously submitted plan for this Plan to go through two consultations, an examination and a final modifications stage.

The Council is now in receipt of a final Inspector's Report which closes the examination process (appendix 1). The modified Plan (policies and proposals map) (appendices 4,5 and

6) can now be adopted and become the statutory development plan for Tamworth, which all planning applications will be determined against.

Every local authority is required to produce an up to date Local Plan that takes into account the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). This includes planning to meet the 'objectively assessed needs' of the area, for housing, employment and retail. This has now been completed for Tamworth. The Tamworth Local Plan 2006 – 2031 sets out the requirements for the scale of different development types, allocates land for where these should be located and provides specific policies to ensure that new development is or can be made sustainable. As well as creating the right conditions for new development to take place, the Plan also contains policies to protect the Borough's extensive natural and built environment.

In October 2014 the Council resolved to approve the pre-submission Local Plan and following consultation submit it for examination. An examination in public was held over the summer of 2015. Following the close of the hearing sessions and further correspondence between the Inspector, Council and participants, the Inspector issued a schedule of 34 Main Modifications which were subject to public consultation in September and October 2015.

After considering the representations the Inspector has now issued his final report. The Inspector has concluded that the Tamworth Local Plan provides an appropriate basis for the planning of the Borough, providing a number of main modifications are made to the plan. The Inspector now considers the plan to be legally compliant, i.e.:

- it is in accordance with the Council's Local Development Scheme (LDS) and Statement of Community Involvement (SCI);
- it has been subject to a Sustainability Appraisal;
- it has regard to national policy;
- and has regard to the sustainable community strategy for Tamworth.

And it can be considered that the Plan is sound i.e.:

- it is justified – in relation to the evidence base and reasonable alternatives;
- it is effective – it is deliverable, flexible and capable of being monitored;
- positively prepared, and
- consistent with national policy and guidance.

Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended) gives power to a local authority to adopt a Local Plan following an independent examination. The 2012 Local Planning Regulations requires the local authority to fulfil a number of obligations as soon as reasonably practicable after the adoption of the Local Plan. To fulfil these the Council will:

1. make available for inspection, the adopted document, the adoption statement (appendix 7) and the final SA report (see Appendix 3 for the Sustainability Appraisal adoption statement) at the Council offices and local libraries;
2. publish the adopted document, the adoption statement and the final SA report on the Council's website;
3. advertise (in the Tamworth Herald) the availability of the adoption statement and the adopted Local Plan;
4. send the adoption statement to all persons on the Local Plan consultation database, and,
5. send the adopted Local Plan and adoption statement to the Secretary of State.

A final published version of the Plan will be prepared by the Council's Graphics Team which will be word for word identical to this adopted Plan.

OPTIONS CONSIDERED

The only other available option is to reject the Inspector's report and recommendations and not proceed with adopting the Local Plan, therefore starting the whole Local Plan process again.

RESOURCE IMPLICATIONS

There are no further resources implications to adopting the Plan. The cost of the plan preparation and examination are covered by existing budgets.

LEGAL/RISK IMPLICATIONS BACKGROUND

There is significant risk of not adopting the Local Plan. Large sections of the current Local Plan are considered to be out of date and carry little weight in decision making. Planning in England is policy led and national planning policy places Local Plans at the heart of the planning system, so it is essential that they are in place and kept up to date. Without a local plan and local policies the Council will have less control over future development and it will be difficult to resist inappropriate development.

The Government is placing greater emphasis on getting Local Plans in place and has committed for all areas to have a Local Plan in place by 2017. They are currently consulting on changes to New Homes Bonus which would see the Government withhold or stop payments to Authorities without an adopted up-to-date Local Plan. If Tamworth did not have an up-to-date Local Plan in place there is a risk of not only inappropriate development taking place but loss of income from the New Homes Bonus.

The Housing and Planning Bill, which received its second reading in January, contains provision for the Secretary of State to intervene and take over Local Plan preparation and examination where the Secretary of State "thinks that a local planning authority are failing or omitting to do anything it is necessary for them to do in connection with the preparation, revision or adoption of a development plan document". These changes are designed to enable the government to meet its commitment for all areas to have produced a local plan by early 2017. There is therefore a risk that if Tamworth do not have an up to date Local Plan in place the Secretary of State could take over the production of a Local Plan for Tamworth.

Once adopted by Council there is a 6 week period for persons to lodge a legal challenge. At this stage officers do not consider this is a likely scenario, however this cannot be entirely ruled out. Throughout the whole Local Plan process officers have sought Counsel opinion when appropriate and necessary to ensure the legal risk to this process is minimised.

SUSTAINABILITY IMPLICATIONS

The Local Plan and modifications have been subject to a full Sustainability Appraisal and is considered to be a sustainable plan for future development in Tamworth. Sustainability Appraisal is subject to its own regulations and the appraisal for Tamworth has been considered by the appointed Planning Inspector, who has found the process legally compliant.

BACKGROUND INFORMATION

Following the pre-submission consultation of the Local Plan in October to December 2014, the Plan was submitted to the Secretary of State for examination in February 2015. Mr Mike Fox BA (Hons) Dip TP MRTPI was appointed as the Local Plan Inspector.

A Pre-Hearing Meeting was held on the 27th March followed by hearing sessions from the 16th to the 25th June 2015. On the 22nd June the Council formally requested under Section 20 (7C) of the Act for the Inspector to recommend any main modifications to the Local Plan that would make it sound.

Following the close of the hearing sessions and further correspondence between the Inspector, Council and participants, the Inspector issued a schedule of 34 Main Modifications. The Council then prepared a further SA to support the Main Modifications where necessary.

The Council carried out a public consultation on the proposed Main Modifications to the Local Plan, for 6 weeks from Thursday the 10th September to Friday the 23rd October 2015. Letters and e-mails were sent out to approximately 900 persons on the Local Plan consultation database and a public notice was placed in the Tamworth Herald. The Main Modifications schedule and further SA were made available on the Council's website and placed at the Council's office and libraries in the Borough. A total of 42 representations were made to the Main Modification consultation with regards to soundness or legal compliance issues. These representations were made by a total of 17 persons or organisations. A summary of and the individual representations were passed onto the Inspector, who made a number of slight alterations to the Main Modifications when taking into consideration those representations received.

The final schedule of Main Modifications are set out in the Inspector's report and attached to this report. In brief, the Main Modifications cover the followings areas and policies of the Plan:

- Ensure that archaeological assets in Tamworth are fully assessed and appropriate mitigation and or recording takes place;
- Ensure that the views to and from Amington Hall Estate Conservation area arising from the Anker Valley SUE are protected;
- Ensure that development on agricultural land preserves where possible any high quality land;
- That the emphasis on finding sites to meet the needs of the Gypsy and Traveller community should be to first find appropriate sites in Tamworth, then look to neighbouring authorities. The need for 1 Gypsy pitch over the plan period has not changed;
- New criteria were added to Policy HG5 to ensure that the needs of persons requiring non-standard residential could be met, by requiring new development on large sites to consider this specific need;
- The Objectively Assessed Need for Housing arising from Tamworth of 6,250 dwellings from 2006 to 2031 did not change. The housing requirement for a proportion of those to be built in Tamworth did increase slightly, from 170 per year to 177 per year, or 4,425 between 2006 and 2031. This increase was considered necessary by the Inspector as the Anker Valley SUE could deliver slightly more dwellings than first envisioned (an additional 35) and that the Inspector considered that there was a reasonable prospect for potential sites in Flood Zone 3a to come forward, following recent permissions granted by the Council;
- For context, as of 1 April 2015, since 2006 a total of 1,494 dwellings have been constructed with a further 58 under construction and 407 with planning permissions, this gives a total of 1,959 dwellings with permission or built in Tamworth since 2006. This means that planning permission for at least another 2,465 dwellings will need to be granted in the Borough to ensure the housing target of 4,425 dwellings is met. The Local Plan sets out a future supply with sufficient flexibility of approximately 3,000 new dwellings by 2031;
- Modification to reflect the overall employment need of 32 hectares as a minimum;
- Commitment by Tamworth Borough Council to consider undertaking a review of the Plan by the end of 2017/18 (31st March 2018) if the un-met need of 825 dwellings arising from Tamworth has not been allocated in a Plan or brought forward through planning permissions by or within North Warwickshire or Lichfield District Council's local planning areas. Any such review of the Plan would consider another review of the Green Belt;
- Policy EC2 which emphasises that town centre uses should be brought forward was amended slightly to reinforce and strengthen the importance of the Gungate redevelopment and that if progress has not been made on the redevelopment scheme by 2020/21 then the Council will review its retail needs and consider other sites for retail development; in-line with the Plan's town centre first strategy. This change brings a commitment already outlined in the Plan in supportive text, into a

policy, and

- Finally 3 maps are to be inserted into the Plan which set out indicative, high-level master plans, for the different types of development in the 3 SUEs at: Anker Valley, Dunstall Lane and the Golf Course.

In addition to the proposed Main Modifications, a schedule of 'other modifications' (appendix 2) was prepared, these modifications do not cover soundness or legal compliance issues. The Council did not seek any representations on these modifications; they were published for information only.

After considering the representations the Inspector has now issued his final report. The Inspector has concluded that the Tamworth Local Plan provides an appropriate basis for the planning of the Borough, providing a number of main modifications are made to the plan. The Inspector now considers the plan to be legally compliant, i.e.:

- it is in accordance with the Council's Local Development Scheme (LDS) and Statement of Community Involvement (SCI),
- it has been subject to a Sustainability Appraisal,
- it has regard to national policy
- and has regard to the sustainable community strategy for Tamworth;

And it can be considered that the Plan is sound;

- it is justified – in relation to the evidence base and reasonable alternatives
- it is effective – it is deliverable, flexible and capable of being monitored
- positively prepared and
- consistent with national policy and guidance

Next Steps

Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended) gives power to a local authority to adopt a Local Plan following an independent examination. The 2012 Local Planning regulations requires the local authority to fulfil a number of obligations as soon as reasonably practicable after the adoption of the a Local Plan. These will be fulfilled as described in the executive summary above..A final published version of the Plan will be prepared by the Council's Graphics Team which will be word for word identical to this adopted Plan.

Strategic Planning and the Duty to Co-operate

North Warwickshire and Lichfield

The Plan is clear that Tamworth cannot meet its own housing or employment needs over the Plan period of 6,250 dwellings or 32 hectares of employment land. The reduced targets for delivery within Tamworth, which take into consideration the constraints of Tamworth, set by the Council have been found sound and legally compliant with only minimal alterations by the Inspector.

The policies and supportive text of the Plan present the evidence and context for Lichfield District Council and North Warwickshire Borough Council to continue working positively with Tamworth Borough Council to address the remaining unmet needs of 825 dwellings and minimum of 14 hectares of employment land.

With a comprehensive Local Plan the Council now has resounding evidence and justification to put towards both neighbouring authorities to ensure that these needs are met. The Tamworth Local Plan should be taken into consideration by those authorities in the preparation of their forthcoming Site Allocations documents or Local Plan reviews.

Council officers of the 3 authorities will continue to meet and discuss a way forward to resolve this issue. The involvement of Members will be required again when formal agreements can be reached.

Greater Birmingham and Solihull LEP

The GBSLEP Growth Deal includes a requirement to progress a Spatial Plan for Growth. This will give spatial expression to the Strategic Economic Plan and assist local authorities in fulfilling the statutory Duty to Cooperate requirement which replaced formal strategic planning arrangements at the regional level. Work is progressing on undertaking sustainability appraisal and producing an evidence base, mainly regarding housing and employment requirements. In terms of housing a Strategic Housing Needs Study has been undertaken and concludes that although there is considerable overlap, the GBSLEP area is not synonymous with a Greater Birmingham HMA. Evidence shows that this regional HMA comprises the GBSLEP local authorities (excluding Wyre Forest and East Staffordshire), the four Black Country Authorities, South Staffordshire, North Warwickshire and Stratford upon Avon (part). The authorities are now working together to identify options to address the strategic distribution of the housing needs of the HMA. Once the Tamworth plan is adopted it will provide more robust evidence of need and the unmet need (825) which will feed into wider consideration of meeting housing need across the HMA and assist Lichfield and North Warwickshire with planning for meeting that unmet need. Similarly, the position on employment land will be clearer, i.e. that Tamworth is unable to meet a need of a minimum of 14ha of employment land which will assist the preparation of the GBSLEP Spatial Plan as well as Lichfield and North Warwickshire's forthcoming Plans.

Community Infrastructure Levy

As Members will be aware the final consultation for the CIL has taken place and officers are currently progressing towards submitting the CIL for examination. One of the requirements for CIL is to have an up-to-date Local Plan, with the adoption of this Plan, it will allow the CIL to be submitted and examined. At this stage, it is expected the CIL will be submitted for examination in Spring 2016 and be examined and adopted by autumn 2016.

REPORT AUTHOR

Matthew Bowers, Head of Planning and Regeneration, x276

LIST OF BACKGROUND PAPERS

Report to Council, 8th October 2014, "Tamworth Borough Council pre-submission Local Plan 2006 – 2031"

APPENDICES

- Appendix 1 - Inspector's Report and Inspector's Report Appendix – Main Modifications
- Appendix 2 - Other Modifications Schedule
- Appendix 3 - Sustainability Appraisal Adoption Statement
- Appendix 4 - Tamworth Local Plan 2006 – 2031
- Appendix 5 – Tamworth Local Plan 2006 - 2031 Policies Map
- Appendix 6 – Tamworth Local Plan 2006 - 2031 Policies Map Town Centre Inset
- Appendix 7 - Local Plan Adoption Statement

Report to Tamworth Borough Council

by **Mike FOX** BA (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 3 February 2016

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION OF THE TAMWORTH

LOCAL PLAN 2006-2031

Document submitted for Examination on 5 February 2015

Examination Hearings held between 16 and 25 June 2015

File Ref: PINS/Z3445/429/6

Abbreviations Used in this Report

A1	Use Class A1 – Shops
AA	Appropriate Assessment
AH	Affordable Housing
AONB	Area of Outstanding Natural Beauty
B1	Use Class B1 - Business
B1 (a)	Offices, other than a use within Class A2 (Financial Services)
B1 (b)	Research and development of products or processes
B1 (c)	Light industry
B2	Use Class B2 – General Industrial
B8	Use Class B8 – Storage & Distribution
BDL	Broad Development Location
BMV	Best and Most Versatile Agricultural Land
DCLG	Department for Communities and Local Government
dpa	dwellings per annum
DPD	Development Plan Document
dph	dwellings per hectare
FRA	Flood Risk Assessment
GBR	Green Belt Review
GTANA	Gypsy and Traveller Accommodation Needs Assessment
HMA	Housing Market Area
HRA	Habitats Regulation Assessment
IDP	Infrastructure Delivery Plan
IR	Inspector's Report
JVH	JVH Town Planning Consultants Ltd (consultants for several landowners)
LDC	Lichfield District Council
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LP	Local Plan
MM	Main Modification
MOU	Memorandum of Understanding
NE	Natural England
NLP	Nathaniel Lichfield & Partners (consultants for the Council)
NWBC	North Warwickshire Borough Council
OAN	Objectively assessed housing need
ONS	Office of National Surveys (Formerly OPCS)
PDL	previously developed land
PPG	Planning Practice Guidance
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Nature Conservation
SCC	Staffordshire County Council
SCG	Statement of Common Ground
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
sq m	square metre
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SNHP	Sub National Housing Projections
SNPP	Sub National Population Projections
SuDS	Sustainable Urban Drainage Schemes
SUE	Sustainable Urban Extension
TBC	Tamworth Borough Council
WYG	White Young Green (consultants for Henry Boot Developments)

Non-Technical Summary

This report concludes that the Tamworth Local Plan provides an appropriate basis for the planning of the Borough, providing a number of main modifications are made to the plan. Tamworth Borough Council has specifically requested me to recommend any main modifications necessary to enable the plan to be adopted.

All of the main modifications were proposed by the Council but where necessary I have amended detailed wording and I have recommended their inclusion after considering the representations from other parties.

The main modifications can be summarised as follows:

- Insert a commitment to review the Plan, should the full objectively assessed housing need (OAN) requirement to be met outside the Borough not have been positively identified by the end of 2017/18;
- Update the OAN for Tamworth in the light of the latest household projections and other relevant indicators;
- Insert a commitment to and set out the parameters of the Gungate retail redevelopment scheme;
- Clarify the marketing requirements for the development of non B1 (b and c), B2 and B8 uses on strategic employment land;
- Increase the housing provision to be provided within the Borough from 4,250 to 4,425, with a corresponding reduction of that part to be provided within neighbouring authorities from 2,000 to 1,825 dwellings; and modify the housing trajectory to take account of the increased housing provision within the Borough;
- Amend the policy for sustainable urban extensions (SUEs) to incorporate elements of significant historic landscape;
- Insert Inset Diagrams for the three SUEs of Anker Valley, Golf Course and Dunstall Lane, to accord with the appropriate level of detail required in the Local Plan Regulations; amend the Anker Valley SUE to ensure the protection of important long distance views; amend the Golf Course SUE to include an additional roundabout junction at Glascote Road/ Marlborough Way; and amend the Dunstall Lane SUE to ensure the provision of improved pedestrian and cycle links to the north-east of the SUE;
- Amend specialist housing policy to refer to extra care housing criteria, in line with the Government's Planning Practice Guidance (PPG);
- Amend gypsy and traveller (G&T) accommodation policy to emphasise equal treatment and access to healthcare;
- Include support for development that preserves best and most versatile (BMV) agricultural land;
- Insert requirement for appropriate archaeological recording;
- Insert requirements of the Water Framework Directive; and the need for maintenance of existing flood defences and flood alleviation; and
- Make reference to the Council's commitment to consider a review of the Green Belt boundaries should the full OAN requirement to be met outside the Borough not have been positively identified by the end of 2017/18.

Introduction

1. This report contains my assessment of the Tamworth Local Plan (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the Duty to Co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework, or *the Framework*¹ (paragraph 182) makes it clear that to be sound, a Local Plan should be positively prepared; justified; effective; and consistent with national policy.
2. The starting point for the Examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my Examination is the submitted draft plan (February 2015) which is the same as the document published for consultation in October-December 2014.
3. My report deals with the main modifications that are needed to make the Plan sound and legally compliant and they are identified in bold in the report **[MM]**. In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.
4. The main modifications (MMs) that are necessary for soundness all relate to matters that were discussed at the Examination Hearings. Following these discussions, the Council prepared a schedule of proposed MMs, which was subject to public consultation for six weeks from 10 September to 30 October 2015. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications. None of these amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken.

Assessment of Duty to Co-operate (DTC)

5. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
6. The Council's DTC Statement² and its submitted Written Statement for the Examination³ set out how the Council addressed the requirements of the DTC in the preparation of the Plan. In particular, the Council points to the collaborative work it has undertaken with its two neighbouring authorities, Lichfield District Council (LDC) and North Warwickshire Borough Council (NWBC), in order to address strategic issues, including Tamworth's unmet housing need, and need for employment land; and highways issues regarding

¹ DCLG: National Planning Policy Framework (*the Framework*); March 2012.

² Tamworth Borough Council (TBC) Duty to Co-operate Statement; October 2014 [Examination Document A14].

³ TBC – Statement HS.05 - Local Plan Written Statements for Examination: Response to Theme 2 – Duty to Co-operate.

the Anker Valley Sustainable Urban extension (SUE) and LDC's Broad Development Location (BDL) to the north of Tamworth. Both these neighbouring authorities and Staffordshire County Council (SCC) confirmed at the Hearings that the DTC had been met in the preparation of the Plan. The Council has engaged with the spatial strategy work of the Greater Birmingham and Solihull Local Economic Partnership (LEP) and has also engaged with the Stoke and Staffordshire LEP.

7. The Council points to a long era of constructive and collaborative working with other authorities within the Greater Birmingham area, extending back to the preparation of the now revoked West Midlands Regional Spatial Strategy (RSS). The authorities and organisations that the Council has engaged with and the nature of the co-operation and strategic working has resulted in the following key outcomes:
 - (i) Consistent methodology and evidence base for assessing housing need.
 - (ii) Commitment in the adopted Lichfield District Local Plan to deliver 500 dwellings to meet Tamworth's need.
 - (iii) Commitment in the adopted North Warwickshire Local Plan: Core Strategy to deliver 500 dwellings to meet Tamworth's need.
 - (iv) Agreement through a Memorandum of Understanding (MOU) (October 2014)⁴ for LDC and NWBC to deliver a proportion of the remaining minimum 1,000 homes required to meet Tamworth's objectively assessed housing need (OAN).
 - (v) Commitment in both LDC's and NWBC's Local Plans to a review or to progress Site Allocation Development Plan Documents (DPDs) which will make provision for a proportion of Tamworth's remaining unmet housing need.
 - (vi) Agreement through a MOU (October 2014) for LDC and NWBC to seek solutions to deliver Tamworth's unmet need of 14ha of employment land.
 - (vii) Informing the Infrastructure Development Plan (IDP) and policy IM1 of the Plan regarding infrastructure and developer contributions.
8. Some representors consider that the outcomes from the Council's collaboration with neighbouring authorities are vague and inconclusive in relation to housing and employment land. One representor expresses danger of a thousand dwelling shortfall in Tamworth, and argues for greater clarity. Both neighbouring authorities, however, stated their firm intention at the Hearings to allocate specific housing and employment sites to meet a significant proportion of Tamworth's unmet need, and to work together constructively to bridge the gaps completely, in line with the list of key outcomes set out above.

⁴ MOU between Tamworth BC, Lichfield DC and North Warwickshire BC; October 2014 [Appendix E of Examination Document A14].

9. Whilst these outcomes do not guarantee delivery of all Tamworth's unmet housing and employment land requirements, they provide a strong measure of certainty, given the obvious lack of control the Council has in securing the implementation of specific development sites outside its administrative boundary. NWBC pointed to specific developments to contribute towards Tamworth's unmet need, which are either completed or which have planning permission, as well as pointing to the preparation of a Site Allocations Plan, with public consultation programmed to be completed by the end of 2015. Both LDC and NWBC have made provision for early reviews of their development plans should there be a shortfall in the rate of housing and employment land development to meet the full extent of Tamworth's needs.
10. Further proof of this collaboration is found in the series of MOUs in recent years between the Council, LDC and NWBC, responding to the changing situation.
11. Although I note the concerns expressed in written submissions and at the Hearings, it is important to make it clear that DTC does not equate to a 'Duty to Agree'. Overall I am satisfied from the evidence, both in relation to the nature of the collaboration and from the outcomes, that the Council has engaged constructively, actively and on an on-going basis and that the duty has therefore been met.

Assessment of Soundness

Preamble

12. Tamworth is a free standing town with good national road and rail links. Its population of 76,400 in 2010 is forecast to rise by 12% to 85,700 by the end of the plan period⁵, but this is less than in earlier decades when the Borough was a designated Birmingham overspill town. Tamworth is part of the Southern Staffordshire Housing Market Area, along with the Districts of Lichfield and Cannock Chase. It also shares close housing market links with the Borough of North Warwickshire and economic links with the City of Birmingham. It is contained by a tight administrative boundary, and its development potential is further constrained by Green Belt, flood plains and areas of significant biodiversity.

Main Issues

13. Taking account of all the representations, written evidence and the discussions that took place at the Examination Hearings, I have identified eight main issues upon which the soundness of the Plan depends.

Issue 1 – Does the Plan provide the most appropriate spatial strategy for the development of Tamworth over the plan period?

The spatial context

14. Local Plans should be consistent with the principles and policies in *the Framework* (paragraph 151) and its supporting document, the Planning

⁵ Staffordshire County Council: Health and wellbeing profile for Tamworth Borough Council; May 2012.

Practice Guidance (PPG). This includes the presumption in favour of sustainable development, which is set out in policy SS2 of the Plan. The PPG sets clear expectations for Local Plans to set a vision and framework for the future development of the area⁶. The Plan articulates a clear spatial vision for Tamworth to the year 2031. The Plan's vision also includes the need to make the most efficient and sustainable use of the Borough's limited supply of land. It focuses most new development within the town along with several sustainable urban extensions and limited contributions from outside the Borough.

Sustainability Appraisal

15. The Plan was prepared with input from the Sustainability Appraisal (SA). The SA⁷ stopped short of assessing the impact of an option maximising new housing, including sites outside the Borough. The Council commissioned further work to rectify this⁸, and summarised the SA Addendum consultation response⁹.
16. I requested further clarity to show how the SA options were fed into or discounted from the preferred strategy of the Plan¹⁰. This further work, which was subject to public consultation, explains at an appropriate level of detail why six of the spatial options were rejected, as well as justifying the selection of option 7 (based on development focused on the urban area, Anker Valley, Golf Course, Dunstall Lane and Coton Lane) as the preferred option for the Plan¹¹. I consider that these options are realistic, and that the consideration of them, including all the likely significant effects, is in line with the requirements of the 2004 Regulations¹² and paragraph 165 of *the Framework*.
17. The preferred spatial strategy is supported by the SA, which shows most impacts to be positive. The uncertainties relate to energy efficiency, waste, water use, and increased journeys to the town centre, although the latter is outweighed by increased sustainable transport. The only area which is considered to have potential significant adverse effects from the Plan is the River Mease Special Area of Conservation (SAC), but this scenario was considered to be unlikely, and both Natural England (NE) and the Severn Trent Water Authority supported the SA's conclusions.
18. The most recent SA document provides clarity in defining key options, their impacts and the reasons for the selection of the strategy in the Plan. Concerns are expressed that it lacks scrutiny in relation to the Green Belt, which is considered in more depth under Issue 3 below. Annex G of the SA¹³, analyses a wide range of sites, as does the Site Selection Paper and Green Belt Review documents. These documents demonstrate that the consideration

⁶ PPG Reference ID: 12-001-20140306 – *What is the role of a Local Plan?*

⁷ URSUS Consulting Ltd: Sustainability Appraisal (SA) of the Submission Tamworth Local Plan-Final Report; January 2015 [Examination Document A4].

⁸ URSUS Consulting Ltd: SA of the Submission Tamworth Local Plan – Addendum; April 2015 [Examination Document EX11].

⁹ TBC: SA Addendum Consultation Summary; June 2015 [Examination Document EX12].

¹⁰ Inspector Request for Further Statement – Sustainability Appraisal (SA); 17 June 2015 [Examination Document HD03].

¹¹ SA Further Statement; 7 July 2015 [Examination Document HDR06].

¹² The Environmental Assessment of Plans and Programmes Regulations 2004; 28 June 2004.

¹³ SA Examination Document A4.

of sites, including Green Belt sites, in the SA is at an appropriate level.

19. I am not persuaded that there has been a failure to assess properly the strategic options at the appropriate level for the Plan. The detailed treatment of the options in the SA Further Statement is helpful in understanding why the Council selected its preferred option in the Plan; it is unreasonable to expect a more detailed treatment of development options outside the Borough boundary. I therefore do not consider that the SA is flawed.
20. The SA is a process to assess the impact of the Plan on the sustainability of the area and to assess whether the most sustainable realistic option for the Plan has been selected. Based on the evidence submitted and discussion at the Examination, I conclude that the SA has satisfactorily achieved these objectives.

Habitats Regulation Assessment

21. A Habitats Regulation Assessment (HRA) was carried out at each stage of Plan preparation, including an assessment at the pre-submission stage¹⁴, and an updated HRA accompanied the submitted Plan¹⁵. The Council states that after considering the findings of the HRA, no changes were required to the Plan, and that the submitted Plan is supported by the HRA¹⁶. The evidence before me does not challenge the Council's statement and I conclude that the Plan would not lead to any likely significantly harmful effects on sites of national and European importance, provided that the identified mitigation measures are implemented.

Issue 1 - Conclusion

22. Taking account of all these matters, I conclude that the spatial strategy of the Plan is sound and is the most appropriate for Tamworth when assessed against realistic alternatives. It is positively prepared, justified and accords with national planning policy.

Issue 2 – Is the Plan's approach towards the Borough's housing provision, in terms of its objectively assessed requirement, its distribution – including its Sustainable Urban Extensions and contributions from outside the Borough – and delivery, sound? Are the needs for particular types of housing, including affordable housing, addressed satisfactorily?

Overall approach

23. The Plan's housing strategy accords with Government policy, including the national Growth Agenda, and can be summarised in the following steps:
- (i) Identifying the most up-to-date objective assessment of its overall household need (OAN), including the need to encourage the local economy, secure an appropriate homes/jobs balance and have regard to market signals;

¹⁴ TBC: Pre-Submission Local Plan Habitats Regulation Assessment; October 2014 [Examination Document G1].

¹⁵ TBC: Submission Local Plan Habitats Regulation Assessment; February 2015 [Examination Document G21].

¹⁶ TBC: Written Submission in Response to Matter 3 SA and HRA, paragraph 3.14; June 2015 [Examination Document HS.05].

- (ii) Meeting as much of its OAN within the Borough as possible, having taken into account its planning constraints, whilst collaborating with neighbouring authorities under the DTC to sustainably locate the remaining, unmet housing need within these authorities;
- (iii) Seeking to address local needs for affordable housing (AH), gypsy and traveller (G&T) accommodation and other specialised housing; and
- (iv) Providing firm policy direction on other housing matters such as densities, design and safeguarding living conditions.

The Housing Market Area

24. Paragraph 47 [1] of *the Framework* refers to the need to objectively assess housing need within the 'housing market area' (HMA). In Tamworth's case, the definition of the most appropriate HMA is not straightforward. The housing needs studies undertaken for the Council identify strong relationships between the three southern Staffordshire authorities of Tamworth, Cannock Chase and Lichfield in migration and travel to work, with a migration self-containment of just under 70%¹⁷ and commuting self-containment of 82%. Cross-boundary dynamics are strong between Tamworth and North Warwickshire, with strong economic links between Tamworth and Birmingham.
25. Cannock Chase and Birmingham are unable to meet all their housing needs within their administrative boundaries, and Tamworth is in the same position, which has been accepted by both its neighbouring authorities in their adopted local plans. This situation is also acknowledged in the joint West Midlands Strategic Housing Needs Study¹⁸, which states: "*Tamworth's (housing) sites are generally constrained by flooding, transport and access, infrastructure, environmental designations and sewerage*". Both Tamworth's next door authorities, LDC and NWBC, accept they have the capacity to assist Tamworth in meeting its unmet housing needs, and this is endorsed in the recent Inspectors' Reports (IRs) into the local plans for both Lichfield¹⁹ and North Warwickshire²⁰. From the evidence before me and from reading these IRs, I also consider that the appropriate area for considering Tamworth's unmet housing needs includes the areas administered by LDC and NWBC.
26. The view was expressed that there should be no other 'forum' for the Plan other than the administrative boundary of Tamworth. *The Framework* (paragraphs 178-181), however, provides for planning issues to be tackled across boundaries through the DTC. It is therefore not necessary for Tamworth to confine itself to its own boundary to meet its objectively assessed development needs, where it can be demonstrated that this is not sustainable or would have significant adverse impacts in relation to *the Framework's* constraint policies (paragraph 14).

¹⁷ 2001 Census – Cannock Chase, Lichfield and Tamworth – Migratory Self –Containment.

¹⁸ Greater Birmingham and Solihull LEP and Black Country Local Authorities: Joint Strategic Housing Needs Study Stage 2 Report; November 2014 [Examination Document I6].

¹⁹ Report to Lichfield District Council – Examination into the Lichfield District Local Plan: Strategy; see paragraphs 10-13; 16 January 2015 [Examination Document EX10].

²⁰ Report to North Warwickshire Borough Council – Examination into the North Warwickshire Local Plan: Core Strategy; see paragraphs 16-21; September 2014 [Examination Document HD02].

The overall need for new housing

27. The PPG states that establishing future housing need is not an exact science²¹, and cautions against committing significant resources on primary research. However, this is not a licence to dispense with looking at the need for new housing objectively. The Council's consultants objectively assessed the most up-to-date housing need for Tamworth. At the time of the submission of the Plan this was based on the Government's Department for Communities and Local Government (DCLG) 2011-based household projections and came in the form of two reports.
28. The first report²² assessed Tamworth's housing needs in the context of the three southern Staffordshire authorities of Cannock Chase, Lichfield and Tamworth, based on the Government's Office for National Statistics (ONS) 2008-based Sub-National Population Projections (SNPP), whilst the headship rates (which convert population into households) were derived from DCLG's 2008-based Sub-National Household Projections (SNHP). Various housing forecasts were then generated, based on a range of demographic, social and economic factors. These resulted in a range from a 'low' of 200 dwellings per annum (dpa) to a 'high' of 507 dpa over the statistical study period 2011-2031. There was a clustering of scenarios around 200-300 dpa, and the range of 240-265 dpa was considered to encompass the most likely range of demographic scenarios for Tamworth.
29. The second report²³, based on the 2012 based SNPP, which were published in May 2014, also took into account updated scenarios for household formation, based on assumptions on unemployment, commuting patterns and vacancies. The OAN was also 'uplifted' to allow for adverse/worsening market signals and economic factors, by around 5%, in accordance with the guidance in the PPG²⁴.
30. Although the most robust baseline²⁵ declined to 236 dpa, the need to take account of impact on economic growth and the growing affordability gap led to the same range, 240-265 dpa, being included in the Plan. The figure of 240 dpa was seen as the minimum necessary to ensure that the economy did not decline through lack of suitable housing for the working age population. The submitted Plan is based on the OAN figure of 250 dpa, which includes the application of the above mentioned uplift. This equates to 6,250 dwellings over the plan period²⁶.

²¹ PPG Reference ID: 2a-014-20140306 *What methodological approach should be used?*

²² Nathaniel Lichfield & Partners (NLP): Southern Staffordshire Districts Housing Needs Study and SHMA Update; May 2012 [Examination Document B4].

²³ NLP: South-East Staffordshire Housing Needs Study - Tamworth Housing Needs Assessment; October 2014 [Examination Document B10].

²⁴ PPG Reference ID: 2a-016-20140306 *What is the starting point to establish the need for housing?*

²⁵ This is the indexed baseline scenario which accelerated household formation post 2021 in response to improving market conditions; see TBC Written Response to Inspector's Questions on Matter 4.2: Housing needs for Tamworth over the plan period (to 2031), and in particular paragraph 4.2.14 [Examination Document HS.05].

²⁶ This figure relates to the period 2006-2031. However, the statistical base date for the assessment of the OAN is 2011. The submitted Plan's housing requirement 2006-2011 has been calculated on the basis of the OAN of 250 dpa. While this is an unusual approach, it has not been subject to any substantive objections and given all the circumstances, I have accepted it as the basis for the housing provision made by the Plan.

31. After the submission of the Plan for Examination, the latest, 2012-based household projections were released in February 2015. These show a lower rate of population growth for Tamworth, and the third consultant's report²⁷ which looks at these latest projections, concludes that the OAN for Tamworth falls within the range of 230 – 250 dpa. The Plan retains 250 dpa as its OAN, even though it now sits at the top of the range. This is in the interests of supporting economic growth and to address the potentially worsening housing market signals, whilst meeting the full demographically-assessed need for housing in the Borough. The OAN makes provision for a significant increase over the recent average (2006-2014) of 161 dwellings completed each year²⁸ and therefore accords with the aim in *the Framework* (paragraph 47) to boost significantly the supply of housing.
32. Tamworth's OAN is challenged by some local residents, on the grounds that the latest mid-year estimates appear to show Tamworth's population has 'flat lined'. It is argued that the Plan should be providing for a significantly lower number of new homes in the Borough. However, the PPG stresses the importance of household projections, as opposed to mid-year population estimates, as the starting point for determining OAN²⁹.
33. There are sound reasons for this approach. Firstly, population change, although important, is only part of the bigger demographic picture that the Plan has to address. Household projections take into account headship rates, and hence provide a starting point for determining OAN. Secondly, OAN takes into account the housing need of the existing population and makes allowances for market signals, including affordable housing (AH) needs and economic indicators, so as to link the demographics to the local economy. Thirdly, the latest mid-year population estimate could be an isolated figure, out of line with the general population trend, whereas the OAN looks at underlying trends over a period of time; I consider that this approach is more reliable in setting out the housing needs over the length of the plan period.
34. I have considered representations to include further uplift to the OAN, in particular to ensure greater affordable housing (AH) provision, but I am satisfied from the consideration of this matter at the Hearings that the modification is based on a detailed and objective assessment which is both justified and deliverable. The uplift of 10% exceeds the allowance to adjust to market signals and is primarily aimed at maximising opportunities to increase the overall quantity of AH that can be delivered during the plan period. I discuss AH need and delivery in more detail below.
35. On the basis of the above considerations and with no robust evidence to support a higher figure, I conclude that the OAN of 250 dpa in the submitted Plan is appropriate for Tamworth. It also accords with the Government's aim of boosting significantly the supply of housing in response to the national housing shortage. As a result a modification **[MM17]** is necessary to include and explain the updated OAN and ensure that the Plan accords with national policy.

²⁷ NLP: Tamworth Housing Needs Study 2012 – based SNHP Updated; May 2015 [Examination Document EX9].

²⁸ TBC: Written Submission in Response to Matter 4: Spatial Strategy and Housing Need, para 4.8.1; June 2015 [Examination Document HS.05].

²⁹ PPG Reference ID: 2a-015-20140306 – *What is the starting point to establish the need for housing?*

Overall distribution and delivery of new housing

36. The Plan seeks to maximise housing provision within its administrative boundary, having regard to its key environmental and policy constraints. It sets a requirement for 4,250 new homes within the Borough, leaving a further 2,000 dwellings – about 32% of the total - to be provided within the two neighbouring authorities of LDC and NWBC. The rationale for its distribution of housing sites is in its Site Selection Paper³⁰, which is based on input from the SA and technical evidence in the updated IDP on a site specific basis as well as a plan-wide viability assessment and a Level 2 Flood Risk Assessment (FRA).
37. It is argued that the process of site selection in the Plan, including possible Green Belt release, is not rigorous enough, and that there is potential to identify a significantly greater amount of housing land within the Borough to meet Tamworth's needs than was being provided for in the Plan.
38. Several potential housing (and employment) sites are suggested in fringe locations outside the Borough, which are accessible to its services and facilities. However, it is outside my remit to consider external sites.
39. The OAN of 250 dpa is supported by most housing developer representations. One developer considers the range is too low, whilst LDC considers that the Borough's strict constraints, including areas of flood risk and the Green Belt, mean that the lower end of the range should be adopted by the Council, in accordance with the provisions in paragraph 14 of *the Framework*. Whilst planning constraints have to be taken into account, this does not justify not meeting Tamworth's OAN in full if sustainable opportunities to meet the need in neighbouring authorities exist.
40. Although LDC and NWBC agree that Tamworth cannot meet all its OAN within its own boundary, they nevertheless consider that some of the difficult choices of considering possible development on sensitive sites within the Borough, such as in the Green Belt, have not been investigated at a sufficiently thorough level. In their view, this means that difficult choices are being transferred to them as neighbouring authorities to solve.
41. LDC argues that it has taken difficult choices to release two Green Belt sites immediately to the south of the City of Lichfield, and that the Tamworth Local Plan should follow suit. NWBC considers that some of the potential development sites within its area are seen as 'easy wins', and that the focus should be to meet as much of Tamworth's need as possible from within its own administrative area. NWBC also considers that an area of Parcel B of the Green Belt to the south of Hockley could be released for housing during the plan period; I deal with the Green Belt in Issue 3 below.
42. In response to the above arguments, the Council put evidence forward in relation to whether there was any additional land for development within the latter part of the plan period, including potential sites within the Green Belt and areas of flood risk and came to the following conclusions³¹:

³⁰ TBC: Site Selection Paper; October 2014 [Examination Document A5].

³¹ TBC: Examination of Potential Future Development Areas; July 2015 [Examination Document HDR 05].

- Some longer-term potential for development in the Green Belt exists, subject to the demonstration of exceptional circumstances, but there is no potential for factoring any housing quantum into the Plan at this stage – I deal with this matter under Issue 3 below.
 - Three additional sites in Flood Zone 3A, totalling 140 dwellings (on sites at Coton House Farm, Coton Hall Farm and Co-op Filling Station and land west of Treetops Garage, Dosthill), can now be taken into consideration when establishing the housing requirement for the Plan. These sites, one of which has planning permission (with no objection from the Environment Agency (EA)), would ensure sufficient flexibility to achieve the 4,250 dwellings total from sites within the Borough.
 - The capacity exists at the Anker Valley SUE for an additional 35 dwellings, based on the planning permission dated April 2015.
 - Two other sites, an extension to Dunstall Lane SUE (333 units) and, within the urban area, at Silverlink Road (75 units) were considered to have potential for development in the longer term, probably beyond the plan period.
43. In light of the above considerations, I consider the potential exists for 140 dwellings in flood zone 3A and 35 additional dwellings at Anker Valley SUE to provide a meaningful contribution in addition to the 4,250 dwellings already identified in the submitted Plan. Modifications are therefore necessary to increase the Plan's housing requirement within the Borough by 175 dwellings from 4,250 to 4,425 dwellings over the plan period, and a corresponding reduction in the target to be delivered outside Tamworth from 2,000 to 1,825 dwellings, together with the supporting text and housing trajectory **[MM18-25]**.
44. This relatively modest increase in deliverable housing provision within the Borough will help meet Tamworth's housing needs in sustainable locations, with minimal environmental impact. The other land that the Council has referred to above, with potential long term housing contributions for Tamworth, could be assessed through the review process.
45. The modifications above show that housing which needs to be provided by the two adjacent local planning authorities would decrease from 2,000 to 1,825 dwellings. Even with LDC and NWBC's commitments, the Plan still falls short of meeting the identified housing need for Tamworth by 825 dwellings. However, there are three reasons why this does not undermine the soundness of the Plan:
- (i) Paragraph 14 of *the Framework* does not require a Local Plan to meet the full OAN if specific policies in *the Framework* indicate development should be restricted; in Tamworth's case, these policies include the Green Belt and the need to avoid flood risk;
 - (ii) Both neighbouring authorities have indicated their intention to seek to provide more than they have formally committed to if possible, and therefore there is some prospect that Tamworth's full needs will be met in due course; and

- (iii) The Council now confirms through a modification that a review of its unmet housing (and employment land) requirements would be undertaken if broad development locations (BDLs) in neighbouring local plans have not been identified, or permissions granted to meet needs arising from Tamworth by the end of 2017/2018 [MM26]. This is necessary in the interests of the positive preparation of the Plan to achieve its justified housing targets, based on its OAN.

