

Tamworth Pre-Submission Publication Core Strategy Sustainability Appraisal, incorporating Strategic Environmental Assessment Report

1. Scope of Core Strategy

The Borough Council has been working on the Core Strategy since 2006 and has produced a number of consultation documents, including the Issues and Options Report in 2008, a Proposed Spatial Strategy in late 2009 and most recently, a Housing Policy Paper in 2011. Each of these documents has been subject to a Sustainability Appraisal which together has informed the development of the Pre-Submission Publication Core Strategy.

The Core Strategy is a key document that will set out the basic principles and policy direction for planning and development in Tamworth up to 2028 and which will be locally distinctive. It is part of a portfolio of documents that together will form the Local Development Framework for Tamworth. The Core Strategy covers a range of topic areas, including housing, employment, green spaces, biodiversity, leisure and shopping. It is considered that it is the most appropriate way of achieving the spatial Vision and Objectives for the borough whilst delivering identified future development needs in the most appropriate and sustainable way.

The Core Strategy Pre-submission Publication Document includes a spatial portrait of Tamworth; setting out the key characteristics of the borough and identifies the key issues and challenges facing the borough that the Core Strategy seeks to address. The vision sets out the type of place Tamworth should become by 2028. It takes into account existing plans and strategies produced by both the council and its partners. The vision results in a set of 12 strategic objectives which are set out in relation to the key themes to which they relate. The policy chapters include policies to guide how the spatial vision and strategic objectives; summarised in 4 over-arching chapters: a prosperous borough, stronger neighbourhoods, a better connected borough and improved environmental quality, will be achieved in practical terms. The spatial strategy policies set out how much development there will be, broadly where it will go, when it will take place and who will deliver it. The Core Policies contained within each theme chapter seek to deliver the vision and strategic objectives and should be interpreted within the context of the spatial strategy policies.

. The Monitoring and Delivery chapter sets out how the policies will be monitored and delivered. It contains a Monitoring Framework which includes setting 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.

A summary of the policies contained within the Core Strategy and which have been subjected to the SA/SEA are set out below:

Policy Description	Remit
SP1: Spatial Strategy for Tamworth	Provides a guide to how the spatial vision and strategic objectives will be achieved in practical terms. The role of the spatial strategy is to set out how much development there will be, broadly where it will go, when it will take place and who will deliver it. It emphasises the 'centres first' objective, spatial direction for delivering housing and employment needs whilst identifying key spatial priorities for infrastructure and environmental improvements.
SP2: Supporting investment in Tamworth Town Centre	Identifies strategic sites and opportunities for retail, leisure, culture/tourism & office development along with encouraging higher density residential and improved linkages within the town centre and to the out of centre retail areas. It also identifies the key gateway sites and introduces design and conservation principles.
SP3: Supporting investment in local & neighbourhood centres	Sets out guidance for achieving environmental and accessibility improvements and where applicable linked to delivering community regeneration objectives.
SP4: Sustainable economic growth	Identifies the employment land requirement along with main employment sites, and introduces a proposed two tiered approach; 'strategic sites' and 'local sites' to ensure Tamworth has sufficient capacity to serve need whilst offering a degree of flexibility over allowing future housing development in the more poorly performing local sites. The policy also sets out environmental and accessibility related improvements required to regenerate and enhance employment sites.
SP5: Housing delivery	This policy will set out the overall future housing need release of land to achieve a balanced delivery over the plan period to meet identified housing need including the criteria for achieving high quality development in sustainable locations.
SP6: Anker Valley Sustainable Urban Neighbourhood	Includes a criteria based policy for delivering the proposed strategic housing site including the housing numbers and associated infrastructure required to deliver a new sustainable neighbourhood.

SP7: Regeneration Priority Areas	Identifies Regeneration Priority Areas: Post War Social Housing areas, and the Wilnecote Corridor as a result of them demonstrating high levels of deprivation and/or a poor quality environment. Sets out a series of priorities to address in each area and commits the council and its partners to work in partnership to deliver spatial interventions to improve the physical environment and deliver social and economic renewal.
SP8: Environmental Assets	Maps green and blue infrastructure and identifies a series of priority areas and schemes and policy principles to deliver enhancements and improvements. These include improving and enhancing the network of green linear linkages across the town, and to the, canal and river network.
SP9: Sustainable transport	Identifies key strategic locations for transport improvements including to A5 junctions, Anker Valley Linkages, Tamworth & Wilnecote stations, cycle and pedestrian routes along with general principles for improving accessibility and sustainability.
CP1: Hierarchy of centres	Reinforces the 'centre first' approach to delivering identified future convenience and comparison retail need and defines the hierarchy of centres and sets out acceptable uses in each tier of centre. Sets out the approach to retail & leisure proposals outside of centres including floor space thresholds as a basis to undertake impact assessments. Sets out restrictions on future retail/leisure expansion at out of town retail parks.
CP2: Economic Growth & Enterprise	This policy defines the acceptable uses within the employment areas- B1 (b,c), B2 & B8. Provides detail of environmental and accessibility improvements. Promotes preferred location for offices as being the town centre and edge of centre locations and refers to identified strategic sites. Also introduces Local Development Orders as potential delivery mechanisms for strategic sites.
CP3: Supporting growth in culture & tourism	Sets out support for tourism and culture led development; in particular related to the town centre and its proposed leisure zone. Identified supporting infrastructure including hotels and accessibility improvements including to Drayton Manor
CP4: Affordable Housing	This policy will establish thresholds and the level of developer contribution towards the provision of affordable housing target.
CP5: Housing needs	The policy will establish standards for new housing development including the size and type of units, specific types based on evidence arising from the ongoing update of the Housing Needs Study.
CP6: Housing density	This will contain a banded density target for particular borough wide locations including a higher density target for centres, transport nodes and a lower target for elsewhere whilst respecting the local context
CP7: Gypsy & Traveller provision	Whilst not allocating specific sites, this policy establishes criteria for assessing applications for site proposals.
CP8: Sport & Recreation	This provides and promotes a network of high quality sport and recreation facilities across the borough to meet needs. whilst aiming to protect existing facilities..
CP9 Open Space	This seeks to protect the existing network of high quality open space across the borough and sets out criteria for assessing

	proposals which involve a loss of open space.
CP10: Design of new development	This policy introduces a number of principles to achieve high quality buildings and places.
CP11: Protecting historic Assets	This includes a list of principles to be considered when proposing development which impacts on the historic environment including listed buildings, Conservation Area & scheduled monuments.
CP12: Protecting and enhancing biodiversity	This aims to preserve sites and species, reinforce links between habitats and ensure appropriate consideration to development depending on status of sites i.e. national and local. It also encourages habitat restoration and creation, with emphasis on community led initiatives and list priority schemes.
CP13: Sustainable Development & Mitigating the effects of climate change	This supports measures to achieve carbon zero development including renewable energy proposals and resource management.
CP14: Water management	This policy requires new development to consider areas susceptible to fluvial and pluvial flooding including the application of SUDs and sustainable urban design
CP15: New development to be accessible by sustainable transport modes	The policy sets out priority measures for improving accessibility and linkages, particularly by public transport, walking and cycling on a borough wide basis and to/from strategic development sites. and sets out the criteria for the requirement for transport assessments and travel plans.
CP16: Providing and protecting community infrastructure	This sets out support for community facilities and infrastructure to be located in accessible locations and encourages dual use to be considered where appropriate in sustainable locations.
CP17 Infrastructure & Developer Contributions	This policy includes the key infrastructure required to deliver the strategy and introduces the Infrastructure Delivery Plan

Section 2-The requirement for Sustainability Appraisal

The Planning and Compulsory Purchase Act 2004 requires Development Plan Documents to contribute towards the achievement of more sustainable development. The Sustainability Appraisal process has a key role to play in fulfilling this requirement by ensuring that sustainability issues are given full consideration in the preparation and adoption of plans.