46. The modification is necessary as it is written to ensure that every effort is made to meet Tamworth's OAN during the plan period, in accordance with national planning policy.

Sustainable Urban Extensions (SUEs)

47. A sizeable component of the Plan's provision for new housing comes from three SUEs, which together would yield some 2,335 dwellings.

Anker Valley SUE:

48. The submitted Plan allocates 500 dwellings in the Anker Valley SUE, in the north of the town. The April 2015 planning permission is for 535 dwellings, and the Plan (as amended by MM18) takes account of this. The potential for additional new homes immediately to the north of the site is currently limited by the capacity of the highways infrastructure. This follows the decision not to proceed with the historic Anker Valley Link Road in favour of a plan, monitor and manage approach and a sustainable transport package, an approach supported in the Lichfield Local Plan IR³².
49. Staffordshire County Council (SCC), however, gave evidence that the recently approved scheme at land off Brown's Lane, to the north-west of the SUE within Lichfield District, for 165 dwellings, could be accommodated satisfactorily without the need to construct the Anker Valley Link Road. The potential exists for an increased number of dwellings, outside the Borough boundary, immediately to the north of the SUE, depending on further highways and transport studies which are programmed by SCC and the site promoter, Barwood's.
50. Having regard to the evidence in the Council's Site Selection Paper³³, which is based on technical input and the SA, I consider that the SUE would have a major positive impact, and outweigh the adverse impacts, such as loss of greenfield land, the need to increase waste treatment and water supply capacity, loss of agricultural land and contamination; the adverse effects of the proposed development after mitigation are likely to be minor. Its size was also reduced from the initial scheme for 700 dwellings to further mitigate highways impacts, following a detailed highways report from consultants³⁴.
51. The proposed densities, of around 35 dph for all of the SUEs, are not unusual or unsustainable for such areas, and are sufficiently high to support public

³² Lichfield District Local Plan: Strategy IR, paragraph 141; January 2015 [Examination Document EX10].

³³ TBC Site Selection Paper, page 33 [Examination Document A5].

³⁴ BWB: Anker Valley Sustainable Urban Extension, Transport Package Appraisal; 2014 [Examination Document F2].

transport provision. The scheme would also give easy pedestrian access to community facilities and public open space.

52. Economic growth would not be 'sacrificed' to new housing, as it is critically linked to the supply of new homes. The strong emphasis on environmental protection is a positive feature. However, long distance views to and from the nearby Amington Hall Estate Conservation Area need to be protected in any detailed scheme design, and a modification **[MMO3]** achieves this.
53. The Council refers to the need for a 1 form entry primary school, which would be required on occupation of the first 50 dwellings, and an off-site contribution to secondary educational provision³⁵. This is classified as an 'essential' project in the IDP. In response to representations, the SUE allocation was redrawn to exclude areas of higher flood risk. Any concerns relating to contamination, drainage and design can be addressed at the detailed planning stage. The Council's viability document³⁶ states that all the strategic greenfield sites, including Anker Valley, are viable when the AH policies and relevant infrastructure provision are taken into account³⁷. I see no reason to take a different view.
54. I therefore consider that the Anker Valley SUE, subject to the above modification, has been positively prepared; it is deliverable within the plan period; it is justified in relation to reasonable alternatives; and it accords with national planning policy.

Tamworth Golf Course SUE

55. This is the largest allocation in the Plan, for at least 1,100 new homes and associated hard and soft infrastructure, to the east of the town. Having regard to the Council's Site Selection Paper³⁸ which summarises the reasons for the allocation of the SUE, I consider that it would have a major positive impact, meeting a substantial part of Tamworth's housing need with associated community facilities, and would outweigh the adverse impacts of the loss of a sports facility (which is disused and not public) and impact on biodiversity.
56. The highway authority, SCC, advises that the SUE would be acceptable in relation to congestion and safety, although it also advises that it is necessary to provide a roundabout junction at Glascoate Road / Marlborough Way, and the modification to policy HG2, incorporates this **[MMO4]**. Even if most traffic associated with the Golf Course SUE were accounted for by work trips outside Tamworth, this would not be unusual for such a tightly contained Borough, and it is not a reason to prevent Tamworth meeting its housing requirements.
57. Considerable care is going into scheme design and it provides a green buffer to the open countryside. The allocation also includes community woodland, and increased public green space. The Council's updated Sports Strategy³⁹

³⁵ TBC: Delivery of Sustainable Urban Extensions, Table 1, page 7 [Examination Document B11].

³⁶ Peter Brett Associates: Whole Plan Viability, Affordable Housing and CIL Study; April 2014 [Examination Document I1].

³⁷ Ibid, see in particular paragraph 9.7.6, table 9.6 and paragraph 11.3.4.

³⁸ TBC: Site Selection Paper, pages 32 and 34 [Examination Document A5].

³⁹ FMG Consulting: Update Paper for the Tamworth Joint Indoor and Outdoor Sports Strategy, para 9.50; October 2014 [Examination Document H3].

demonstrates that sufficient alternative golf courses exist in the catchment area, whilst its Recreational Open Space Review⁴⁰ shows that, although the north-east sector of the Borough, including the Golf Course SUE, is deficient in semi-natural green space, good quality open space and especially play space, the former golf course did not contribute to any of these specific needs. There is no objection from Sport England.

58. The allocation is located within Flood Zone 1, and hence is not a high flood risk, and it has EA support; any future issues could be resolved at a more detailed stage. In relation to possible impacts on the nearby Conservation Area and archaeology, the modification [MM05] ensures that elements of significant character would be incorporated into the overall design. This is necessary in order to address any potential impacts on the nearby Conservation Area and/or archaeological features. Adequate mitigation, including decontamination, can be included at the detailed planning stage.
59. A SCG between the Council and NE⁴¹ supports the SUE, subject to ensuring that the proposed development does not result in any harm to the nearby Alvecote Pools SSSI due to waste, surface water run-off, predation or increased recreational use of these pools. This provision has appropriately been included in the Plan.
60. With regard to the provision of critical infrastructure, there is also flexibility within existing nearby schools to ensure sufficient school places would be available to meet demand until the proposed new school is operational.
61. Although the site is adjacent to Amington Employment Area, it will not provide additional employment land. It is important, however, for sufficient houses to be built in Tamworth to ensure that there is a balance between homes and jobs, and in this sense, the Golf Course SUE would assist the local economy. The size of the proposed development would make it likely that new/enhanced bus services would be introduced. Foul drainage issues can be overcome. Increased pedestrian and cycling activity is not normally associated with crime, and I see no reason why it should be the case here.
62. I therefore consider that the Tamworth Golf Course SUE, subject to the above modifications, has been positively prepared; it is justified in relation to reasonable alternatives; it is deliverable within the plan period; and it accords with national planning policy.

Dunstall Lane SUE

63. The Dunstall Lane SUE allocates around 700 new homes in a mixed use development, to the west of the town, with associated hard and soft infrastructure. The potential exists to expand to the west (over 300 additional dwellings), but this is subject to further design, engineering and environmental work and SA, and it does not form part of the Plan.

⁴⁰ TBC: Recreational Open Space Review 2011 [Examination Document H2].

⁴¹ SCG between TBC and Natural England (NE); April 2015 [Examination Document EX2].

64. The SUE would meet a significant part of Tamworth's need for housing and associated community facilities, which would outweigh the loss of greenfield land, flood risk and adverse effect on historic assets.
65. The canal's rural setting would be affected by the proposed development, even with landscaping. However, part of the SUE already has planning permission for B1, B2 and B8 employment uses, and residential development would arguably have a lesser impact on the canal's ambience than large industrial sheds. The same canal also runs through built up areas, which does not seem to have impacted on the numbers of tourists and other canal users.
66. Conversely, the canal would be an attractive setting for new development, together with amenity open space and footpaths/towpaths. I therefore consider that the impact of the proposed development on the canal environment, whilst it is a negative factor in the overall balance, can be significantly mitigated and would not adversely affect tourism. Its impact on the SUE, however, would be positive.
67. Turning to other concerns, the evidence shows that it is unnecessary to reduce the AH component to make the scheme viable, whilst the SUE requires a school in order to be sustainable. The work carried out by the prospective developers in consultation with the highway authority states that the majority of traffic is expected to enter and leave the site via the Ventura Park/Meadow Road roundabout to the east, and not via the village of Hopwas to the west where much of the concern is focused. Policy SU2 requires a transport assessment to identify measures needed to make any highways impacts acceptable.
68. The modification **[MM34]** to policy HG2 provides improved pedestrian and cycle connections to the A51 Lichfield Road from the north of the SUE in accordance with national planning policy. Following further representations, the modification should be amended to include reference to critical delivery details. The loss of agricultural land is a major adverse impact in the SA, but it is outweighed by the positive impacts of the scheme. The Level 2 Strategic Flood Risk Assessment⁴² indicates that the site passes the sequential test for flood risk without the need to pass the exception test. The requirements for SuDS are addressed in policy HG2 (and in policy SU4). Policy HG2 (third bullet point) already addresses potential impact on heritage assets.
69. I therefore consider that the Dunstall Lane SUE, subject to the above modification, has been positively prepared; it is deliverable within the plan period; and it is justified in relation to reasonable alternatives.

Appropriate level of detail in SUEs

70. The Council's document on SUEs⁴³, together with policy HG2, provides the appropriate level of detail to cover the 'what', 'where' and 'when' questions in the PPG⁴⁴. It is clear that there is a balance to be struck between clear policy

⁴² Atkins: Tamworth Level 2 Strategic Flood Risk Assessment for Tamworth Borough Council; October 2014 [Examination Document G16].

⁴³ TBC: Delivery of Sustainable Urban Extensions, Appendix 2: Site Promoter Indicative Masterplans [Examination Document B11].

⁴⁴ PPG Ref. ID: 12-002-20140306 *What should a Local Plan contain?*

direction and flexibility, which I consider the Plan achieves. The modifications to include three Inset Diagrams at the level of detail shown in the Council's SUE document [MM 31-33] accord with national planning policy and are necessary for the satisfactory implementation of the Plan. The Inset Diagrams are clear, with no need to include additional changes.

Five Year Housing supply

The Joint Statement

71. The Council and a representor issued a joint statement on the parameters for establishing the five year housing land supply for Tamworth and to attempt to reach an agreement on what the figure should be⁴⁵. Although, unsurprisingly, significant disagreements remain, the statement points to areas of agreement and highlights the key points at issue. It is an example of good practice.

The control total and the relevant time period

72. There is agreement that the 'control total' should be the figure in the submitted Plan which can be determined by the Council, i.e. the 4,250 dwellings to be delivered within the Borough over the period 2006-2031, or 170 dpa, which over a five year period amounts to 850 dwellings. There is disagreement over the start date for the five year period; on balance I consider that the next five years in the Council's latest trajectory⁴⁶ is an appropriate place to start, i.e. from April 2015, giving a period of 2015/16-2020/21 for the calculation.

Past delivery of housing completions

73. There is agreement that a period of 10 years is reasonable to assess the effectiveness of past delivery rates over more than one economic cycle. However, there is disagreement on which development plans and other data should be used over the 10 year period to determine the appropriate benchmarks. Whilst both parties make detailed arguments in favour of particular development plans which support their position on how the Council has performed, I have reached my view based on a number of considerations, which I set out below.
74. The Government letter⁴⁷ on the Staffordshire and Stoke-on-Trent Structure Plan supports the use of information within the former Regional Spatial Strategy (RSS) and emerging RSS to guide the distribution of housing development in Staffordshire. Secondly, a letter from the Warwick District Local Plan Inspector, dated 1 June 2015⁴⁸, also refers to the use of RSS figures; the letter does not specifically criticise their use in calculating the track record of local planning authorities in relation to housing delivery. Whilst the RSS has been revoked, the demographic and housing data upon which it

⁴⁵ JVH Planning and Tamworth Borough Council: Five Year Housing Land Supply Joint Statement; 29 June 2015 [Examination Document HDR03].

⁴⁶ Tamworth Borough Council: Availability of Residential Land; 31 March 2015 [Examination Document EX16].

⁴⁷ Letter from Government Office for the West Midlands: Staffordshire and Stoke-on-Trent Structure Plan; 7 September 2007.

⁴⁸ Letter from Inspector to Warwick District Council, regarding the Examination of the Warwick District Local Plan: Inspector's findings regarding initial matters and issues; 1 June 2015 [Examination Document HD25].

was based has not been shown through any objective analysis to be flawed, and it was the most up-to-date and robust housing need basis at the time.

75. In light of the evidence, I consider that for the purpose of determining whether a 5% or 20% buffer should be applied, it would be reasonable to assess the Council's record of housing completions since 2006/07 as follows: firstly, its earlier Local Plan (2006/07); then the submitted RSS Phase 2 Revision (2007/08-2008/09); then the submitted RSS Phase 2 Panel Report (2009/10-2012/13); and finally, following the revocation of the RSS, the emerging Local Plan target (2013/14-2014/15). The amount of housing delivered over this period was 1,451, amounting to a 52 dwelling shortfall against the requirement of 1,503, i.e. below 3.5%. This relatively modest figure does not amount to persistent under delivery. On this basis, it would be reasonable to add a buffer of 5% to both the housing land supply requirement for the five year period and the shortfall.
76. There was agreement that the calculation of the shortfall for Tamworth should be based on the number of dwellings delivered in the Borough, compared with the housing requirement within the Borough, i.e. 170 dpa. The shortfall over the period 2006/15 is therefore based on the difference between the completions since 2006/07 (1,451) and the target over this period based on the required completion rate in the Plan ($9 \times 170 = 1,530$) which is 79 dwellings, a figure which was agreed by both parties. This needs to be added to the average 5 year requirement figure (850), and then the 5% buffer needs to be applied. Therefore the 5 year housing land supply requirement (2015/16-2021/21) is $850 + 79 = 929 + 5\% = 975$ dwellings, or 195 dpa. This approach also accords with the guidance in the PPG, to deal with under-supply within the first 5 years where possible⁴⁹.

Housing supply

77. The Council calculates it has a supply of 1,268 dwellings which could be completed over the five year period, giving it 6.52 years' housing land supply. This figure is challenged with an alternative estimate of 1,091. Even if the reduced figure is more realistic, this would still give the Council 5.62 years' housing land supply, based on a 5% buffer.
78. Turning to the likely yield from the SUEs, they represent a substantial departure from the Council's previous record of delivering on mainly smaller sites, many on previously developed land (PDL). However, the independent valuation report⁵⁰ referred to earlier does not foresee any major implementation problems associated with the SUEs, all of which are deemed to be viable development sites, and supports the Council's expectations for the timing of their delivery. The Council's Site Selection Paper and SUE Reports also indicate that the detailed issues of implementation have been investigated thoroughly. Two of the three SUEs have planning permission, and the third is proposed by a developer with a good track record of delivery (including Ventura Park).

⁴⁹ PPG Ref ID: 3-035-20140306 *How should local planning authorities deal with past under-supply?*

⁵⁰ Peter Brett Associates: Whole Plan Viability, Affordable Housing and CIL Study; April 2014 [Examination Document I1].

79. The Council's estimated completions from the Anker Valley, Golf Course and Dunstall Lane SUEs within five years amount to 475 units, compared to the alternative estimate of 405. The house builder involved with the Anker Valley scheme has indicated an intention to start on site immediately, with the first dwellings completed by the end of 2015/16. The caution expressed in some representations appears to be in part due to the lack of progress on this site in recent years.
80. There has been a hiatus, mainly due to highway uncertainties and earlier disagreements between the Council and LDC, but the BWB Report, with the support of the highway authority, together with the engagement of the Council with its neighbouring authorities under DTC, has effectively overcome this hurdle, and progress is expected soon. The Golf Course site is owned by the Council. It is expected to be purchased by housing developers in the near future, and there would not appear to be any strong reasons why the Council's expectations should not materialise.
81. On the basis of the above considerations, I consider that the Council's reliance on the three SUEs, together with its calculations through its SHLAA⁵¹, its updated residential land availability work⁵² and the detailed site assessments in its Site Selection Paper⁵³, is reasonable, and that it has at least 5.62 years' housing land supply at this time. However, the increased housing potential arising from the additional 175 dwellings to be provided within the Tamworth administrative area, all of which are based on planning permissions, would point to an increase, albeit small, in the likely housing supply over the next five years. The Plan is therefore sound in this respect.

Housing delivery throughout the plan period

82. The table at paragraph 3.11 of the Plan indicates that there is a need to deliver 4,250 dwellings throughout the plan period on land within the Borough. Taking account of dwellings already completed, under construction or with planning permission at 31 March 2014 in the 2014 Availability of Residential Land Document⁵⁴, (1,858 dwellings) this leaves a total of 2,392 dwellings required for the Plan to deliver over the remainder of the plan period. Applying a non-delivery factor of 10% to secure flexibility, this means the Plan needs to demonstrate that it has sufficient housing land to make provision for a total of 2,631 sites from 2014 to 2031.
83. The bulk of the delivery of new housing is expected to come from the three SUEs, i.e. 535 from Anker Valley; 1,100 dwellings from Golf Course; and 700 dwellings from Dunstall Lane, totalling some 2,335 dwellings. This leaves a residual requirement for 296 dwellings on smaller sites within the urban area. The Availability of Residential Land Document identifies 8 sites of 10 dwellings or over, yielding an estimated 252 dwellings. There is also an additional 166 dwellings on sites below 10 dwellings, so that the target of 296 on urban sites is surpassed.

⁵¹ Tamworth Strategic Housing Land Availability Assessment; October 2012 Update [Examination Document B2].

⁵² TBC: Availability of Residential Land; 31 March 2015 [Examination Document EX16].

⁵³ TBC: Site Selection Paper; October 2014 [Examination Document A65].

⁵⁴ TBC: Availability of Residential Land; 31 March 2014 [Examination Document B1].

84. However, the Council also submitted a more detailed Site Selection Paper⁵⁵, with commentaries on all the sites selected for allocation in the Plan, including a technical consultation summary, comments on appropriate mitigation measures, a SA summary, ownership details and a conclusion. In addition to the three SUEs, the Site Selection Paper identified 24 sites, totalling 775 dwellings in the Plan. Some of these sites are occupied by existing users, and there are clearly difficulties in their prospects for implementation. One of the house builders has argued convincingly for a deduction of 194 dwellings from 9 of these sites, which would reduce the urban total to 581 dwellings. Several of the remaining sites on the urban list have issues which could prove insurmountable; some are affected by contamination for example. However, if only half of these remaining sites were developed during the plan period, this would achieve the target, with no allowance for windfalls.
85. I therefore conclude on the basis of the evidence submitted by the Council and the written and verbal submissions and discussion at the Hearings, that there is sufficient capacity on sites within its administrative area to enable the Council's housing requirement for the remainder of the plan period to be met.

Affordable housing

86. The Strategic Housing Market Assessment (SHMA)⁵⁶ points to an AH need of 183 dpa over the next five years. This figure includes an annualised net backlog of 78, plus a newly arising need of 105, resulting in 183 dpa⁵⁷. The SHMA does not make any assumptions over the level of AH requirements over the following years in the plan period. On a straight projection, the following years would point to an AH need for 2,928 dwellings.
87. The SHMA, however, makes the important point⁵⁸ that Councils, in their Local Plans, will need to establish a balance between housing need requirements and viability of delivery. The impact of this point can be seen in the fact that the five year AH need at 183 dpa forms a very high proportion of the 250 dpa total for all housing in the Plan (and exceeds the annualised requirement of 170 dpa for that part of the total to be provided within the Borough).
88. The overall housing provision of the Plan, set at the top of the 230-250 dpa OAN range, incorporates a 10% uplift to address market signals, including high and worsening affordability ratios, and to maximise the opportunities to increase the supply of AH. The AH needs figure of 183 dpa was not challenged in the Hearings, and the general view was that the 10% uplift in the OAN was justified, which was also confirmed in the later (2014) Report from the consultants⁵⁹. This report states that a delivery rate of around 52 AH dpa, based on 20% of total provision, appears a reasonable target. This seems to me to be a robust provision for a realistic delivery of AH for Tamworth.
89. Policy HG4 sets the framework for delivering AH in Tamworth. It requires

⁵⁵ TBC: Site Selection Paper; October 2014 [Examination Document A5].

⁵⁶ NLP: Southern Staffordshire Districts Housing Needs Study and SHMA Update; May 2012 [Examination Document B4].

⁵⁷ See Ibid, section 8 and in particular table 8.1.

⁵⁸ Ibid, paragraph 9.42.

⁵⁹ See NLP: South-East Staffordshire Housing Needs Study: Tamworth Housing Needs Assessment, e.g. paragraph 6.3; October 2014 [Examination Document B10].

developments involving 10 or more dwellings to make a provision of 20% for AH, with an annual target of 40 AH dwellings. The reason for the reduced AH provision in the Plan compared to the SHMA is to ensure that the parameters in the Plan are realistically deliverable. This stance is supported in the PPG, which states that local councils should consider only future scenarios that could reasonably be expected to occur⁶⁰.

90. The Council has considered ways in which the Plan might realistically increase affordable housing delivery, given the shortfall in the number of affordable units expected to be delivered compared to the level of need identified. However, the viability of developing potential sites and the anticipated future level of financial assistance in building new affordable homes has also been taken into account.
91. The AH parameters in the Plan are supported by the independent Whole Plan Viability Study⁶¹, which also identifies several reasons why the provision of AH in Tamworth is challenging, including the following; the majority of housing schemes permitted in Tamworth has been below the threshold of 15 units, which has significantly reduced the AH potential for the Borough; some brownfield sites have incurred abnormally high remediation works which has reduced the AH provision on these sites; there are relatively low market values in Tamworth compared with surrounding areas, which reduces the cross subsidy available from shared ownership units on mixed tenure schemes; the Local Housing Allowance for Tamworth is low, which affects AH scheme viability; and the view of some of the key Housing Association providers is that anything below 5 units is not cost effective to purchase or manage.
92. Based on all of the above considerations, I have reached the conclusion that a further uplift in the overall housing requirement for the Borough would not be justified.
93. Tamworth's AH needs are also addressed by schemes in neighbouring authorities, as part of the OAN to be provided outside Tamworth. For example, the Section 106 Agreement for Brown's Lane to the north of Tamworth within Lichfield District, makes provision for 25% AH, divided equally between the two Councils⁶².
94. The Plan's AH provision is supported by the West Midlands HARP Planning Consortium, which is the key 'umbrella' organisation for considering objectively assessed AH need throughout the West Midlands. The signed SCG between HARP and the Council⁶³ supports the Plan's AH policies, which are also generally supported in the representations. Taking all of the above into account, I consider that policy HG4 is justified, effective and accords with national planning policy.

⁶⁰ PPG Reference ID: 2a-003-20140306 *What should a Local Plan contain?*

⁶¹ PBA: Whole Plan Viability, Affordable Housing and CIL Study Final Report; April 2014 [Examination Document 11].

⁶² Section 106 Agreement between Lichfield District Council and Tamworth Borough Council; 5 February 2015 [Examination Document EX24].

⁶³ SCG between TBC and West Midlands HARP Planning Consortium; May 2015 [Examination Document EX5].

Gypsy and Traveller Accommodation

95. My initial concern over the lack of any specific gypsy and traveller (G&T) provision in the Plan⁶⁴ relates to the requirement in national policy for local planning authorities to identify a supply of specific, deliverable sites sufficient to provide five years' worth of sites against their locally set targets⁶⁵. The Council's response⁶⁶ states that it recognises the importance of national guidance that local planning authorities should identify deliverable or developable G&T sites based on criteria. However, no sites in Tamworth are promoted by landowners or suggested by G&T communities or their representatives, so it has not been possible to make a deliverable allocation.
96. Policy HG7 commits the Council to collaborative working with neighbouring authorities to enable the development of pitches in accordance with the sub-regional G&T Accommodation Needs Assessment (GTANA)⁶⁷. The GTANA is an independent and comprehensive report, which captured a high proportion of the resident G&T community (81%) and is therefore considered to be highly representative and an appropriate basis for decision making. It concludes that there is a requirement for only one residential pitch over the plan period.
97. The National Federation of Gypsy Liaison Groups believes the GTANA significantly underestimates need and that the policy needs to make it clear that its criteria need to be applied to proposals which come forward, even where there is no identified need. In response, the Council proposed to modify policy HG7 and its supporting text to clarify that although no sites have been identified through the Plan, the Council will assess any proposals against the criteria in the policy as well as work with neighbouring authorities to identify sites which may be able to meet Tamworth's modest unmet need **[MM09-10]**. These modifications accord with national planning policy. In response to further representations, I consider that the reference to identified need in policy HG7 is appropriate and justified, with no need for a further modification.
98. There is no objection to Tamworth's approach from its neighbouring authorities, who would be involved in any collaboration over the provision of G&T pitches. I consider that policy HG7, subject to the above MMs, is proportionate and pragmatic, and given the small scale of the shortfall in relation to need, is consistent with national planning policy.

Other specialist housing and regeneration priority areas

99. The Plan recognises the increasing number of older people living in the Borough. The modifications to policy HG5 and its supporting text to encourage the provision of extra care housing **[MM11-12]** accords with the finding of the Staffordshire FlexiCare Strategy⁶⁸, which sets out the specialist

⁶⁴ Letter from Inspector to Tamworth Borough Council: Examination into the soundness of the Tamworth Local Plan – Inspector's Initial Concerns; 12 February 2015 [included in Latest News section of the Council's Examination Website].

⁶⁵ DCLG: Planning Policy for Traveller Sites; in particular Policy B, paragraph 9 (a)-(e).

⁶⁶ TBC Response to Inspector's Letter of 12 February 2015, dated 23 February 2015 [included in Latest News section of the Council's Examination Website].

⁶⁷ University of Salford: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Lichfield and Tamworth – Final Report; October 2012 [Examination Document B8].

⁶⁸ Staffordshire FlexiCare Strategy 2010-2015 [Examination Document B7].

housing needs for Tamworth up to 2030, and also reflects the guidance in the PPG to ensure that local plan policies recognise the diverse types of housing to meet their anticipated housing requirement⁶⁹. The same paragraph in the PPG specifically refers to the provision of extra care housing. I do not consider that the wording in policy HG5 is too onerous.

100. Policy HG5 also sets out the overall housing mix which reflects local needs, and policy HG6 encourages housing densities that will make effective use of land. Policy HG3 sets out the Council's strategy towards regeneration priority areas. I am satisfied that these policies are justified and accord with national planning policy.

Issue 2 – Conclusion

101. I conclude that the Plan's housing requirement and its distribution, both within the Borough, including SUEs and in neighbouring authorities, is, subject to the above modifications, positively planned, justified, effective and in accordance with national planning policy. Its policies addressing AH, G&T and other specialised housing are also sound. There is evidence, primarily through the SHLAA, that a five year supply of housing exists, applying a 5% buffer to the shortfall, and that the Plan can deliver over the whole of the plan period. The commitment to a review, if required, would ensure that the longer term housing requirements of the Borough would be addressed.

Issue 3 – Do exceptional circumstances exist to justify making any alterations to the Green Belt?

Background

102. Policy EN2 states that the Green Belt boundary, as defined on the Policies Map, will be maintained during and beyond the lifetime of the Plan. Whilst national planning policy is clear that Green Belts are intended to be permanent, paragraph 83 of *the Framework* makes provision for the alteration of Green Belt boundaries through the preparation or review of Local Plans. It also states that any alterations can only be justified in exceptional circumstances. The Council undertook a Green Belt Review (GBR) as part of the plan preparation process⁷⁰.

103. The West Midlands Green Belt includes two parcels of land in the south-west and south-east of the Borough. Sites within both parcels were the subject of representations in support of development for new housing; and concerns were expressed that the Council's GBR was insufficiently rigorous in view of the amount of unmet housing need which is proposed to be displaced to neighbouring authorities. In view of these representations, and the issues they raise, it is necessary to consider whether exceptional circumstances exist that might justify an alteration to the Green Belt in this Plan.

104. The Council's GBR assessed the Green Belt against the five purposes, or roles, outlined in paragraph 80 of *the Framework*. An Addendum⁷¹ gives a strategic

⁶⁹ PPG Ref. ID: 12-006-20150320 *How should local planning authorities express the need for different types of housing in their Local Plan?*

⁷⁰ TBC: Green Belt Review (GBR) 2014 [Examination Document G2].

⁷¹ TBC: GBR Addendum – January 2015 [Examination Document G2A].

overview of the current situation in the West Midlands, paying particular attention to areas close to Tamworth. It states that: "*The review has been undertaken in the context that it may be necessary to release land for development to fully meet Tamworth's objectively assessed housing need and employment need*"⁷².

105. The GBR states that the Green Belt within Tamworth performs all five roles as set out in paragraph 80 of *the Framework*, i.e. to (i) check the unrestricted sprawl of large built up areas; (ii) prevent neighbouring towns from merging into one another; (iii) assist in safeguarding the countryside from encroachment; (iv) preserve the setting and special character of historic towns; and (v) assist in urban regeneration.
106. Paragraph 79 of *the Framework* states that the fundamental purpose of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The GBR states (section 3) that the Green Belt was initially proposed to prevent the outward expansion of the main urban areas in the West Midlands towards a series of freestanding towns and villages, i.e. settlements such as Tamworth, which lie at the edge of the Green Belt. The gap between the outer edges of Birmingham/Sutton Coldfield and Tamworth is in the order of 6-7 miles.
107. In the regional context, it is important to maintain the lateral extent of the Green Belt around the West Midlands conurbation. I also accept the Council's argument in the GBR Addendum⁷³ that the increased growth of settlements over a long period could have a significant impact on the character of the area as a whole and by implication would not be desirable.
108. The expression 'exceptional circumstances' is not defined in *the Framework*. Some representations equate the term with Tamworth's inability to meet its OAN within its own boundaries and argue therefore that exceptional circumstances exist to alter the Green Belt boundaries so as to enable additional development to be provided to meet Tamworth's needs.
109. Paragraph 14 of *the Framework* states that local plans should meet objectively assessed needs unless specific policies in the Framework indicate development should be restricted. Footnote 9 to paragraph 14 includes a list of such policies, including land designated as Green Belt.
110. The Council, however, has made a constructive attempt to meet as much of its OAN and employment land as possible within its own boundaries without using its Green Belt, whilst securing a large proportion of the remaining part of its development needs through co-operating with its neighbouring authorities through DTC. Currently, there is an element of its OAN, of around 825 dwellings (just over 13% of OAN) that has not been fully agreed through DTC, with a review process built into the Plan to address this shortfall if progress has not been made by the end of 2017/18.
111. The modifications state that the Council may undertake a further review of the Green Belt boundaries at the same time as its main review of housing requirements (by the end of 2017/18) **[MM27-29]**, if land in sustainable

⁷² TBC: GBR, section 2, page 3.

⁷³ TBC: GBR Addendum, paragraph 2.4.

locations outside the Borough boundary cannot be identified to meet the remainder of Tamworth's unmet needs by the end of the plan period. This is consistent with Government policy.

112. It may be, as the modification to policy EN2 states, that another review of its Green Belt boundaries could reassess whether there is potential land to meet local needs in the second half of the plan period [MM26]. It is my view that this decision does not need to be taken now or possibly at any time during the plan period, depending on progress in co-operating with neighbouring authorities under DTC over the coming years and reassessing the role and value of the Green Belt.

Issue 3 - Conclusion

113. I therefore conclude that the exceptional circumstances to alter the Green Belt boundary do not currently exist. Policy EN2, subject to the above modifications, is therefore necessary and accords with national planning policy.

Issue 4 – Is the Plan's framework for the economy, including the provision of employment land, town centre regeneration, retailing and offices, appropriate to meet the needs of Tamworth?

Are the expectations in the Plan for employment growth and the provision of employment land soundly based on a coherent framework?

114. The employment land expectation in the Plan is based on an updated Employment Land Review (ELR), prepared by consultants⁷⁴, in accordance with the relevant policies in *the Framework* and good practice guidance in the PPG. It focuses on economic demand factors and incorporates the results of consultation with key stakeholders who have an interest in the supply of employment land in Tamworth. This includes cross-boundary work with neighbouring authorities and work with the Local Economic Partnerships (LEPs) to identify the extent of available land and unmet requirements across a wider sub-regional area.

115. The ELR analyses several 'baseline' statistics, including labour demand based on the latest economic forecasts, past take-up of employment space, future labour supply linked to the Plan's requirement for 250 dpa and different types of employment activity. This produces a range of between 25 ha and 65 ha of gross employment land. The Council is pursuing a figure of 32 ha.

116. Opinion was divided between those who consider that 32 ha provision is excessive in relation to the recent economic down turn and alleged demographic flat lining, and those who consider the ELR is too cautious. The latter group suggest 50 ha, to help claw back some of the out-commuting from Tamworth and to meet the significant unmet demand for strategic use class B8 logistics space in the wider sub-region, given Tamworth's locational advantages and proximity to the national motorway system.

⁷⁴ NLP: Employment Land Review – Stage 2; December 2013 [Examination Document C2].

117. It is appropriate to take a cautious approach based on the Council's evidence, but only on the basis that it is set as a minimum figure (see MM26). 32ha is based on the ELR which is the most sophisticated evidence on employment land requirements submitted to the Examination. Even this figure exceeds the available land for employment development identified within the Borough. It may be that the employment land requirement will have to be reviewed at the same time as any review on housing land and/or Green Belt if one is required due to neighbouring authorities being unable to assist in meeting Tamworth's remaining needs. The ELR figure, however, is the most realistic estimate, given the above considerations and the fact that the relationship between employment and housing growth is not simple. I therefore consider that the employment land expectation in the Plan is soundly based and coherent.

Is the identified shortfall in employment land justified and if so, how will it be addressed?

118. The Council's Site Selection Paper⁷⁵ provides a comprehensive technical justification for the selection of the employment sites within the Plan and summarises the SA input into each site. It is clear from the employment sites selected – and the equally detailed treatment of those rejected – that the shortfall of 14 ha from the employment need figure of 32 ha, which is referred to in policy SS1, is justified. LDC and NWBC have agreed to assist Tamworth to make up this shortfall. In response to suggested further modifications, a further change to policy SS1 [MM26], to refer to the figures of 14 ha and 32 ha employment land as minimum requirements, is necessary in the light of the wide range of employment land requirements projected by the ELR analysis.

119. It is not unreasonable for Tamworth, with its tightly drawn administrative boundary, to rely on nearby locations to provide employment land, especially with its proximity to junction 10 of the M42 motorway in North Warwickshire, just to the south-east of Tamworth. Moreover, NWBC, although not denying the importance of sites in this location, does not rule out other sites within its Borough. Other authorities in the Midlands already have these arrangements in place, such as Leicester looking to Blaby and Charnwood, and Redditch relying on Stratford on Avon to provide part of their employment land needs. For the above reasons, the reliance in policy SS1 on nearby authorities to help in meeting Tamworth's employment land needs is justified, and I therefore consider that the policy, subject to the above modification, is justified and effective.

Are the employment sites identified in policy EC6 justified and deliverable within the plan period?

120. The employment sites identified in policy EC6 stem from the Council's Site Selection Paper⁷⁶, with technical input in addition to the SA. Mitigation measures are also included for specific sites. I am satisfied that the level of detail and the grounds for including potential sites and excluding others are justified. Although it was argued that a proportion of the sites in policy EC6 have been developed for car sales or lost to B1/B8 uses, the Council points out that some car sales activities, such as at Sandy Way, also include engineering

⁷⁵ TBC: Site Selection Paper – Tables 4.1 and 4.2 [Examination Document A5].

⁷⁶ TBC Site Selection Paper, pages 11-15 [Examination Document A5].

work and car repair. Overall, a balance has to be struck and planning judgment comes into play. From the evidence before me, I am satisfied that policy EC6 achieves a justified and effective balance.

Is the protection of strategic employment areas in policy EC7 justified?

121. The ELR concludes that the market alone is unlikely to be able to deliver the increased employment land that the town needs, and that a degree of intervention is required, with priority given to B1 (b, c), B2 and B8 uses. The protection of strategic employment areas, which the ELR considers to be limited in supply in the context of a vulnerable local economy, is in line with paragraph 19 of *the Framework*, which urges the planning system to support sustainable economic growth.

122. Paragraph 22 of *the Framework* states that sites that have no prospect of coming forward should not be protected in the longer term. Some flexibility is needed to allow alternative uses on these sites, including a test to establish that the site is no longer attractive to the market for its existing permitted use. The modification **[MM13]** to require evidence that the site has been marketed for a period of at least 12 months, together with details of the marketing (e.g. a surveyor's report), secures the necessary balance between promoting the local economy and sterilising sites from alternative developments to strike an appropriate balance in this difficult area.

123. Policy EC7 is criticised as inflexible and unresponsive to the changing economic context, where there is demand for other forms of employment such as retailing and servicing, and flying in the face of a recent planning approval in Tamworth for B1 (a) uses. There is further demand for the use of some of the policy EC7 land for car dealerships, and retail warehouses, which are also significant generators of employment. With this in mind, a change to policy EC7 was suggested, to include an additional bullet point to state that where planning permission is proposed for non B1(b, c), B2 and B8 uses, the employment opportunities created by alternative uses would be required to exceed that which would be anticipated from the above-mentioned industrial and warehousing uses.

124. Whilst there is a need for flexibility to encourage all forms of employment generating uses, I consider the test, as modified above by MM13, is not unduly onerous. The evidence, in the ELR and from the discussion and written submissions, supports policy EC7, subject to the above modification as striking a sound balance between safeguarding valuable employment sites, which are much more difficult to replace than many less environmentally challenging uses, and allowing the necessary flexibility to develop, having regard to a range of important factors which are set out in the policy.

How does the Plan address the need for a housing/employment balance?

125. The relationship between housing and employment is complex, especially so in Tamworth, which does not sit in isolation. It is, nevertheless, an important aspect in engaging with the economic, social and environmental strands of sustainable development. The OAN for Tamworth has taken account of the economy as a key component for sound sustainable reasons. A further difficulty in assessing the housing/employment balance in Tamworth is caused

by the fact that its administrative boundary is so tightly drawn, and also the close economic relationships between several towns and cities across the West Midlands, including Tamworth.

126. A recognised approach to assess whether the balance is sustainable is the degree of self-containment between homes and jobs, measured in terms of the percentage of employed residents who work in the same area, and the percentage of local jobs which are taken up by local residents. The higher the self-containment, other factors being equal, the more sustainable the balance.
127. The ELR concludes that in the latest Census data (2011), 49.8% of residents live and work in the Borough, whilst 63% of Tamworth's jobs are taken up by local residents, whilst this pattern is unchanged since the 2001 Census. These figures show close economic links with neighbouring areas, including Birmingham, but fall short of the commonly accepted target for Functional Economic Market Areas, where 75% of a Travel to Work Area's economically active residents are also working in that area, and of all those working in the area at least 75% are also living there⁷⁷.
128. The Council's attempts, through the DTC, to deliver economic growth through the provision of employment land in locations close to the Borough boundary, is evidence that the Plan aims not only at providing the appropriate amount of employment land in relation to new homes, but also in the most sustainable locations. I therefore consider that the housing/employment balance is addressed and that the Plan is therefore justified in this respect.

Is the Plan's retail provision for Tamworth town centre appropriate and deliverable within the plan period?

(a) The appropriateness of the Plan's retail provision for the town centre

129. The Plan identifies a need for 7,800 sq m of comparison retail floorspace and 2,900 sq m of convenience retail floorspace over the period 2021 – 2031, with existing commitments coupled with increased sales density meeting the demand in the early years of the Plan. These estimates are predicated on the implementation of the Gungate redevelopment scheme in the town centre, which is expected to deliver a significant amount of retail (20,660 sq m) and other uses over the next five years. The potential developers confirmed at the Hearings their commitment to develop the scheme at the earliest opportunity.
130. A representation on behalf of out-of-centre retailers in Tamworth questions both the justification and deliverability of the Gungate scheme, stating that the Plan significantly underestimates the amount of retail floorspace capacity in the town over the plan period, which it estimates at around 81,700 sq m (gross) by 2031⁷⁸. It suggests that the Council should look positively at out-of-centre retail parks and acknowledge they have already delivered a substantial amount of high quality retail provision within Tamworth, especially at the Jolly Sailor and Ventura Retail Parks, which are located about 20-30 minutes' walk to the south-west of the town centre. It argues that the

⁷⁷ NLP: Employment Land Review (ELR) Stage 2, paragraph 3.28; December 2013 [Examination Document C2].