European Directive 2001/42/EC requires Strategic Environmental Assessment (SEA) of a wide range of plans and programmes, including Development Plan Documents. The Directive requires that authorities must describe the baseline environment and links to other relevant plans and programmes, consider alternatives to the Plans, predict and mitigate the Plan's environmental effects and integrate the results in the decision-making process.

The procedures for SEA are similar to those for Sustainability Appraisal, but the focus is solely on environmental issues. To avoid unnecessary duplication and ensure an integrated approach to the plan making process, guidance¹ was issued to planning authorities, confirming that it is possible to satisfy both requirements through a single appraisal process.

A key objective of the SEA Directive is 'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development'. The Directive defines 'environmental assessment' as a procedure comprising:

- preparing an Environmental Report on the likely significant effects of the draft plan or programme;
- carrying out consultation on the draft plan or programme and the accompanying Environmental Report;
- taking into account the Environmental Report and the results of consultation in decision making; and
- providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

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

This report includes the implementation of the SA/SEA process and is published for representation alongside the Core Strategy Publication Document. The table overleaf sets out how the requirements of the SEA Directive have been met.

Table 1 - A Checklist of the SEA Directive Requirements of the Directive where it is covered in Report

	This Report and previous SA Reports
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. (The information to be given is (Art. 5 and Annex 1);	Scope of Plan Section 1 Context & links Section 3
a) A outline of the contents, main objectives of the plan and programme and relationship with other relevant plans and programmes;	Spatial Portrait Section xx 'Do nothing' option in Section 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Spatial Portrait in Section Sustainability issues Section 3
c) The environmental characteristics of areas likely to be significantly affected;	Spatial Portrait Sustainability issues in Section 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Scoping Report with Updates in
e) The environmental protection objectives, established at international, community or national level, which are relevant	

<p>to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation</p>	<p>Sections 3</p>
<p>f) The likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.</p>	<p>Sustainability issues in Section 3</p>
<p>g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;</p>	<p>Table 2</p>
<p>h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;</p>	<p>The SA Process Sections 3 and 4</p>
<p>i) A description of measures envisaged concerning monitoring in accordance with Article 10;</p>	<p>Monitoring Section and table 2</p>
<p>j) A non-technical summary of the information provided under the above headings</p>	<p>Summary Document</p>
<p>The report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication on the assessment (Art. 5.2);</p>	<p>Noted</p>
<p>Consultation <input type="checkbox"/> authorities with environmental responsibilities, when deciding on the scope and level of the information to be</p>	<p>Tamworth Borough consulted the four</p>

<p>included in the environmental report (Art 5.4);</p>	<p>statutory agencies required by the Strategic Environmental Assessment; the Environment Agency, the Countryside Agency, English Heritage and Natural England. The Council also consulted with consultees from the LDF database and placed copies in public places around the town.</p>
<p><input type="checkbox"/> authorities with environmental responsibility and the public shall be given an early and effective opportunity within an appropriate time frame to express their opinion on the draft plan or programme and the accompanying environmental report before adoption of the plan or programme (Art. 6.1, 6.2);</p> <p><input type="checkbox"/> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7);</p> <p>Taking the environmental and the results of the consultation</p>	<p>The SA Reports have been subject to consultation when published alongside the respective stages of the Core Strategy.</p> <p>N/A</p>
	<p>This has been</p>

into account in decision-making (Art. 8);	integral to the process of refining policy formulation.
Monitoring the significant environmental effects of the plan's or programme's implementation (Art. 10);	The Core Strategy includes monitoring indicators which have been chosen as a result of the sustainability appraisal process.
Quality assurance: environmental report should be of a sufficient standard to meet requirements of the SEA Directive (Art. 12).	This report complies with this requirement.

Section 3: A Spatial Portrait of Tamworth

The SEA Directive requires a statement of the current state of the environment. This requirement is sufficiently covered below. However, because the report is a Sustainability Appraisal Report instead of a Strategic Environmental Appraisal, a portrait of the socio-economic situation of the Borough is also included.

Located in the south-east corner of Staffordshire, Tamworth is a large town that serves the local needs of the surrounding rural villages in the adjacent districts of Lichfield and North Warwickshire. The Borough of Tamworth is a small, urban, densely populated Town with a small amount of countryside and Green Belt encircling the built up area. These green and open spaces define and shape the way that Tamworth develops and more importantly, provides 'green lungs' amongst the built-up urban areas. The close proximity of Tamworth to the countryside provides residents and visitors with recreational opportunities, and employers and inward investors with a quality environment.

The population of Tamworth has tripled since the post war years due to the relocation of inner-city Birmingham residents to the Borough. The overspill development raises challenges for the Borough, in particular the preservation of Tamworth's history and historic core, which has become overpowered by the 1960s and 1970s housing estates. These estates are dated in their design and uniform in their appearance. Pockets of deprivation also exist amongst Tamworth's residential areas and there are issues associated with crime, anti-social behaviour and poor health. 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 worse than the England average.

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. Tamworth's close proximity to the national motorway network and to Birmingham makes it an accessible place to live and work, however, it is estimated that around 50% of the adult population out-commute each day to work. Tamworth itself has a low unemployment rate, but this masks the fact that employment in the Town is largely low-paid, unskilled and requiring few qualifications.

Tamworth is a town with historic and environmental assets that provide character, form and interest to an otherwise compact, urban and dense settlement. The pressure to build on the remaining open and green space increases the value of this precious resource for the Town. Further constraints to development are the extensive areas of green space that are liable to flooding.

Despite the compact nature of the Town there is still a dependence on the car to travel to work. A large proportion of the workforce commute from Tamworth to their place of work every day. Research undertaken by Tamworth Borough Council showed that 50% of all commuters travelled 10 kilometres from Tamworth. This could be a reflection of the employment on offer or the opportunities within the Town. 21.7% of households do not have access to a car however there are 23 bus routes, a rise of 5 new routes since 2006, together with river and canal paths being in good condition.

Summary of the Key challenges facing Tamworth until 2028 and their key Sustainability issues

The Core Strategy deals with the broad category of issues and challenges set out below. These issues have been generally supported by the general public through the previous Issues and Options consultation, and have been influenced by both existing and emerging strategies and evidence base during its development to form the basis of the Core Strategy:

- Housing; particularly affordable housing
- Tackling pockets of deprivation within the borough
- Protecting the role of the network of centres across the borough
- Health inequalities within the borough
- Green and blue Infrastructure and the environment;
- The Economy-promoting sustainable economic growth
- Mitigating the effects of Climate Change; particularly around flood risk
- Buildings, public spaces and protecting and enhancing the historic environment;
- Infrastructure and services;
- Transport and accessibility.