⁷⁸ Indigo Planning on behalf of Aucott Group, Table 3.5: Appendix to Hearing Statement by JVH Town Planning Consultants Ltd; June 2015 [Examination Document Ref. HS.15]

Gungate site could be developed sustainably for housing in the town centre, close to many facilities and services and would help reduce the reliance of the Borough on neighbouring authorities to provide some of its unmet housing need.

131. The Council's retail consultants suggest a significantly lower residual capacity in the town centre of 7,700 sq m (gross), updated in 2014 from their earlier figure of 7,600 sq m, based on their 2011 survey. This is in addition to the estimated 41,500 sq m (gross) of existing comparison floorspace in the town centre, taking account of the Gungate and other comparison floorspace in the town centre.
132. In terms of the retail quantum already committed, its town centre location in close proximity to the primary shopping area and bus services, and its regeneration benefits, I am satisfied that the Gungate scheme is justified and accords with paragraph 23 of *the Framework* which promotes competitive town centre environments for sustainable reasons. Given the importance of the scheme as a flagship development for the town centre and the town itself, the modification to policy EC2, to specifically refer to the Gungate scheme **[MM30]** is necessary to give the Plan clarity and strategic direction in the face of the pressure for alternative retail options which the Borough may have to face during the rest of the plan period.
133. Conversely, whilst the out-of-centre schemes for retail and associated developments at the Jolly Sailor and Ventura have been successful in trading and employment terms, I heard evidence that in some aspects they are not particularly sustainable. Firstly, these two developments are located at some distance from the town centre, despite a recently improved footpath link; and a recent Ventura Retail Park shopper survey showed that only about 20% were doing a linked shopping trip⁷⁹. Furthermore, the retail parks are poorly served by public transport, with a high reliance on the private car.
134. I also consider that it is likely that the growth of out-of-centre retailing has impacted adversely on the economic success and the regeneration potential of the town centre, a view shared by local residents and the Council. Its retail consultants point to a decline of 6,000 sq m of comparison floorspace in the town centre since 2000, with a corresponding increase of 16,000 sq m in the retail parks in Tamworth over this period. A causal relationship between the two is generally held to be the case by many planning consultants and retailers who view this as a nationwide phenomenon.
135. The Plan's inclusion of long-term retail floorspace figures is questioned on the grounds that this may encourage proposals for edge and out-of-centre retail development on the basis that there is a long term need for such floor space. The PPG, however, is clear that Local Plans should address the objectively assessed development and infrastructure needs of the area⁸⁰. It also states that town centre strategies should address the scale of the assessed need for town centre uses⁸¹, which implies a quantitative assessment, such as floorspace, with respect to retail needs. *The Framework* also requires local

⁷⁹ Indigo Planning: Ventura Retail Park Shopper Survey; May 2015 [Examination Document HD12b].

⁸⁰ PPG: ID-002-20140306 – *What should a Local Plan contain?*

⁸¹ PPG: ID-2b-003-20140306 – *What should a town centre strategy contain?*

planning authorities to ensure that needs for retail developments (and some other uses) are met in full (paragraph 23[6]), which implies a quantitative assessment of need.

136. On the basis of the above evidence I consider that the Plan is justified, firstly in its quantitative assessments of comparison and convenience retail provision for Tamworth during the plan period; the figure of 26,660 sq m for the Gungate scheme, which has been included in the Council's statements to this Examination, is included as part of modification MM30 (see above). Secondly, the commitment to a town centre location for the thrust of its comparison retail provision over the plan period is justified on sustainability considerations and accords with national planning policy.

(b) The deliverability of the retail proposals for the town centre

137. The second main strand of objection to the Plan's town centre policies concerns the deliverability of the Gungate retail redevelopment scheme, and hence the effectiveness of the Plan. In response to these concerns, and in view of the critical nature of this scheme for the future of Tamworth, I requested a further statement from the Council, to assess the likelihood of delivery in the short to medium term⁸².

138. The response was prepared jointly by the potential scheme developers and the Council's retail consultants.⁸³ Their Statement of Intent underlines the seriousness of their intentions. It highlights that planning permission was secured in 2010 and renewed in November 2013, and that site clearance began quickly after the granting of planning permission. However, it states that the wider economic conditions in the UK and locally, combined with the permissions granted by the Secretary of State to other sites in Tamworth, hindered the ability of the Gungate site to come forward more quickly, and during this time discussions with a key anchor store eventually fell away after a two year period.

139. In relation to scheme gestation, the Statement of Intent suggests that large retail developments take time to come forward; for example the John Lewis development on a greenfield site in Tamworth took nearly 10 years from the date of the planning permission to final occupation, in more favourable economic conditions; also, Henry Boot has provided a clear expression of intent, as the landowner and developer of the site, to deliver in the short term, partly based on the upturn in the retail market.

140. Other considerations cited are that there are no significant infrastructure requirements which need to be overcome to enable the scheme to progress, whilst the Council remains committed to bringing development on the site forward. Meanwhile, a high profile and sustained marketing campaign is currently being prepared for September 2015, with the intention to exchange contracts before the end of 2015, or early 2016, with a start on site during the fourth quarter of 2016 or first quarter of 2017.

⁸² Inspector's Request for Further Statement – Gungate Retail Redevelopment Scheme; 29 June 2015 [Examination Document HD22].

⁸³ WYG and TBC: Response to HD22 Further Statement on Gungate Retail Redevelopment Scheme [Examination Document HDR04].

141. The Council stresses the importance of joint working to overcome barriers such as insufficient occupier demand thus far to implement the scheme. It is aiming to secure a viable scheme at the earliest opportunity, which may include alternative uses, particularly where this can be provided above the planned retail development. The growth of Ventura Retail Park has led to any operator demand which existed in recent years being satisfied there. A firm policy stance, however, in the town centre first approach in policy EC1 will ensure that in future comparison goods retailers seeking floorspace in Tamworth are accommodated in the town centre, which will assist the regeneration of Tamworth and benefit the town centre as a whole.
142. Some of the above assertions were challenged⁸⁴. In particular, it was argued that the timeline is very ambitious, and if it quickly begins to slip, it would be a poor planning strategy to seek to delay the delivery of other retail floorspace and investment in the hope that Gungate may be delivered in the longer term; the very significant delays so far gives clear reason to doubt the deliverability of the approved scheme and there is insufficient evidence to confirm that the scheme will be delivered in the short term.
143. It is clear that there is no guarantee that the Gungate scheme will happen. The Council's statement of intent, however, demonstrates plausible reasons why progress has been slow thus far, and why there are good grounds for progress over the next few years.
144. I note the argument that the lack of progress on the ground should not be allowed to prevent other retail schemes to be brought forward during the plan period if the current scheme for Gungate fails to deliver in the short term. The above modification (MM30), to include the Gungate scheme in a policy in the Plan, also clarifies phasing targets for this scheme and to outline a course of action to provide alternative retail provision to meet Tamworth's needs if the proposal does not deliver. It further sets out a framework for the satisfactory development of the Gungate site for alternative uses in the event of the retail scheme being unable to deliver.
145. I am not convinced, as the out-of-centre retailers are, that the retail parks in Tamworth are entirely separate markets from the town centre; stores such as John Lewis are recognised as town centre anchor stores. I do, however, agree that Birmingham and the internet are competitors to retail provision in Tamworth as a whole.
146. The Council's timetable for the Gungate scheme is ambitious, but I would be surprised if it were not so. Modified policy EC2 provides the Council with other options if no progress on Gungate is made within a reasonable period of time. I note the comments about possible alternative uses and flexibility, but this is only true up to a point, and the intention is to just develop A1 uses – retail – at ground level; again the appropriate amount of flexibility is included in the modified policy EC2.
147. In response to the criticism of insufficient evidence to confirm scheme delivery in the short term, it is difficult to know how much more relevant information

⁸⁴ Indigo: Briefing Note: HD22 Response: Further Statement on Gungate Retail Redevelopment Scheme; 14 July 2015 [Examination Document HRD 15].

could have been provided without providing confidential viability data. I note the High Court Judgment in 2012 which stated that: "*It is unrealistic to expect a commercial operator to reveal its precise commercially sensitive and valuable calculations as to why it considers possible alternatives to the development proposal not to be commercially viable; and it is unnecessary for them to come to do so to enable a planning authority to come to a view on viability*"⁸⁵.

148. Having considered all the arguments, on balance I consider there is sufficient evidence of intent to overcome the barriers to implementation, and a clear timeline outlining key milestones for scheme delivery. I therefore conclude that, subject to a modified policy EC2, the retail provision for the town centre is likely to be deliverable within the short to medium term. The Plan is therefore effective.

Is there a need for greater locational and/or qualitative guidance for retail development within or adjacent to the town centre or elsewhere?

149. Policy EC1 identifies a hierarchy of centres with the town centre first, local centres second and a network of neighbourhood centres third. It reflects the requirement in paragraph 23 of *the Framework* to promote town centres as the heart of their communities as well as defining a hierarchy of other centres. The policy applies a sequential test for town centre uses proposed elsewhere, and likewise for local centre or community centre uses that are located outside these areas. It requires an assessment of proposed retail developments if they are above certain size thresholds, depending on the location in relation to the hierarchy.

150. For example, the locally set floorspace threshold of 250 sq m (gross) applies to proposed retail developments within out-of-centre retail parks or strategic employment areas, to ensure that they would not have an adverse impact, individually or cumulatively, on the town centre. In view of the potential vulnerability of the town centre to the cumulative effects of recent out-of-centre developments, I consider that this relatively small threshold is justified during the plan period, in accordance with the provisions in the PPG⁸⁶.

151. The idea of including the Ventura and Jolly Sailor Retail Parks in an expanded town centre, in the same way as it was expanded to include the Snow Dome, would be contrived and would not of itself encourage more linked trips between the retail parks and the town centre.

152. On the other hand there were requests from neighbouring local planning authorities to consider extending the provision within policy EC1 for impact assessments where appropriate on other towns outside the Borough. I am not convinced that the retail geography of Tamworth requires such a provision to be made in the Plan.

153. On the basis of the above evidence, I consider that the use of thresholds in policy EC1 in accordance with the sequential test is justified and accords with

⁸⁵ HCJ: Case NO. CO/4764/2012 between the Queen on the application of Zurich Assurance Ltd and North Lincolnshire Council; 20 December 2012 [Examination Document HD24].

⁸⁶ PPG Ref ID: 2b-016-20140306 *When should the impact test be used?*

national planning policy.

Is the Plan's convenience retail provision sufficient for the rest of the plan period?

154. The Council considers there is no potential to increase the market share of convenience retailing within the Borough, with little additional residual retail capacity anticipated before 2021. The Plan states that there will be a need for an additional 2,900 sq m of convenience floorspace by 2021, and the Council expects to monitor the situation and reassess where necessary.

155. It was expressed that there is capacity for more convenience floorspace within the Borough than the Plan is making provision for. I do not consider that the retail evidence points to this conclusion. The idea of a major convenience store being included as the anchor store for the Gungate redevelopment scheme was well supported at the Hearings. This would not be unacceptable in principle, subject to detailed considerations, e.g. in relation to parking.

Is the Plan's stance on office provision justified and effective?

156. Policy EC6 states that the location of new office development (B1a) will be in line with policy EC1. Therefore, as main town centre users, offices will be subject to a sequential test. This accords with national planning policy.

Does the Plan provide a justified and effective framework for the development of culture and tourism in Tamworth?

157. Policy EC5 encourages culture and tourism within Tamworth. Most of the town's assets are located in and around the town centre, and its attractive waterways. Culture and tourism are viewed in the Plan as positive opportunities to increase the vitality and viability of the town centre. I agree with this approach and I consider that there are no soundness implications arising from policy EC5.

Issue 4 - Conclusion

158. I conclude on the evidence before me that the Plan's economic and employment provision, and the promotion of appropriate town centre schemes, including retail, office, leisure and tourism development, is, subject to the above modifications, sound.

Issue 5 – Is the infrastructure needed to accommodate the Plan's strategy positively prepared, justified and deliverable within the plan period?

Infrastructure delivery

159. Policy IM1 sets out a framework for securing the necessary infrastructure to support the Plan, together with guidance on securing developer contributions. It is appropriately strategic and indicates the Borough's priorities. I consider that the infrastructure priorities are appropriately balanced to guide the development of the Borough over the plan period.

160. The policy is supported by the Council's Infrastructure Delivery Plan (IDP), (Appendix B to the Plan), which provides guidance on multiple levels of implementation, covering a wide range of schemes, anticipated outcomes, key

delivery agencies, priorities, phasing, costs, funding availability and funding gaps. The IDP is a living document, which will change in the light of new information, priorities and the changing financial climate.

161. The IDP is more than a wish list, with information on funding availability and relevant sources, which sets a positive steer for the implementation of the Plan. I can find no evidence that the IDP is targeted towards more affluent areas. The IDP identifies the essential schemes which the Council considers are critical to unlocking key development sites, which are in turn fundamental to the delivery of the Plan. These 'essential' schemes comprise three new primary schools, linked to the three SUEs, extensions to existing schools, and the local transport package for North Tamworth.
162. There is a widely held view that the highways infrastructure in North Tamworth is critically related to the quantity of development that can be delivered both within Tamworth and for new housing across the border in Lichfield District. However, I am satisfied on the basis of the evidence submitted that the appropriate funding is in place to secure the implementation of a sustainable travel package, in recognition of the paramount importance attached to road safety by both the Council and the highway authority.
163. In terms of Tamworth's relationship with the Greater Birmingham and Solihull Local Economic Partnership (LEP), the Council states it worked closely with the LEP during the preparation of the Plan. It also advises that there is no regionally significant infrastructure identified within the IDP, which is updated on a regular basis and which will include additional items if necessary.

Flood and pollution risk

164. A quarter of the Borough lies within the flood plain of the Rivers Anker and Tame and their tributaries. Flood risk, therefore, is a primary strategic consideration of the Plan and was a major factor in the selection of major housing sites and employment land in the Council's Site Selection Paper⁸⁷. Policy SU4 discourages development within the floodplain and applies a sequential approach to all development proposals, and was drawn up in collaboration with the EA and SCC (the Lead Local Flood Authority). It is based on the Level 1 SFRA⁸⁸ and the Level 2 SFRA⁸⁹, which together with other related studies identifies the sources of flood risk in Tamworth, and also incorporates appropriate measures to minimise flood risk.
165. The modifications to policy SU4 and its supporting text refer to the priorities in the EU Water Framework Directive, to clarify that development will not be permitted that could have negative impacts on the River Anker, River Tame and their associated tributaries **[MM06-07 and 14-16]**. These modifications are necessary for soundness to accord with national and EU policy, and are

⁸⁷ TBC: Site Selection Paper – pages 55-58 [Examination Document A5].

⁸⁸ Halcrow: Level 1 Strategic Flood Risk Assessment, for Tamworth Borough Council; September 2009 [Examination Document G11].

⁸⁹ Atkins: Level 2 Strategic Flood Risk Assessment, for Tamworth Borough Council; October 2014 (Examination Document G16).

supported in a MOU between the Council and the EA⁹⁰. Policy SU4 also recognises the importance of sustainable urban drainage schemes (SuDS) and opening up culverted watercourses in helping to manage flood risk across the Borough.

166. Pollution risk to potential development land in Tamworth is identified through a series of technical consultations, and is covered adequately in the Council's Site Selection Paper. Policy SU5 addresses these risks, in line with paragraph 120 of *the Framework*. Ground contamination is especially pertinent in Tamworth, as the River Tame is classified as having poor/moderate water quality through the Borough and is wholly underlain by principal aquifers.

Issue 5 - Conclusion

167. I conclude on the evidence before me that the infrastructure needed to ensure the delivery of the Plan is either in place, is committed, or is likely to be achieved at the appropriate time within the plan period. Policy IM1 is a common thread to underpin all development proposals, whilst the IDP provides the appropriate level of detail and identifies the future funding gaps, both for the implementation of the Plan and CIL preparation. The Plan also addresses flood risk and pollution, which are important issues in Tamworth. The Plan, subject to the above modifications, is therefore justified, effective and accords with national planning policy.

Issue 6 – Is the capacity and quality of the existing and proposed transport network sufficient to accommodate the scale and distribution of growth planned for Tamworth, including the traffic generated by development related to the needs of Tamworth in other local authority areas?

168. Policy SU1 sets out the principles and priorities for a sustainable transport network for Tamworth, whilst policy SU2 promotes the delivery of sustainable transport. They reflect the Council's active engagement with SCC and Highways England, in line with the DTC. In particular, the traffic impacts of the three SUEs have been assessed, as well as the impact of housing in the BDL within Lichfield District to the north of the Borough.

169. Highways impacts are one of the critical parameters of the capacity of the SUEs, and the outcomes from joint transport assessments with SCC will define the additional quantum of development which is appropriate for these areas and their potential extensions; the modification to policy HG2, to provide for the Glascote Road/Marlborough Way roundabout junction as part of the enabling infrastructure for the Golf Course SUE (MM04) is an example.

170. Highways England supports the Plan, following its assessment of the strategic road network based on similar levels of growth to the Plan, and in particular the schemes highlighted in policy SU1 (g).

171. Policy SU1 sets a basis for requiring developer contributions in addition to

⁹⁰ SCG between Tamworth Borough Council and the Environment Agency; May 2015 (Examination Document EX3).

Government funding to deliver the required interventions. The IDP includes the appropriate amount of detail to enable schemes to be drawn up. It also identifies funding gaps. Policy SU2 also sets the parameters for parking provision, partly based on the guidance in the Government's Manual for Streets. The flexibility in the policy accords with the requirements in paragraph 39 of *the Framework* and the recent Written Ministerial Statement⁹¹. The Council considers that the justification for the standards remains, given the highly constrained land supply in the Borough. I support this approach.

172. Policy SU2 requires proposal-specific modal shift targets for larger developments and prioritises sustainable modes of transport.

Issue 6 - Conclusion

173. I therefore conclude that the transport policies and provisions in the Plan are sufficient to accommodate the scale and distribution of growth planned for Tamworth in a sustainable manner.

Issue 7 – Does the Plan provide a clear and integrated framework for conserving, managing and enhancing the Borough's green and blue infrastructure and other environmental assets? Does it provide a sustainable framework for addressing climate change, renewable energy, sustainable construction, biodiversity and other environmental assets?

Green and Blue Infrastructure

174. The Plan recognises that the rivers, canals and associated green areas are particularly attractive features of Tamworth, with recreational, wildlife and tourism (and therefore economic) potential. Policy EN3 sets out soundly based principles for ensuring that the Borough's green and blue infrastructure is multifunctional, connected, of a high quality and is accessible. These sustainable principles are also integrated into the proposed SUEs.

Historic environment

175. Policy EN6 sets out the criteria for development in relation to the historic environment. The modifications clarify the status of scheduled ancient monuments and specify the need for appropriate archaeological assessment, and are necessary to safeguard the significance of heritage assets **[MM01-02]**. Subject to these modifications, the Plan's historic environment policy framework is justified and accords with national planning policy.

Renewable energy and climate change

176. Policy SU3 provides support for renewable energy generation to meet the Borough's climate change objectives. The SCC County-wide Renewable and Low Carbon Energy Study⁹² estimates there are limited options for renewable energy generation within Tamworth. Policy SU3 therefore restricts the

⁹¹ Written Ministerial Statement – Planning Update: see section on Parking: helping local shops and preventing congestion; 25 March 2015.

⁹² Camco: Staffordshire County-wide Renewable/Low Carbon Energy Study, pages 124-129; September 2010 [Examination Document G10].

requirements for renewable energy to what is feasible and accords with the recent Ministerial Statement⁹³.

177. Policy SU3 also provides a sustainable basis for mitigating climate change through a number of measures, including promoting effective use of land, sustainable transport, sustainable design, tree planting and landscaping for carbon capture, maximising energy and water efficiency and retro-fitting and exploiting opportunities for energy from waste. These measures reflect the guidance in the PPG⁹⁴. In line with the recent Written Ministerial Statement⁹⁵, the Plan does not set any additional local standards relating to the construction, internal layout or performance of new dwellings.

Agricultural land

178. The modification to policy EN4 supports development that preserves high quality agricultural land termed as the Best and Most Versatile (BMV) land **[MMO8]** in accordance with national planning policy.

Issue 7 - Conclusion

179. I therefore conclude, subject to the above modifications, that the Plan provides a sound framework for conserving, managing and enhancing the Borough's green and blue infrastructure, and enabling a sound basis for addressing climate change, renewable energy, loss of agricultural land and other environmental challenges during the plan period.

Issue 8 – How does the Plan manage development? How does it deal with uncertainties and risks? How effective are the Plan's monitoring provisions? Are there clear indicators and targets to measure whether the policies in the Plan will be effectively implemented?

Development management

180. Policy EN5 addresses development management issues relating to design, amenity and residents' living conditions. It links to several other policies which have development management implications, such as policy EC6, which requires new employment development outside established employment areas to be compatible with surrounding areas. It satisfactorily addresses the relevant core planning principles set out in paragraph 17 of *the Framework*. The Council intends to issue a Design SPD to provide additional detailed guidance. Concerns regarding guidance in the Plan for tree protection are addressed satisfactorily in the last paragraph of policy EN4.

Uncertainties and risks

181. The Council explained that flexibility in the Plan is important and is required by paragraph 153 of *the Framework*, which states that local plans need to have sufficient flexibility to adapt to rapid change. In a small and constrained local

⁹³ Written Ministerial Statement made by Secretary of State for Communities and Local Government (Greg Clarke) – Local Planning and Wind Energy; 18 June 2015.

⁹⁴ PPG: ID: 6-003-20140612 *How can the challenges of climate change be addressed through the Local Plan?*

⁹⁵ Written Ministerial Statement made by Secretary of State for Communities and Local Government (Eric Pickles) – Improving Energy of Buildings and Using Planning to Protect the Environment; 25 March 2015.

authority area such as Tamworth, this is challenging. The modification will provide flexibility by making provision for a review of the Plan will ensure that the development provisions will look to the long term, in accordance with national planning policy.

How will the monitoring arrangements work, and should this matter be addressed as a policy?

182. The monitoring indicators in Appendix D are relevant and comprehensive, and the Council updates many of them annually. Some of the disagreements between the Council and representors centred on definitions, such as what determines the completion of a dwelling. The Council's evidence demonstrates that its criteria are both consistent and reasonable. The Council also confirmed that its planning officers consulted with other Council Departments, relating to Council Tax and Building Control, to confirm or verify some aspects of the implementation of policies. In summary, I do not consider that there are any soundness issues associated with the monitoring regime of the Plan.

Issue 8 - Conclusion

183. I consider that none of the concerns in relation to Issue 8 raises any soundness issues.

Assessment of Legal Compliance

184. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Tamworth Local Plan is identified within the approved LDS (September 2014) which sets out an expected adoption date of November 2015. The Local Plan's content is compliant with the LDS, although its timing has slipped.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in 2014 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (October 2014) sets out that the only site which may have potential effects arising from the Plan is the River Mease SAC. However, the screening in the report demonstrates that it is very unlikely that the proposed development in Tamworth over the plan period would lead to significant effects on the character of the SAC.
National Policy	The Local Plan complies with national policy except where indicated and modifications are recommended.

2004 Act (as amended) and 2012 Regulations.	The Local Plan complies with the Act and the Regulations.
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Overall Conclusion and Recommendation

185. The Plan has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

186. The Council has requested that I recommend main modifications to make the Plan sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix, the Tamworth Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in *the Framework*.

Mike Fox

Inspector

This report is accompanied by the Appendix containing the Main Modifications.

Tamworth Borough Council

Local Plan Schedule of Main Modifications

Existing text not to be modified

New text

~~Deleted text~~

Please note, following West Berkshire District Council & Reading Borough Council v Department for Communities And Local Government [2015] EWHC 2222 (Admin) (31 July 2015) High Court Judgement¹ and the subsequent changes to the national planning practice guidance (paragraphs 012-023 of the guidance on planning obligations) the Council is retracting its proposed changes: MOD065, MOD066, MOD067, MOD068 (Document EX1) and the Plan will remain as submitted in those particular sections.

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Main Modification Reference	Previous Modification Reference from EX1	Local Plan Paragraph Number or Policy	Suggested Local Plan Modification	submission Representation Reference
MM01	MOD014	Paragraph 5.5	Where development may result in the loss of archaeological assets, evaluation and mitigation may will be required to record and understand their significance.	LP034k
MM02	MOD016	Policy EN6, part 2	Where potential for archaeology is high exists , the heritage statement should incorporate an archaeological desk based assessment that evaluates surviving above and below ground archaeological remains and where necessary, a field based evaluation by an appropriate professional. includes an appropriate mitigation strategy. An appropriate mitigation strategy will also be required, where necessary. Where archaeology may be lost through development, there will be a requirement for archaeological recording to be undertaken by an appropriate professional and entered in the Historic	LP034n & LP075h

¹ <http://www.bailii.org/ew/cases/EWHC/Admin/2015/2222.html>

			Environment Record.	
MM03	MOD020	Policy HG2 Anker Valley	Minimise any-visual impact and protect long distances views to and from on the nearby Amington Hall Estate Conservation Area and listed buildings.	LP034u
MM04	MOD028	Policy HG2, 'Golf Course'	[Additional bullet point to required infrastructure] - Modifications to the Glascote Road/Marlborough Way roundabout junction.	LP053
MM05	MOD042	Policy HG2	g) Incorporate elements of significant historic landscape character into their overall design as identified in the Extensive Urban Survey and the Borough Heritage Impact Assessment.	LP075c
MM06	MOD051	Policy EN4	Add new paragraph after MOD052 [MM07]: Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that the River Anker and River Tame meet Good Ecological Status by 2027. This could include opening up culverted watercourses and re-aligning and naturalising watercourses where possible when development is taking place.	LP089h
MM07	MOD052	Policy EN4	Add new paragraph after last paragraph: In line with the requirements of the EU Water Framework Directive, Development will not be permitted that could negatively impact the River Anker, River Tame and their associated tributaries, that would degrade the classification of the waterbody (as specified in the Humber River Basin Management Plan).	LP089i
MM08	MOD055	Policy EN4 Protecting and enhancing	Development will be supported that preserves designated biodiversity and geodiversity sites, high quality agricultural land (Grades 1, 2 and 3a), termed as Best and Most Versatile (BMV) land , maintains the favourable conservation status.....	LP044

		biodiversity		
MM09	MOD063	Paragraph 5.41	HG7 ensures that 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 Although no sites for pitches in Tamworth were promoted by landowners or the travelling community, the policy criteria in Policy HG7 provide fair and equal treatment to deal with proposals where a need arises.	LP023
MM10	MOD064	Policy HG7	<p>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:</p> <ol style="list-style-type: none"> There should be safe and convenient vehicular and pedestrian access to the site; 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; The development should provide the appropriate infrastructure required both on and off site; There should be convenient access to schools, shops, healthcare and other local facilities, preferably by pedestrian foot, cycle or by public transport. The site should be able to be landscaped and screened to provide privacy for occupiers and maintain visual amenity; and It should have no significant detrimental impact upon the residential amenity of adjoining properties or neighbouring land. <p>The Council will work with neighbouring local authorities, the County Council, landowners, Gypsies, Travellers and Travelling Showpeople communities and other interested parties to enable the development of pitches in accordance with the subregional Gypsy</p>	LP023

			<p>and Traveller Accommodation Needs Assessment (GTAA) as below:</p> <table border="1"> <tr> <td>Site type</td> <td>Number of pitches</td> </tr> <tr> <td>Residential pitches</td> <td>1</td> </tr> <tr> <td>Transit pitches</td> <td>0</td> </tr> <tr> <td>Travelling Show People</td> <td>0</td> </tr> </table>	Site type	Number of pitches	Residential pitches	1	Transit pitches	0	Travelling Show People	0	
Site type	Number of pitches											
Residential pitches	1											
Transit pitches	0											
Travelling Show People	0											
MM11	MOD069	Policy HG5	<p>Proposals for non-standard residential development types with a different housing mix such as extra care housing will be supported. Such development should meet a local need for a population group that would not be served by normal standard housing development.</p> <p>Extra care housing should:</p> <p>a) Serve people with care needs in Tamworth, as identified in the latest information provided by Staffordshire County Council.</p> <p>b) Be located within walking distance of a bus stop and community facilities including a GP practice, pharmacy and convenience retail, unless it can be demonstrated that alternative arrangements for access to these facilities will be put in place when needed by residents.</p> <p>Proposals for housing on sites of greater than 0.4 hectares should demonstrate how the proposal will meet the population needs of the area, including older people, and consider provision of an extra care scheme where a need for extra care housing remains in Tamworth and it would be deliverable.</p>	LP056c								

			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.	
MM12	MOD070	Paragraph 5.33	The Council will promote and discuss the potential provision of extra care housing on large schemes with developers but in general delivery models already exist for public and private provision of this housing type. The County Council have led the successful delivery of social and affordable rented extra care housing and will continue to bring forward schemes on land in public sector ownership. Private developers of leasehold and shared ownership schemes have expressed interest in bringing forward market schemes in Staffordshire. Sites of 0.4 ha could accommodate the typical minimum size of 60 units set out in the Flexicare Strategy based on past developments. Policy HG5 sets out the robust criteria required by the national Planning Practice Guidance. Extra care developments may be able to incorporate facilities such as pharmacies and visiting GP services on site where they are unavailable locally or provide a transport service through travel plans. The County Council will provide annual monitoring information of need and supply for the consideration of development proposals. If specific evidence is produced for other groups within the local population not served by the mainstream housing market, the Council will be supportive and take a flexible approach to housing mix.	LP056c
MM13	MOD076	Policy EC7	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:	Inspector's discussion note point 10.4

			a) through an independent assessment that the site is no longer attractive to the market for its existing permitted use, which will include evidence that it has been marketed for a period of at least 12 months, a market view of the site and details of the marketing	
MM14	MOD077	Policy SU4	<p>Policy SU4 Flood Risk and Water Management</p> <p>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 and maintaining existing defences that are necessary for new development. Developers should consult the Environment Agency's flood maps to ascertain the effects of surface water flooding on potential development sites.</p> <p>A minimum 8 metre riparian easement for biodiversity and access purposes must be maintained adjacent to the rivers Anker and Tame. Furthermore, an 8metre 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.</p> <p>Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that the River Anker and</p>	

			<p>Tame meet Good Ecological Status by 2027.</p> <p>All developments will be expected to incorporate appropriate SuDS Sustainable Drainage 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.</p> <p>New development will be required to open up culverted watercourses wherever it is technically feasible, re-aligning and naturalising watercourses where possible, and to ensure that development does not occur above or adjacent to existing culverts.</p>	
MM15	MOD078	Para 7.32	<p>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. Appropriately designed SuDS can support the implementation of Policies EN3 and EN4 and the aims of the Water Framework Directive.</p>	LP089
MM16	MOD079	Policy IM1	<p>g) water management measures including flood alleviation where required, in accordance with policy SU4.</p>	LP089

MM17		New Paragraph after 3.7	Although the most recent (May 2015) demographic input, based on the 2012 DCLG household projections, showed a lower range of objectively assessed housing need of between 230-250 dwellings per annum, the figure of 250 dwellings per annum has been retained; primarily in the interests of supporting economic growth and addressing the potentially worsening housing market signals, whilst meeting the full objectively assessed need for housing in the Borough.	Hearing Sessions
MM18		Paragraph 3.9	<p>“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. and following constructive pre-allocation discussions it is considered feasible to take these sites into account when establishing the housing requirement of the Borough.</p> <p>Furthermore, the planning permission (April 2015) at Anker Valley for 535 dwellings, i.e. an additional 35 dwellings above the SUE allocation indicative capacity can be taken into consideration when establishing the housing requirement of the Local Plan. These additions to the supply show that the housing requirement figure in the submitted Local Plan of 4,250 dwellings can be increased to 4,425, with a corresponding reduction in the amount of housing to be provided outside the Borough to 1,825 dwellings.</p>	Hearing Sessions
MM19		Paragraph 3.10	...a housing requirement of 170 177 dwellings per annum has been set. This equates to 4,250 4,425 dwellings over the Plan period... a total of 4,675 4,867 dwellings to aim towards.	Hearing Sessions

			<p>[Table] Outside of Tamworth Borough 2,0001,825</p> <p>Housing requirement (net) Annual (dwellings) 170177</p> <p>Plan Period (dwellings) 4,2504,425</p>	
MM20		Paragraph 3.11	<p>As of 1 April 2015 a total of 4,4351,494 dwellings have been completed... and a further 463465 have planning permission... a total figure of 4,8981,959.</p> <p>[Table] Past completions 1,494 Planning Permissions 407 Under Construction 58 Housing Allocations 3,080 Gross Total 5,039 Losses 123 Net Total 4,916 Housing Requirement 4,425 Requirement with Flexibility 4,867</p>	Hearing Sessions
MM21		Paragraph 3.13	Using the housing requirement for the plan period of 4,250 4,425 it can be established that 2,000 1,825 dwellings still need to be planned for and delivered	Hearing Sessions
MM22		Paragraph 3.14	This still leaves a shortfall of 1,000 825 dwellings to meet the objectively assessed need ...	Hearing Sessions
MM23		Appendix A	Amend housing trajectory in Appendix A to include sites 387, 390, 504, 591&593 and additional 35 dwellings at Anker Valley SUE.	Hearing Sessions

MM24		HG1	Within Tamworth a net increase of at least 4,250 4,425 dwellings will be delivered...an average of 470 177 dwellings per annum. At least 2,323 2,358 dwellings will be...	Hearing Sessions
MM25		Paragraph 5.3	These sites will bring forward a total of 2,323 2,358 dwellings... 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 These sites have been allocated to...	Hearing Sessions
MM26		Policy SS1	[modifications to 3 rd paragraph] Between 2006 and 2031 a minimum of 4,250 4,425 dwellings will be built in Tamworth, this sets the annual housing requirement to a minimum of 470 177 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 Tamworth's strategy and those of its neighbours. Lichfield District Council has committed to deliver at least 500 dwellings in their Local Plan, and North Warwickshire Borough Council has committed to deliver at least 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. Following strategic planning discussion under the Duty to Co-operate, the Council	Hearing Sessions

² Plans must have reached the Publication Stage – R19 of The Town and Country Planning (Local Planning) (England) 2012

			<p>recognises that Tamworth’s objectively assessed housing need cannot be fully met, therefore a minimum of 1,825 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 at least 500 dwellings in their Local Plan, and North Warwickshire Borough Council has committed to deliver at least 500 dwellings in their Core Strategy both to meet Tamworth’s needs.</p> <p>[modifications to 3rd paragraph]</p> <p>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 minimum need of 32ha. A further minimum 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.</p> <p>[After 4th paragraph insert new paragraph]</p> <p>The three local authorities have committed to continue this co-operation on strategic planning issues to deliver the remaining unmet need of 825 dwellings and a minimum of 14 hectares of employment land. However if it has not been possible to propose sites for allocation through a statutory development plan² for Lichfield District or North Warwickshire Borough or through the granting of planning permissions in either district by the end of the year 2017/18 an early review of the Tamworth Plan will seek to address any outstanding issues. This will ensure that the appropriate housing and employment land provision is allocated within the relevant Local Plans; in sustainable locations in relation to Tamworth’s needs; and that the appropriate infrastructure is identified within agreed programmes.</p>	
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MM27		Policy EN2	The Green Belt boundary, as defined on the Policies Map, subject to the possible review outlined below , will be maintained during and beyond the lifetime of the Local Plan	Hearing Sessions
			[New paragraph]	
			In the event that land has not been brought forward to meet the balance of Tamworth’s housing and employment needs sustainably by the end of 2017/18 as set out in policy SS1, the Council will consider undertaking another review of its Green Belt boundaries to reassess whether there is potential land to meet these local needs in the second half of the plan period.	
MM28		Paragraph 6.9	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.	Hearing Sessions
MM29		Paragraph 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 the importance of the Green Belt in fulfilling the functions set out in national planning policy. Policy EN2, however, makes provision for a review of the Green Belt boundaries should land not have been identified to meet the balance of Tamworth’s housing and employment needs in a sustainable way by the end of 2017/18; such a review of Green Belt boundaries would determine whether there is potential land for new development in the second half of the plan period.	Hearing Sessions
MM30		Policy EC2	[Amend 1 st paragraph] “In particular, the Gungate Redevelopment Scheme for 20,660 sq m of comparison retail goods floorspace is proposed for completion prior to 2021. Other town centre uses will be permitted within this scheme in accordance with the criteria set out in policy EC3, and residential uses will be permitted on the upper floors. If substantial progress has not been made towards securing	Hearing Sessions

			<p>the Gungate Scheme by 2020/21, the Council will review its retail requirement and will consider the potential for retail developments on other sites in accordance with the ‘town centre first’ hierarchy set out in policy EC1.</p> <p>After 2021, in addition to the Gungate scheme, planning permission will be granted for development such as retail (7,800 sq m comparison and 2,900 sq m convenience goods floorspace), leisure, tourism...</p> <p>[Amend 4th paragraph]</p> <p>Development that will have a negative impact on the vitality and viability of the town centre and its function Development that will have a significant adverse impact on the vitality and viability of the town centre will not be supported unless it has been demonstrated that the wider economic benefits will outweigh the detriment to the town centre.</p>	
MM31		5.10	Insert indicative inset diagram for Anker Valley SUE.	Hearing Sessions
MM32		5.10	Insert indicative inset diagram for Golf Course SUE.	Hearing Sessions
MM33		5.10	Insert indicative inset diagram for Dunstall Lane SUE	Hearing Sessions

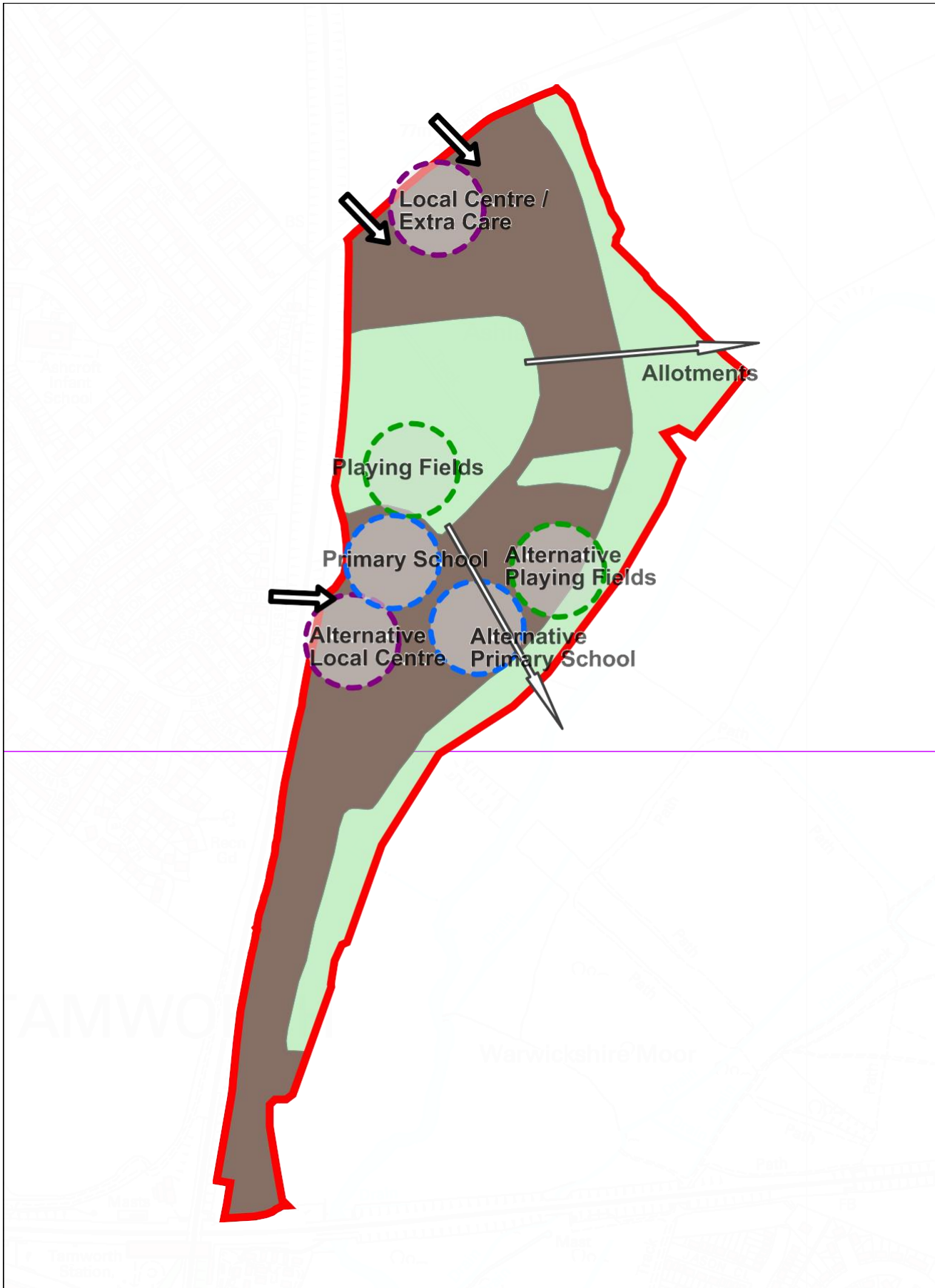
<p>MM34</p>	<p>MOD054</p>	<p>Policy HG2, 'Dunstall Lane'</p>	<p>[Additional bullet point to 'required infrastructure']</p> <ul style="list-style-type: none"> - Provision of improved pedestrian and cycle connections to the A51 Lichfield Road from the north of the development site. <p>[After list of required infrastructure insert new paragraph]</p> <p>“In addition to the above, Staffordshire County Council and Tamworth Borough Council acknowledge that an additional pedestrian bridge over the river and flood relief channel (linking the Dunstall Lane SUE with the A51 to the north) would increase accessibility to the proposed primary school on the site and to retail and other services at the Ventura and Jolly Sailor retail parks for residents who live to the north of the A51.</p> <p>Future residents of the Dunstall Lane SUE would also be able to achieve some journey time savings for pupils travelling to secondary school and for employees accessing the Lichfield Road Industrial Estate. The two Councils will work towards delivery of the bridge, including securing planning permission for it and securing funding for its construction. The Council will seek financial contributions towards the construction of the bridge from development schemes in the surrounding area. The contributions paid by adjacent developers will be commensurate with the improvements to the accessibility of their development sites that would be delivered by the bridge.”</p>	<p>LP093</p>
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MM23 – Appendix A