Addressing these issues raises a number of key sustainability issues, which the Core Strategy has to consider. The identification of these issues is informed by:

- Issues and Options document
- Proposed Spatial Strategy Document;
- Housing Policy Consultation Document
- Review of plans and programmes;
- Review of baseline information;
- Consultation responses; and
- Evidence based studies of the Council.

The key sustainability issues are structured in the same order as the broad category of issues for the Core Strategy, except where they are either grouped together or covered elsewhere.

A summary of the key sustainability issues are highlighted below:

- how to provide sufficient housing to meet the needs of all sections of the community in the context of a shortage of developable land within the borough

- improving the health and wellbeing of residents;
- how to create safer communities;
- how to address pockets of socio-economic deprivation within the borough
- how to sustain a vibrant economy and communities without compromising on the quality of the environment;
- how to make efficient use of resources, including previously developed land in the context of constrained supply of developable land;
- how to improve the quality of the environment;
- how to conserve and enhance the biodiversity of the area
- how to improve accessibility to key services, facilities and features;
- how to avoid and/or reduce adverse impacts on climate change;
- how to manage waste effectively
- how to improve the water environment, including its efficient use and quality;
- how to manage efficient use of energy and encourage the use of renewable energy and reduce the use of resources;
- how to sustain and create a positive framework for economic growth;
- how to reduce pollution;
- how to improve use of public transport and tackle congestion
- reducing the risk of flooding in some areas of the town, especially in the town centre.
- how to improve the water quality in the borough.. .
- ensuring air quality remains satisfactory

Map 1 is a key diagram showing the key characteristics and sensitive designations of the Borough.

Brief description of how the Borough could look without the intervention of the Core Strategy:

This section provides a brief scenario of what the Borough could look like by 2028 without the implementation of the Core Strategy. There is no scientific basis to this predicted scenario, it rather looks at past trends and assumes they will continue in a similar manner. The assessment is grouped under socio, economic and environmental implications. Overall, without the Core Strategy, development in the Borough will have to be judged against out-of-date policies and proposals along with existing, and until superseded, national planning policies. In addition, previous

policies which have not been saved will not have been replaced. This could lead to unplanned and unmanaged forms of development across the borough. It is therefore unlikely that the future needs of the Borough will be met in a sustainable manner.

Socio and economic implications without the Core Strategy –

There is presently an unmet need for affordable housing. There is equally significant demand for general market housing and housing for specific groups including the elderly. Without the Core Strategy making provision for sufficient and suitable sites to deliver these types of housing, there is the likelihood for the housing register to continue to rise with more incidents of homelessness and people living in unsuitable accommodation. House prices could rise and exacerbate the average house prices in the area due to excessive demand, which will be unmatched by supply. First time buyers, in particular the young will be priced out of the housing market. This situation could both deter future investment and increase commuting distances thus increasing transport related carbon emissions whilst negating the ability to create sustainable neighbourhoods. Furthermore, there will not be any policy basis to introduce new standards for sustainable construction of buildings. This could have adverse consequences on climate change.

Without adequate supply of employment land businesses will find the area an unattractive location to locate and invest. This could also have implications on the unemployment rate in the area. There are potential consequential impacts such as a decline in the skill base of the area. Consequently, the economic base of the area could decline in relative terms. Investment in the town centre may not take place, hastening the relative decline of the town centre's retailing and leisure role and impinging the ability to capitalise on its historic and tourism-cultural potential. The population will continue to outgrow the necessary infrastructure to support it with the consequential lack of access to key services and facilities could lead to social exclusion. Without a focus on interventions within the regeneration priority areas, many of the underlying causes of deprivation in some areas of the Borough will continue to exist. Consequently, the wellbeing of some of the people living in these areas will decline.

Environmental Implications without the Core Strategy –

The environmental implications will be broadly negative. Traffic and car use is likely to increase due to natural population growth. The rate of growth might not be as fast as when the Core Strategy is implemented with its focus on improving accessibility by modes other than the private car and interventions to tackle congestion. However, there will be an associated increase in air pollution. This could undermine the Council's effort to mitigate against the effects of climate change. Buildings may be built without the necessary high environmental quality standards in their construction and design because there will be no policy basis to enforce the introduction of such standards.

Without a focus on ensuring development takes place in sustainable locations, pressure could increase to release countryside and green belt locations for development. This would result in less sustainable patterns of development whilst potentially impacting on important biodiversity sites and areas at high risk of flooding.

Links to other plans, policies and programmes

The links to other plans, policies and programmes was assessed as part of the Scoping Report. These plans, policies and programmes never remain static, there will always be changes. During the Core Strategy's production and accompanying sustainability appraisals, regional planning guidance was subject to substantial revisions and in 2010 the government announced its intention to remove the regional tier of planning. National planning policy and associated guidance has been revised and in 2011 the government published its draft National Planning Policy Framework which it is expected to replace the current range of individual planning policy guidance and statements. The pre-submission publication Core strategy policies have tried to build in some flexibility to reflect these changes and this has been reflected in the revisions to the Sustainability Appraisal objectives and policy appraisal.

The Sustainable Community Strategy is also a document that has undergone significant review; and wherever possible revisions to objectives have been incorporated into the appraisal process.

The Core Strategy is one of a number of Council (and its partners) strategies and documents that seek to achieve a similar goal of sustainable development. In this regard, the Core Strategy does not sit in isolation but should be looked at in the wider context of the Council's overall drive to implement total place solutions to deliver thriving neighbourhoods within Tamworth. The Core Strategy has strong links with many of these documents and a number of them are listed in the delivery sections of the Core Strategy because they are identified as delivery mechanisms for the Core Strategy. Others provide appropriate mitigation to some of the concerns identified by the SA. Others such as the Sustainable Community Strategy provide a context for the preparation of the Core Strategy. A list of the relevant ones includes:

- Tamworth & Lichfield Economic Strategy 2011
- Sustainable Community Strategy, and subsequent revised strategic aims and objectives
- Housing Strategy 2007-2010 and emerging Healthier Housing strategy 2011-2014
- Tamworth Leisure Strategy
- Climate Change Strategy.
- Tamworth Open Space Strategy
- Tamworth Town Centre masterplan
- Staffordshire Local Transport Plan
- Staffordshire Destination Management Plan

Section 4-The Sustainability Appraisal Framework

Based on the review of plans and programmes, baseline information, other evidence base carried out by the Council and various consultation responses, key sustainability objectives are set out below:

	Sustainability Appraisal Objective
SA1	To meet RSS development requirements in the most appropriate and sustainable way for Tamworth.
SA2	To meet the housing needs of the whole community.
SA3	To encourage the efficient use of land.
SA4	To reduce deprivation.
SA5	To ensure equal access to community services and facilities.
SA6	To encourage equal access to education, jobs and training.
SA7	To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities.
SA8	To make communities safer by reducing crime, fear of crime and anti-social behaviour.
SA9	To encourage a diverse and competitive economy that will provide sustainable economic growth.
SA10	To protect and enhance historic assets.
SA11	To encourage high quality and locally distinct places, spaces and buildings.
SA12	To protect and enhance biodiversity and sites of nature conservation value.
SA13	Provision of accessible green space.