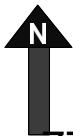
ID	Site Name	Developable Site Area (Gross)	Total Capacity	Brownfield / Greenfield				2013	2014	0	1	2	3	4
								2015	2016	2017	2018	2019		
URBAN AREA SITES														
341	Land south of St.Peter's Close Phase 2 - Full Planning Permission 23 units included in commitments	0.47	0	Brownfield				0	0	0	0	0	0	0
343 (with 344)	Land off Cottage Farm Road	1.1	48	Brownfield				0	0	16	16	16	16	0
344 (with 343)	Derelict buildings south of B5404	0.17	6	Brownfield				0	0	6	0	0	0	0
347	Phoenix Special Purpose Machines, Hospital Street	0.31	18	Brownfield				0	0	9	9	0	0	0
348	Norris Bros, Lichfield Street	0.2	20	Brownfield				0	0	10	10	0	0	0
349	Arriva Bus Depot, Aldergate	0.39	40	Brownfield				0	0	0	0	0	0	0
357	Northern Part of Beauchamp Employment Area	1.04	34	Brownfield				0	0	11	11	12	12	0
358	Whitley Avenue	0.85	35	Greenfield				0	0	11	12	12	12	0
399	Coton's van Hire / Millfields House, Lichfield Road	0.34	12	Brownfield				0	0	6	6	0	0	0
406	Land north of Coton Lane	7.03	170	Greenfield				0	0	0	42	42	42	43
462	Car Park off Park Farm Road	0.17	13	Brownfield				0	0	6	7	0	0	0
488	Staffs County Council Care Home, New Road	0.5	16	Brownfield				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
507 (with 508 and 509)	Club, Spinning School Lane	0.15	12	Brownfield				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
509 (with 507 and 508)	Youth Centre, Albert Road	0.21	16	Brownfield				0	0	0	0	0	0	0
521	Former railway goods yard, Wilnecote	0.86	30	Brownfield				0	0	10	10	10	10	0
541	Adjacent to Tame Valley Alloys	0.73	26	Brownfield				0	0	0	0	0	0	0
550	Solway Close	0.9	26	Brownfield				0	0	8	9	9	9	0
Total								0	0	93	132	101	101	43
STRATEGIC SITES														
	Golf Course		1100	Greenfield				0	0	0	0	0	0	110
	Anker Valley		535	Greenfield				0	0	0	75	75	75	75
	Dunstall Lane		723	Greenfield				0	0	0	0	70	70	70
Total								0	0	0	75	145	255	
SFRA LEVEL 2 SITES														
387	Coton House Farm	4.87	77	Greenfield				0	0	0	0	0	0	0
390	Coton Hall Farm	1.3	35	Greenfield				0	0	0	0	0	0	0
591 & 593	Co-op Filling Station and land west of Treetops Garage, Dosthill	0.54	22	Brownfield				0	0	0	0	0	0	0
504		0.2	6	Brownfield				0	0	0	0	0	0	0
Total								0	0	0	0	0	0	
Past Delivery														
Year	Past Delivery													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Completions (Gross)	458	211	211	161	138	70	130	51	64	0	0	0	0	0
Under Construction	0	0	0	0	0	0	0	0	0	58	0	0	0	0
Commitments	0	0	0	0	0	0	0	0	0	68	68	68	68	68
Urban Area Sites	0	0	0	0	0	0	0	0	0	93	132	101	101	43
Strategic Sites	0	0	0	0	0	0	0	0	0	0	75	145	145	255
SFRA Level 2 Sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Supply	458	211	211	161	138	70	130	51	64	126	161	275	314	366
Demolitions and losses	6	13	6	7	3	1	1	3	3	5	5	5	5	5
Net Supply	452	198	205	154	135	69	129	48	61	121	156	270	309	361
Net Requirement 4,425	177	177	177	177	177	177	177	177	177	177	177	177	177	177
Annual Surplus/ Deficit	275	21	28	-23	-42	-108	-48	-129	-116	-56	-21	93	132	184
Cumulative Surplus/ Deficit	275	296	324	301	259	151	103	-26	-142	-198	-219	-126	6	190

5	6	7	8	9	10	11	12	13	14	15	
2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	48
0	0	0	0	0	0	0	0	0	0	0	6
0	0	0	0	0	0	0	0	0	0	0	18
0	0	0	0	0	0	0	0	0	0	0	20
0	0	0	0	0	13	13	14	0	0	0	40
0	0	0	0	0	0	0	0	0	0	0	34
0	0	0	0	0	0	0	0	0	0	0	35
0	0	0	0	0	0	0	0	0	0	0	12
43	0	0	0	0	0	0	0	0	0	0	170
0	0	0	0	0	0	0	0	0	0	0	13
0	0	0	0	0	8	8	0	0	0	0	16
0	0	0	0	0	7	7	0	0	0	0	14
0	0	0	0	0	6	6	0	0	0	0	12
0	0	0	0	0	15	15	16	0	0	0	46
0	0	0	0	0	8	8	0	0	0	0	16
0	0	0	0	0	0	0	0	0	0	0	30
0	0	0	0	0	8	9	9	0	0	0	26
0	0	0	0	0	0	0	0	0	0	0	26
43	0	0	0	0	65	66	39	0	0	0	582
110	110	110	110	110	110	110	110	110	0	0	1100
75	75	80	80	0	0	0	0	0	0	0	535
70	70	70	70	70	70	70	93	0	0	0	723
255	255	260	260	180	180	180	203	110	0	0	2358
19	19	19	20	0	0	0	0	0	0	0	77
11	12	12	0	0	0	0	0	0	0	0	35
7	7	8	0	0	0	0	0	0	0	0	22
6	0	0	0	0	0	0	0	0	0	0	6
43	38	39	20	0	0	0	0	0	0	0	140
5	6	7	8	9	10	11	12	13	14	15	
15	16	17	18	19	20	21	22	23	24	25	Total
2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030/31	Total
0	0	0	0	0	0	0	0	0	0	0	1494
0	0	0	0	0	0	0	0	0	0	0	58
67	0	0	0	0	0	0	0	0	0	0	407
43	0	0	0	0	65	66	39	0	0	0	582
255	255	260	260	180	180	180	203	110	0	0	2358
43	38	39	20	0	0	0	0	0	0	0	140
365	255	260	260	180	245	246	242	110	0	0	5039
5	5	5	5	5	5	5	5	5	5	5	123
360	250	255	255	175	240	241	237	105	-5	-5	4916
177	177	177	177	177	177	177	177	177	177	177	4425
183	73	78	78	-2	63	64	60	-72	-182	-182	351
373	446	524	602	600	663	727	787	715	533	351	351

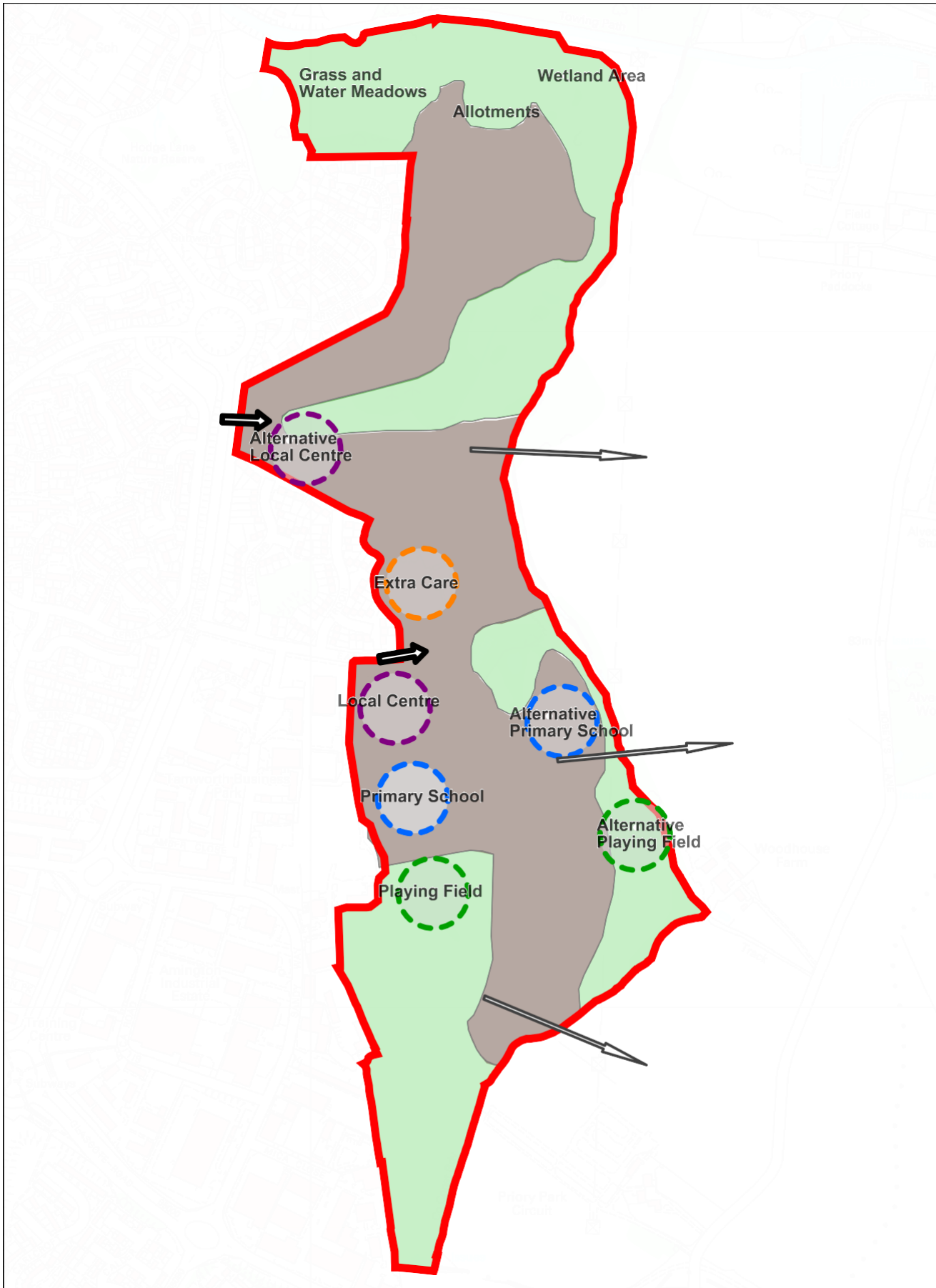
MM31 – Anker Valley SUE Inset Diagram



- Indicative Developable Area
- Indicative Green Infrastructure
- Access Points
- Long Distance Views



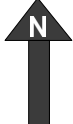
MM32 - Golf Course SUE Inset Diagram



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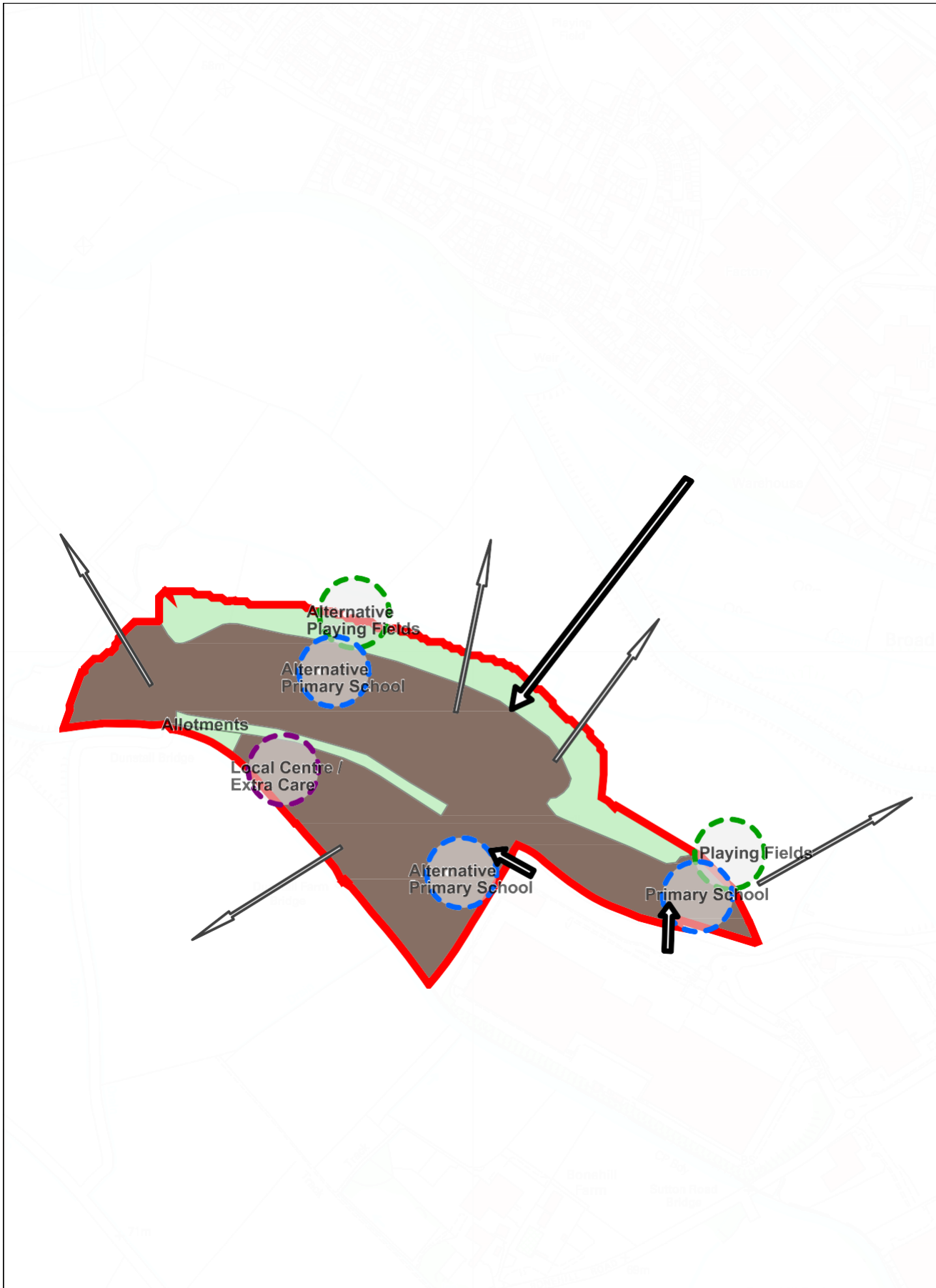


- Indicative Developable Area
- Indicative Green Infrastructure
- Access Points
- Long Distance Views

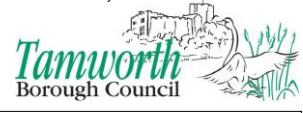






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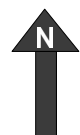
MM33 – Dunstall Lane SUE Inset Diagram



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-  Indicative Developable Area
-  Indicative Green Infrastructure
-  Access Points
-  Long Distance Views



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Tamworth Borough Council Local Plan Schedule of Other Modifications

Please note these modifications were not subject to consultation

Existing text not to be modified
New text
Deleted text

Page 83

Previous Modification Reference from EX1	Local Plan Paragraph Number or Policy	Suggested Change	Local Plan Pre-submission Representation Reference
MOD001	Para 7.6, 7 th bullet point	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, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development' .	LP012
MOD002	Para 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, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development' . Any assessment should take account of existing traffic flows and consider the development alongside other planned development	LP012

MOD003	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 16 th Item, 4 th Column	Junction improvements where required by the Highways Agency following detailed development proposals to reduce or prevent further congestion and queuing, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development' .	LP012
MOD004	Policy EC5(a)	Safeguard existing cultural facilities that are serviceable or which continue to provide a service to the community , and support the expansion	LP013
MOD005	Policy SU7(c)	Protecting and enhancing existing sport and recreational facilities. Sport and recreation facilities should not be built on unless where a need for the facility remains and where feasible, any loss should be is compensated by the provision of an equal or higher quantity and standard of facility and in an accessible location or the development is for alternative sports and recreation provision, the needs for which are clearly set out in the Sports Strategy Update.	LP021
MOD006	Policy SU7(d)	Supporting the dual use of new and existing school sites in accordance with the following criteria: <ul style="list-style-type: none"> • Where it would not be detrimental to existing and proposed facilities on the school site. • Provides separate reception and changing facilities from the school or a design and layout that allows separation through site management. 	LP021
MOD007	Policy HG2, 'Anker Valley', 2 nd bullet point	Eastern extent of site should be reserved for landscaping, low intensity recreational uses and buffering along remaining boundary to the south. The eastern boundary should be landscaped to provide a transition to the countryside and the southern boundary should include landscaping and low intensity recreational uses.	LP025
MOD008	Paragraph 1.6, Table 1.1, Chapter 6	Through positive planning and understanding of the significance of Tamworth's heritage assets, development will achieve high quality design that preserves protects and enhances Tamworth's historic character.	LP034a

MOD009	Policy SS1	The focus for these areas will be on protecting and enhancing environmental and historic heritage assets whilst ensuring that development has a positive impact on local amenity and character.	LP034b
MOD010	Paragraph 3.33	Designated and non-designated assess assets will be a priority for safeguarding and enhancing.	LP034c
MOD011	Paragraph 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 all heritage assets , it is considered that any future office space will be delivered in form of mixed-use development.	LP034d
MOD012	Paragraph 4.27	Protecting and enhancing the historic assets heritage assets of the town will assist in defining Tamworth's unique streetscape, fostering local distinctiveness and preserving local character.	LP034e
MOD013	Paragraph 4.33	It includes plans to develop and improve sensitively and appropriately restore the 125 year old Grade II listed Assembly Rooms.	LP034g
MOD015	Policy EN6, part 1	Development that affects designated heritage assets including conservation areas, listed buildings, scheduled ancient monuments and non-designated heritage assets including locally listed buildings and undesignated archaeology , will be required to assess the impact of development on the asset through a heritage statement and statement of significance and clearly demonstrate how the significance, including its setting and setting of the asset will be protected , conserved and where possible, enhanced.	LP034n
MOD017	Paragraph 6.42 6.43	They are a priority for safeguarding protection, conservation and where possible enhancement and enhancing where possible to better reveal their significance.	LP034o
MOD018	Appendix D EN6	1. Decrease in heritage assets at risk and no net increase in heritage assets at risk .	LP034s
MOD019	Paragraph 5.8	..... through careful design, layout and landscaping. The Local Plan Heritage Impact Assessment (2014) provides further information about heritage assets affected by the Sustainable Urban Extensions and should be consulted.	LP034u
MOD021	Paragraph 4.70, Table 4.3	.....to the Bitterscote Strategic Employment Area. The site is adjacent to the Fazeley and Bonehill Conservation Area and the Birmingham and Fazeley Canal forms the western boundary. Highway access can be made.....	LP034v

MOD022	Policy EN4	..... incorporates existing landscape features. Development should not result in a net loss of biodiversity by ensuring that where harm to biodiversity is unavoidable and it has been demonstrated that no alternative sites are suitable, development should be adequately mitigated, or as a last resort, compensated for, then planning permission should and will be refused where there is a harmful impact on biodiversity, unless adequate mitigation can be demonstrated.”	LP042
MOD023	Para 7.3	Policy SU1 supports Staffordshire County Council, Stoke-on-Trent and Staffordshire Local Enterprise Partnership 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.	LP049
MOD024	Table 7.1, 2 nd and 3 rd items, 3 rd column	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), Stoke-on-Trent and Staffordshire Local Enterprise Partnership (SSLEP) Bus and Rail Companies, SCC, TBC GBSLEP, SSLEP , SCC, Highways England, TBC, Developers	LP049
MOD025	Para 7.6, 6 th bullet point	The North Tamworth Local Transport Package will accommodate the Anker Valley development residential development to the north of Tamworth within the Borough 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 residential development sites to the North of Tamworth 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.	LP050
MOD026	Para 7.6, 8 th bullet point	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	LP050

		severe congestion on the surrounding highway network. Staffordshire County Council has committed to working with the Highways England and Drayton Manor to formulate and deliver an access strategy to mitigate these conditions. This will include consideration of junction improvements to several existing junctions including the main access to the park , and revisions to signage from the strategic highway network.	
MOD027	Para 7.6, 3 rd bullet point	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 There is an aspiration to provide a new local train service for Tamworth which may be achievable with infrastructure improvements at Water Orton. 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.	LP051
MOD029	Para 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 (2015) which is regularly reviewed . This will deliver the following key strategic priorities:	LP054
MOD030	Para 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	LP055

		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 frequent bus service 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.	
MOD031	Policy EC1 (paragraph 6, "the impact assessment ...")	The impact assessment should consider the cumulative effects of the proposal on the town centre, local centres, neighbourhood centres and, where appropriate, other town centres outside of the Borough . Where appropriate the impact assessment should consider the impact of any recently completed retail development, including, and in particular, the Gungate development.	LP070
MOD032	Paragraph 2.51 SP8	Local Plan Policy EN6 (Protecting the Historic Environment)	LP075a
MOD033	Paragraph 6.5	....county derived landscape policy types. In terms of the historic environment in the urban fringe areas, the Extensive Urban Survey (2011) includes a useful assessment of the legibility of the historic features of the landscape.	LP075a, LP075d
MOD034	Paragraph 5.5	...and archaeological desk based assessment. Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic town centre core, the Council's Conservation Officer and Staffordshire County Council Environment Team (Historic Environment) should be consulted at an early stage.	LP075b
MOD035	Paragraph 5.5, Table 5.1, site 347	The site is partially within two conservation areas (Tamworth Town Centre and Hospital Street), and in proximity to grade II listed buildings and lies in an area of high archaeological potential.	LP075b
MOD036	Paragraph 5.5, Table 5.1, site 349	There are listed buildings in the surrounding street scene and the sites lies within the Tamworth Town Centre Conservation Area, in an area of high archaeological potential.	LP075b
MOD037	Paragraph 5.5, Table	Large open post-war field systems have resulted in a loss of historic landscape character. The site has high heritage value. Despite the removal of a small	LP075b

	5.1, site 387	number of field boundaries, the wider landscape retains its overall historic planned character.....Hopwas Conservation Area. 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.	
MOD038	Paragraph 5.5, Table 5.1, site 390	Large open post-war field systems have resulted in a loss of historic landscape character. The site has high heritage values. Despite the removal of a small number of field boundaries, the wider landscape retains its overall historic planned character.	LP075b
MOD039	Paragraph 5.5, Table 5.1, site 488	The site is located on brownfield land and contains a youth centre and public sector offices. These are housed in unlisted former school buildings, which are included in the Historic Environment Record.	LP075b
MOD040	Paragraph 5.5, Table 5.1, site 504	.....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.	LP075b
MOD041	Paragraph 5.5, Table 5.1, site 550	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 and potential for below ground archaeology.	LP075b
MOD043	Policy EN6, part 4	The Council will support proposals that promote the use of vacant, under-used listed and locally listed historic buildings	LP075f
MOD044	Paragraph 6.41 6.42	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 heritage assets have survived. Although Tamworth has expanded significantly during the 20th century, elements of the town's historic medieval core still survive including its medieval castle and market place, the line of the Saxon and medieval street pattern. Many of these monuments are designated as being of national importance and much of the town centre has been designated as conservation areas. The Extensive Urban Survey has considerably informed our understanding of the historic development of Tamworth.	LP075g
MOD045	Policy EN6,	....and where possible, enhanced. Where sites are located in a conservation	LP075h

	part 1	area or an area of high archaeological potential, particularly the historic town centre core, the Council's Conservation Officer and Staffordshire County Council Environment Team (Historic Environment) should be consulted at an early stage. Proposals will be required.....	
MOD046	Policy EN6, part 2	Reference should be made to the Historic Environment Record for up to date information and the Extensive Urban Survey to identify potential for archaeology.	LP075h
MOD047	Para 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.	LP076
MOD048	Para 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 extra care accommodation alongside other needs for specific groups in the population identified in the future.	LP077
MOD049	Paragraph 2.51 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 as well as on site green infrastructure.	LP089c
MOD050	Paragraph 2.51, SP8	To protect and enhance statutory and non-statutory areas of nature conservation, ecological networks and landscape value on the doorstep of Tamworth residents,	LP089c

		for their biodiversity, geological, historical and visual value and for the opportunities they provide for education and leisure. This extends to the rivers and their important functioning floodplains.	
MOD053	Policy EN5(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, flooding , or sense of enclosure.	LP089j
MOD056	Paragraph 6.28 6.29	.....as a consequence of climate change. If managed in a sustainable way, high quality agricultural land is important for its contribution to the wider benefits of ecosystem services such as food production and biodiversity.	LP043
MOD057	Policy SU5 Pollution, ground conditions, minerals and soils	.....coal reserves with cross boundary implications. When considering proposals for new development on greenfield land, areas of poorer quality land within the site should be developed in preference to higher quality land (Grades 1, 2 and 3a agricultural land) where possible.	LP044
MOD058	New paragraph after 7.38	The countryside outside Tamworth's urban area is predominantly in agricultural use, most of this is lower grade but there are pockets of higher grade land (best and most versatile agricultural land). The safeguarding of valuable agricultural land as a resource for the future will be a consideration when considering applications for development.	LP044
MOD059	New paragraph after 7.40	High quality agricultural land is a finite resource which will be lost if it is developed. Retaining land of grades 1, 2 and 3a in the Agricultural Land Classification either in food production or as other greenspace will safeguard its contribution towards sustainable food production and biodiversity.	LP044
MOD060	Policy EN1	".....Landscape character assessments will also act as a guide for re-introducing landscape features, habitat creation and management in areas of lower landscape quality and preserving and enhancing surviving historic features. "	LP075a
MOD061	New	"The Extensive Urban Survey characterises the urban fringe areas into	LP075a

	paragraph after existing paragraph 6.7	Historic Environment Character Zones (HECZ). It identifies legible historic features within the landscape including historic halls, farmsteads, parkland, the canal network, ridge and furrow and other earthworks. Agricultural intensification, gravel extraction and 20th century change have impacted on the survival of features but most of the HECZs contain some surviving features or the potential for archaeological deposits to survive, which will contribute to the understanding of the historic development of the landscape.”	
MOD062	Paragraph 6.8 6.9	“.....and wider biodiversity partnership projects. The addendum to the Extensive Urban Survey shows the overall significance and value of the HECZs and should be taken into account when considering development within the urban fringe areas.”	LP075a
MOD071	Appendix D: SU3	<p>Targets:</p> <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 6.5. Increasing trend 7.6. Decreasing trend 8.7. Decreasing trend 9.8. Increasing trend 10.9.Decreasing trend <p>Indicator:</p> <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 energy needs met by onsite renewable energy in new 	Inspector's Discussion Note 12.3

		<p>residential development being conditioned to provide 10% onsite renewable energy generation</p> <p>5. Percentage of new development assessed as carbon zero</p> <p>6.5. MW of new renewable energy generating capacity</p> <p>7. 6. Electricity and gas consumption per capita</p> <p>8. 7. Amount of waste generated by waste stream</p> <p>9. 8. Percentage of municipal waste recycled</p> <p>10. 9. Per Capita water consumption</p>	
MOD072	Chapter 7 Table 7.1, 2 nd row, 3 rd column	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), Bus and Rail Companies, Network Rail SCC, TBC	LP048
MOD073	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 1 st row, 7 th column	<p>£2,500,000</p> <p>£1,500,000 Ventura and Town Centre</p> <p>£1,000,000 Railway Station and Town Centre</p>	LP048
MOD074	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 5 th row, 9 th column	<p>2015-2019</p> <p>2020-2031</p>	LP048
MOD075	Appendix B: Infrastructure Delivery Plan	London Midland Network Rail	LP048

	'Physical Infrastructure Required' 6 th and 7 th rows, 5 th column	London Midland Network Rail	
MOD080	Table 5.1, page 83	<p>This site contains an archaeological scheduled ancient monument (Saxon Defences) which should be protected and conserved, in line with the NPPF.</p> <ul style="list-style-type: none"> • ...Lower Gungate and Spinning School Lane) • A desk based archaeological assessment undertaken by an appropriately qualified professional and if required, a field based archaeological assessment, also undertaken by an appropriate qualified professional. If loss, wholly or in part, of archaeological remains is unavoidable, appropriate recording should take place and all records should be added to the Historic Environment Record, in a timely manner. 	LP043t
MOD081	Policy HG2 (e)	..social cohesion. The provision community growing spaces or community orchards should be considered as part of the development, and be accessible to those with restricted mobility...	LP074
MOD082	Policy EC1	The impact assessment should consider the cumulative effects of the proposal on the town centre, local centres, neighbourhood centres and, where appropriate, other centres outside of the Borough.	LP070
MOD083	Paragraph 3.25	A point between the two sets a minimum 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.	
MOD084	Paragraph 3.28	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 a minimum of 32ha over the Plan period.	
MOD85	Policy SS1	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. As a minimum 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.	
MOD86		All references to employment land should refer to a minimum of 32ha and a minimum of 14ha	
MOD87	Paragraph 2.40	To address these issues, the Local Plan sets out that there is a need of for for a minimum of 32 hectares of additional employment land from 2006 to 2031.	
MOD88	Paragraph 3.41	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.	
MOD89	Paragraph 3.50	However, further work on availability and achievability was undertaken in the Tamworth Future Development and Infrastructure Study that identified capacity within the urban area . This left a residual requirement....	
MOD90	Paragraph 4.22	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 the most appropriate location to meet these retail needs.	
MOD91	Table 5.1 Pg 72 Site 348	There is one listed building within the site boundary and a number of listed buildings in the surrounding street scene.	
MOD92	Table 5.1 Pg 73 Site 357	The site is located on brownfield land and contains commercial premises. The site forms part of the former the large 19 th century Wilnecote brick and pipe works within an area that is predominantly 20 th century industrial development.	
MOD93	Table 5.1 Pg 76 Site 390	There are two unlisted historic farmsteads within the site boundary: Coton Hall and Coton Dairy.	
MOD94	Table 5.1 Pg 83 Sites 591 & 593	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...	

MOD95	Policy EN6	Development that affects designated heritage assets including conservation areas, listed buildings, scheduled ancient monuments and non-designated heritage assets...																	
MOD96	Appendix B- Infrastructure Delivery Plan Green Infrastructure Required- Open Space 3 rd Column	Town Wall – Establish and Enhance LNR																	
MOD97	Appendix B- Infrastructure Delivery Plan Green Infrastructure Required- Open Space 11 th Column	Site in administrative process to be designated																	
MOD98	Appendix F- Schedule of Designations Local Nature Reserves	<table border="1"> <tr> <td colspan="2">Local Nature Reserve (LNR)</td> </tr> <tr> <td>LNR 1</td> <td>Hodge Lane</td> </tr> <tr> <td>LNR 2</td> <td>Kettlebrook Park and Lakes</td> </tr> <tr> <td>LNR 3</td> <td>Tameside Nature Reserve</td> </tr> <tr> <td>LNR 4</td> <td>Dosthill Park</td> </tr> <tr> <td>LNR 5</td> <td>Warwickshire Moor</td> </tr> <tr> <td>LNR 6</td> <td>Broad Meadow</td> </tr> <tr> <td>LNR 7</td> <td>Town Wall</td> </tr> </table>	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	LNR 6	Broad Meadow	LNR 7	Town Wall	
Local Nature Reserve (LNR)																			
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LNR 4	Dosthill Park																		
LNR 5	Warwickshire Moor																		
LNR 6	Broad Meadow																		
LNR 7	Town Wall																		
MOD99	Insert of additional Appendix-	Local Plan Policies to be replaced inserted as Appendix H																	

	Appendix H		
MOD100	Paragraph 7.6 Bullet point 3	Staffordshire County Council will be producing produced a Rail Strategy in 2014 2015 to complement the Integrated Transport Strategy.	
MOD101	Policy SU1: Sustainable Transport Network Bullet (c)	C) Proposals which improve the attractiveness, accessibility and passenger capacity of both Tamworth & and Wilnecote Rail Stations or which increase the frequency of services to Birmingham, London & and the North West.	
MOD102	Page iv Pre-submission Local Plan for public consultation (this document)	Full page deleted.	
MOD103	Paragraph 1.4	The adopted Tamworth Local Plan (2006-2031) is expected to be was adopted in 2015– 2016 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 this Local Plan unless other material considerations (including the NPPF) indicate otherwise.	
MOD104	Paragraph 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.	
MOD105	Paragraph 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.	
MOD106	Paragraph 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 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.	
MOD107	Paragraph 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.	
MOD108	Paragraph 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.	
MOD109	Paragraph 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.	
MOD110	Paragraph 1.20	In addition to the SA/SEA and HRA assessments, the Local Plan has been subjected to a Health Impact Assessment and an Equalities Impact Assessment.	
MOD111	Table 1.2	Table 1.2 Stages of consultation of the Local Plan deleted in its entirety.	
MOD112	Figure 1.2	Figure 1.2 Stages in Preparing a Local Plan deleted	
MOD113	Appendix G Glossary Insert after Dwelling 1 st column	Ecosystem Services	
MOD114	Appendix G Glossary Insert after Dwelling 2 nd column	Ecosystem services are the functions of ecosystems which benefit people. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services, such as nutrient cycling, that maintain the conditions for life on Earth.	
MOD115	Paragraph 4.48	For the purpose of policy EC4, a convenience store is defined as a supermarket. Grocer, newsagent, confectioner, tobacconist, off-licence or other shop selling goods, including fish, fruit and vegetables , which tend to be purchased regularly.	
MOD116	Paragraph 6.24	The hierarchy of sites includes one Site of Special Scientific Interest (SSSI), four seven Local Nature Reserves (LNR), 17 sixteen Sites of County Biological Importance (SBI), one Local Geological/Geomorphological (LoGs) 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.	
MOD117	Paragraph 6.27	Priority projects are set out in the IDP and include the restoration of Broad Meadow LNR , Thameside LNR, Kettlebrook LNR, Dosthill Park LNR, Wigginton Park and Warwickshire Moor LNR.	
MOD118	Table 5.1 Site 399 Bullet 4	Buffer to Broad Meadow Local Nature Reserve/ Site of County Biological Importance and planting of native species	
MOD119	Policy HG2 Dunstall Lane	Should ensure there is no adverse impact on the River Tame and Broad Meadow LNR/ SBI (in process of becoming an LNR).	

	Bullet 5				
MOD120	Infrastructure Delivery Plan Green Infrastructure Required- Open Space- 3 rd Column	Broad Meadow- Establish Enhance LNR			
MOD121	Table 4.1 Description of Local Centre LC5	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 supermarket and a doctors surgery. There is another 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.	
MOD122	Paragraph 7.6 8 th Bullet	Staffordshire County Council has committed to working with the Highways Agency Highways England and Drayton Manor			
MOD123	Paragraph 7.9	Work in partnership with key stakeholders will continue including the Local Enterprise Partnerships, public transport operators and Highways Agency England , involvement with the A5 Transport Liaison Group and cross boundary working with West Midlands authorities,			
MOD124	Paragraph 8.7	<p style="text-align: center;">Infrastructure Delivery Board Membership</p> <hr/> <ul style="list-style-type: none"> 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 			

		<p>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 England Lichfield District Council – Planning Policy North Warwickshire Borough Council – Planning Policy Warwickshire County Council – Transport and Highways Warwickshire County Council – Education Severn Trent Water</p>	
MOD125	<p>Appendix B Infrastructure Delivery Plan Physical Infrastructure required Road 4th Column</p>	<p>Junction improvements where required by the Highways Agency England following detailed development proposals to reduce or prevent further congestion and</p>	
MOD126	<p>Appendix B Infrastructure Delivery Plan Physical Infrastructure required Road 5th Column</p>	<p>Highways Agency England</p>	
MOD127	<p>Table 5.1 Housing Allocations Guidance</p>	<ul style="list-style-type: none"> • Early discussions with Conservation Officer, Staffordshire County Council Environmental Services and English Heritage Historic England (Scheduled monument; Extensive Urban Survey Historic Urban Character Area 4: Lower Gungate and Spinning School Lane) 	

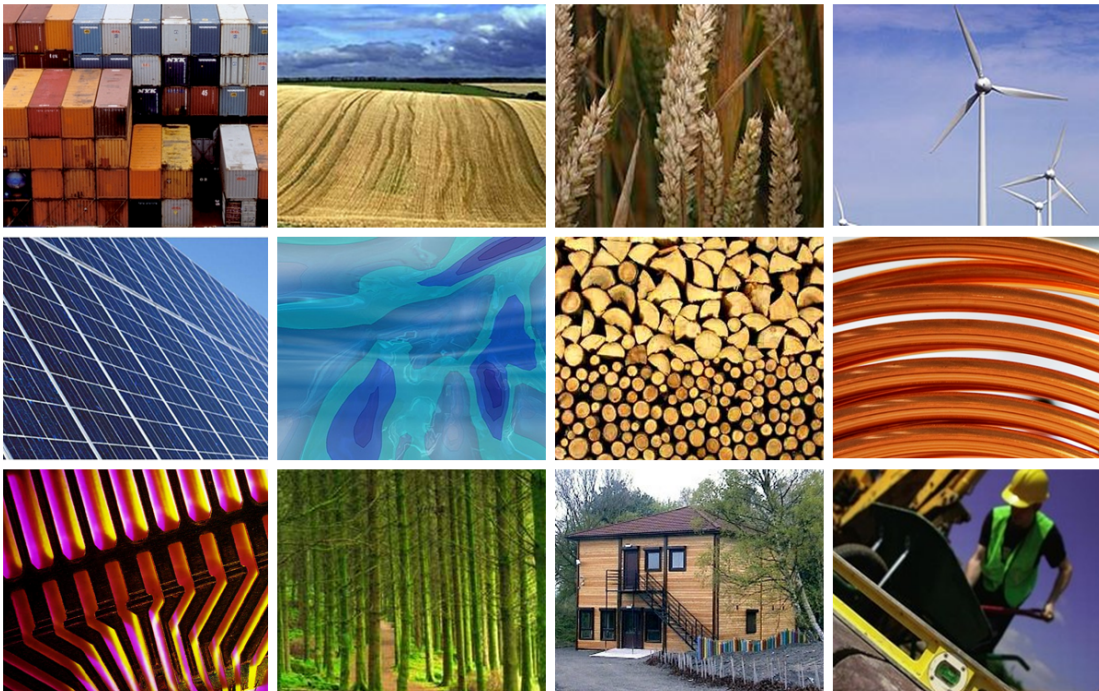
	507.508 & 509 3 rd Bullet					
MOD128	Paragraph 6.43	As recommended by English Heritage Historic England , the Council has prepared a Heritage Impact Assessment (2014)				
MOD129	Table 6.3 Delivering a High Quality Environment	EN6 Protecting the historic environment	Conserve and enhance heritage assets through Development Management	TBC Landowners English Heritage Historic England Staffordshire County Council Historic Environment Team	Ongoing	

Tamworth Borough Council

Sustainability Appraisal of the Tamworth Local Plan

Post-Adoption Statement

February 2016



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URBAN AND RURAL SUSTAINABILITY
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Quality Management

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1 OVERVIEW

1.1 THE ADOPTED TAMWORTH LOCAL PLAN

The adopted Tamworth Local Plan 2006-2031 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 adopted 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

Tamworth Borough Council (TBC) 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 developed a new Local Plan with new sets of options. The development of this new Local Plan took place over a number of stages, beginning with the publication of a Draft Local Plan in February 2014. Following this, a Pre-Submission Local Plan was published for consultation in October 2014 and finally culminating in the submission of the Local Plan in February 2015 to the Secretary of State for examination. Following the Examination in Public carried out in June 2015, TBC proposed a number of modifications to the submission Local Plan as recommended by the Inspector, set out in a Schedule of Main Modifications in August 2015.