SA14	To minimise flood risk.
SA15	To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources.
SA16	To encourage the reduction, re-use and recycling of waste and water.
SA17	To minimise pollution including air, water, land contamination and noise.
SA18	To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment.
SA19	To reduce the need to travel.
SA20	To encourage alternatives to the car.
SA21	To make best use of the existing transport infrastructure and seek improvements.

The purpose of the SA Framework is to provide a consistent basis for describing, analysing and comparing the sustainability effects of the objectives, options and various policies and proposals of the Core Strategy. The SA Framework is objective led and hence includes a set of objectives to be achieved by the various elements of the Framework. The SA Framework has been subject to consultation whilst being finalised for this purpose.

The same scoring system has been used throughout the various stages of the Core Strategy, which uses the following symbols to give a score for each option under every objective:

	Symbol	Score
Major Positive	++	+2
Minor Positive	+	+1
Neutral	0	0
Minor Negative	-	-1
Major Negative	--	-2
Uncertain	?	0

Section 5-The Sustainability Appraisal Process-consideration of alternative options to date

Appraisal of alternative options is an integral and an important task of both the Core Strategy and the SA processes. The policies of the Core Strategy must be justifiable. In particular, it should be the most appropriate strategy when considered against all reasonable alternatives. The assessment of these options through the SA process ensures that this is done in a consistent manner. It also ensures that the final options for the Core Strategy are those that deliver the most sustainable development for the community. The process for simultaneously developing both the Core Strategy and SA is set out below:

(a) Sustainability Appraisal Scoping Report

The process of preparing a Sustainability Appraisal is made up of stages and specific tasks. The first stage involved the Council preparing and consulting on a Scoping Report in December 2006 which covered the following tasks:

Task A1	Identifying other relevant policies, plans and programmes, and sustainability objectives
Task A2	Collecting baseline information
Task A3	Identifying sustainability issues and problems
Task A4	Developing the SA framework
Task A5	Consulting on the scope of the SA

(b) Initial Sustainability Appraisal of Issues and Options Report

The second stage involved the publication of the council's Issues and Options report. Whilst the report included suggestions for core policies under five thematic policy areas it did not contain any drafted policies. It did, however, put forward for consideration four spatial options to deliver future sustainable growth. The report was accompanied by an Initial Sustainability Appraisal, which covered the following tasks:

Task B1	Testing the DPD objectives against the SA framework
Task B2	Developing the DPD options
Task B3	Predicting the effects of the DPD
Task B4	Evaluating the effects of the DPD

The Initial Sustainability Appraisal scored each spatial option against the 21 sustainability appraisal objectives in order to identify the main environmental, social and economic implications of each option. The table below shows the final scores for the options:

Options	Initial Sustainability Appraisal Score
Option 1: Urban containment and regeneration	12
Option 2: Urban containment and Anker Valley intensification	10
Option 3: Greenfield urban extensions	5
Option 4: Greenfield and Green Belt urban extensions	6

The appraisal concluded that Option 1 was the most sustainable, followed by Options 2, 4 and 3. The positive features of Option 1 were the minimal urban expansion involved and the ability to use existing services and facilities. Conversely, Options 3 and 4 in particular involved more greenfield land take, were located further away from the town centre and required more additional infrastructure provision. Despite Option one scoring the highest through the appraisal process, it was expected that the final spatial option would involve elements of a number of the options.

(c) Sustainability Appraisal of Proposed Spatial Strategy

The council's Proposed Spatial Strategy was the result of consideration of responses to the Option report consultation, understanding of the emerging evidence base and the Initial Sustainability Appraisal. It contained an updated Spatial Portrait, Vision and Strategic Objectives, a suite of core policies and one development management policy.

The appraisal of the overall spatial strategy and scored it to enable comparison with the four options from the Issues and Options report..

The framework used to assess the policy options against the sustainability objectives was established through the preparation of the Sustainability Appraisal Scoping Report. The only minor amendment at this stage was to sustainability objective SA1 which included a reference to national as well as regional policy. The objective of the appraisal is to highlight the different advantages and disadvantages of each option. The same scoring system used in the Initial Sustainability Appraisal was utilised.

The overall strategy focused on town centre and neighbourhood regeneration with housing need met in the short to medium term within the urban area and a sustainable urban extension at the Anker Valley; conforming in the main with Option 1 and elements of options 2 and 3. In the longer term, it identified the need for sustainable sites outside the borough boundary to be considered. Employment needs would be met through redevelopment of existing sites and greenfield extensions along the A5 corridor. In addition to proposing strategic allocations at the Anker Valley, Gungate Precinct and Middle Entry, the strategy identified a site for a community leisure centre in the east of the Borough. In allocating sites to meet Tamworth's needs, the Council aimed to protect as far as possible historic and natural assets and the green space network.

The strategy proposed that development would be of a high standard of design in order to create distinctive welcoming and usable places, spaces and buildings. Tamworth would also be playing its part in tackling climate change by promoting sustainable resource and waste management and energy efficiency. The transport element of the strategy aimed to improve connections within the Borough and other destinations by enhancing the availability of sustainable transport choices.

The overall strategy scored 12, which is the same score achieved by Option 1 from the Issues and Options. It scored positively on the majority of the sustainability objectives and only recorded a negative score on the factors relating to protection of historic and biodiversity assets, green space network and flood risk. This owes much to Tamworth's unique position of being a small urban authority with a limited supply of land for development, for which there will be competing land uses.

The sustainability appraisal considered all the proposed core policies with the exception of H3 relating to affordable housing. This was because the policy had not yet been developed and thresholds and targets had not been set, pending the completion of affordable housing viability work.

Whilst some policies only had one option where there were realistic alternative options, these were also considered against the sustainability criteria. The appraisal framework revealed that Option 1 –Urban containment and regeneration generally scored highest. However, the appraisal showed that the most sustainable option is not always the most deliverable because of the unique situation that Tamworth finds itself in regarding a shortage of land within a tight administrative boundary. There is competition for land from a number of uses, which puts pressure on green spaces and sensitive designations. It is important to view each policy as part of the overall strategy to achieve the Core Strategy spatial objectives and not in isolation.

(d) Housing Policy Consultation

Continuous consultation has taken place since the proposed spatial strategy was published in late 2009 to respond to the issues raised at consultation. These were considered alongside the publication of several key pieces of evidence, including the Tamworth Future Infrastructure Study. This key piece of evidence, along with the completion of the affordable housing viability work influenced the subsequent Housing Policy consultation undertaken in early 2011. This comprised the following policies:

- H1 – revised policy for housing delivery
- H2 – unchanged policy for Anker Valley site
- H3 – revised policy on affordable housing
- H4 – new policy on housing need
- H5 – new policy on housing density
- H6 – revised policy on Gypsy and Travelling Showpeople accommodation

Public consultation took place between February and April 2011, to which 134 individual comments were received from 34 respondents. The Council took the opportunity to appraise the policies in light of representations received to the consultation.