The Tamworth Local Plan was adopted on 23rd February 2016 and replaces the previous Local Plan (adopted in 2006/07)¹. Further detailed guidance will be included in a limited number of Supplementary Planning Documents that 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 National Planning Policy Framework, indicate otherwise.

1.2 THE SUSTAINABILITY APPRAISAL

Under the Planning and Compulsory Purchase Act 2004, TBC is required to undertake a Sustainability Appraisal (SA) of Local Development Documents including those prepared for land use planning. The SA must also satisfy the requirements for a Strategic Environmental Assessment (SEA) arising from TBC's obligations under the European Directive on SEA and the implementing Regulations in England and Wales.

The overall purpose of the SA is to evaluate the likely implications for sustainable development in Tamworth of the Local Plan and reasonable alternatives to it. The Plan and its alternatives were appraised to determine the potential to give rise to significant effects, in order to enable the identification of a preferred option in the light of knowledge of the potential impacts of the Plan on relevant sustainable development policy objectives. The aim is to inform the plan-making process to enable the Plan to take account of the ways in which development might affect the economy, environment and communities of Tamworth Borough.

The findings and recommendations reached through the SA at various stages in the development of the Plan were set out in a series of Sustainability Appraisal Reports, as follows:

The SA has been an iterative process, involving successive rounds of appraisal at each stage of the development of the Tamworth Local Plan. The following SA Reports have been published to correspond to these stages, which set out the appraisal of impacts of each version of the emerging Local Plan, namely the Draft Local Plan, the Pre-Submission Local Plan and the Submission Local Plan:

- Sustainability Appraisal of the Draft Tamworth Local Plan, February 2014
- Sustainability Appraisal of the Pre-Submission Tamworth Local Plan, October 2014
- Sustainability Appraisal of the Submission Tamworth Local Plan, January 2015

Following submission of the Local Plan to the Secretary of State, the appointed Inspector posed some questions on the SA Report to TBC regarding the need for development outside of the Borough to meet Tamworth's needs, and requested that an SA Addendum be prepared which explains how the appraisal of this development had been dealt with in the SA Report. Following the Examination in Public held in June 2015, the Inspector asked for a further statement from the SA regarding this issue. Hence two additional papers have been prepared under the SA work package which clarify the approach and process by which this aspect has been addressed in the SA Reports:

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

- Sustainability Appraisal of the Submission Tamworth Local Plan: Further Statement, July 2015
- Sustainability Appraisal of the Submission Tamworth Local Plan: Addendum, April 2015

TBC took the findings and recommendations of the SA at each stage into account in preparing the Local Plan and before its adoption.

1.3 THE POST ADOPTION STATEMENT

This Post Adoption Statement shows how the findings of the SA were taken into account by TBC and what changes were made to the Local Plan as a result. In line with government guidance, it also provides information on how monitoring will be carried out during implementation of the Plan.

2 HOW THE SUSTAINABILITY APPRAISAL HAS INFLUENCED THE LOCAL PLAN

2.1 INTRODUCTION

The SA must be an integral part of producing the plan or strategy being appraised. The sections below describe in detail the process by which the SA has influenced the development of the Local Plan. They describe where the SA has had a specific influence on the Plan and how the recommendations of the SA were taken into account in its development.

2.2 THE INFLUENCE OF THE SA

The SA process has identified relevant sustainability objectives for the Borough and provided an independent assessment of the likely impact of the Local Plan on those objectives throughout the preparation of the Local Plan.

2.2.1 Appraisal of Housing and Employment Sites

The housing and employment sites that were identified have been subject to SA. The sites were appraised against the sustainability objectives and an assessment made of the likely significant effects of development at each site. Recommendations were 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. 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. The remaining sites have been allocated in the 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.

2.2.2 Appraisal of Policy

The appraisal determined the likely effects arising from the policies of the Local Plan. This applied largely to the vision, objectives and policies. This was done by assessing each element of the modified 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. A number of recommendations were made for amendments to the vision and policies, and all of these recommendations have been taken on board by TBC and incorporated into the modified submission Local Plan. These are set out in table 2.1 below.

Table 2.1: 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.

2.2.3 Appraisal of Options

The SA has informed the selection of preferred options through an independent appraisal of a range of options and alternatives against the framework of sustainability objectives for the Borough. The types of options considered and appraised fall into the following categories:

- 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.

Within each group of options or scenarios, several different options/scenarios were developed. Each of these was appraised against the sustainability objectives for the Borough. Through the appraisal of options, the SA has provided information about the sustainability of the options that were being considered and enabled the selection of the preferred options in the light of that information.

The alternatives, or options/scenarios, which have been developed are set out in the following tables. The preferred option in each case is highlighted in blue.

Table 2.2: 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	3100

Table 2.3: Housing growth scenarios

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

Table 2.4: Employment growth scenarios

Scenario	Gross employment land requirements (ha)
1) Experian Baseline	21.02
2) Regeneration/Policy On ¹	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

Note 1: The chosen option in the Local Plan for employment land requirements is 32 hectares. 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.

Table 2.5: Affordable housing scenarios

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

Note 2: The preferred option sets a level of affordable housing at 20%, and 25% for two of the larger sites.

Table 2.6: 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

Note 3: The Local Plan has not identified and allocated a location for a new leisure centre.

Table 2.7: Retail options

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

3 MEASURES AGREED CONCERNING MONITORING ARRANGEMENTS

3.1 SUSTAINABILITY APPRAISAL RECOMMENDATIONS

The SA Report made recommendations for monitoring the effects of implementing the Local Plan, in terms of indicators to be monitored. The purpose of the monitoring is to address both likely significant impacts and unforeseen effects of implementation of the Local Plan to enable TBC to respond if necessary and to take appropriate remedial action.

Monitoring recommendations were set out in Section 12 of the September 2015 SA Report and are reproduced in Table 3.1 below.

3.2 RESPONSE OF TAMWORTH BOROUGH COUNCIL TO RECOMMENDATIONS

The Local Plan explicitly recognizes that it must 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. 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.

The Local Plan confirms that the Sustainability Appraisal has had a key influence on the Local Plan monitoring framework. The SA Report made recommendations for indicators to monitor the predicted effects of the Local Plan policies and strategies, and these have informed the choice of Local Plan monitoring framework indicators. This alignment will help ensure compliance with the Strategic Environmental Assessment Directive.

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. TBC will use the monitoring scheme to keep under review which indicators to use and the frequency of publication.

The Local Plan sets out a monitoring table which shows the Local Plan's policies and respective indicators and targets for each of the sections of the Plan. Table 3.1 below lists the indicators which were recommended by the SA and shows which indicators will be included in the monitoring framework for the Local Plan that will enable TBC to understand the sustainability implications of the Local Plan. Some SA recommendations have been incorporated in the monitoring framework. Some are proposed in a different format to that recommended by the SA, which will allow TBC to understand the impacts in a slightly different way than envisaged by the SA.

A small number of issues remain where the monitoring proposals will not enable TBC to monitor some sustainability effects. In particular, developments on greenfield land and crime and antisocial behaviour are not strongly addressed in the monitoring framework.

Table 3.1: SA monitoring recommendations and how these will be reflected in the monitoring of the Local Plan

Sustainability objectives	Recommended indicators	Adopted 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	Net number of dwellings completed each year – cumulative total Monitor affordable housing types on each site The number of gypsy and traveller applications approved each year and on a cumulative basis Numbers of each housing type across Tamworth monitored on an annual basis Net number of flexicare units completed each year Accessibility areas (mapped) within Tamworth
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	Existing open space lost – open space reviews Hectares of agricultural land lost, by grade
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	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 	Number of community facilities lost through development Number of new community facilities brought forward in the SUEs Number of people not within 1km of, 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	Amount of floorspace and hectares for employment use granted permission – employment allocations and permissions will be monitored on an annual basis

Sustainability objectives	Recommended indicators	Adopted indicators
		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.	<p>Length of new cycle paths</p> <p>Length of new public footpaths</p> <p>Number and type of new sport facilities</p> <p>Loss of playing pitches</p> <p>Loss of accessible open space</p>	<p>Length of new cycle paths</p> <p>Length of new public footpaths</p> <p>Distance of new development to the closest high quality open space – planning applications</p> <p>Area of new open space within new residential developments – planning applications</p> <p>New open space brought forward – open space reviews</p> <p>Existing open space lost – open space reviews</p> <p>Number of new sport and recreation facilities brought forward through development</p> <p>Number of sport and recreation facilities lost through development</p> <p>Number of residents participating in sport</p>
7. To make communities safer by reducing crime, fear of crime and anti-social behaviour.	Number of crimes, by category	None
8. To encourage a diverse and competitive economy that will provide sustainable economic growth.	<p>New employment floorspace</p> <p>Number of visitors to town centre attractions</p>	<p>Net amount of employment hectares completed by 2031</p> <p>Amount of floorspace and hectares for employment use granted permission – employment allocations and permissions will be monitored on an annual basis</p> <p>Uses will be monitored on an annual basis across Tamworth and the town centre</p>
9. To protect and enhance historic assets.	Number of listed building and conservation area consent applications and outcome	<p>Number of heritage assets at risk</p> <p>Listed buildings brought back into use</p> <p>Outcome of Conservation Area planning Applications</p>

Sustainability objectives	Recommended indicators	Adopted indicators
		Conservation Grant fund awarded
10. To encourage high quality and locally distinct places, spaces, buildings and landscapes.	Number of planning applications in the Green Belt	The number of applications approved within the Green Belt County Council landscape assessments Applications refused on design grounds
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	Water quality of Alvecote Pool and amount of green space within the vicinity of the SSSI Quality of the site (conservation, geodiversity, green links, biodiversity, ecology) Amount of new development located within BAP areas
12. To minimise flood risk.	Number of planning permissions granted contrary to Environment Agency advice on flooding Number of properties flooded per annum	Location of new development with regard to flood zones No of Planning Applications granted permission contrary to EA's Advice on flood defence grounds Number of new developments incorporating SUDs 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	Planning applications for renewable and low carbon energy generation Planning applications for combined heat and power schemes Percentage of residential development being conditioned to provide 10% onsite renewable energy generation Percentage of new development assessed as carbon zero 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	Amount of waste generated by waste stream Percentage of municipal waste recycled

Sustainability objectives	Recommended indicators	Adopted indicators
	Per capita water consumption	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	Air quality monitoring 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	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 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
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	Length of new cycle paths Length of new public footpaths Number of bus routes and services 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	Number of bus routes and services Number of road traffic accidents

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**Tamworth Borough Council
Local Plan 2006-2031
Adopted February 2016**

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CHAPTER 1 - INTRODUCTION

Context to the Tamworth Local Plan

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended) requires the preparation of a development plan for each Local Planning 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 and 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 2007 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 guidance 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 to be consistent with the National Planning Policy Framework (NPPF).
- 1.4 The Tamworth Local Plan (2006-2031) was adopted in 2016 and replaces the previous 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. Planning applications will be determined in accordance with this 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 protects 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 and soils), SU6 (Community facilities) and SU7 (Sport and recreation).

- 1.7 The Implementation and Monitoring Chapter along with the monitoring framework 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”; and
- 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.

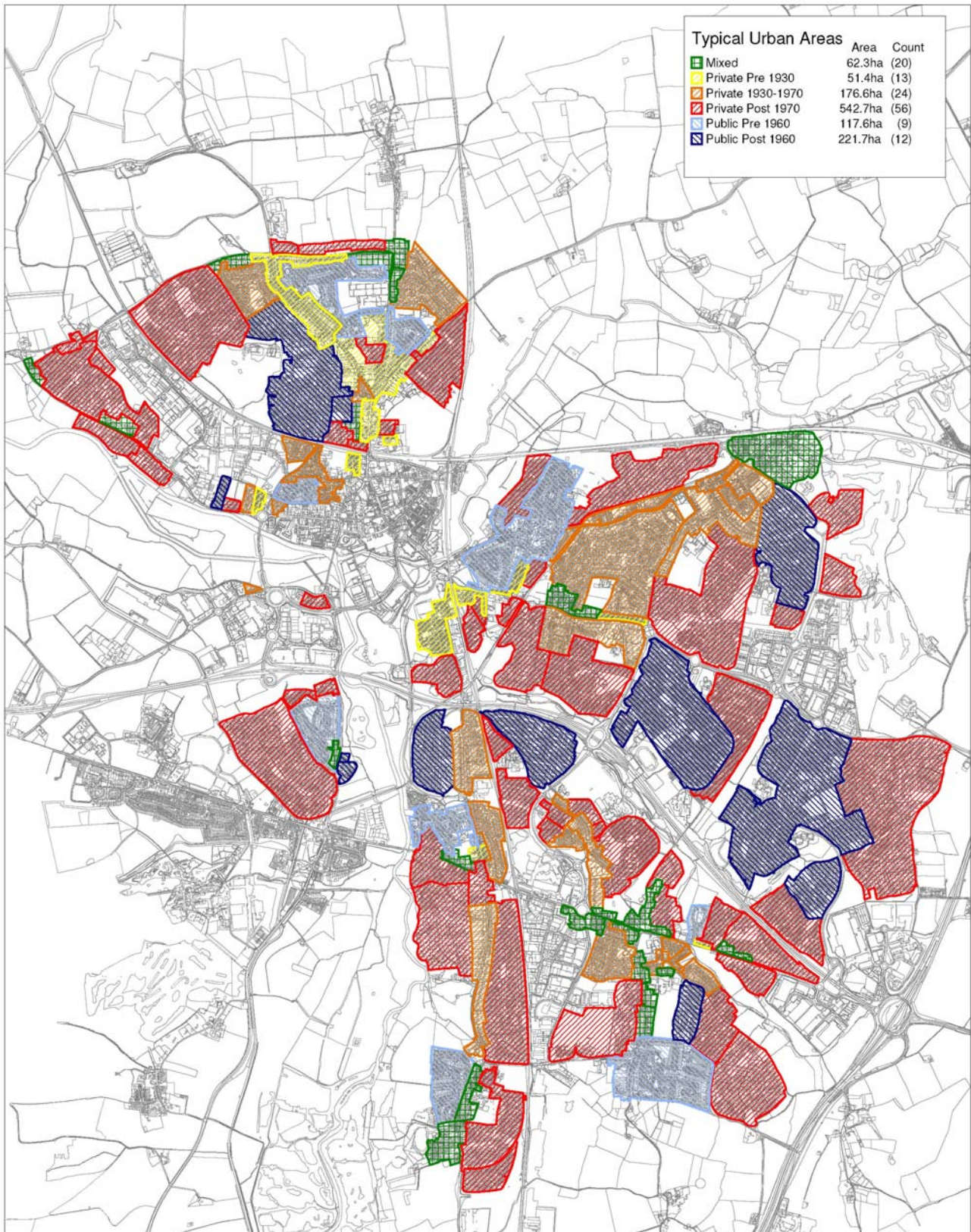
CHAPTER 2 - BACKGROUND: SPATIAL PORTRAIT, VISION & OBJECTIVES

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 the 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 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 2012 was approximately 77,118 and projected figures based upon this Plan suggest Tamworth will experience a population growth of approximately 7,717 people. 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 centre 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 centre retail areas to attract more people to visit the town centre.
- 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. However the rise of internet shopping and its potential impact on out of centre retail is not yet fully understood and may have implications beyond the short term.

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 and within the proposed Wilnecote Regeneration Corridor. 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 (SCC) 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, North Warwickshire 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 Green Belt 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 objectively assessed 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, 2015)
 - Strategic Housing Land Availability Assessment (2011, 2012)

- Availability of Residential Land (2015)
- 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 for a minimum 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 (2013)
 - 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 biodiversity 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 (2011)
 - 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 centre 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 and update (2014, 2015)
- 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 and 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 cycleways 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 and Soils)
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 (Strategic 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 support, information and services to residents will be	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) HG3 (Regeneration Priority Areas) SU6 (Community Facilities)

	encouraged and supported.	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. This extends to the rivers and their important functioning floodplains.	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development) EN1 (Landscape Character) EN2 (Green Belt) EN4 (Protecting and Enhancing Biodiversity) EN6 (Protecting the Historic Environment) SU4 (Flood Risk and Water Management)
SP9	To protect and enhance heritage assets by ensuring that proposals for change	SS1 (The Spatial Strategy for Tamworth) SS2 (Presumption in Favour of Sustainable Development)

	respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.	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 as well as on site green infrastructure.	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 (Strategic 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 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 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 3.36. 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 heritage assets whilst ensuring that development has a positive impact on local amenity and character.

Between 2006 and 2031 a minimum of 4,425 dwellings will be built in Tamworth, this sets the annual housing requirement to a minimum of 177 dwellings each year. Sustainable urban extensions and smaller sites within the urban area have been allocated to meet this requirement. Following strategic planning discussion under the Duty to Co-operate, the Council recognises that Tamworth's objectively assessed housing need cannot be fully met, therefore a minimum of 1,825 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 at least 500 dwellings in their Local Plan, and North Warwickshire Borough Council has committed to deliver at least 500 dwellings in their Core Strategy both to meet Tamworth's needs.

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 minimum need of 32ha. A further minimum 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.

The three local authorities have committed to continue this co- operation on strategic planning issues to deliver the remaining unmet need of 825 dwellings and a minimum of 14 hectares of employment land. However if it has not been possible to propose sites for allocation through a statutory development plan for Lichfield District or North Warwickshire Borough or through the granting of planning permissions in either district by the end of the year 2017/18 an early review of the Tamworth Plan will seek to address any outstanding issues. This will ensure that the appropriate housing and employment land provision is allocated within the relevant Local Plans; in sustainable locations in relation to Tamworth's needs; and that the appropriate infrastructure is identified within agreed programmes.

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, expensive 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 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 (NPPF) 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 a very high affordability ratio in Tamworth. Over the plan period 2006 – 2031 this equates to 6,250 dwellings.
- 3.8 Although the most recent (May 2015) demographic input, based on the 2012 DCLG household projections, showed a lower range of objectively assessed housing need of between 230-250 dwellings per annum, the figure of 250 dwellings per annum has been retained; primarily in the interests of supporting economic growth and addressing the potentially worsening housing market signals, whilst meeting the full objectively assessed need for housing in the Borough.
- 3.9 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 and 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.

3.10 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, and following constructive pre-allocation discussions it is considered feasible to take these sites into account when establishing the housing requirement of the Borough.

3.11 Furthermore, the planning permission (April 2015) at Anker Valley for 535 dwellings, i.e. an additional 35 dwellings above the SUE allocation indicative capacity can be taken into consideration when establishing the housing requirement of the Local Plan. These additions to the supply show that the housing requirement figure in the submitted Local Plan of 4,250 dwellings can be increased to 4,425, with a corresponding reduction in the amount of housing to be provided outside the Borough to 1,825 dwellings.

3.12 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 177 dwellings per annum has been set. This equates to 4,425 dwellings over the Plan period. By allowing for an additional 10% for flexibility this gives a total of 4,867 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		1,825	
Housing Requirement (net)	177	4,425	

3.13 As of 1 April 2015 a total of 1,494 dwellings have been completed in Tamworth since 2006 and a further 465 have planning permission or are currently under construction, which gives a total figure of 1,959.

Housing Delivery	Total 2006 - 2031
Past Completions	1,494
Planning Permissions	407
Under Construction	58
Housing Allocations	3,080
Gross Total	5,039
Losses	123
Net Total	4,916
Housing Requirement	4,425
Housing Requirement + 10% flexibility	4,867

3.14 A detailed annual housing trajectory covering the Local Plan period can be found in Appendix A.

3.15 There is insufficient land within Tamworth to accommodate the whole of the objectively assessed need. Using the housing requirement for the plan period of 4,425, it can be established that 1,825 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.

3.16 Lichfield and North Warwickshire have committed through their respective development plans to deliver a total of at least 1,000 dwellings (500 each) to help meet Tamworth’s needs. This still leaves a shortfall of 825 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 outside of Tamworth. It is important that housing need coming forward in adjoining local authorities helps to meet the strategic spatial priorities of this Local Plan.

3.17 The Tamworth Joint Infrastructure Study (2009) showed that there is capacity in several locations 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.

3.18 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

- 3.19 Prioritising Tamworth town centre for future town centre uses will support economic activity there and 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.
- 3.20 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.
- 3.21 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.
- 3.22 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.
- 3.23 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.
- 3.24 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.

- 3.25 The sustainable 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.
- 3.26 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

- 3.27 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 minimum 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.
- 3.28 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.
- 3.29 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.
- 3.30 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 a minimum 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.
- 3.31 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

- 3.32 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.
- 3.33 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.
- 3.34 Sites of biodiversity or geological/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.
- 3.35 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

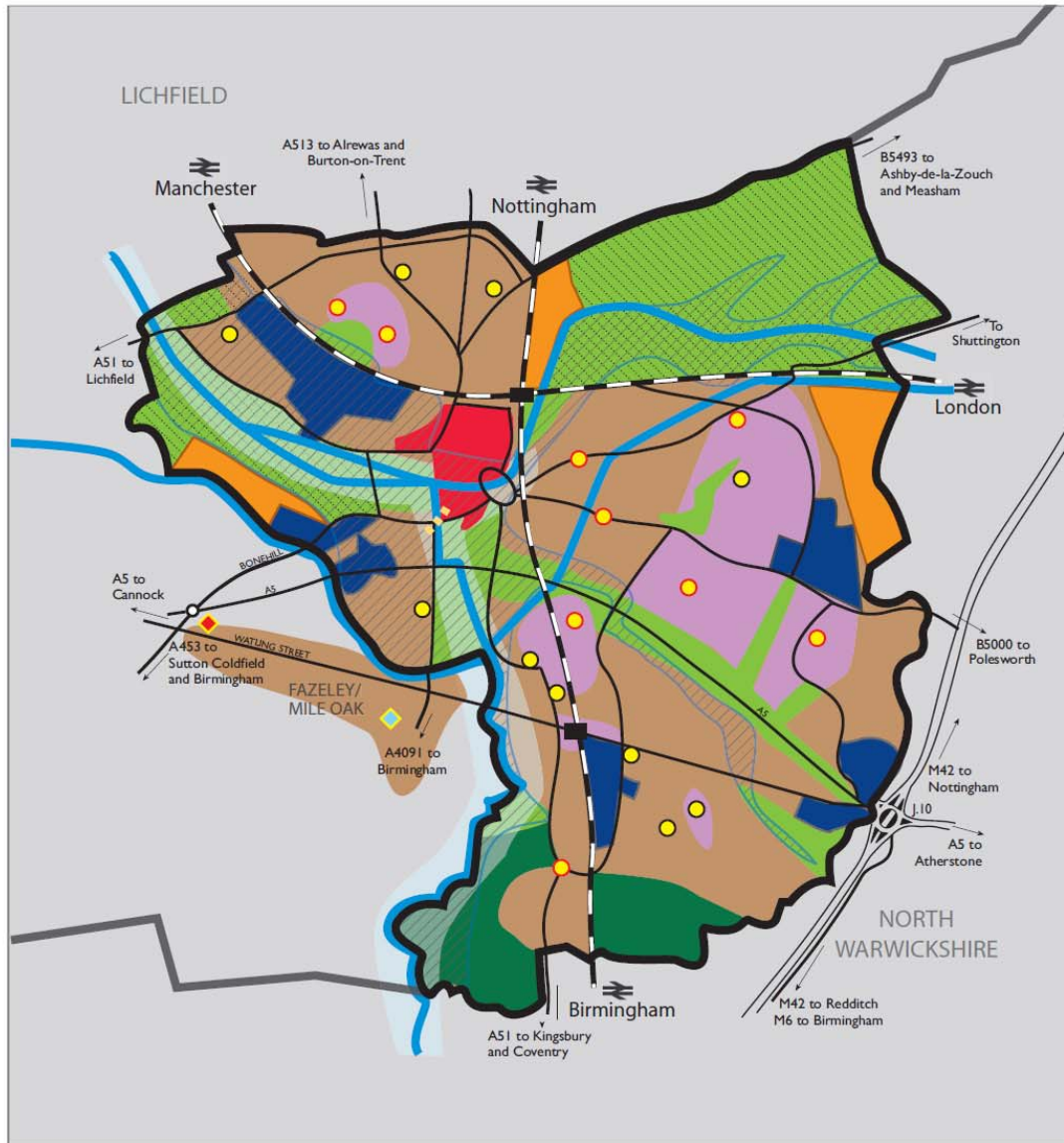
- 3.36 The Plan will protect existing community facilities and by working with the Tamworth Strategic Partnership will support the provision of new facilities where they are required. At the sustainable urban extensions the co-location of facilities will be encouraged to reduce the need to travel and 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.
- 3.37 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

- 3.38 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

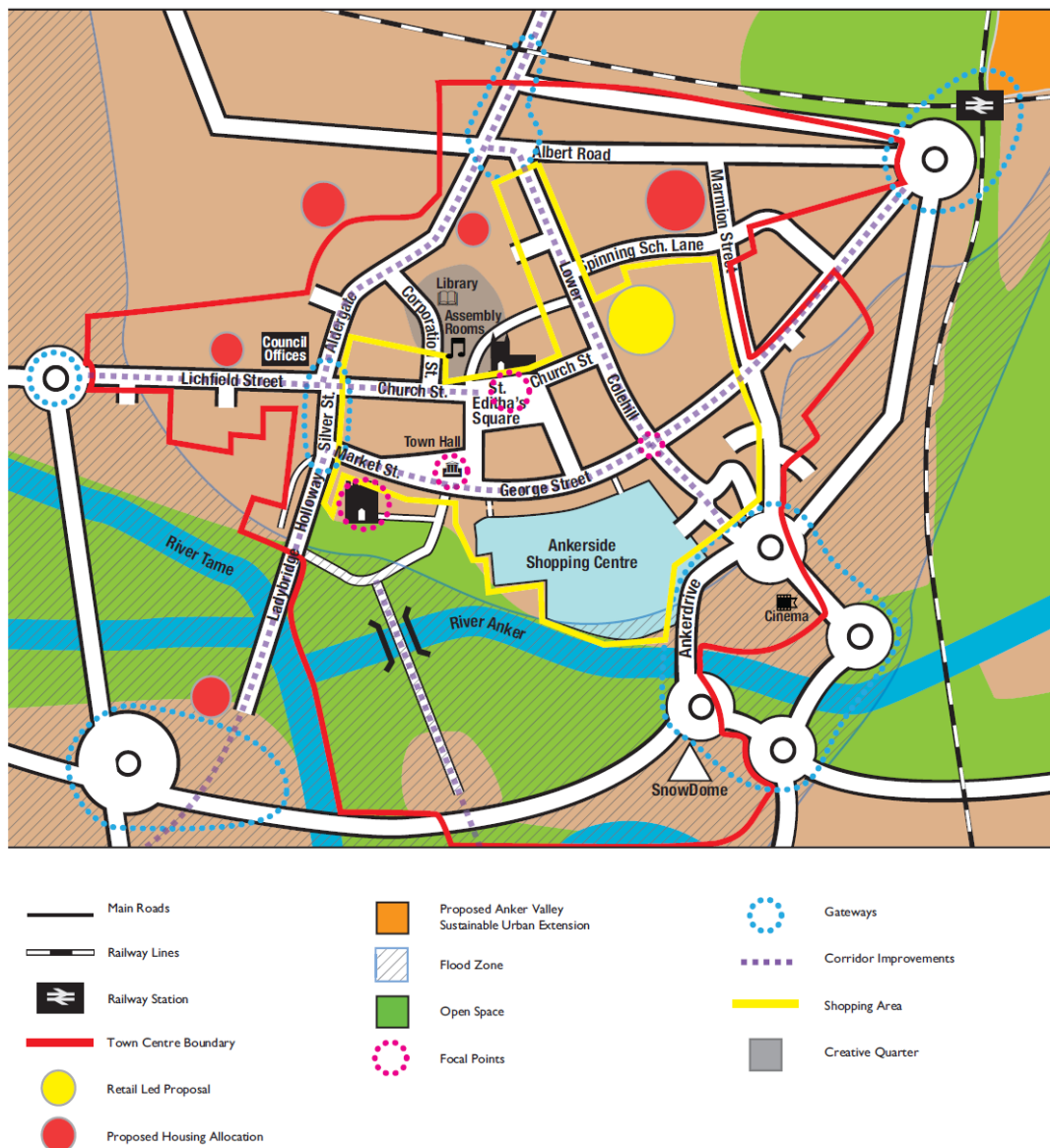
is threatened. The Whole Plan Viability, Affordable Housing and Community Infrastructure Levy Study (2014) appraises a range of typical residential and non-residential developments consistent with the plan strategy for growth as well as specific sites including sustainable urban extensions. The appraisal 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

3.39 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).

3.40 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

- 3.41 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.
- 3.42 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.
- 3.43 Over the lifetime and evolution of the Local Plan 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.
- 3.44 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.
- 3.45 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
- 3.46 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

- 3.47 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.

- 3.48 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, considerations relating to development opportunities should be based on a sequential approach, having regard to viability and delivery issues.
- 3.49 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.
- 3.50 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

- 3.51 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

- 3.52 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 area. 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

- 3.53 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.
- 3.54 The Proposed Spatial Strategy also identified a number of options for approaches to the policies within the Plan.

Further Housing Options 2011

- 3.55 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.
- 3.56 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

- 3.57 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

- 3.58 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.
- 3.59 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 require 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.
- 3.60 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

- 3.61 The NPPF 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.
- 3.62 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.

- 3.63 The NPPF 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 centre 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 centre 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 centre 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 all heritage assets, 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 railway 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 cumulative 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 Priorities 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 and, where appropriate, other centres outside of the Borough. 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 the 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 heritage 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 railway 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, the Gungate Redevelopment Scheme for 20,660 sq m of comparison retail goods floorspace is proposed for completion prior to 2021. Other town centre uses will be permitted within this scheme in accordance with the criteria set out in policy EC3, and residential uses will be permitted on the upper floors.

If substantial progress has not been made towards securing the Gungate Scheme by 2020/21, the Council will review its retail requirement and will consider the potential for retail developments on other sites in accordance with the ‘town centre first’ hierarchy set out in policy EC1.

After 2021, in addition to the Gungate scheme, planning permission will be granted for development such as retail (7,800 sq. metres comparison and 2,900 sq. metres 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 significant adverse impact on the vitality and viability of the town centre 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 excessive signage, guard rails and poor quality street

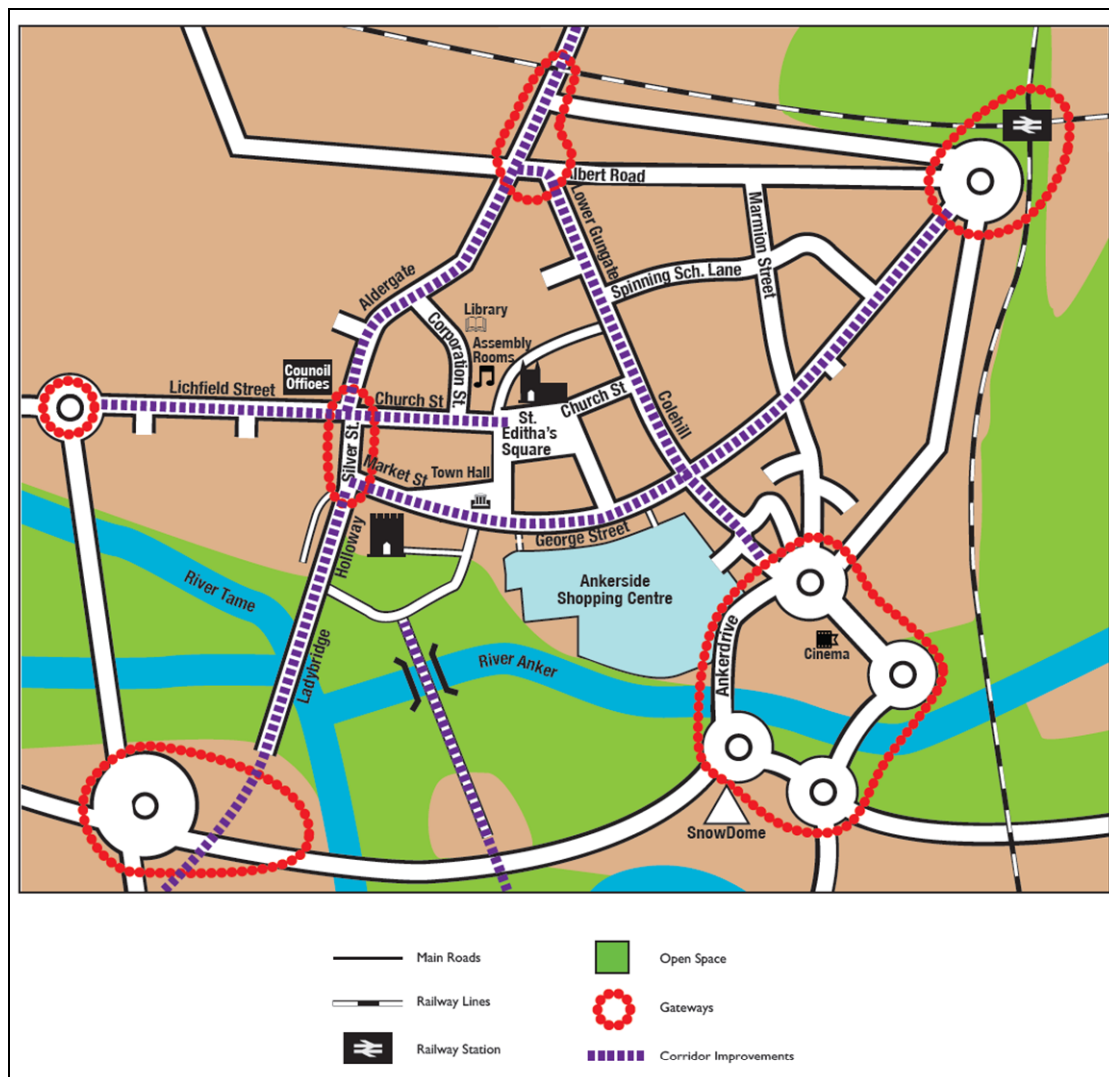
furniture. Proposals to address these issues will be supported by future Supplementary Planning Documents where appropriate.

- 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 sensitively and appropriately restore 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 frequent bus service 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 inset, identifies the primary and secondary frontages areas.

The primary frontages have been subdivided into 5 evaluation areas:

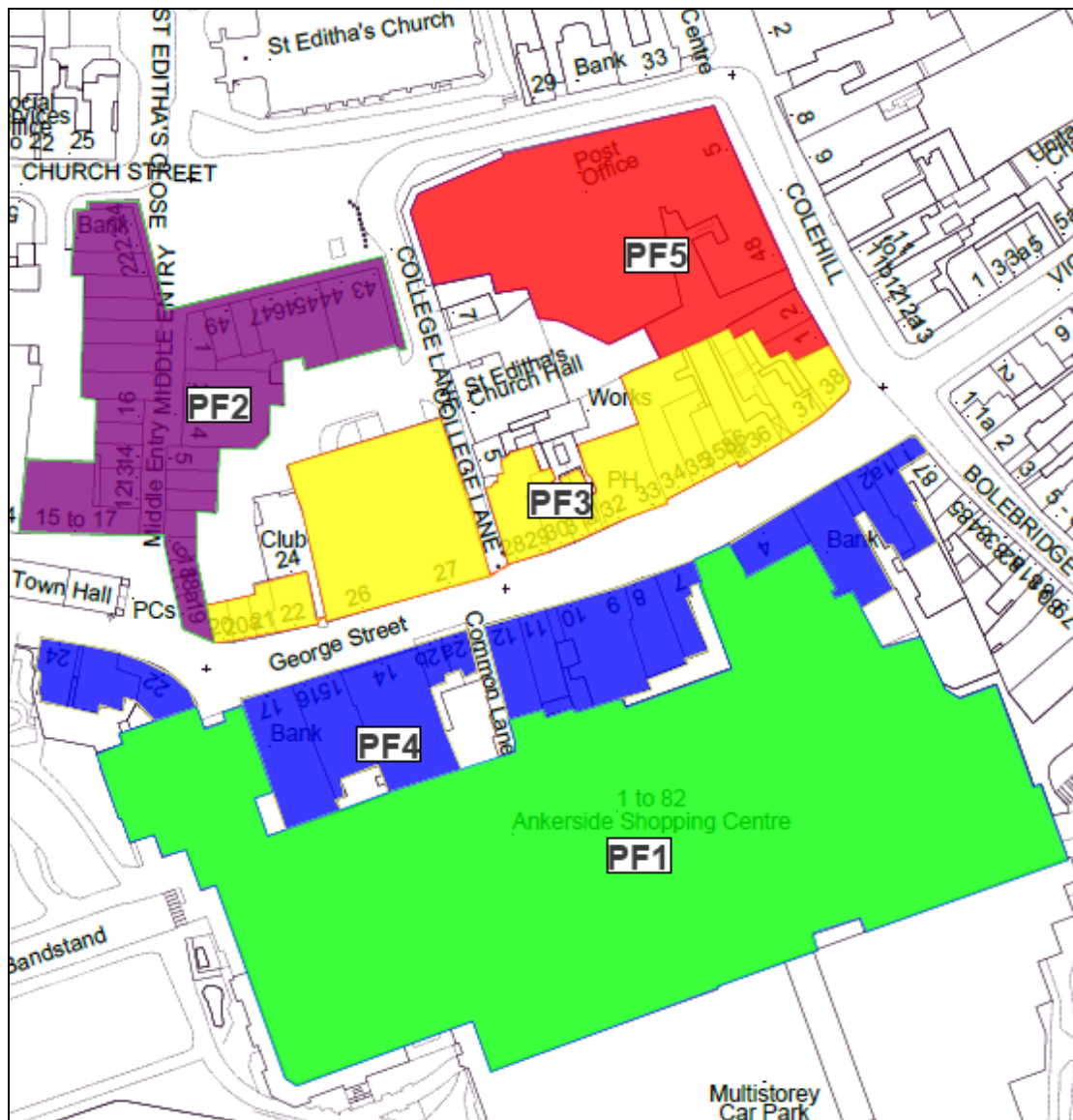
- PF1: Ankerside
- PF2: Middle Entry – Includes 1-24 Middle Entry, 18, 18a and 19 George Street, 15-17 Market Street, 43-49 Church Street
- PF3: George Street (north side) - Includes 20-38 George Street
- PF4: George Street (south side) – Includes 1-17 George Street and 22, 23, 24 Market Street
- PF5: 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 include 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 Priorities 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, grocer, newsagent, confectioner, tobacconist, off-licence or other shop selling goods including fish, fruit and vegetables, 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 supermarket and a doctor's surgery. There is another 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 Stoneydelph, 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 route 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 electrical 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.
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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, Glascote 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 hairdresser and a car sales office and yard. The centre has a good level of vitality and viability.
NC6	<u>Tamworth Road, Two Gates</u>	The centre includes a newsagent, a wine merchant, a hot food take-away, a window and door 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 of 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, 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 Avenue</u>	This centre has three units, comprising a convenience store, a hairdresser and a dry cleaners. 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 sustainable urban extension 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 and 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 where 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 centre 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 serviceable or which continue to provide a service to the community, and support the expansion of the Assembly Rooms as the centrepiece of the emerging Creative 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 Rail 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 EC1.

Proposals for new employment development outside of an allocated employment site or strategic employment area will be supported, provided that the proposed employment development:

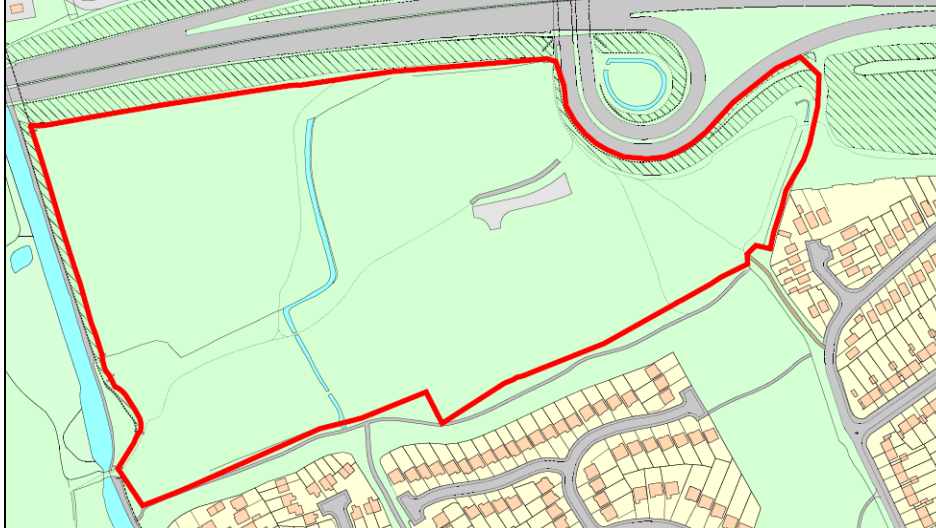
- Is accessible to public transport
- Would be compatible with its surrounding uses and would not have an adverse impact on the amenities and character of the surrounding area.
- Is supported by necessary infrastructure
- Meets the requirements of other policies in the Local Plan where applicable

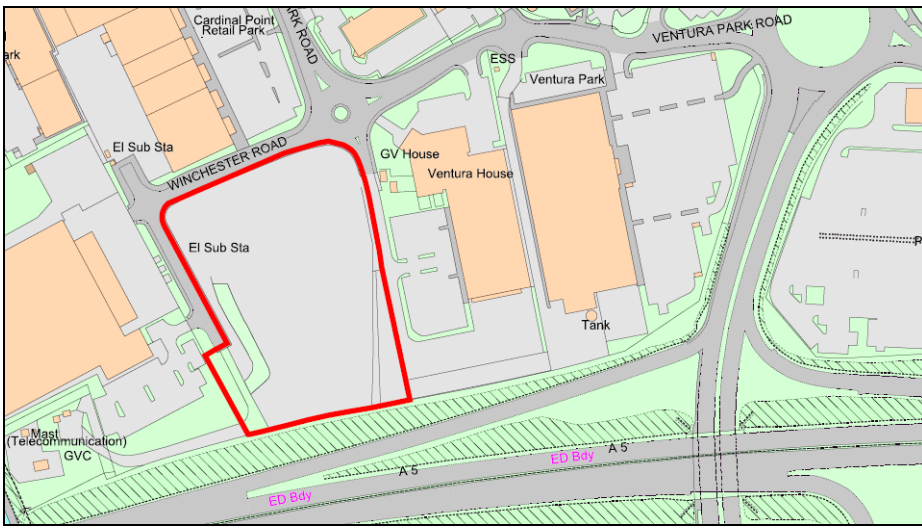
4.68 Policy EC6 sets expectations for employment land that will be delivered by policies throughout the Local Plan, including in particular Policy SU1 which relates to a sustainable transport network for Tamworth. The provision of new employment land will be monitored and the Council will continue to 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.