At this stage, the appraisal objectives, used to appraise the policies was modified since the Proposed Spatial Strategy to take into account the phasing out of the Regional Spatial Strategy (RSS) and the recognition that there is duplication in some of objectives. As a result, Sustainability Appraisal objective SA1 was amended to remove reference to the RSS, SA7 and SA13 were combined and SA19 and SA20 were combined. Appendix 1 contains the revised sustainability appraisal objectives used both for assessing the housing policies and the current Pre-Submission Publication version of the Core Strategy.

Each housing policy was assessed alongside one realistic alternative option. The total scores for each policy revealed that Option 1 (representing the Council's preferred policy approach) scored highest in every instance, which provides a sound endorsement that the preferred policy approach is the most appropriate for Tamworth.

The Sustainability appraisal revealed that the preferred policy option relying on Greenfield locations; most notably Anker Valley to accommodate future housing growth generated a neutral scoring on the basis that it did not achieve the objective of making the most efficient use of land.

In the context of opportunities for future expansion of the town being constrained by a tight administrative boundary and environmental constraints (i.e. the flood plain, the Green Belt, etc), the preferred option took into account the findings of the Tamworth Future Development and Infrastructure Study (2009), carried out jointly with Lichfield District and North Warwickshire Borough Councils. This examined options for

delivering future housing growth outside of Tamworth's borough boundary and assessed the suitability of a range of broad locations which included undertaking a sustainability appraisal.

Two of the options identified were within the Borough boundary, the remainder were outside. It was considered that the Anker Valley option was the most sustainable option within the Borough boundary to deliver the Spatial Objectives for the town.

Of the other options identified in the Joint Study, land to the East of Tamworth Urban area and west of the M42 was considered to be the most sustainable location to meet Tamworth's needs. Land east of the M42 was also considered to have sustainability benefits as was land at Mile Oak and land north of the Anker Valley which all scored closely.

To overcome the Sustainability Appraisal's neutral scoring, the policy has been revised to incorporate mitigation measures to increase the overall sustainability benefits of these locations. These include improving the linkages and accessibility; particularly through walking and cycling and public transport links to and from the Anker Valley Sustainable Urban Extension proposal, together with providing a neighbourhood centre with community infrastructure and the provision of biodiversity enhancing measures. It is also recognised that this represents the only strategic housing site; the size of which represents the only opportunity to potentially deliver a significant number of affordable housing and range of units to meet the needs of all the communities in Tamworth.

When the sustainability benefits in terms of supporting town centre regeneration (as a result of its location close to Tamworth Town Centre and supported by the proposed linkages improvements) are taken into account it is deemed that the proposal is able to mitigate against the sustainability disadvantages identified associated with Greenfield development.

The two options in relation to broad locations for future housing growth outside of the borough scored relatively positively within the Joint Study. It is recognised that mitigation measures will be required to overcome sustainability issues identified from the reliance on Greenfield sites. These will be considered in subsequent detailed Sustainability Appraisals to support the production of future joint authority Development Plan Documents.

The Pre-Submission Publication Core Strategy

The Council considered the consultation responses received to both the Proposed Spatial Strategy and Housing Policy consultations alongside the sustainability appraisal. This resulted in the policies within the publication version of the Core Strategy being refined to make them more relevant to Tamworth and locally distinctive.

The Pre-Submission Publication Core Strategy has once again been appraised against the revised SA objectives; as in Appendix 1. Appendix 2 includes an appraisal of each policy.

The Core Strategy follows a distinct thread that links its component parts. It has a clear vision that sets out what the Borough would look like by 2028 and a set of objectives that links the overall vision to the detailed policies. It also has a set of policies to deliver the objectives and a clear path for its implementation. They collectively provide a consistent and coherent strategy to address the challenges facing Tamworth until 2028. The Core Strategy includes 25 policies. These are listed in Section 1.

The Sustainability Appraisal has been carried out as an integral part of the Core Strategy process with an in-built mechanism for informing the development and refinement of the policies. Notwithstanding the minor amendments outlined previously, the Sustainability Appraisal Framework used for the appraisal of the policies is mostly the same framework against which the various policy options were measured. The policies of the Core Strategy Pre-submission Publication Document have been developed from the preferred Spatial Strategy options and are therefore influenced by the sustainability appraisal process. This particular Sustainability Appraisal is an additional layer of scrutiny to ensure that all requirements are fully met and the principles of sustainable development are fully taken into account.

The majority of policies, albeit in their general objectives and content, remain unchanged from the previous versions of the Core Strategy. Subsequently these have not been subjected to a comparison with an alternative option as this has already occurred through their development. Where new (proposed since the Housing Policy consultation) policies are proposed these have been assessed against an alternative. These new policies include:

- SP7-Regeneration Priority Areas
- CP3-Supporting growth in culture and tourism

Other policies relating to retail, economy and transport have been divided into separate policies (based on spatial and core components in accordance with the format of the Pre-Submission Document) but their direction of travel remains consistent with previous policies appraised.

The Sustainability Appraisal revealed that most of the policies when implemented will have positive impacts on sustainable development.

Whilst the Greenfield development proposals in Anker Valley and within the broad locations for future development outside the borough are taken forward, mindful of the sustainability impact identified to date (and as a result of consultations received and evidence gathered) a Regeneration Priority Area policy is now proposed. This Identifies Regeneration Priority Areas: Post War Social Housing areas, and the Wilnecote Corridor as a result of them demonstrating high levels of deprivation and/or a poor quality environment. It contains a series of

priorities to address in each area and commits the council and its partners to work in partnership to deliver spatial interventions to improve the physical environment and deliver social and economic renewal. Delivering this policy would ensure that a balance is created between relying on Greenfield sites for development and ensuring efficient use of brownfield land through encouraging a comprehensive and co-ordinated intervention.

The policies of the Core Strategy are carefully balanced to provide adequate mitigation measures to address potential conflicts. Most of the conflicts are either medium or long term and could be resolved by appropriate mitigation measures.

Cumulative Impacts & Mitigation measures

The appraisal of policies includes an assessment of the cumulative impacts of each policy. Whilst it is recognised that each individual policy might have their respective impacts; collectively they could add up to a more significant effects either positively or negatively. The assessment of the cumulative impacts looks at the overall impacts of the Publication Core Strategy on the elements of the SA Framework rather than individual impacts of each policy. Table 2 shows what the overall impacts of the implementation of the Core Strategy would be on the elements of the SA Framework. Whilst the individual policies were not appraised against how well they meet national planning policies, the cumulative impacts on these have been assessed to demonstrate the requirement to ensure that the Core Strategy is in general conformity with the provisions. The first row of the table deals with this particular matter. The appraisal of the cumulative impacts is included within the table overleaf:

Table 2: impacts and mitigation

Sustainability Appraisal Objective Reference	Sustainability Appraisal Objective	Cumulative Core Strategy Policy Impacts	Overall Scoring	Mitigation Measures Required	Indicators to measure impact
SA1	To meet national policy in the most appropriate and sustainable way for Tamworth	Impacts will be positive in the short, medium and long term because policies seek to meet national policy requirements. It provides sufficient land for housing and jobs and identify adequate infrastructure to support development. It seeks high standards for environmental improvements and protects sensitive sites. Most of these impacts will be permanent.	Positive	None required	Indicators for objective 2-19 contribute to this one
SA2	To meet the housing needs of the whole community	The Core Strategy makes suitable provision to meet the needs of the specific groups including the elderly, Gypsies, Travellers and Travelling Showpeople. It sets a specific target for affordable housing provision. It specifies its objectives on the mix of housing. It does so by focusing the majority of new housing within Anker Valley S.U.N and within centres and at other sustainable locations across the borough. It will therefore have a long term positive impacts of housing provision.	Positive	None required	Number and type of housing completions Number of affordable housing completions Households on the Housing Register
SA3	To encourage the efficient use of land	There will be positive impacts through focusing development within the town centre and the regeneration priority areas. However, as a result of limited supply of developable land within the urban area, there will be a substantial amount of development on Greenfield land.	Neutral	Associated negative impacts will be mitigated through sustainable transport policies and open space enhancement policies, density policy proposing higher densities on sustainable locations and sustainable development policies. The focus	Percentage of development on previously developed land Density of new housing development

				on regeneration priority areas-all sited within the urban area will contribute to ensuring the most efficient use of land is achieved through co-ordinated interventions to deliver the comprehensive redevelopment of strategic Brownfield sites.	
SA4	To reduce deprivation	The regeneration priority area policies, combined with the housing, employment, infrastructure, community facilities, centres and transport policies of the Core Strategy will combine to improve access to housing, employment and education, health facilities to improve the well being of communities and through a co-ordinated intervention tackle causal factors of deprivation. This will be a long term positive impact of the implementation of the Core Strategy As above.	Positive	None required.	Proportion of population who live in areas that rank within the most deprived 10% and 20% of areas in the country
SA5	To ensure equal access to community services and facilities	As above.	Positive	None required	Amount of new residential development within 30 minutes public transport time of: a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre
SA6	To encourage equal access to education, jobs	As above.	Positive	None required	Unemployment rate (Job Seeker Allowance Claimant Figures)

SA7	and training To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	Policies to enhance and protect existing green and blue linkages between neighbourhoods, facilities and the town centre, along with the protection-enhancement of existing high quality and delivery of new sport-recreation facilities will contribute towards achieving this thus delivering positive effects.	Positive	None required.	Total number of visits to the main sport and leisure facilities in Tamworth Loss of open spaces and playing pitches
SA8	To make communities safer by reducing crime, fear of crime and anti-social behaviour	The Core Strategy can enhance community safety through design. However, real gains will happen when the Council work with other agencies to ensure community safety	Positive	None required	Domestic burglaries, violent offences and vehicle crime per 1,000 population Percentage of residents feeling 'fairly safe' or 'very safe' outside during the day/after dark
SA9	To encourage a diverse and competitive economy that will provide sustainable economic growth	It provides sufficient land for and job and safeguard existing employment sites. It identifies adequate infrastructure to support development. Most of these impacts will be permanent. It seeks high standards for environmental improvements and protects sensitive sites. Most of these impacts will be permanent.	Positive	None required	Unemployment rate (Job Seeker Allowance Claimant Figure) Amount of employment development (Use Class B) completed in previous year Land available for employment development
SA10	To protect and enhance historic assets	Effects are likely to be broadly positive.	Positive	The Anker valley S.U.N and potential broad locations will be required to	Number of listed building and conservation area consent applications

				<p>incorporate mitigation measures to reduce their impact on Amington Hall Conservation Area.</p>	<p><i>approved/refused</i> Details about conservation grants given in previous year</p> <p>Number of listed buildings re-used/brought back into use</p> <p>Number of enforcement cases against unauthorised work to listed buildings resolved successfully</p>
SA11	To encourage high quality and locally distinct places, spaces and buildings	Policies seek to protect and enhance local assets including spaces and buildings resulting in a positive impact in the short, medium and long term.	Positive	None required	<p>Whilst it is possible to assess aspects such as connectivity, safety, integration with surroundings, use of technologies and creation of mixed communities, the assessment of character and quality of design are very subjective.</p>
SA12	To protect and enhance biodiversity and sites of nature conservation value	The Core Strategy seeks to protect biodiversity and sensitive sites. It allows scope to enhance the biodiversity of the area through supporting creation of alternative sites/habitats and seeks appropriate mitigation to minimise any impacts of development on sensitive sites.	Positive	None required	<p>Quality of statutory and non-statutory nature conservation sites</p> <p>Achievement of targets for habitats and species contained in Staffordshire (and local) Biodiversity Action Plans</p> <p>Number of local nature</p>

SA13	To minimise flood risk	The overall impacts are expected to be Positive as policies direct development away from areas at substantial risk of flooding whilst encouraging water management measures such as SUDs.	Positive	None required	reserves in Tamworth Borough. Conservation and enhancement of landscape features which, by virtue of their linear and continuous structure or by their function as stepping stones, are essential for the migration, dispersal and genetic exchange of wild species Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds
SA14	To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources	There will be significant positive impacts on energy efficiency and use of renewable energy through encouraging loww and zero rated development .	Positive	None required	Renewable energy capacity installed by type Homes improved for energy efficiency and affordable warmth
SA15	To encourage the reduction, re-use and recycling of waste and water	The Core Strategy does not include policies for the management of waste. This is the responsibility of the County Council.. This will have positive impacts. However, whilst the consumption per head might be reducing, absolute consumption might rise due to the scale of anticipated growth.	Neutral.	Tamworth Borough Council will work in partnership with the County Council to ensure effective management of	Waste collected per head of population Percentage of waste recycled, composted, used to recover heat, power and

SA16	To minimise pollution including air, water, land contamination and noise	Overall pollution could be slightly worse than the current situation in the short to medium. In the long term it is possible that the effects will be neutral when all the proposed actions are implemented. The sustainable transport policies will have positive impacts on emissions from transport.	Neutral.	Further detailed policies may be required to be produced.	Percentage of waste landfill Number of Air Quality Management Areas designated in the Borough Number of planning permissions granted contrary to the advice of the Environment Agency on water quality Number of noise complaints notified to the Council.
SA17	To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	Policies direct new town centre uses towards the town centre and provide sufficient land for a range of town centre and edge of centre uses and jobs and identifies adequate infrastructure to support development. It recognises the changes that will occur at the town and identifies it as a centre for significant change and culture-tourism whilst restricting out of centre growth in retail and leisure floorspace.	Positive.	None required.	Number of vacant retail units in the town centre Uses within retail frontages Number of visitors to Tamworth Castle, the Assembly Rooms and the Tourist Information Centre.
SA18	To reduce the need to travel and encourage sustainable modes of transport	The Core Strategy encourages the use of public transport, walking and cycling. It also promotes Travel Plans to manage the travel needs of local businesses. Furthermore, a significant amount of new commercial development is concentrated in the town centre and other centres that are accessible by public transport with also most services and community facilities nearby. This will reduce the need to travel	Positive.	None required.	Proportion of people who travel to work by car and alternative modes