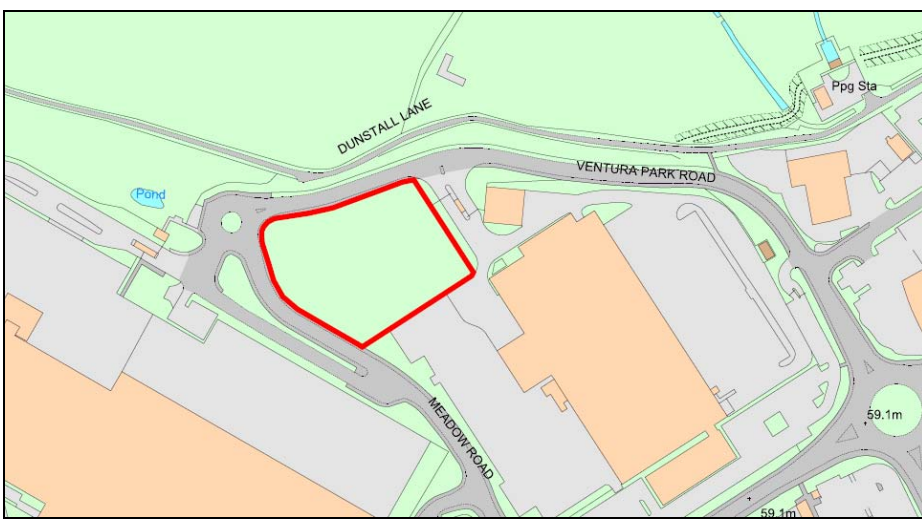
Table 4.3: Employment Land Allocations Guidance

Site Reference Number	Site Name
EMP1	<p data-bbox="421 371 979 405">Land south of the A5, Bitterscote South</p>  <p data-bbox="421 969 1254 994">© Crown copyright and database rights 2014 Ordnance Survey LA100018267</p>
<p data-bbox="236 1032 1361 1301">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. The site is adjacent to the Fazeley and Bonehill Conservation Area and the Birmingham and Fazeley Canal forms the western boundary. 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 1339 1361 1581" 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) 	

<p>EMP2</p>	<p>Cardinal Point</p>  <p>© Crown copyright and database rights 2014 Ordnance Survey LA100018267</p>
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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:

- Flood risk assessment and any mitigation measures required (majority of site within FZ3 behind flood defences)
- Contribution to Flood Bank Defence Maintenance

<p>EMP 7</p>	<p>North of Bonehill Road, Part of Bonehill Road Employment Area</p>  <p>© Crown copyright and database rights 2014 Ordnance Survey LA100018267</p>
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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:

- Flood Risk Assessment and any mitigation measures required (site in FZ2 and part in FZ3 behind defences)
- Contribution to Flood Bank Defence Maintenance
- Open space and landscaping to include native species (proximity to SBI)

EMP8

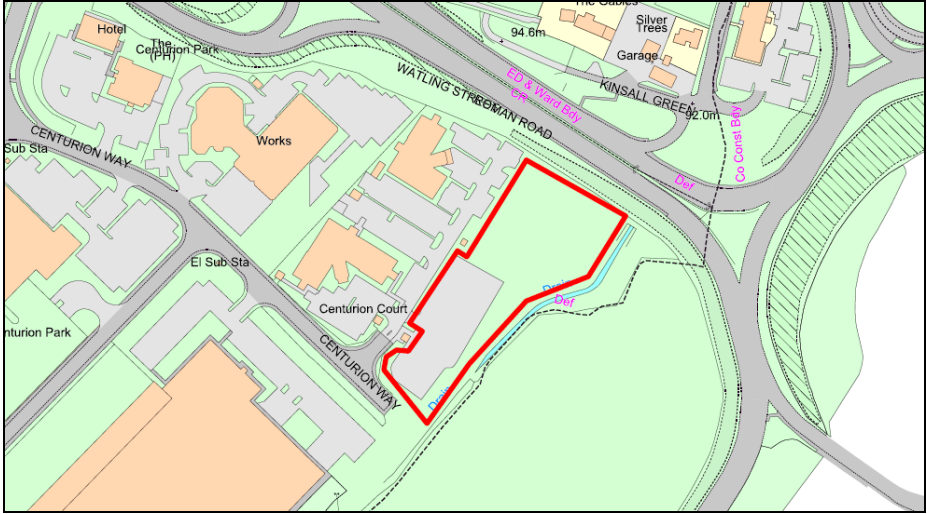
Land adjacent to Relay Park



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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)

EMP9	Land adjacent to Centurion Park  <p>© Crown copyright and database rights 2014 Ordnance Survey LA100018267</p>
<p>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) Stoneydelph 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:</p> <ul style="list-style-type: none">• (Where adequate hydraulic modelling is not available) Flood Risk Assessment (risk of flooding to the site from the watercourse)	

EMP10/
EMP30/
EMP34

Vacant land and car park off Sandy Way, Amington Employment Area

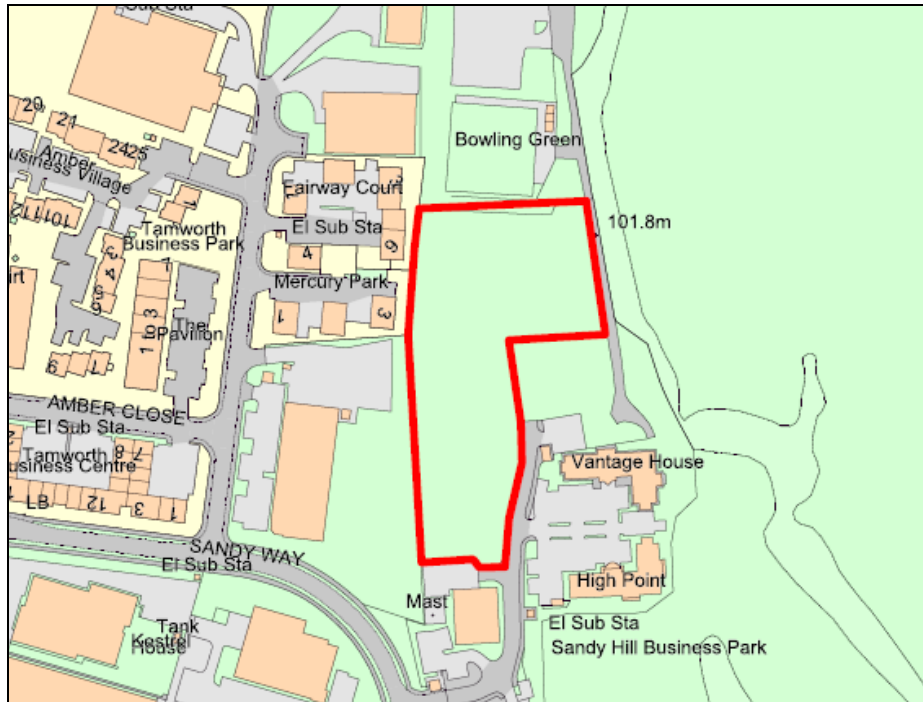


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The site area is 1.64 hectares. This site is on brownfield land and forms part of Amington Strategic Employment Area. Access could be taken from Sandy Way and consideration should be given to the potential for improving pedestrian, cycle and bus links. 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



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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



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<p>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:</p>	

- Flood Risk Assessment and any mitigation measures required (majority of site within FZ3 behind flood defences)
- Contribution to Flood Bank Defence Maintenance

Strategic Employment Areas

- 4.71 Policy EC7 supports the protection of existing and proposed employment land in Tamworth for employment uses and sets out the criteria for assessing applications for non 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, which will include evidence that it has been marketed for a period of at least 12 months, a market view of the site and details of the marketing.
- 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	Ongoing
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 co-operating 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 2,358 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. These sites 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

Within Tamworth a net increase at least 4,425 dwellings will be delivered within the plan period at an average of 177 units per annum. At least 2,358 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.

Development to meet Tamworth's housing needs within Lichfield and North Warwickshire will be set out within their respective Local Plans.

Housing development will be expected to contribute to the achievement of sustainable communities. The Council will secure high quality housing development 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

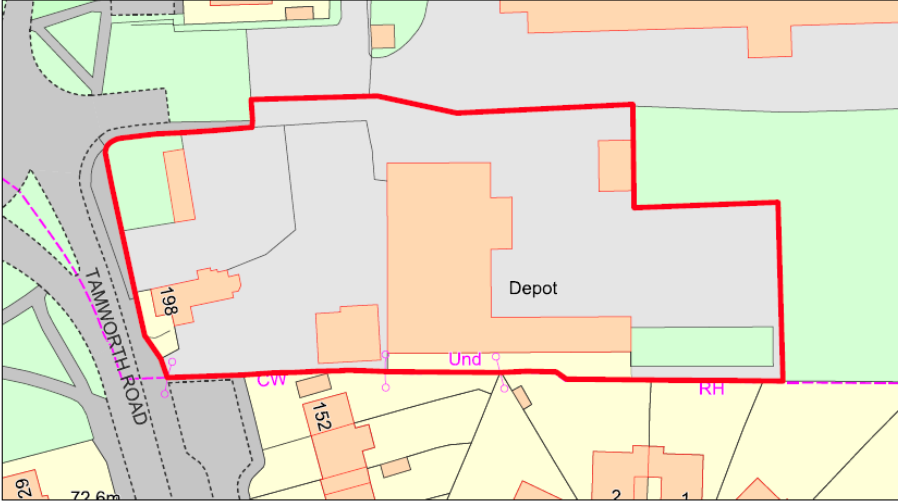
Specific details for each of these sites can be found in the supporting text and information relating to capacity, site area and delivery can be found within the housing trajectory in appendix A. Development proposals for the housing allocation sites should comply with the other policies in the Local 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.

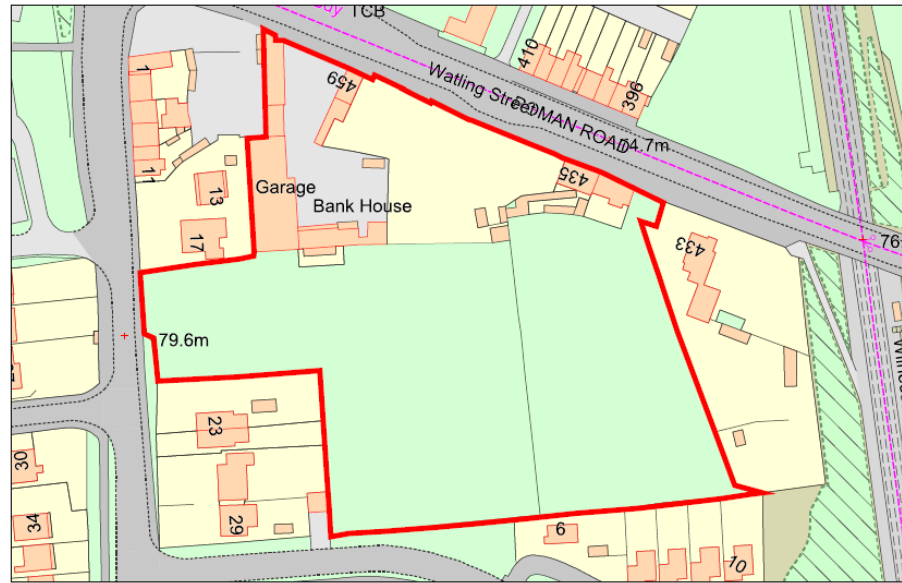
5.5 Table 5.1 includes basic site information and known specific requirements as a starting point for proposals to mitigate the impacts identified by the Sustainability Appraisal and other evidence. General requirements such as transport assessments and highway improvements, design, community facilities, 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. Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic

town centre core, the Council’s Conservation Officer and Staffordshire County Council Environment Team (Historic Environment) should be consulted at an early stage. 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 will 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), in proximity to grade II listed buildings and lies in an area of high archaeological potential. 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

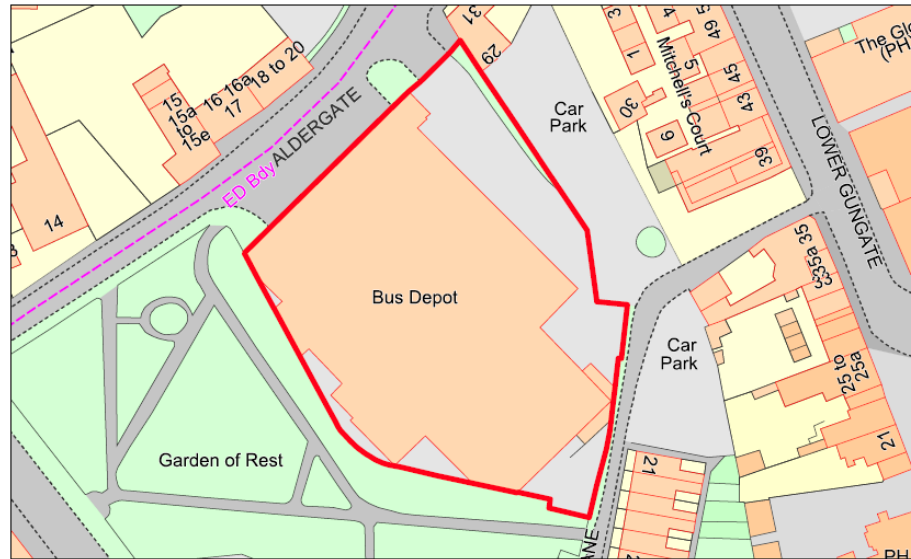
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The site is located in Tamworth Town Centre on brownfield land and contains a garage and car sales showroom. There is one listed building within the site boundary and a number of listed buildings in the surrounding street scene; the majority of the 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

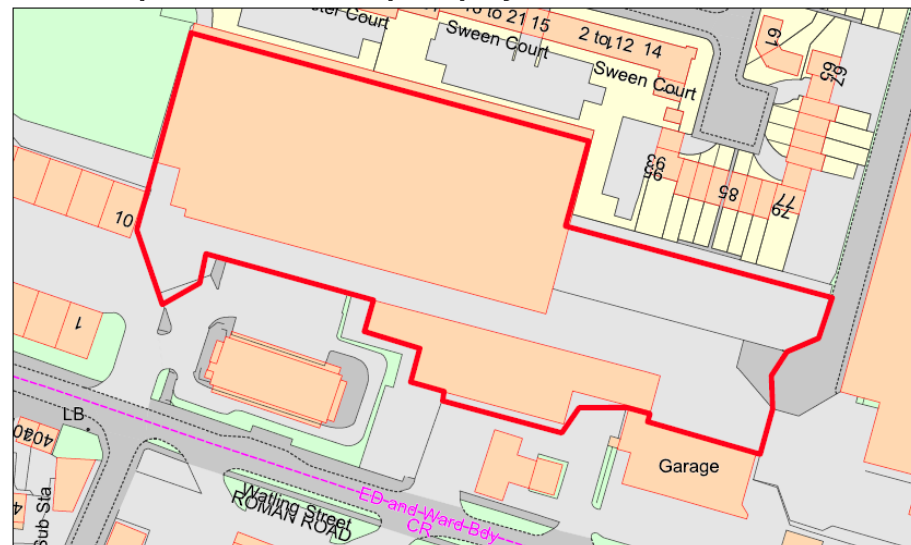


The site is located in Tamworth Town Centre on brownfield land and contains a bus depot. The allocation is located next to the Creative Quarter. There are listed buildings in the surrounding street scene and the site lies within the Tamworth Town Centre Conservation Area, in an area of high archaeological potential. 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



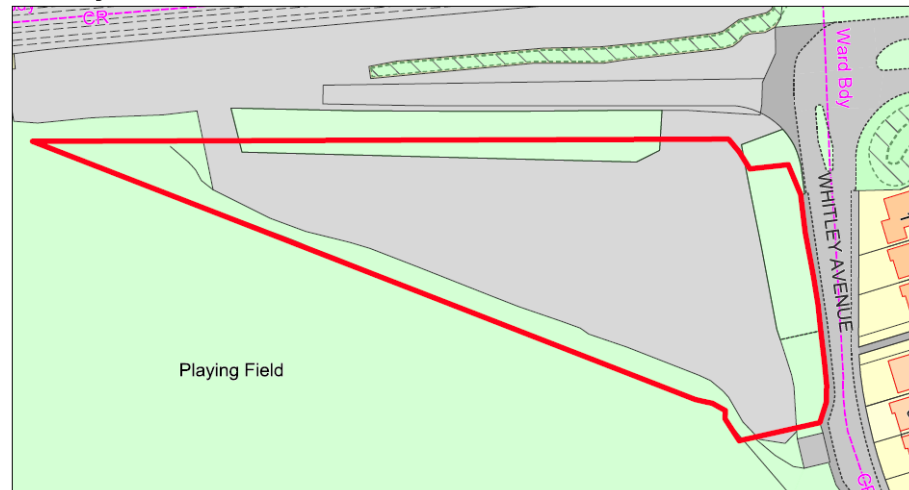
The site is located on brownfield land and contains commercial premises. The site forms part of the former 19th century Wilnecote brick and pipe works within an area that is predominantly 20th century industrial development. There is a potential for national, regional or locally important archaeology. 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



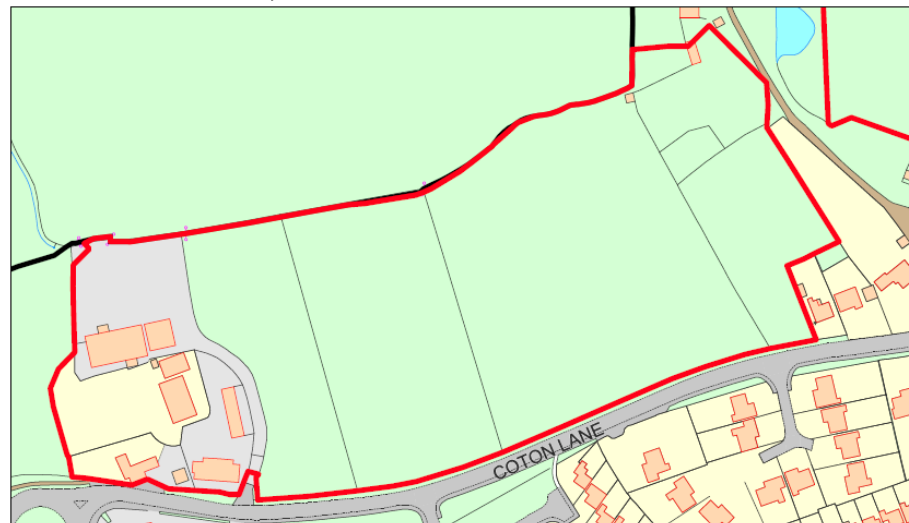
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The site is located on vacant greenfield land. The area is characterised by low density post 1970 private housing. The site is adjacent to a playing field which should be protected. Highway access could be made from Whitley Avenue. Any development 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. The site has high heritage value. Despite the removal of a small number of field boundaries, the wider landscape retains its overall historic planned 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. 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, a large burnt mound thought to date to the Bronze Age and Iron Age/Roman cropmarks north of the site. 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. The site has high heritage value. Despite the removal of a number of field boundaries, the wider landscape retains its overall historic planned character. There are two unlisted historic farmsteads within the 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

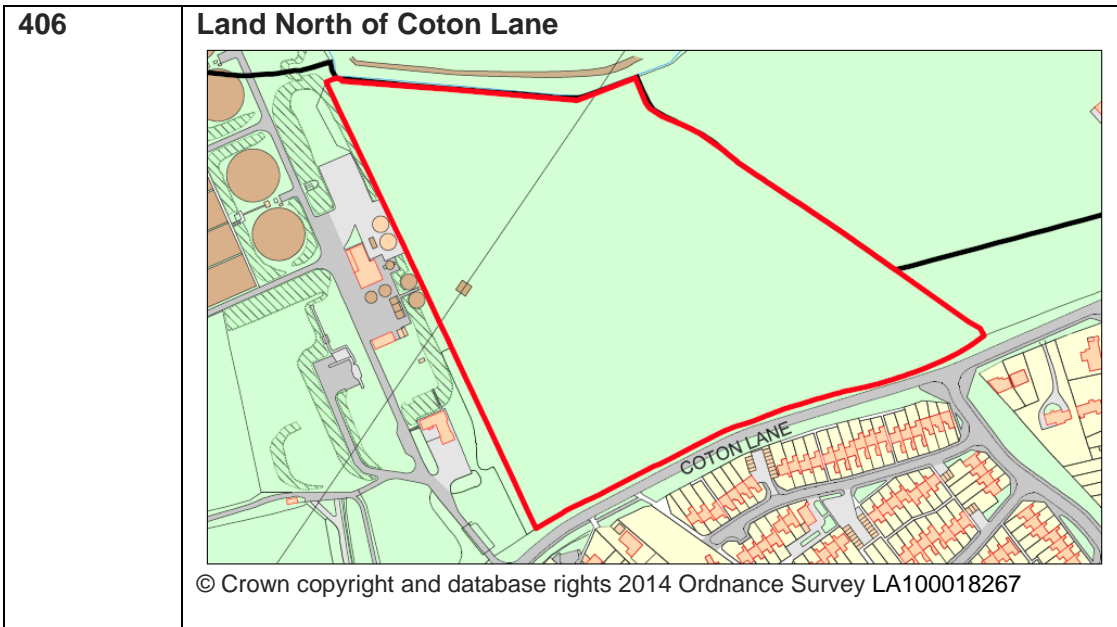
Coton's Van Hire and Millfield House, Lichfield Road



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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:

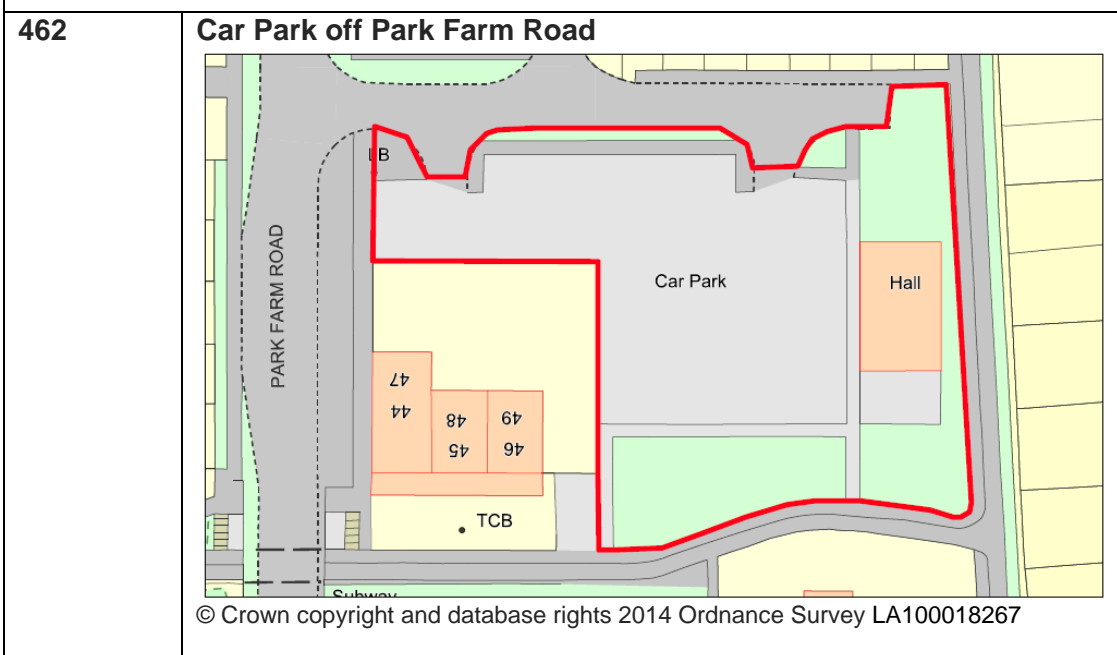
- Possible contaminated land remediation (potentially contaminated land)
- Flood Risk Assessment (Flood Zone 2 and adjacent Flood Zone 3)
- Odour and Noise Assessments (nearby industrial facility)
- Buffer to Broad Meadow Local Nature Reserve/Site of County Biological Importance and planting of native 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)

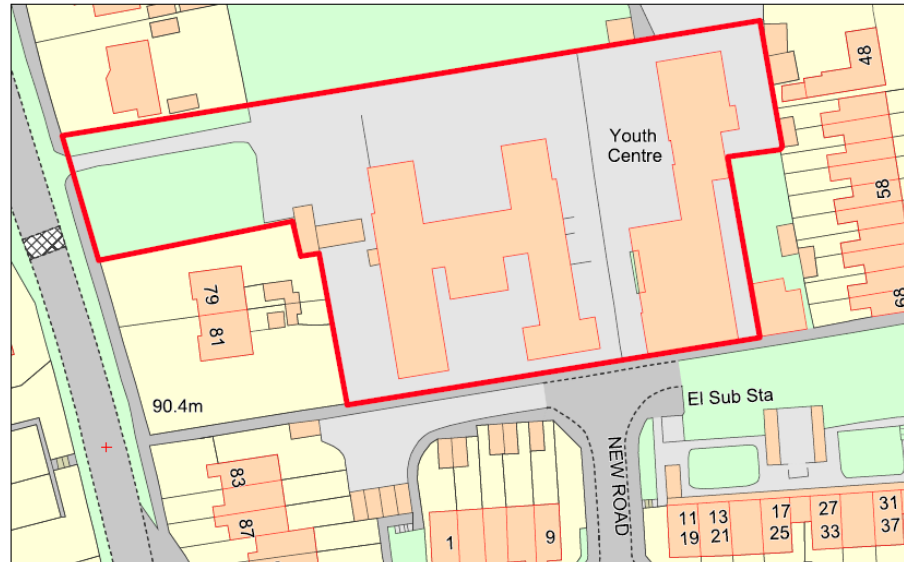


The site is located on brownfield land in a neighbourhood centre and contains a car park and community hall. The area is characterised by medium density post 1960 public housing. Highway access could be made from Park Farm Road (with access for shops maintained). Any development proposal should include:

- 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. These are housed in unlisted former school buildings, which are included in the Historic Environment Record. 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. There is 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**

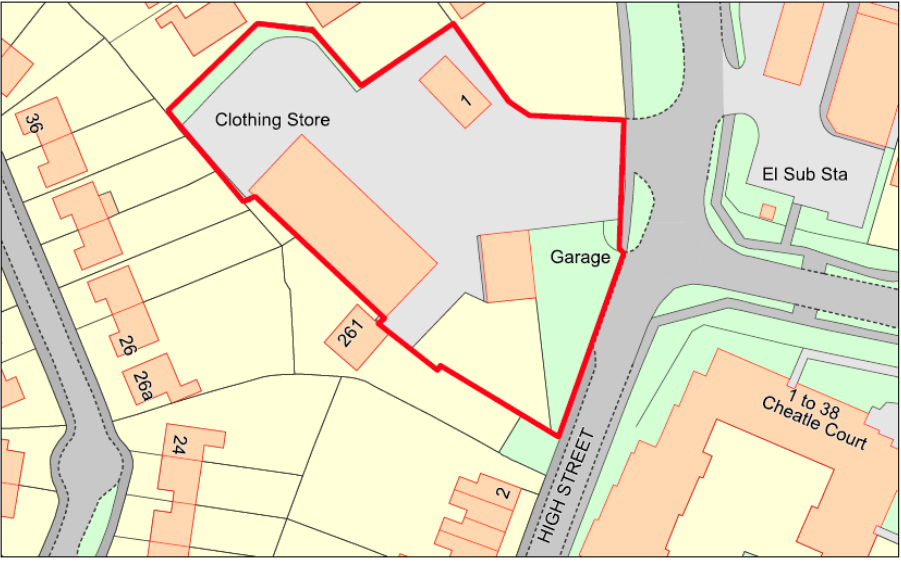


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The site is located on brownfield and greenfield land and contains private open space and commercial premises. The area is characterised by medium to high density post 1970 private housing. Highway access could be made from Marlborough Way (with consideration 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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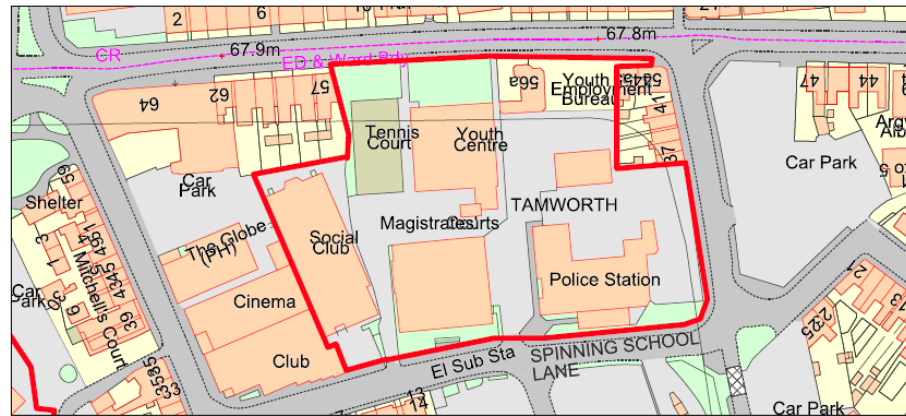
The site is located on brownfield land and contains a garage. The site is on the edge of a local centre and the wider area is characterised by mixed tenure low density housing. Highway access could be taken from High Street. Grade II listed Dosthill Hall and Dosthill Conservation Area are within 500m of the site and their

settings should be preserved or enhanced. 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



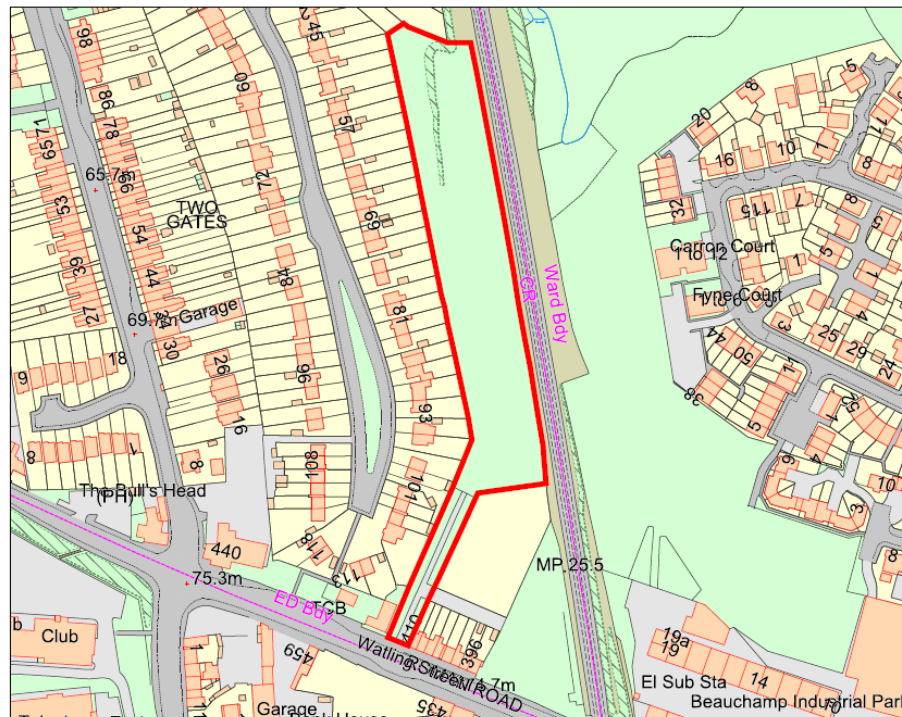
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This site is located on brownfield land in Tamworth Town Centre and contains a vacant Magistrates Court and Police Station, a youth centre and a club. This site contains an archaeological scheduled ancient monument (Saxon Defences) which should be protected and conserved, in line with the NPPF. 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 Historic England (Scheduled monument; Extensive Urban Survey Historic Urban Character Area 4: Lower Gungate and Spinning School Lane)
- A desk based archaeological assessment undertaken by an appropriately qualified professional and if required, a field based archaeological assessment, also undertaken by an appropriate qualified professional. If loss, wholly or in part, of archaeological remains is unavoidable, appropriate recording should take place and all records should be added to the Historic Environment Record, in a timely manner.

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 railway 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**

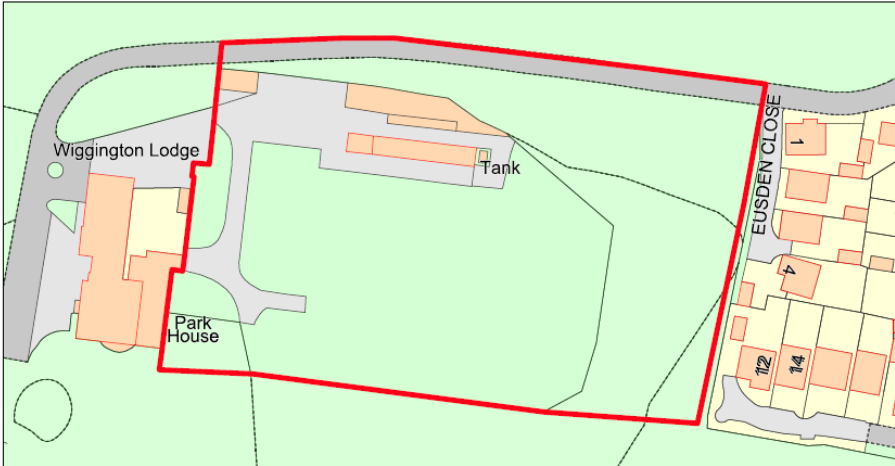


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The site is located on brownfield land and contains industrial premises. The area is characterised by low density post 1970 private sector housing. Highway access could be taken from Hedging Lane. Any development proposal should include:

- 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, possible man-made mounds and potential for below ground archaeology. 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 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. The Local Plan Heritage Impact Assessment (2014) provides further information about heritage assets affected by the Sustainable Urban Extensions and should be consulted.

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 provision of community growing spaces or community orchards should be considered as part of the development, and be accessible to those with restricted mobility. 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.
- g) Incorporate elements of significant historic landscape character into their overall design as identified in the Extensive Urban Survey and the Borough Heritage Impact Assessment.

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 535 new dwellings and associated infrastructure as detailed below. The development should:

- Minimise visual impact and protect long distance views to and from the nearby Amington Hall Estate Conservation Area and listed buildings.
- The eastern boundary should be landscaped to provide a transition to the countryside and the southern boundary should include landscaping and low intensity recreational uses.
- 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 course 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
- Modifications to the Glascote Road/Marlborough Way roundabout junction.

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 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

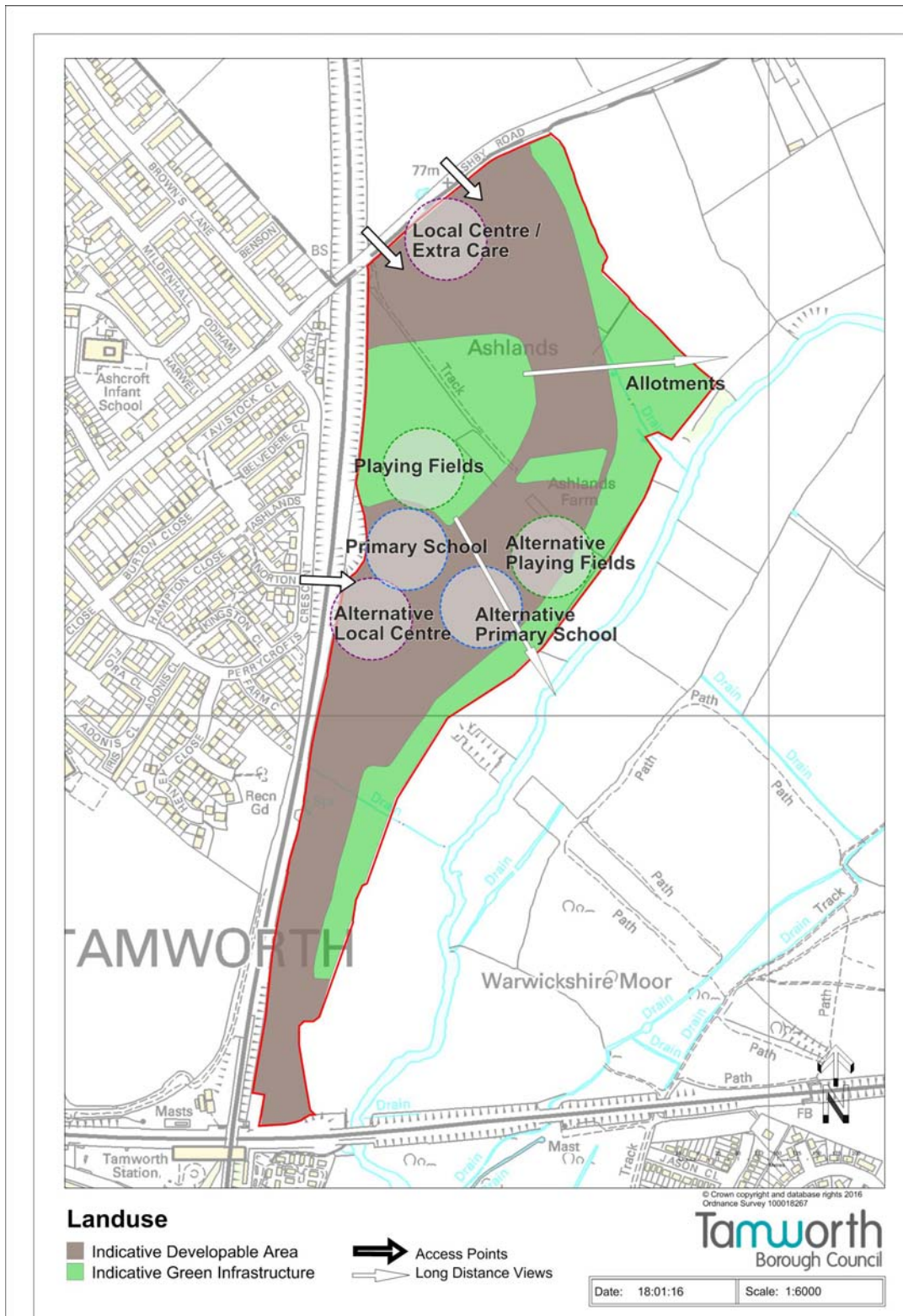
- Provision of improved pedestrian and cycle connections to the A51 Lichfield Road from north of the development site.

In addition to the above, Staffordshire County Council and Tamworth Borough Council acknowledge that an additional pedestrian bridge over the river and flood relief channel (linking the Dunstall Lane SUE with the A51 to the north) would increase accessibility to the proposed primary school on the site and to retail and other services at the Ventura and Jolly Sailor retail parks for residents who live to the north of the A51.

Future residents of the Dunstall Lane SUE would also be able to achieve some journey time savings for pupils travelling to secondary school and for employees accessing the Lichfield Road Industrial Estate. The two Councils will work towards delivery of the bridge, including securing planning permission for it and securing funding for its construction. The Council will seek financial contributions towards the construction of the bridge from development schemes in the surrounding area. The contributions paid by adjacent developers will be commensurate with the improvements to the accessibility of their development sites that would be delivered by the bridge.