SA19	To make best use of the existing transport infrastructure and seek improvements	Policies which seek to address congestion hot spots and traffic management will ensure, particularly in the medium to long term that most appropriate use of existing networks is achieved.	Positive.	None required.	Number of new Travel Plans for significant new development secured Implementation of Travel Plans
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Section 7: Conclusions & Recommended Mitigation

- Retail, leisure and office development should be located within the town centre to contribute towards delivering the regeneration of the town centre and capitalising on its existing accessibility from sustainable transport modes and the network of green and blue linkages.
- Transport policy should emphasise the use of public transport, walking and cycling. Employers should be encouraged to prepare Travel Plans to manage the travel needs of their staff; particularly in employment sites.
- Furthermore, development should be supported by adequate infrastructure to minimise the need to travel and distance travelled.
- The proposed Anker Valley Sustainable Urban Extension's low sustainability impacts should be mitigated through initiatives which deliver a sustainable neighbourhood and assist the regeneration of the town centre as a result of its location.
- The Regeneration Priority Areas represent an important measure to mitigate the impact of Greenfield development and will ensure the most efficient use of land is delivered through their focus on urban regeneration on Brownfield sites.
- Any release of Greenfield land to meet potential future development needs of The Borough should ensure that it does not undermine its overall purpose.
- Strategic Flood Risk Assessments should be a central requirement as a matter of principle to guide the allocation of sites for development.
- Development impacts on sensitive sites such as designated biodiversity sites and conservation areas should be adequately mitigated.
- There should be effective policies to minimise the impacts of development on climate change.
- Development, in particular, housing provision should be designed to meet the needs of all sections of the community when it is justified by evidence.

Monitoring the effects of the Core Strategy

The Core Strategy must have clear arrangements for monitoring and reporting results of its implementation. The monitoring framework sets out how each policy of the Core Strategy includes a section that sets out how it will be monitored and reviewed. These indicators and targets will continuously be refined as new techniques and information emerges. The outcome of the monitoring will be reported in the Council's Monitoring

Reports and will be made available to the public by publishing it on the website. It will inform any future review of the Core Strategy and determine any necessary action that might be required to address any concerns.

Consultation

The SEA Directive and the Planning Act both recommends public involvement in the Sustainability Appraisal process. Furthermore, they expect the outcome of public consultation be taken into account. It is also a requirement that designated consultation bodies in the UK are consulted at each relevant stage of the SA process.

These bodies are:

- English Heritage.
- Natural England.
- Environment Agency

The Council has an adopted Statement of Community Involvement that sets out how it will consult the public on planning documents. All these requirements have been followed in preparing the Sustainability Appraisal Report.

The first stage of the SA process was the preparation of the Scoping Report.

The designated consultation bodies and other relevant organisation were consulted to seek their views on:

- Whether the list of sustainability issues were sufficiently comprehensive.
- Whether there are other plans, programmes and strategies that needed to be reviewed and taken into account.
- Whether the SA Framework was adequate.
- Whether the appraisal methodology was sound.
- Whether the baseline data was comprehensive and up to date.

Comments received were analysed and taken into account. Full details can be obtained from the Planning Policy Team. A summary of some of the comments are included in the Core Strategy Consultation Document

A Draft Sustainability Appraisal Report for the Core Strategy Preferred Spatial Strategy was published for public consultation in 2009 . Comments received have been analysed with officers' responses. Where applicable, these were taken into account in preparing this Sustainability Appraisal Report.

Next Stages of the process

This SA Report will be published alongside the Core Strategy Publication document for public consultation between xxx. This will be to allow the public the opportunity to comment on the SA Report and to highlight any new information that need to be taken into account. All comments will be submitted to the Inspector for Independent Examination.

When the Core Strategy is adopted, all statutory consultees and the public will be informed about how the SA has influenced the policies of the Core Strategy.

This will be set out in the form of a report that will be in the public domain.

Conclusion

The SA Report is fundamental to the preparation of the Core Strategy. The Council has a statutory duty to prepare an SA of the Core Strategy. This SA has been prepared to meet the requirements of the EU Directive and the Planning and Compulsory Purchase Act. It addresses all the key stages and tasks in the Sustainability Appraisal of Regional Spatial Strategies and Local Development Framework (ODPM, November 2005). The SA has been prepared as an integral part of the Core Strategy process and its outcomes has helped define and refine the policies of the Core Strategy. The policies that formed the basis of the policies of the Core Strategy were assessed using the SA Framework. The Council is satisfied that the appraisal achieves its central goal of striking a good balance between the environmental, economic and social implications of the Core Strategy.

The outcome of the SA has demonstrated that the Core Strategy will make a positive contribution towards achieving sustainable development in the Borough. Where there are conflicts, appropriate mitigations measures are suggested, which are taken into account in developing the policies of the Core Strategy. Overall, the implementation of the Core Strategy will help deliver sustainable development in Tamworth.

**Appendix 1
Revised Sustainability Appraisal Framework**

SA1	To meet national policy in the most appropriate and sustainable way for Tamworth
SA2	To meet the housing needs of the whole community
SA3	To encourage the efficient use of land
SA4	To reduce deprivation
SA5	To ensure equal access to community services and facilities
SA6	To encourage equal access to education, jobs and training
SA7	To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities
SA8	To make communities safer by reducing crime, fear of crime and anti-social behaviour
SA9	To encourage a diverse and competitive economy that will provide sustainable economic growth
SA10	To protect and enhance historic assets
SA11	To encourage high quality and locally distinct places, spaces and buildings
SA12	To protect and enhance biodiversity and sites of nature conservation value
SA13	To minimise flood risk
SA14	To reduce energy consumption by encouraging energy efficiency and use of renewable energy sources
SA15	To encourage the reduction, re-use and recycling of waste and water
SA16	To minimise pollution including air, water, land contamination and noise
SA17	To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment
SA18	To reduce the need to travel and encourage sustainable modes of transport
SA19	To make best use of the existing transport infrastructure and seek improvements

Appendix 2: The Sustainability Appraisal of the policies contained within the Pre-Submission Publication Core Strategy