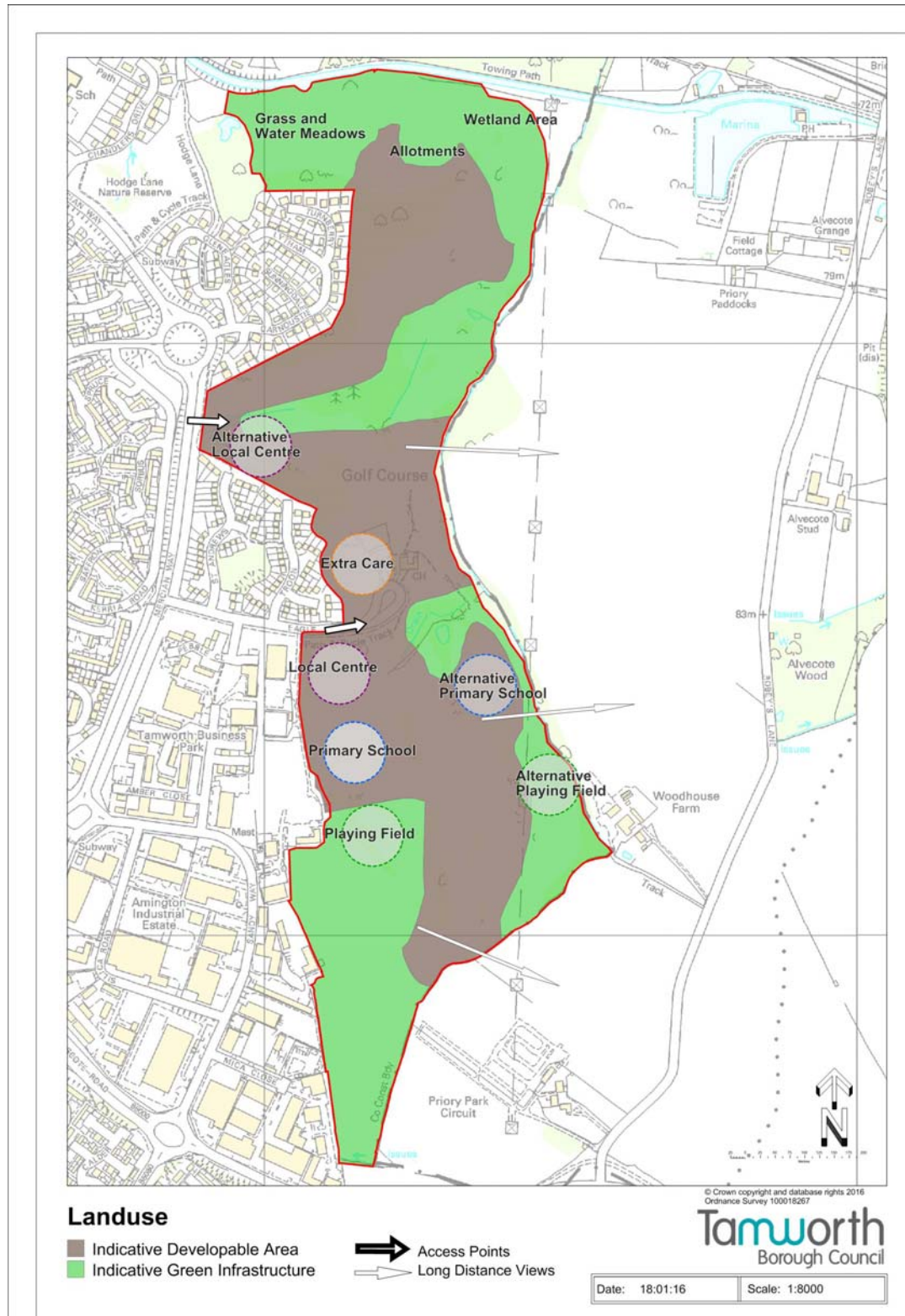
- 5.9 The infrastructure requirements for the sustainable urban extensions are further detailed in the Infrastructure Delivery Plan in Appendix B within the relevant infrastructure categories. Plan compliant notional schemes for each site have been tested as part of the Whole Plan Viability, Affordable 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.

Figure 5.1: Anker Valley SUE Inset Diagram



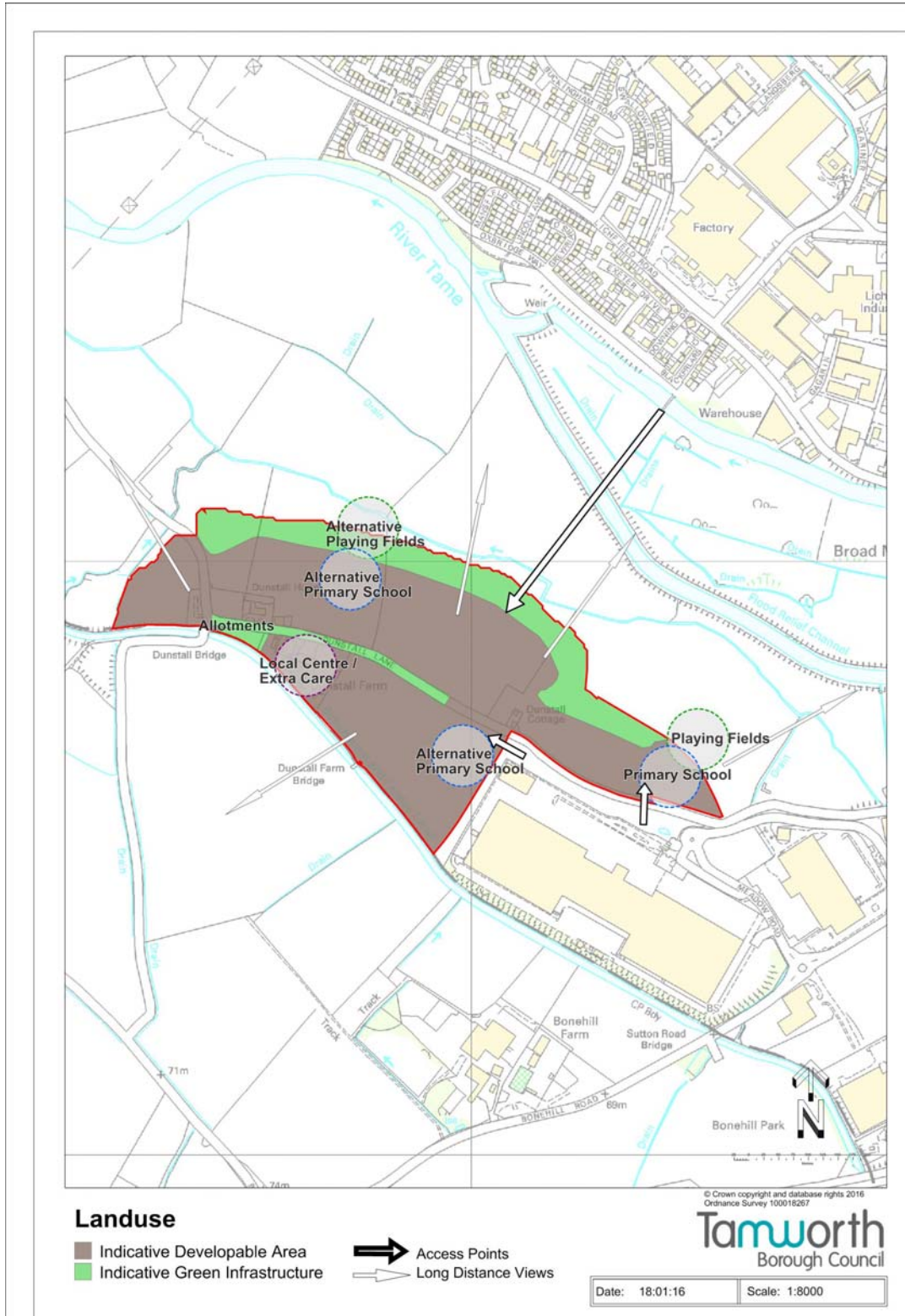
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Figure 5.2: Golf Course SUE Inset Diagram



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Figure 5.3: Dunstall Lane SUE Inset Diagram



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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

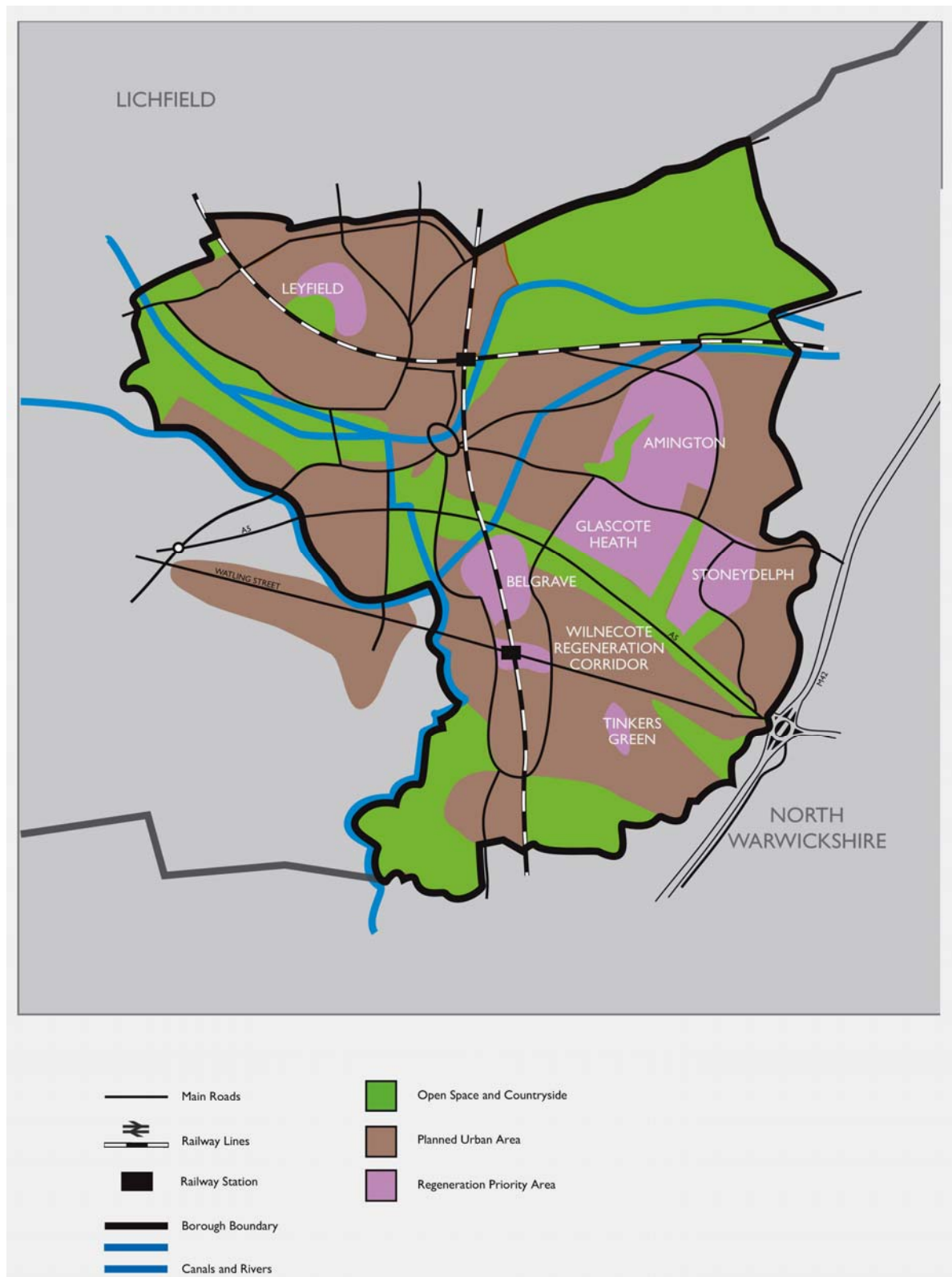
5.12 HG3 will build on Tamworth's good record of neighbourhood regeneration through focusing interventions in the most deprived neighbourhoods. Within Tamworth four distinct neighbourhoods have been identified as Council priority areas. These are Amington, Belgrave, Glascote, and Stonydelph. The Locality 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 5.4

- 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.

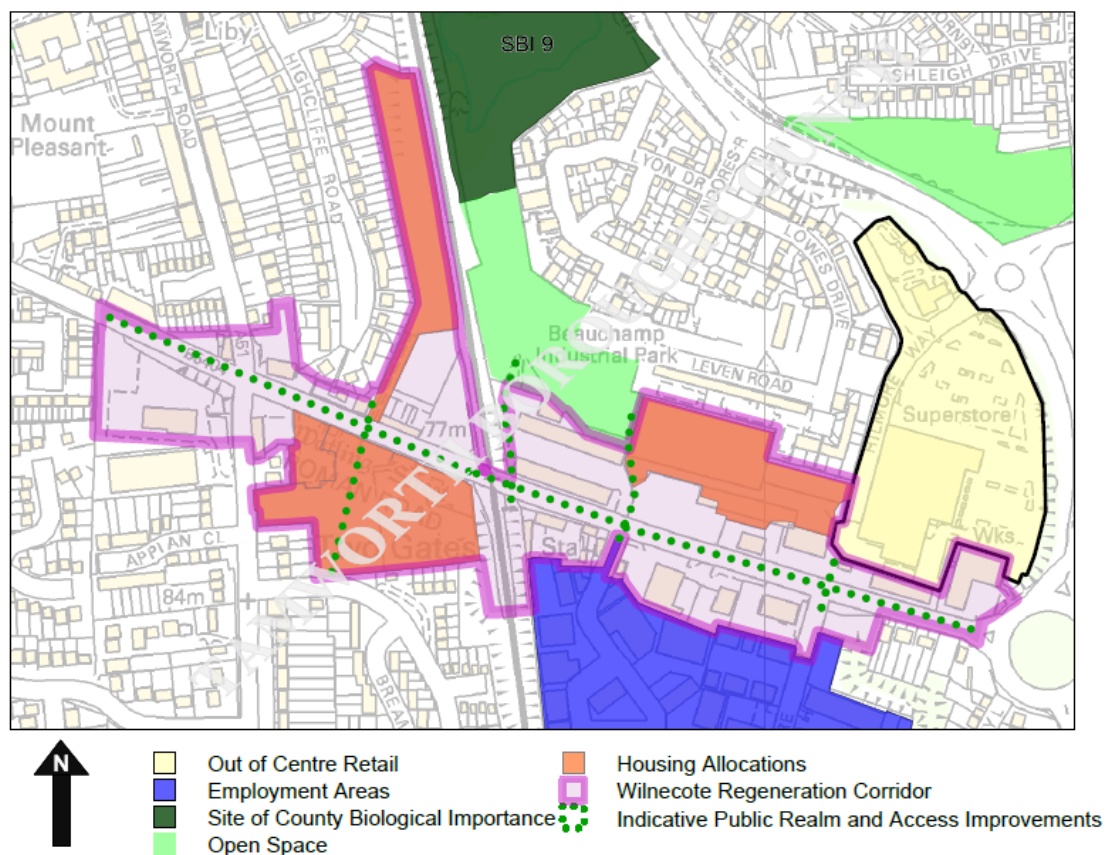
Figure 5.4: Regeneration Priority Areas



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 5.5) 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 5.5: 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 5.4 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. On sites of 3 to 9 units a commuted sum for an equivalent of 20% affordable housing will be sought and for all sites of 10 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 $9 \times £150,000 \times 20\% \times 35\% = £94,500$.

- 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 extra care 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 standard housing development.

Extra care housing should:

- a) Serve people with care needs in Tamworth, as identified in the latest information provided by Staffordshire County Council.
- b) Be located within walking distance of a bus stop and community facilities including a GP practice, pharmacy and convenience retail, unless it can be demonstrated that alternative arrangements for access to these facilities will be put in place when needed by residents.

Proposals for housing on sites of greater than 0.4 hectares should demonstrate how the proposal will meet the population needs of the area, including older people, and consider provision of an extra care scheme where a need for extra care housing remains in Tamworth and it would be deliverable.

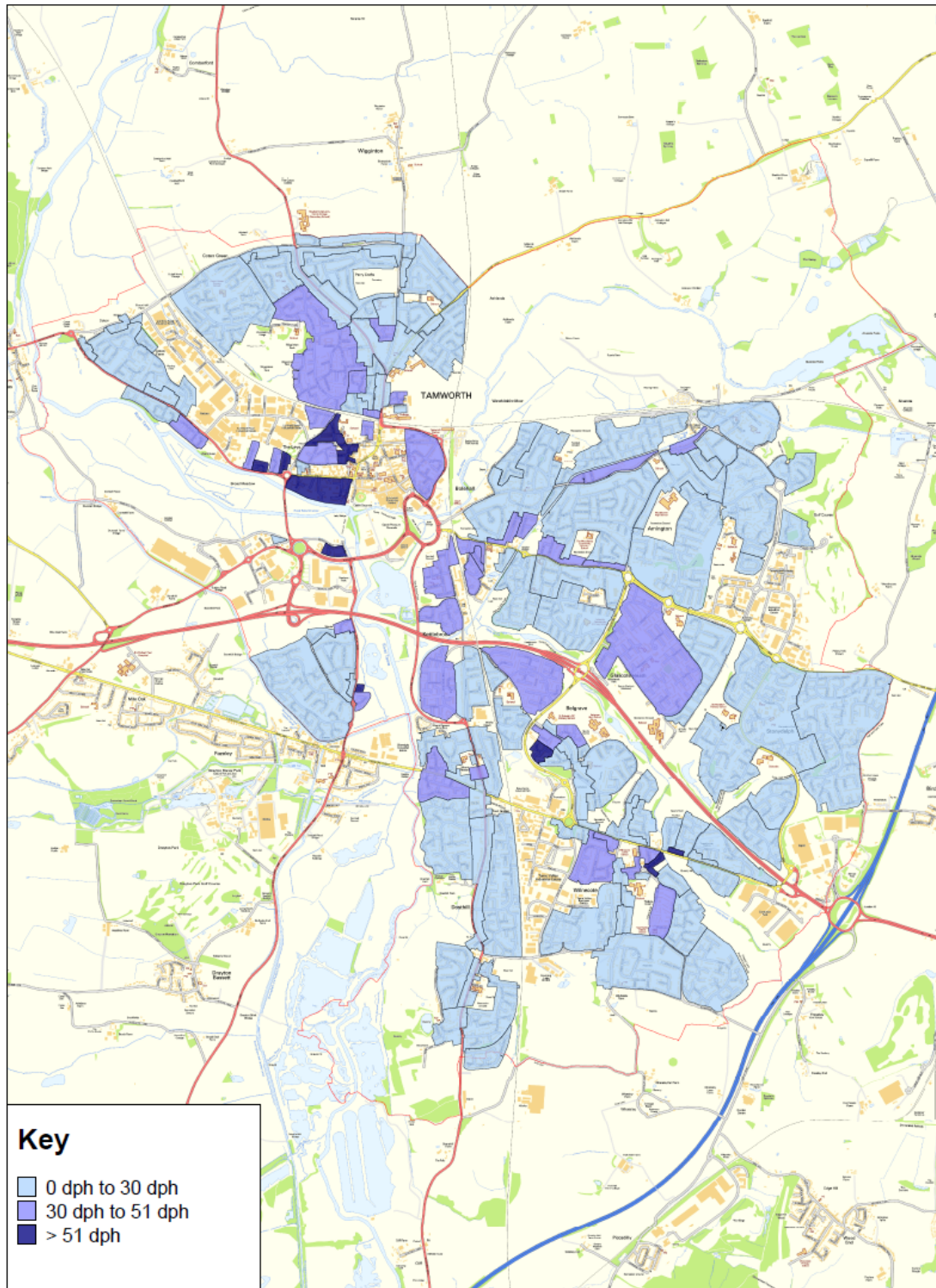
The Council will monitor the delivery of housing, market and household trends to ensure the development of sustainable mixed communities and where appropriate lead to a review of housing mix targets.

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. The County Council have led the successful delivery of social and affordable rented extra care housing and will continue to bring forward schemes on land in public sector ownership. Private developers of leasehold and shared ownership schemes have expressed interest in bringing forward market schemes in Staffordshire. Sites of 0.4ha could accommodate the typical minimum size of 60 units set out in the Flexicare Strategy based on past developments. Policy HG5 sets out the robust criteria required by the National Planning Practice Guidance. Extra care developments may be able to incorporate facilities such as pharmacies and visiting GP services on site where they are unavailable locally or provide a transport service through travel plans. The County Council will provide annual monitoring information of need and supply for the consideration of development proposals. If specific evidence is produced for other groups within the local population not served by the mainstream housing market, the Council will be supportive and take a flexible approach to housing mix.

Figure 5.6: 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 5.6) 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 sites 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 Councils. 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 Although no sites for pitches in Tamworth were promoted by landowners or the travelling community, the policy criteria in Policy HG7 provide fair and equal treatment to deal with proposals where a need arises. 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

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, healthcare and other local facilities, preferably by foot, cycle or 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.

The Council will work with neighbouring local authorities, 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	

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 Providers, Developers	Ongoing
HG3 Regeneration Priority Areas	Council Housing Renewal	TBC, RPs (Registered	Ongoing

		Providers), Service Providers	
	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 described in chapter 2 with protecting and enhancing the most important aspects of Tamworth’s natural and built environments 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. In terms of the historic environment in the urban fringe areas, the Extensive Urban Survey (2011) includes a useful assessment of the legibility of the historic features of the landscape.

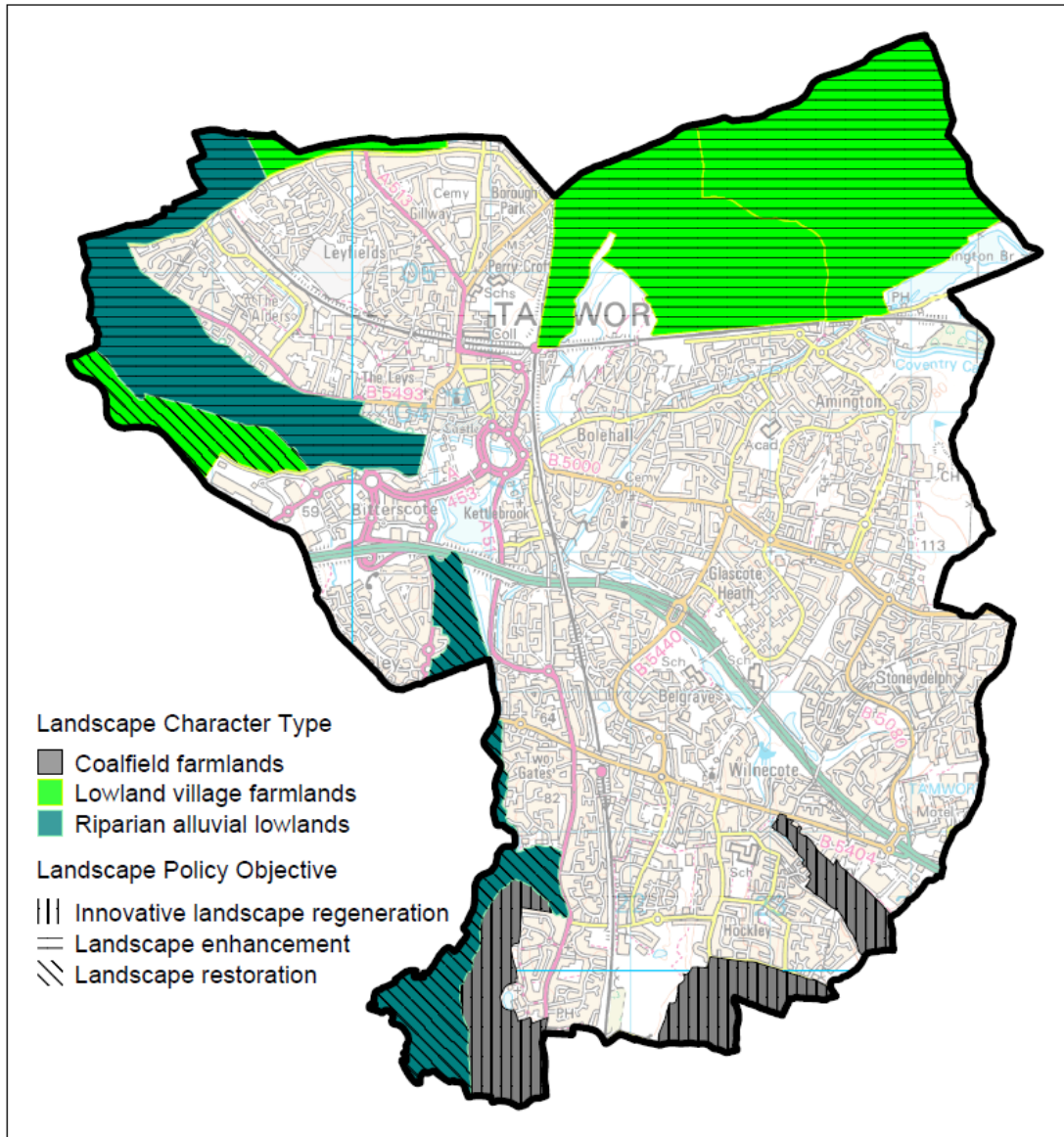
This policy aims to address Strategic Spatial Priority SP8

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 and preserving and enhancing surviving historic features.

- 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 and Enhancement



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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.

6.8 The Extensive Urban Survey characterises the urban fringe areas into Historic Environment Character Zones (HECZ). It identifies legible historic features within the landscape including historic halls, farmsteads, parkland, the canal network, ridge and furrow and other earthworks. Agricultural intensification, gravel extraction and 20th century change have impacted on the survival of features but most of the HECZs contain some surviving features or the potential for archaeological deposits to survive, which will contribute to the understanding of the historic development of the landscape.

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.

6.9 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. The addendum to the Extensive Urban Survey shows the overall significance and value of the HECZs and should be taken into account when considering development within the urban fringe areas.

Green Belt

6.10 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.

This policy aims to address Strategic Spatial Priorities SP7, SP8
<p>EN2 Green Belt</p> <p>The Green Belt boundary, as defined on the Policies Map, subject to the possible review outlined below, 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.</p> <p>In the event that land has not been brought forward to meet the balance of Tamworth’s housing and employment needs sustainably by the end of 2017/18 as set out in policy SS1, the Council will consider undertaking another review of its Green Belt boundaries to reassess whether there is potential land to meet these local needs in the second half of the plan period.</p> <p>Where appropriate to their interest features, informal recreation and public access to</p>

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.

- 6.11 The Green Belt Review (2014) affirms the importance of the Green Belt in fulfilling the functions set out in national planning policy. Policy EN2, however, makes provision for a review of the Green Belt boundaries should land not have been identified to meet the balance of Tamworth's housing and employment needs in a sustainable way by the end of 2017/18; such a review of the Green Belt boundaries would determine whether there is potential land for new development in the second half of the plan period. 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.
- 6.12 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

- 6.13 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.
- 6.14 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 horse riding. It is important to maintain and improve physical links with the countryside beyond Tamworth's boundary.

Open Space and Green and Blue Links

- 6.15 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.

6.16 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 Strategic 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. Reference should be made to the Council's priority list of schemes which is contained in the Infrastructure Delivery Plan.

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:

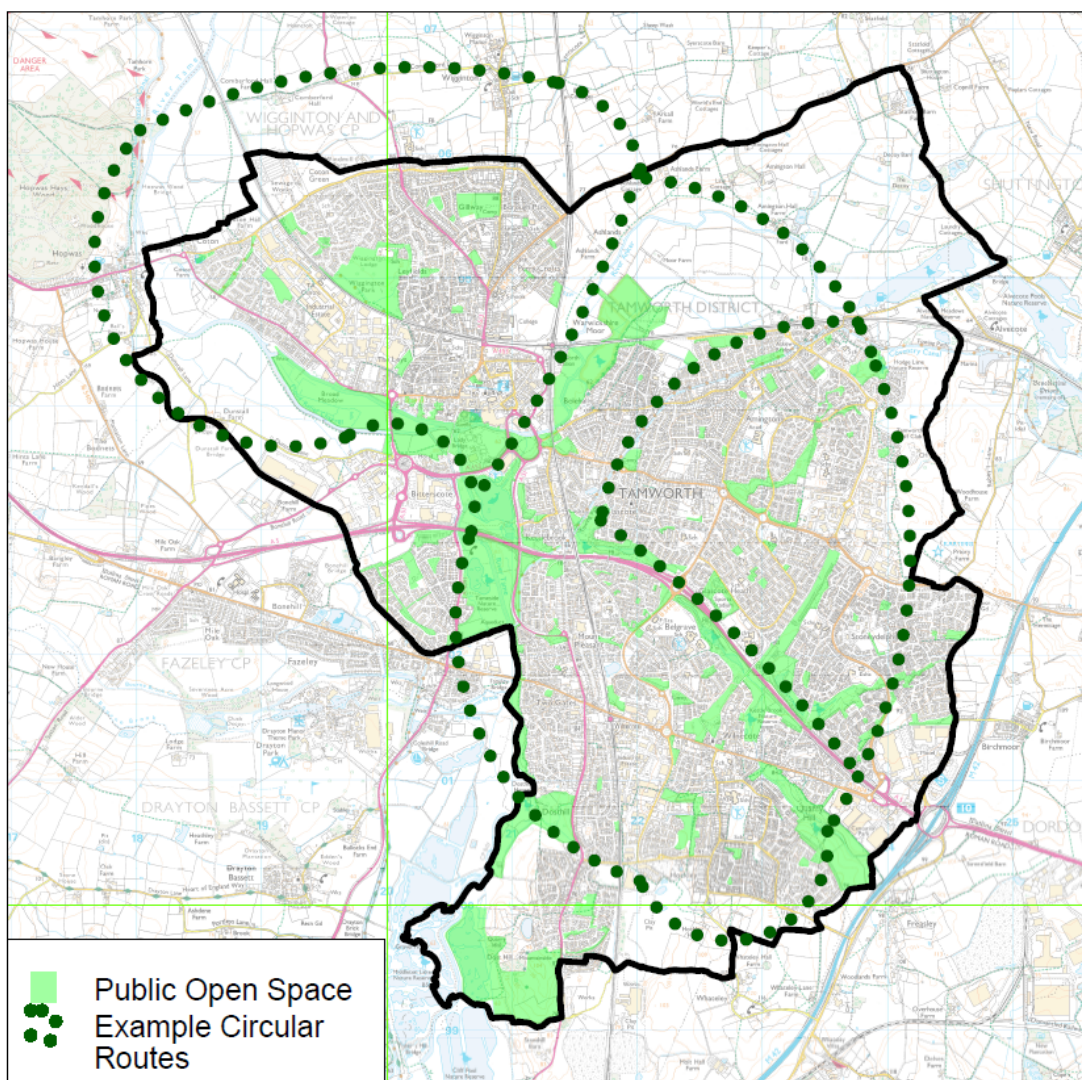
a) The strategic benefits of delivering the Local Plan outweigh the negative impact or loss.

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.

6.17 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



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6.18 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.

- 6.19 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.
- 6.20 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 offer 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.
- 6.21 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

- 6.22 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.
- 6.23 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.
- 6.24 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 Strategic Spatial Priorities SP7, SP8

EN4 Protecting and Enhancing Biodiversity

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:

- 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, high quality agricultural land (Grades 1, 2 and 3a), termed as Best and Most Versatile (BMV) land, 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 by ensuring that where harm to biodiversity is unavoidable and it has been demonstrated that no alternative sites are suitable, development is adequately mitigated or as a last resort, compensated for; otherwise planning permission should be refused.

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.

In line with the requirements of the EU Water Framework Directive, Development will not be permitted that could negatively impact the River Anker, River Tame and their associated tributaries, that would degrade the classification of the waterbody (as specified in the Humber River Basin Management Plan).

Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that the River Anker and River Tame meet Good Ecological Status by 2027. This could include opening up culverted watercourses and re-aligning and naturalising watercourses where possible when development is taking place.

- 6.25 The hierarchy of sites includes one Site of Special Scientific Interest (SSSI), seven Local Nature Reserves (LNR), sixteen Sites of County Biological Importance (SBI), one Local Geological/Geomorphological Site (LoGS) 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.
- 6.26 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 1 Habitat Survey (2008) 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.
- 6.27 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.
- 6.28 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 and 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 LNR, Tameside LNR, Kettlebrook LNR, Dosthill Park LNR, Wigginton Park and Warwickshire Moor LNR.
- 6.29 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 cycleways 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. If managed in a sustainable way, high quality agricultural land is important for its contribution to the wider benefits of ecosystem services such as food production and biodiversity.
- 6.30 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

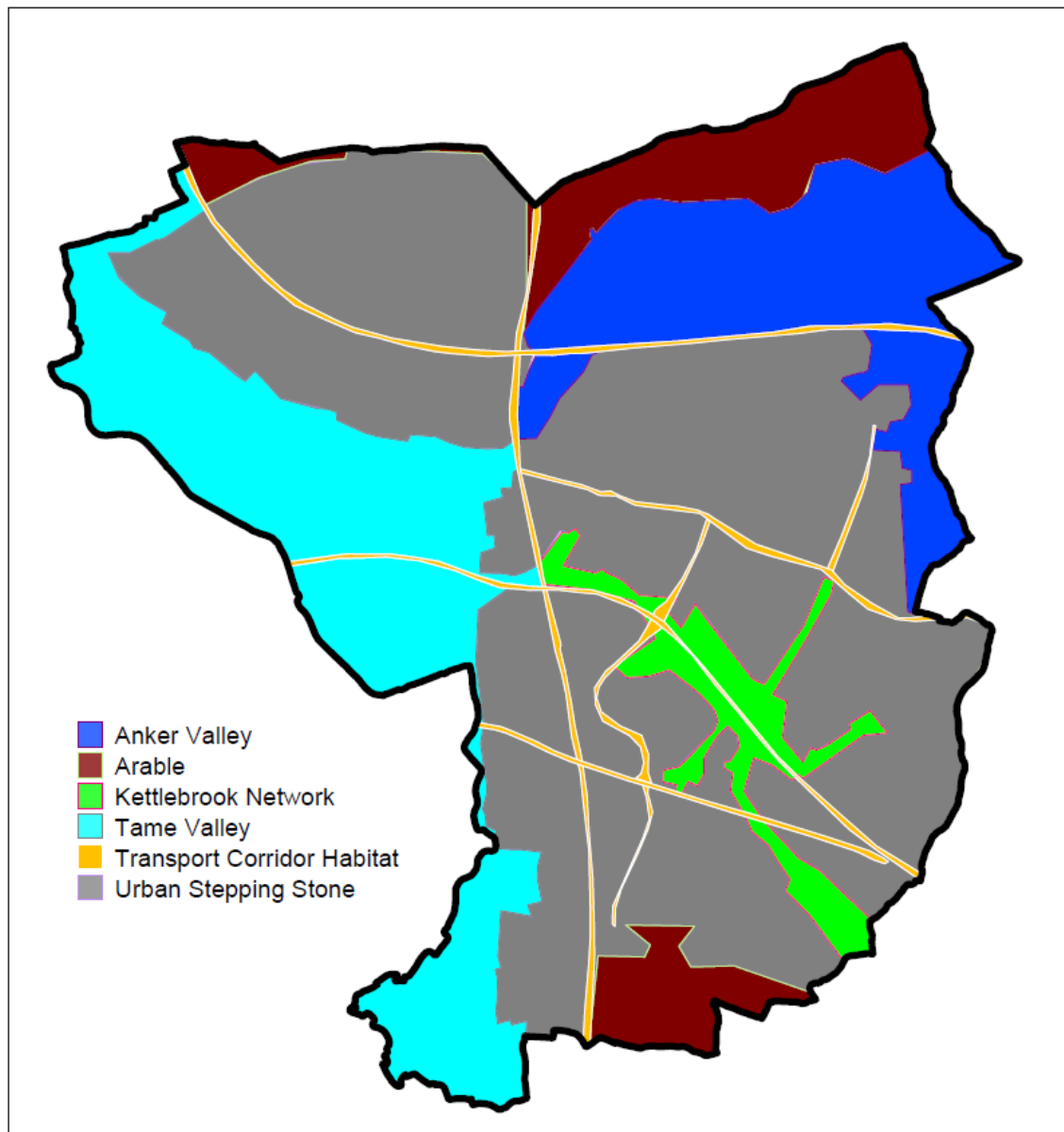
restoration in accessible urban locations and the river valley. Not all sites are appropriate for increased visitor access, however, the SSSI is sensitive and its interest features include breeding birds which could be affected by development and recreational activity. Access to the most sensitive parts of the site should be limited and alternative green spaces nearby provided to attract visitors.

6.31 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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- 6.32 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

- 6.33 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.

- 6.34 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

- 6.35 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.
- 6.36 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 Strategic 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, flooding 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.

- 6.37 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.
- 6.38 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.
- 6.39 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.
- 6.40 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.
- 6.41 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

- 6.42 Although Tamworth has expanded significantly during the 20th century, elements of the town's historic medieval core still survive including its medieval castle, market place and the line of the Saxon and medieval street pattern. Many of these monuments are designated as being of national importance and much of the town centre has been designated as conservation areas. The Extensive Urban Survey has considerably informed our understanding of the historic development of Tamworth. 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.
- 6.43 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 protection, conservation and where possible enhancement 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.

6.44 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 Historic England, the Council has prepared a Heritage Impact Assessment (2014) which has 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. The Heritage Impact Assessment should be read in conjunction with Policies HG1, HG2 and EC6.

6.45 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 Strategic Spatial Priorities SP2, SP9
EN6 Protecting the Historic Environment
<p>Development that affects designated heritage assets including conservation areas, listed buildings, scheduled monuments and non-designated heritage assets including locally listed buildings and undesignated archaeology, 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, including its setting, will be protected, conserved and, where possible, enhanced. Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic town centre core, the Council's Conservation Officer and Staffordshire County Council Environment Team (Historic Environment) should be consulted at an early stage. Proposals will be required to pay particular attention to:</p> <ul style="list-style-type: none"> 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. <p>Reference should be made to the Historic Environment Record for up to date information and the Extensive Urban Survey to identify potential for archaeology. Where potential for archaeology exists, the heritage statement should incorporate an archaeological desk based assessment that evaluates surviving above and below ground archaeological remains and where necessary, a field based evaluation by an appropriate professional. An appropriate mitigation strategy will also be required, where necessary. Where archaeology may be lost through development, there will be a requirement for archaeological recording to be undertaken by an appropriate</p>

professional and entered in the Historic Environment Record.

Where practical and viable, development should address issues identified in the historic environment evidence, in particular the Extensive Urban Survey and, Conservation Area Appraisals. Development of allocated housing and employment sites should have regard to the Heritage Impact Assessment. 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 historic 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.

- 6.46 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.
- 6.47 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.
- 6.48 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.
- 6.49 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.
- 6.50 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.

6.51 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.

6.52 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.

6.53 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

6.54 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,	TBC Landowners/developers	Ongoing

	habitat creation and management in areas of lower landscape quality		
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 Open space and green and blue links	Improve quality of open space	TBC Developers	Ongoing
	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 Historic England 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, Stoke-on-Trent and Staffordshire Local Enterprise Partnership 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.

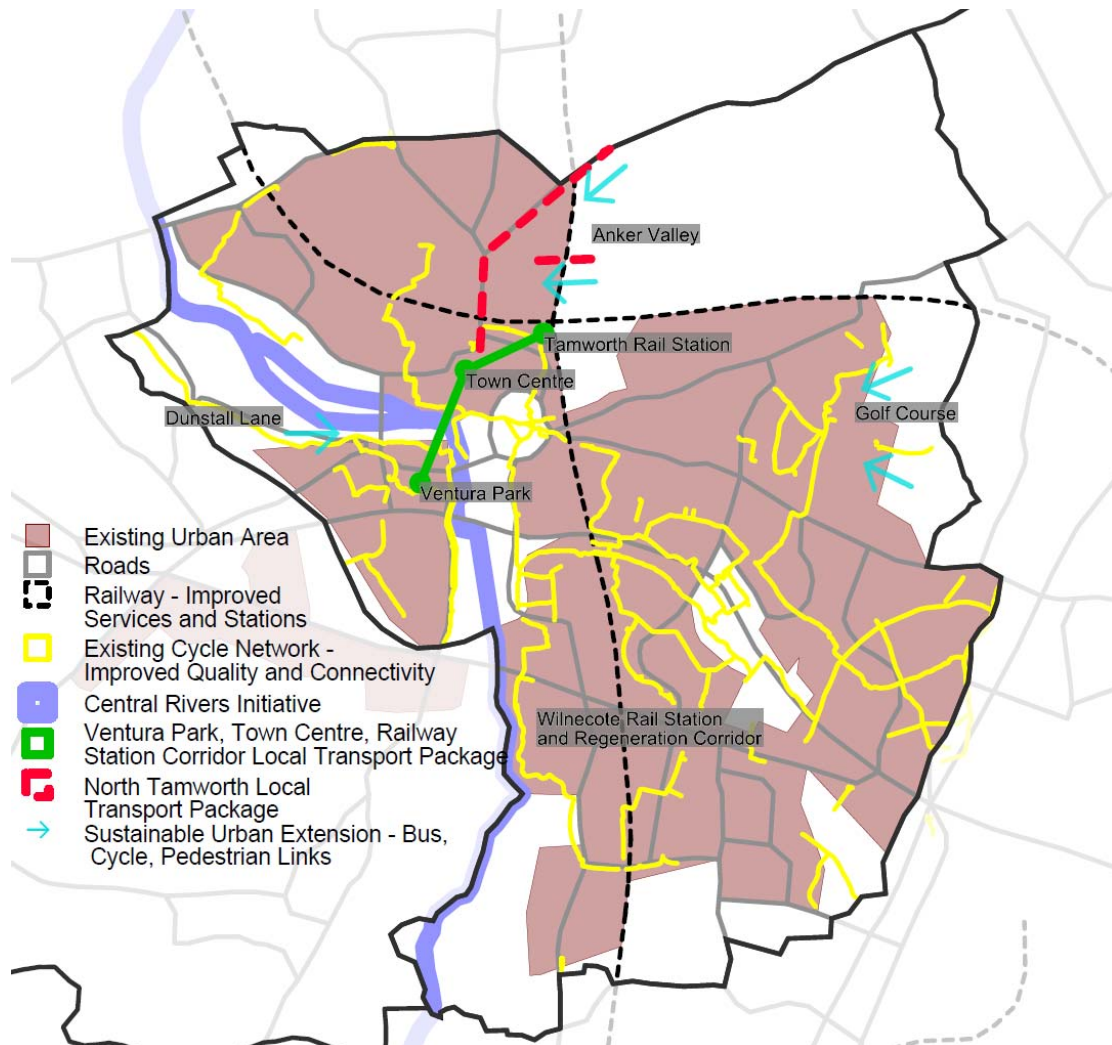
7.4 Tamworth benefits from an extensive pedestrian and cycle network although there are a number of gaps in provision (figure 7.1) which reduce the links to the town centre and employment areas from residential areas. SU1 will exploit opportunities for new development or green infrastructure projects 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 Integrated Transport Strategy for Tamworth (2015) which is regularly reviewed. 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 produced a Rail Strategy in 2015 to complement the Integrated Transport Strategy. There is an aspiration to provide a new local train service for Tamworth which may be achievable with infrastructure improvements at Water Orton. 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 residential development to the north of Tamworth within the Borough 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 residential development sites to the north of Tamworth 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, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'.
- 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 Highways England and Drayton Manor to formulate and deliver an access strategy to mitigate these conditions. This will include consideration of junction improvements including the main access to the park, 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 and Wilnecote Rail Stations or which increase the frequency of services to Birmingham, London and 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 Highways England, 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 Highways England, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'. 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 England, 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 Priorities 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 and maintaining existing defences that are necessary for new development. Developers should consult the Environment Agency’s flood 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.

Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that the River Anker and River Tame meet Good Ecological Status by 2027.

All developments will be expected to incorporate appropriate Sustainable Drainage 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, re-aligning and naturalising watercourses where possible, 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. Appropriately designed SuDS can support the implementation of Policies EN3 and EN4 and the aims of the Water Framework Directive.

- 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 and Soils

- 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.
- 7.39 The countryside outside Tamworth’s urban area is predominantly in agricultural use, most of this is lower grade but there are pockets of higher grade land (best and most versatile agricultural land). The safeguarding of valuable agricultural land as a resource for the future will be a consideration when considering applications for development.

This policy aims to address Strategic Spatial Priority SP1
SU5 Pollution, Ground Conditions and Minerals and Soils
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.

Where an Air Quality Management Area is declared, development should incorporate any measures identified in the associated Action Plan.

All new development must consider site characteristics such as land stability and ground contamination, and be supported with an appropriate risk assessment:

- 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.

The Council will consult with Staffordshire County Council in their role as the 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.

When considering proposals for new development on greenfield land, areas of poorer quality land within the site should be developed in preference to higher quality land (Grades 1, 2 and 3a agricultural land) where possible.

- 7.40 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.
- 7.41 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.
- 7.42 High quality agricultural land is a finite resource which will be lost if it is developed. Retaining land of grades 1, 2 and 3a in the Agricultural Land Classification either in

food production or as other green space will safeguard its contribution towards sustainable food production and biodiversity.

Community Facilities

- 7.43 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.
- 7.44 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.
- 7.45 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 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.

- 7.46 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.

- 7.47 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

- 7.48 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.

- 7.49 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 to take account of changes in available facilities and the principles of recent Sport England guidance for both built facility and pitch elements. The Strategy and Update are supported by Sport England and audit 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 local user groups to understand the adequacy of existing provision.

- 7.50 The Strategy Update recommends that all existing facilities are protected, maintained and enhanced and that new facilities are provided where deficiencies are identified. 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.

- 7.51 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

- 7.52 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 identified in the Sports Strategy Update, in particular a new multi-purpose community sports centre in an accessible location, with appropriate facilities and 3G pitches, 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. Sport and recreation facilities should not be built on unless any loss is compensated by the provision of an equal or higher quantity and standard of facility and in an accessible location or the development is for alternative sports and recreation provision, the needs for which are clearly set out in the Sports Strategy Update.
- 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 or a design and layout that allows separation through site management.

The sustainable urban extensions will provide provision or a contribution towards new provision in line with the Sports Strategy Update.

7.53 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

7.54 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),	Ongoing

		Tamworth Borough Council (TBC), Developers	
	Public Transport Improvements	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), Stoke-on-Trent and Staffordshire Local Enterprise Partnership (SSLEP), Bus and Rail Companies, Network Rail, SCC, TBC	Ongoing
	Road Network Improvements	GBSLEP, SSLEP, SCC, Highways England, 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 Providers, Developers	Ongoing
	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 and Soils	Air Quality Management Action Plan	TBC, Developers	To be defined by Action Plan
	Minerals Planning and Development Management	SCC, Consultees, Developers	Ongoing
	Development Management	TBC, Consultees, Developers	Ongoing
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 England
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 including flood alleviation 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							Yr1	Yr2	Yr3	Yr4	Yr5		
											2013	2014	2015	2016	2017	2018	2019	2020
Urban Area Sites																	
341	Land south of St.Peter's Close Phase 2- Full Planning Permission 23 units included in commitments	0.47	0	Brownfield							0	0	0	0	0		
343 (with 344)	Land off Cottage Farm Road	1.1	48	Brownfield							0	0	16	16	16		
344 (with 343)	Derelict buildings south of B5404	0.17	6	Brownfield							0	0	6	0	0		
347	Phoenix Special Purpose Machines, Hospital Street	0.31	18	Brownfield							0	0	9	9	0		
348	Norris Bros, Lichfield Street	0.2	20	Brownfield							0	0	10	10	0		
349	Arriva Bus Depot, Aldergate	0.39	40	Brownfield							0	0	0	0	0		
357	Northern Part of Beauchamp Employment Area	1.04	34	Brownfield							0	0	11	11	12		
358	Whitley Avenue	0.85	35	Greenfield							0	0	11	12	12		
399	Coton's Van Hire/Millfield House, Lichfield Road	0.34	12	Brownfield							0	0	6	6	0		
406	Land north of Coton Lane	7.03	170	Greenfield							0	0	0	42	42		
462	Car Park off Park Farm Road	0.17	13	Brownfield							0	0	6	7	0		
488	Staffs County Council Care Home, New Road	0.5	16	Brownfield							0	0	0	0	0		
496	Seaton Hire Ltd and land to south of Wilnecote Lane	0.36	14	Brownfield							0	0	0	0	0		
507 (with 508 & 509)	Club, Spinning School Lane	0.15	12	Brownfield							0	0	0	0	0		
508 (with 507 & 509)	Magistrates Courts and Police Station	0.72	46	Brownfield							0	0	0	0	0		
509 (with 507 & 508)	Youth Centre, Albert Road	0.21	16	Brownfield							0	0	0	0	0		
521	Former railway goods yard, Wilnecote	0.86	30	Brownfield							0	0	10	10	10		
541	Adjacent to Tame Alloys	0.73	26	Brownfield							0	0	0	0	0		
550	Solway Close	0.9	26	Brownfield							0	0	8	9	9		
Total											0	0	93	132	101	43	43
Strategic Sites																	
	Golf Course		1100	Greenfield							0	0	0	0	110		
	Anker Valley		535	Greenfield							0	0	0	75	75		
	Dunstall Lane		723	Greenfield							0	0	0	70	70		
Total											0	0	0	75	145	255	255
SFRA Level 2 Sites																	
387	Coton House Farm	4.87	77	Greenfield							0	0	0	0	19		
390	Coton Hall Farm	1.3	35	Greenfield							0	0	0	0	11		
591 & 593	Co-op Filling Station and land to the west	0.54	22	Brownfield							0	0	0	0	7		
504	Treetops Garage, Dosthill	0.2	6	Brownfield							0	0	0	0	6		
Total											0	0	0	0	0	0	43
Past Delivery																	
Year											Yr1	Yr2	Yr3	Yr4	Yr5		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
Completions (Gross)	458	211	211	161	138	70	130	51	64	0	0	0	0	0	0		
Under Construction	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0		
Commitments	0	0	0	0	0	0	0	0	0	68	68	68	68	68	67		
Urban Area Sites	0	0	0	0	0	0	0	0	0	0	93	132	101	43	43		
Strategic Sites	0	0	0	0	0	0	0	0	0	0	0	75	145	255	255		
SFRA Level 2 Sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43		
Gross Supply	458	211	211	161	138	70	130	51	64	126	161	275	314	366	365		
Demolitions and losses	6	13	6	7	3	1	1	3	3	5	5	5	5	5	5		
Net Supply	452	198	205	154	135	69	129	48	61	121	156	270	309	361	360		
Net Requirement 4,425	177	177	177	177	177	177	177	177	177	177	177	177	177	177	177		
Annual Surplus/Deficiet	275	21	28	-23	-42	-108	-48	-129	-116	-56	-21	93	132	184	183		
Cumulative Surplus/Deficiet	275	296	324	301	259	151	103	-26	-142	-198	-219	-126	6	190	373		

ID	Site Name	Developable Site Area (Gross)	Total Capacity	Brownfield/Greenfield	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Total
					2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Urban Area Sites															
341	Land south of St.Peter's Close Phase 2- Full Planning Permission 23 units included in commitments	0.47	0	Brownfield	0	0	0	0	0	0	0	0	0	0	0
343 (with 344)	Land off Cottage Farm Road	1.1	48	Brownfield	0	0	0	0	0	0	0	0	0	0	48
344 (with 343)	Derelict buildings south of B5404	0.17	6	Brownfield	0	0	0	0	0	0	0	0	0	0	6
347	Phoenix Special Purpose Machines, Hospital Street	0.31	18	Brownfield	0	0	0	0	0	0	0	0	0	0	18
348	Norris Bros, Lichfield Street	0.2	20	Brownfield	0	0	0	0	0	0	0	0	0	0	20
349	Arriva Bus Depot, Aldergate	0.39	40	Brownfield	0	0	0	0	13	13	14	0	0	0	40
357	Northern Part of Beauchamp Employment Area	1.04	34	Brownfield	0	0	0	0	0	0	0	0	0	0	34
358	Whitley Avenue	0.85	35	Greenfield	0	0	0	0	0	0	0	0	0	0	35
399	Coton's Van Hire/Millfield House, Lichfield Road	0.34	12	Brownfield	0	0	0	0	0	0	0	0	0	0	12
406	Land north of Coton Lane	7.03	170	Greenfield	0	0	0	0	0	0	0	0	0	0	170
462	Car Park off Park Farm Road	0.17	13	Brownfield	0	0	0	0	0	0	0	0	0	0	13
488	Staffs County Council Care Home, New Road	0.5	16	Brownfield	0	0	0	0	8	8	0	0	0	0	16
496	Seaton Hire Ltd and land to south of Wilnecote Lane	0.36	14	Brownfield	0	0	0	0	7	7	0	0	0	0	14
507 (with 508 & 509)	Club, Spinning School Lane	0.15	12	Brownfield	0	0	0	0	6	6	0	0	0	0	12
508 (with 507 & 509)	Magistrates Courts and Police Station	0.72	46	Brownfield	0	0	0	0	15	15	16	0	0	0	46
509 (with 507 & 508)	Youth Centre, Albert Road	0.21	16	Brownfield	0	0	0	0	8	8	0	0	0	0	16
521	Former railway goods yard, Wilnecote	0.86	30	Brownfield	0	0	0	0	0	0	0	0	0	0	30
541	Adjacent to Tame Alloys	0.73	26	Brownfield	0	0	0	0	8	9	9	0	0	0	26
550	Solway Close	0.9	26	Brownfield	0	0	0	0	0	0	0	0	0	0	26
Total					0	0	0	0	65	66	39	0	0	0	582
Strategic Sites															
	Golf Course		1100	Greenfield	110	110	110	110	110	110	110	110	0	0	1100
	Anker Valley		535	Greenfield	75	80	80	0	0	0	0	0	0	0	535
	Dunstall Lane		723	Greenfield	70	70	70	70	70	70	93	0	0	0	723
Total					255	260	260	180	180	180	203	110	0	0	2358
SFRA Level 2 Sites															
387	Coton House Farm	4.87	77	Greenfield	19	19	20	0	0	0	0	0	0	0	77
390	Coton Hall Farm	1.3	35	Greenfield	12	12	0	0	0	0	0	0	0	0	35
591 & 593	Co-op Filling Station and land to the west	0.54	22	Brownfield	7	8	0	0	0	0	0	0	0	0	22
504	Treetops Garage, Dosthill	0.2	6	Brownfield	0	0	0	0	0	0	0	0	0	0	6
Total					38	39	20	0	0	0	0	0	0	0	140
Year					Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Total
					16	17	18	19	20	21	22	23	24	25	
					2021	2022	2023	2024	2025	2026	2027	2028	2029	2030/31	
Completions (Gross)					0	0	0	0	0	0	0	0	0	0	1494
Under Construction					0	0	0	0	0	0	0	0	0	0	58
Commitments					0	0	0	0	0	0	0	0	0	0	407
Urban Area Sites					0	0	0	0	65	66	39	0	0	0	582
Strategic Sites					255	260	260	180	180	180	203	110	0	0	2358
SFRA Level 2 Sites					38	39	20	0	0	0	0	0	0	0	140
Gross Supply					255	260	260	180	245	246	242	110	0	0	5039
Demolitions and losses					5	5	5	5	5	5	5	5	5	5	123
Net Supply					250	255	255	175	240	241	237	105	-5	-5	4916
Net Requirement 4,425					177	177	177	177	177	177	177	177	177	177	4425
Annual Surplus/Deficient					73	78	78	-2	63	64	60	-72	-182	-182	351
Cumulative Surplus/Deficient					446	524	602	600	663	727	787	715	533	351	351

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	£1,500,000 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.	2020-2031	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, Network Rail	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, Network Rail	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 Highways England following detailed development proposals to reduce or prevent further congestion and queuing, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'.	Highways England	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.discovertamewalley.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 – Enhance 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 – Enhance 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 –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	
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 277		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	£6,682,556
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	£19,932,556

Cost and Potential Funding Streams	Value	Value in First 5 Years (2015-2019)
Known infrastructure costs	£75,887,556	£36,932,556
Secured funding	£23,359,895	£7,978,727
Funding Gap	£52,527,661	£28,953,829
Anticipated S106 funding	£17,200,000	£16,200,000
Anticipated CIL funding	£2,831,771.25	£1,911,295.75
Residual Funding Gap	£32,495,890	£10,342,533.25
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, greenfield 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</p> <p>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 4,425 new homes by 2031 To deliver at least 177 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 sq.m. of comparison retail floor space between 2021 and 2031 in accordance with the hierarchy To deliver 2,900 sq.m. 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
EC2 Supporting Investment in Tamworth Town Centre SA Objective 8 SA Objective 16	<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 	Proactively manage the planning application process and land use allocations. Ensure new town centre development does not impact on the functioning of the market.
EC3 Primary and Secondary Frontages	<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 	Should percentage levels continuously fall for each indicator this may lead to a policy review.	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.
EC4 Supporting Investment in Local and Neighbourhood Centres SA Objective 16	<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 	Proactively manage the planning application process and land use allocations.
EC5 Culture and Tourism	<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 		Proactively manage the planning application process.
EC6 Sustainable Economic Growth SA Objective 2	<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 	Proactively manage the planning application process and land use allocations. Working with landowners, agents and developers.
EC7 Employment Areas SA Objective 2	<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 	Should percentage levels continuously fall for this may lead to a policy review or a review of individual areas.	Proactively manage the planning application process. Working with landowners, agents and developers.

Local Plan Policy and Sustainability Appraisal Objective	Targets	Indicator	Contingency	Contingency and Implementation
HG1 Housing SA Objective 1 SA Objective 2 SA Objective 7 - To make communities safer by reducing crime, fear of crime and anti-social behaviour.	1. Housing allocations will have 100% residential use class permissions	1. Number of dwellings granted permission compared to the Local Plan indicative capacity for each site – monitored on an annual basis	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	Proactively manage the planning application process and land use allocations. Working with landowners, agents and developers.
HG2 Sustainable Urban Extensions SA Objective 1 SA Objective 2 SA Objective 7	1. Each SUE will deliver the indicative number of new dwellings and the required infrastructure as detailed in policy HG2	1. Monitor permissions for each SUE	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	Proactively manage the planning application process and land use allocations. SUE masterplanning from an early stage. Working with landowners, agents and developers.
HG3 Regeneration Priority Areas SA Objective 1 SA Objective 2 SA Objective 7	1. Maintain or increase the number of active ground floor frontages in the Wilnecote Regeneration Corridor (WRC) 2. Increase the number of dwellings within the WRC 3. Increase the number of commercial and community facilities within the WRC 4. Increase in net number of Decent Homes Aspects of this policy are covered in the monitoring of other policies	1. Number of units within the area with an active ground floor frontage 2. See SS1 and HG1 3. Number of units that fall within commercial and community use classes 4. Number of properties achieving Decent Homes standard in Regeneration Priority Areas	This can be used in conjunction with regular health checks on the area to establish the scale of impact (if any).	Proactively manage the planning application process and land use allocations. Closer engagement with WRC landowners.
HG4 Affordable Housing SA Objective 1	1. To deliver a minimum of 1,000 affordable homes by 2031 2. To deliver at least 40 affordable homes each year 3. To ensure a mix of 25% Intermediate Tenure and 75% Rented is achieved on each site 4. Monitor land values and market signals each financial quarter	1. Net number of dwellings completed each year – cumulative total 2. Net number of dwellings completed each year 3. Monitor affordable housing types on each site	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.	Proactively manage the planning application process and land use allocations.

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
EN4 Protecting and Enhancing Biodiversity	<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>
EN5 Design of New Development SA Objective 10	<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>
EN6 Protecting the Historic Environment SA Objective 9 – To protect and enhance historic assets.	<ol style="list-style-type: none"> 1. Decrease in heritage assets at risk or no net increase in heritage assets at risk 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>
SU1 Sustainable Transport Network 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. SA Objective 17 – To reduce the need to travel, reduce out-commuting and encourage sustainable modes of transport.	<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. Decreasing trend 7. Decreasing trend 8. Increasing trend 9. 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 onsite renewable energy in new residential development 5. MW of new renewable energy generating capacity 6. Electricity and gas consumption per capita 7. Amount of waste generated by waste stream 8. Percentage of municipal waste recycled 9. 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 and Soils 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
SU6 Community Facilities SA Objective 4 - To ensure equal access to community services and facilities. SA Objective 5 - To encourage equal access to education, jobs and training.	<ol style="list-style-type: none"> Minimal loss of community facilities New community facilities associated with SUEs Decreasing trend Decreasing trend 	<ol style="list-style-type: none"> Number of community facilities lost through development Number of new community facilities brought forward in the SUEs Number of people not within 1km of, GP, Post Office, Supermarket 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>
SU7 Sport and recreation SA Objective 6	<ol style="list-style-type: none"> New sport and recreation facilities are in accessible locations New sport and recreation facilities in line with the IDP Minimal loss of sport and recreation facilities 1% annual rise in participation in sport 	<ol style="list-style-type: none"> See SU3 Number of new facilities brought forward through development Number of facilities lost through development 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>
IM1 Infrastructure and Developer Contributions	N/A	N/A	N/A	N/A
SA Objective 3 – To reduce deprivation, including health and income deprivation.	<ol style="list-style-type: none"> Decreasing trend Decreasing trend 	<ol style="list-style-type: none"> 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 		<p>Proactively manage the planning application process and implementation of this policy through pre-application discussions.</p>
SA Objective 15 – To protect and improve environmental quality including in relation to air, water, land and noise.	<ol style="list-style-type: none"> Minimise loss where possible 	<ol style="list-style-type: none"> 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.

Land use	Use/description	Travel Plan Threshold	Minimalist Travel Plan Threshold
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

Land use	Use/description	Travel Plan Threshold	Minimalist Travel Plan Threshold
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 Inset.

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
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
LNR 6	Broad Meadow
LNR 7	Town Wall
Biodiversity Alert Site (BAS)	
BAS 1	Statfold 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 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>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.
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, area action 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 local.
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.
Ecosystem Services	Ecosystem services are the functions of ecosystems which benefit people. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services, such as nutrient cycling, that maintain the conditions for life on Earth.
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.
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 (e.g. 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 2031.
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. Local centres in Tamworth 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.

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 are 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.
National Planning Policy Framework (NPPF)	<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>
Neighbourhood Centre	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 serve a smaller catchment area than local centres.
Open Space	All space 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.
Plan, Monitor and Manage	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.
Planning Application	A form plus plans submitted to the Council when development is proposed.
Planning Condition	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.
Planning Obligation	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.
Previously Developed Land	<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.</p> <p>This excludes: land that has been or is occupied for forestry/agricultural buildings; private residential gardens; allotments; parks and recreational grounds.</p>
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses. Secondary frontages provide greater opportunities for a diversity of uses.
Primary Shopping Area	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).

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 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 connected to the centre 3. out-of-centre sites, with preference given to sites which are or will be well served 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.
Sequential Test (Flood Risk)	<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.
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 Employment Areas	These are the strategically important existing employment areas shown on the policies map for the Council's Local Plan which should be retained for employment use.
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) and where allocating certain development in areas of higher flood risk, to ensure the development is safe for its lifetime (Level 2 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 and Compulsory Purchase Act 2004 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 (LSP) which is made up of public, private and voluntary sector organisations. It identifies the key long terms priorities for the area (e.g. affordable housing, creating employment, tackling causes of social deprivations, etc) and how the LSP could work together to address these.
Sustainable development	A widely 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	<p>According to national planning guidelines, the main town centre uses are:</p> <ol style="list-style-type: none"> 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	<p>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.</p> <p>The following list gives an indication of some of the types of uses which may fall within each use class:</p>
A1 Shops	<p>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.</p>
B1 Employment Use	<p>Offices, research and development, light industry (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).</p>
B2 Employment Use	<p>General industrial (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).</p>
B8 Employment Use	<p>Storage and distribution (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).</p>
Non B Employment Uses	<p>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.</p>
Vitality	<p>In terms of shopping, a centre that is capable of success or continuing effectiveness.</p>
Viability	<p>In terms of shopping, the capacity of a centre to grow or develop.</p>
Windfall Site	<p>A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of the plan. Most 'windfalls' are referred to in a housing context.</p>

APPENDIX H – Local Plan (2001-2011) Policies Replaced by Local Plan (2006-2031)

Local Plan (2001-2011)		Replacement Policy in the Local Plan (2006-2031)	
ENV1	Accessible Green Space	EN3	Open Space and Green and Blue Links
ENV2	Green Belt	EN2	Green Belt
ENV3	Flood Risk	SU4	Flood Risk and Water Management
ENV4	Development Affecting Sites of National Nature Conservation Importance	EN4	Protecting and Enhancing Biodiversity
ENV5	Development Affecting Sites of Local Nature Conservation Importance	EN4	Protecting and Enhancing Biodiversity
ENV6	Creation of Habitats & Enhancement of Biodiversity	EN4	Protecting and Enhancing Biodiversity
ENV7	Habitats and Biodiversity outside Designated Nature Conservation Areas	EN4	Protecting and Enhancing Biodiversity
ENV8	Habitats of Legally Protected Species	EN4	Protecting and Enhancing Biodiversity
ENV9	Protection of Trees, Woodlands and Hedgerows	EN4	Protecting and Enhancing Biodiversity
ENV10	Protection, Enhancement & Restoration of River & Canal Corridors	EN3	Open Space and Green and Blue Links
		EN4	Protecting and Enhancing Biodiversity
		EC5	Culture and Tourism
ENV11	Impact of Development on Water Resources	EN3	Open Space and Green and Blue Links
		SU5	Pollution, Ground Conditions and Minerals and Soils
ENV12	Sustainable Drainage Systems	HG2	Sustainable Urban Extensions
		SU4	Flood Risk and Water Management

Local Plan (2001-2011)		Replacement Policy in the Local Plan (2006-2031)	
ENV13	Protection of Open Spaces	EN3	Open Space and Green and Blue Links
ENV14	Open Space for New Developments	EN3	Open Space and Green and Blue Links
ENV15	Loss of Playing Fields and Sports Pitches	EN3	Open Space and Green and Blue Links
ENV16	New Football Stadium and Related Facilities	Deleted	
ENV17	Increasing Public Access Land	Deleted	
ENV18	Anker Valley Public Access Area	HG2	Sustainable Urban Extensions
		EN4	Protecting and Enhancing Biodiversity
ENV19	High Quality Design	EN5	Design of New Development
ENV20	Contaminated Sites and Landfill Gas	SU5	Pollution, Ground Conditions and Minerals and Soils
ENV21	Protection of the Built Environment	EN5	Design of New Development
		EN6	Protecting the Historic Environment
ENV22	Development within or affecting Conservation Areas	EN6	Protecting the Historic Environment
ENV23	Demolition of Unlisted Buildings within Conservation Areas	EN6	Protecting the Historic Environment
ENV24	Preservation of Listed Buildings	EN6	Protecting the Historic Environment
ENV25	Alteration, Extension or Change of Use of Listed Buildings	EN6	Protecting the Historic Environment
ENV26	Demolition of Listed Buildings	EN6	Protecting the Historic Environment
ENV27	Development Affecting Locally Listed Buildings	EN6	Protecting the Historic Environment
ENV28	Archaeology	EN6	Protecting the Historic Environment

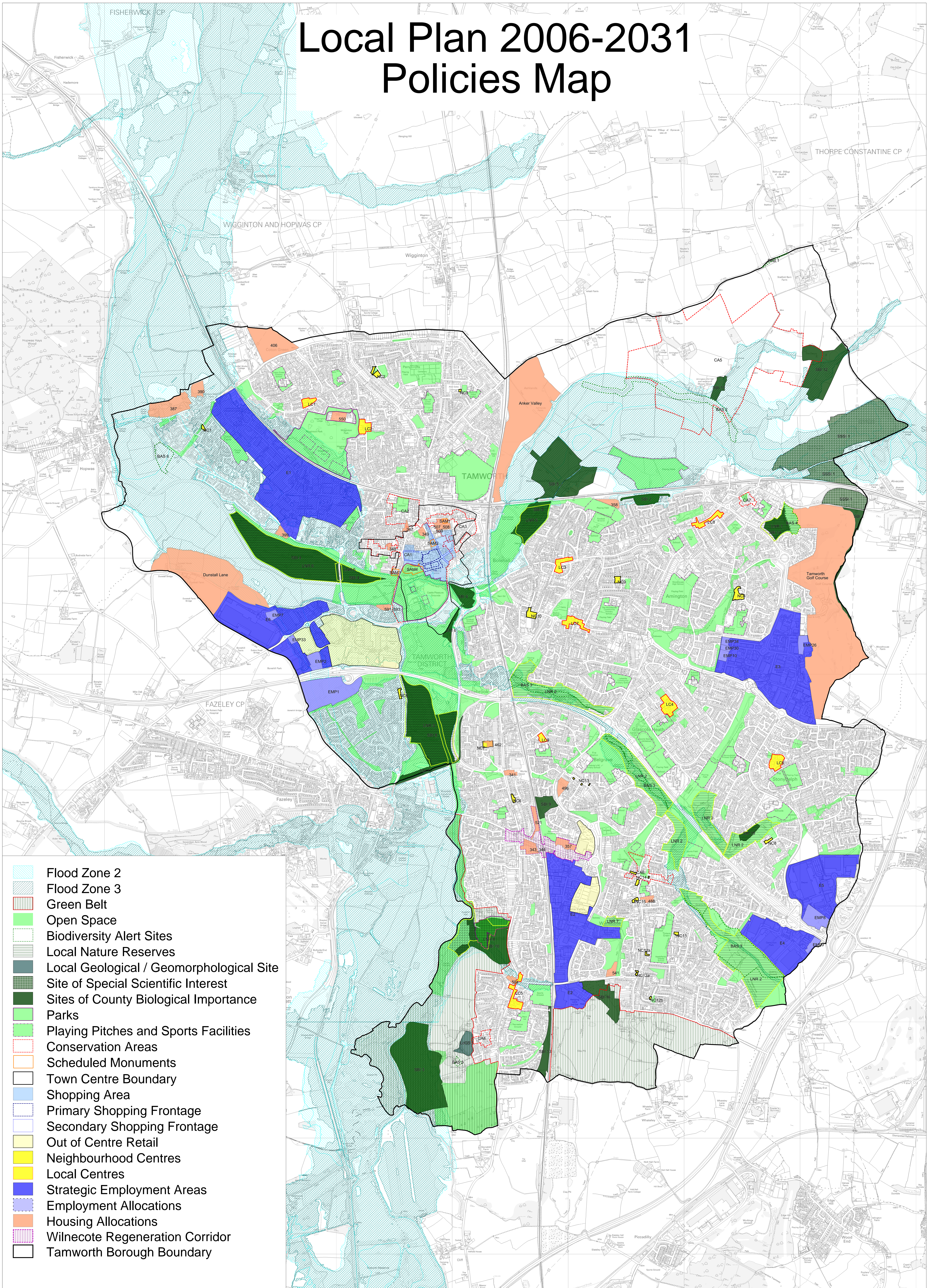
Local Plan (2001-2011)		Replacement Policy in the Local Plan (2006-2031)	
ENV29	Percent for Art	Deleted	
ENV30	Utility Services	Deleted	
TRA1	Pedestrians & Cyclists	SU2	Delivering Sustainable Transport
		EN5	Design of New Development
		HG1	Housing
		HG2	Sustainable Urban Extensions
		HG3	Regeneration Priority Areas
TRA2	Public Transport	HG1	Housing
		HG2	Sustainable Urban Extensions
		HG3	Regeneration Priority Areas
		SU1	Sustainable Transport Network
		SU2	Delivering Sustainable Transport
		IM1	Infrastructure and developer contributions
TRA3	Traffic	SU2	Delivering Sustainable Transport
TRA4	Transport Assessments	SU2	Delivering Sustainable Transport
TRA5	Green Travel Plans	SU2	Delivering Sustainable Transport
TRA6	Traffic Management	SU1	Sustainable Transport Network
		SU2	Delivering Sustainable Transport
		IM1	Infrastructure and Developer Contributions
TRA7	Car Parking Standards	SU2	Delivering Sustainable Transport
TRA8	Transport Proposals	SU1	Sustainable Transport Network
TRA9	Road Hierarchy	Deleted	
EMP1	Provision of Employment Land	EC6	Sustainable Economic Growth
EMP2	Provision of Employment Land- Allocated Sites	EC6	Sustainable Economic Growth
		EC7	Strategic Employment Areas
EMP3	Uses within Established	EC7	Strategic Employment Areas

Local Plan (2001-2011)		Replacement Policy in the Local Plan (2006-2031)	
	Employment Areas	EC6	Sustainable Economic Growth
EMP4	Expansion within Established Employment Areas	EC7	Strategic Employment Areas
		EN5	Design of New Development
EMP5	Change of Use of Employment Areas	EC7	Strategic Employment Areas
EMP6	Controlling the Risk of Pollution	SU5	Pollution, Ground Conditions and Minerals and Soil
EMP7	Working from Home	Saved	
EMP8	Telecommunications Masts	Deleted	
HSG1	Provision of Housing	SS1	The Spatial Strategy for Tamworth
		HG1	Housing
HSG2	Housing Proposal Sites	HG1	Housing
HSG3	Housing Site Criteria	HG1	Housing
		HG2	Sustainable Urban Extensions
HSG4	Anker Valley- Strategic Housing Proposal	HG2	Sustainable Urban Extensions
HSG5	Residential Development within the Urban Area	SS1	The Spatial Strategy for Tamworth
		EN5	Design of New Development
HSG6	Phasing of Housing Proposal Sites	Deleted	
HSG7	Amending the Order of Release	Deleted	
HSG8	Recycling Target	Deleted	
HSG9	Dwelling Type and Size	HG5	Housing Mix
HSG10	Dwelling Density	HG6	Housing Density
HSG11	Planning Obligations	IM1	Infrastructure and Developer Contributions
HSG12	Affordable Housing	HG4	Affordable Housing
HSG13	Specialist Housing	HG4	Affordable Housing

Local Plan (2001-2011)		Replacement Policy in the Local Plan (2006-2031)	
HSG14	Extensions to Existing Properties	EN5	Design of New Development
HSG15	Houses in Multiple Occupation	Deleted	
HSG16	Provision of Accommodation for Gypsies/Travellers	HG7	Gypsies, Travellers and Travelling Showpeople
TCR1	Shopping Policy Area	EC1	Hierarchy of Centres for Town Centre Uses
		EC2	Supporting Investment in Tamworth Town Centre
TCR2	Shopping Proposal	EC1	Hierarchy of Centres for Town Centre Uses
		EC2	Supporting Investment in Tamworth Town Centre
TCR3	New Retail and Other Town Centre Related Development	EC1	Hierarchy of Centres for Town Centre Uses
TCR4	Shopping Frontages	EC3	Primary and Secondary Frontages
TCR5	Housing in the Town Centre	EC2	Supporting Investment in Tamworth Town Centre
TCR6	Residential Policy Areas	HG1	Housing
TCR7	Mixed Use Area (i)	HG1	Housing
		EC2	Supporting Investment in Tamworth Town Centre
		EN5	Design of New Development
		EN6	Protecting the Historic Environment
TCR8	Mixed Use Area (ii)	EC2	Supporting investment in Tamworth Town Centre
		EN5	Design of New Development
		EN6	Protecting the Historic Environment
TCR9	Mixed Use Area (iii)	EC2	Supporting Investment in Tamworth Town Centre
		EN5	Design of New Development
		EN6	Protecting the Historic Environment
TCR10	Cultural & Leisure Uses	EC1	Hierarchy of Centres for Town Centre Uses
		EC5	Culture and Tourism
TCR11	Hotels	Deleted	

Local Plan (2001-2011)		Replacement Policy in the Local Plan (2006-2031)	
TCR12	Parking	SU2	Delivering Sustainable Transport
TCR13	Development in Local Centres	EC4	Supporting Investment in Local and Neighbourhood Centres
TCR14	Tame Valley	Deleted	
IMP1	Implementation	IM1	Infrastructure and Developer Contributions
IMP2	Monitoring & Review	IM1	Infrastructure and Developer Contributions

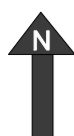
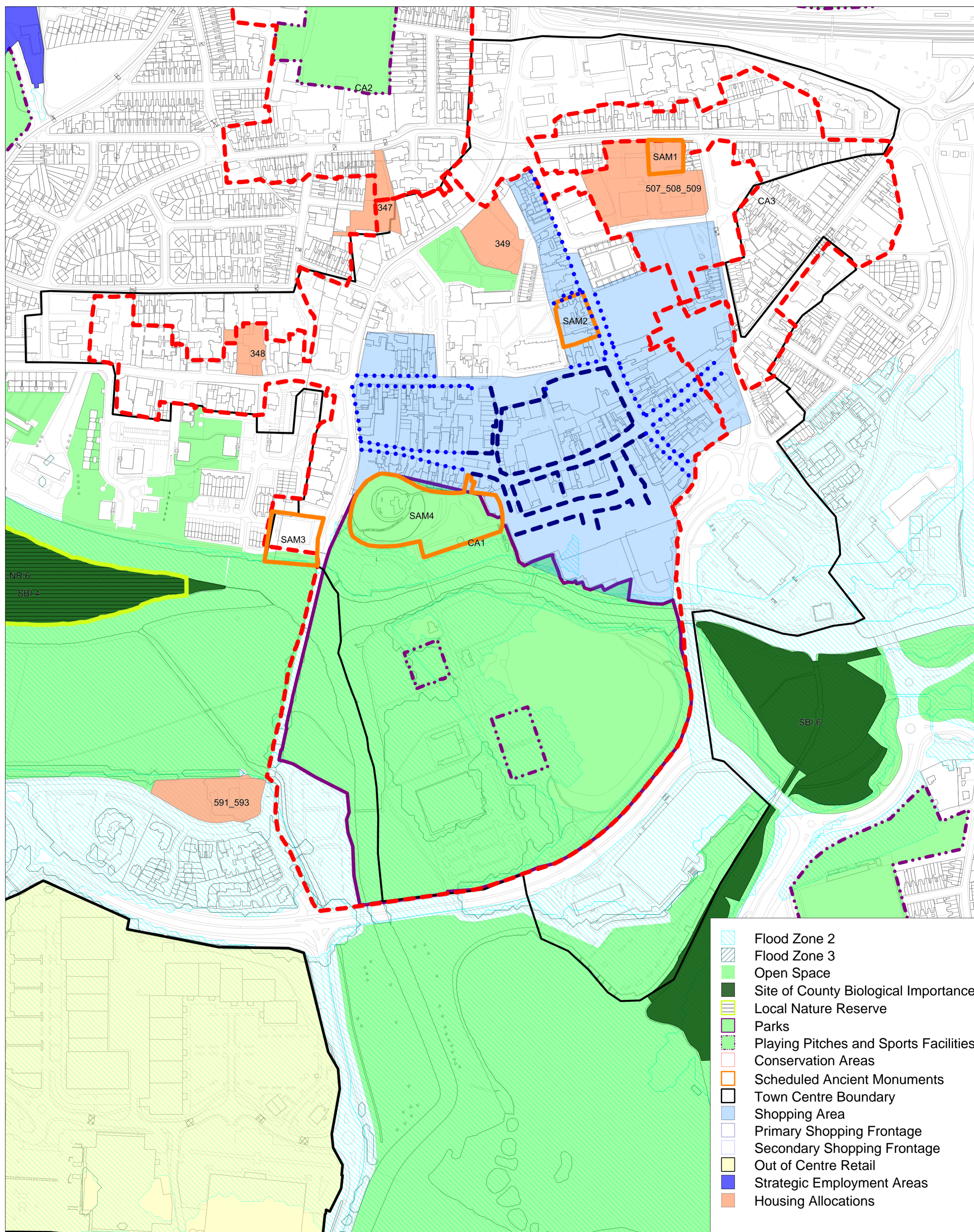
Local Plan 2006-2031 Policies Map



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Local Plan 2006-2031

Policies Map: Town Centre Inset



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Planning and Compulsory Purchase Act 2004

Localism Act 2011

Town and Country Planning (Local Planning) (England) Regulations 2012

Adoption Statement February 2016

Notice of adoption of the Tamworth Local Plan 2006 – 2031

Notice is hereby given in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, that the Tamworth Local Plan 2006 - 2031 (the Plan) was formally adopted by Tamworth Borough Council on 23rd February 2016.

Every local authority is required to produce an up to date Local Plan that takes into account the requirements of the National Planning Policy Framework and Planning Practice Guidance. This includes planning to meet the 'objectively assessed needs' of the area, for housing, employment and retail. This has now been completed for Tamworth. The Tamworth Local Plan 2006 – 2031 sets out the requirements for the scale of different development types, allocates land for where these should be located and provides specific policies to ensure that new development is or can be made sustainable. As well as creating the right conditions for new development to take place, the Plan also contains policies to protect the Borough's extensive natural and built environment.

The Plan was the subject of an independent examination conducted by an Inspector appointed by the Secretary of State. The Inspector's report was published in February 2016 and the recommended Main Modifications have been included in the adopted Plan.

The Plan and its associated documents (this adoption statement, the Inspector's report, Sustainability Appraisal (SA) Report and SA Adoption Statement) are available on the Council's website <http://www.tamworth.gov.uk/local-plan>

Copies are also available for viewing at the following locations from 24th February 2016.

Location	Opening Hours						
	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
Tamworth Borough Council Office Marmion House Lichfield Street Tamworth B79 7BZ	08:45 – 17:10				08:45-17:05	Closed	
Tamworth Library Corporation Street Tamworth B79 7DN	8:30-19:00		8:30-18:00			9:00-16:00	Closed
Glascote Library Caledonian Glascote B77 2ED	9:00-17:00	13:00-17:00	Closed	9:00- 17:00		09:00-13:00	Closed
Wilnecote Library Wilnecote High School Tinkers Green Road Wilnecote Tamworth B77 5LF	09:00-12:00 & 14:15-17:00	Closed	09:00-12:00 & 14:15-19:00	Closed	14:15-19:00	09:30-16:00	Closed

Any person aggrieved by the Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Act 2004 on the grounds that the document is not within the appropriate powers or that a procedural requirements has not been complied with. Any application must be made promptly and in any event no later than 6 weeks after the date of adoption. The Local Plan 2006-2031 was adopted by Full Council on 23rd February 2016.

For any further enquiries, please e-mail developmentplan@tamworth.gov.uk or contact the Development Plans Team on **01827 709709**

Matthew Bowers

Head of Planning and Regeneration

Tamworth Borough Council