SP1 Spatial Strategy for Tamworth

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national and RSS policy in the most appropriate and sustainable way for Tamworth			
+	Complies with existing policies whilst recognising impact of emerging national policy and the removal of the RSS.		
SA2: To meet the housing needs of the whole community			
+	Policy aims to accommodate the Borough's housing needs through the allocation of a strategic site and within the urban area		
SA3: To encourage the efficient use of land			
+	Policy will require all developments to make efficient use of land.		
SA4: To reduce deprivation			
+	Policy focuses regeneration on the most deprived neighbourhoods.		
SA5: To ensure equal access to community services and facilities			
+	Investment in local and neighbourhood centres will improve the availability of services in the local area. Improvements to access within the town will also make it		

	easier to access local services and facilities.		
SA6: To encourage equal access to education, jobs and training			
0	Policy promotes sustainable economic growth, but does not refer to education or training.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
+	Retaining and enhancing green spaces and links will provide the opportunity for informal recreation.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
+	Referenced within in the green linkages paragraph.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
+	Policy positively promotes sustainable economic growth and regeneration of the town centre and employment areas.		
SA10: To protect and enhance historic assets			
+	The policy aims to minimise the impact of development on the historic environment.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
+	Policy requires development to be high quality.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
+	The policy aims to minimise the impact of development on the natural environment and natural resources.		
SA13: To minimise flood risk			
+	Areas at risk of flooding have been identified and		

	development in those areas will not be permitted.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
+	Encourages sustainable development including measures to mitigate and adapt to climate change		
SA15: To encourage the reduction, re-use and recycling of waste and water			
+	Encourages sustainable development including minimising pressures on natural resources		
SA16: To minimise pollution including air, water, land contamination and noise			
0	Not currently referred to		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
+	Town centre regeneration is a key theme of the policy.		
SA18: To reduce the need to travel and encourage sustainable modes of transport			
+	Policy promotes accessibility by sustainable modes of transport.		
SA19: To make best use of the existing transport infrastructure and seek improvements			
+	Policy refers to infrastructure improvements to all modes of transport and rail in particular.		
Final Sustainability Appraisal Scores for Options			
Option 1	17	Option 2	

SP2 Investing in Tamworth Town Centre

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
++	Focusing town centre uses within the town centre is in accordance with policies.		
SA2: To meet the housing needs of the whole community			
+	Policy promotes the development of high density, high quality residential uses. This will cater for a particular section of the community.		
SA3: To encourage the efficient use of land			
+	In promoting higher density housing development in the town centre, the policy encourages the efficient use of land.		
SA4: To reduce deprivation			
+	The town centre is accessible to all communities and a thriving centre will be the focus for regeneration, including improving the range of facilities and services to support employment opportunities.		
SA5: To ensure equal access to community services and facilities			
+	Retail, leisure and cultural uses will be focussed in the town centre, which is the borough's transport hub.		

SA6: To encourage equal access to education, jobs and training	
+	The town centre accommodates a wide range of higher level employment generating service and retail uses which are accessible from the rest of the borough.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
+	The town centre already has good pedestrian and cycle links with the rest of the borough and the policy aims to improve links through enhancements to the walking and cycling routes.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	Not referred to
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
++	The town centre is the main focus for regeneration to attract investment in retail, leisure and office uses to generate economic activity.
SA10: To protect and enhance historic assets	
++	The town centre contains the greatest concentration of historic assets in the borough. The policy requires development to protect and enhance the town centre's historic setting and character.
SA11: To encourage high quality and locally distinct places, spaces and buildings	
++	In light of the town centre's historic setting and character, the policy requires developments to make the most of these assets by requiring high quality design solutions.

SA12: To protect and enhance biodiversity and sites of nature conservation value	
+	Promotes the protection and enhancement of green linear links and green spaces.
SA13: To minimise flood risk	
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.
SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
++	The town centre is the main priority regeneration area in the borough and the policy gives it due recognition by placing it at the top of the retail hierarchy and making it the focus for retail, leisure, cultural and office development. Encouraging housing development and more residents to live in the town centre will also add to its vibrancy.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
+	The town centre already benefits from good road, cycle and footpath connections to the wider town. The policy promotes improvements to the networks, in particular to walking, cycling and public transport..

SA19: To make best use of the existing transport infrastructure and seek improvements		
+	The town centre already benefits from good road, cycle and footpath connections to the wider town. The policy promotes improvements to the networks, in particular to walking, cycling and public transport.	

Final Sustainability Appraisal Scores for Options		
Option 1	19	Option 2

SP3 Supporting investment in the network of centres

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Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
++	Focusing town centre uses within local/neighbourhood centres is in accordance with policies.		
SA2: To meet the housing needs of the whole community			
+	Policy promotes the development of high density, high quality residential uses. This will cater for a particular section of the community.		
SA3: To encourage the efficient use of land			
+	In promoting higher density housing development in the centres, the policy encourages the efficient use of land.		
SA4: To reduce deprivation			
+	The deprived neighbourhoods will be the focus for regeneration, including improving the range of facilities and services in local and neighbourhood centres.		
SA5: To ensure equal access to community services and facilities			
+	Retail, leisure and cultural uses will be focussed in the centres, which provide local service and facilities. All are accessible by a choice of means of transport.		
SA6: To encourage equal access to education, jobs and training			
+	. The local centres provide local level employment.		

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
+	The centres tend to have good pedestrian and cycle links with their surrounding catchment and the policy aims to improve links through enhancements to the walking and cycling routes.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	Not referred to
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
++	Successful centres can be a focus for regeneration to attract investment in retail and community services to generate economic activity.
SA10: To protect and enhance historic assets	
0	No direct linkages
SA11: To encourage high quality and locally distinct places, spaces and buildings	
+	, the policy requires developments to make the most of these assets by requiring high quality design solutions.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
+	Promotes the protection and enhancement of green linear links and green spaces.
SA13: To minimise flood risk	
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.

SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
0	No direct impact
SA18: To reduce the need to travel and encourage sustainable modes of transport	
+	The centres already benefits from good road, cycle and footpath connections. The policy promotes improvements to the networks, in particular to walking, cycling and public transport..
SA19: To make best use of the existing transport infrastructure and seek improvements	
+	The centres already benefits from good road, cycle and footpath connections to the wider town. The policy promotes improvements to the networks, in particular to walking, cycling and public transport.
Final Sustainability Appraisal Scores for Options	
Option 1	14
Option 2	2

SP4 Sustainable Economic Growth

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Meets policy requirements to identify sufficient land /floorspaceto meet identified need		
SA2: To meet the housing needs of the whole community			
+	The potential long term release of some local employment sites for housing will help to meet the housing needs of the whole community.		
SA3: To encourage the efficient use of land			
+	The provision of employment sites will be on a combination of greenfield and brownfield land featuring the redevelopment of existing employment areas.		
SA4: To reduce deprivation			
+	Provision of sufficient employment sites within accessible locations will provide access to jobs which should generate greater income for individuals.		
SA5: To ensure equal access to community services and facilities			
0	No impact.		
SA6: To encourage equal access to education, jobs and training			

++	Provision of sufficient employment sites in accessible locations should provide jobs and associated training.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
0	No impact.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
0	No impact.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
++	Provision of a range of employment sites will support a diverse and competitive economy.		
SA10: To protect and enhance historic assets			
0	No impact.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
0	No impact.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No impact.		
SA13: To minimise flood risk			
0	No impact.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
0	No impact.		
SA15: To encourage the reduction, re-use and recycling of waste and water			

0	No impact.		
SA16: To minimise pollution including air, water, land contamination and noise			
0	No impact.		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
0	No impact.		
SA18: To reduce the need to travel and encourage sustainable modes of transport			
+	Focusing employment sites on existing employment areas which utilise existing sustainable transport links should encourage the use of sustainable modes of transport.		
SA19: To make best use of the existing transport infrastructure and seek improvements			
++	Focusing employment sites in existing employment areas will ensure existing transport infrastructure is used and regeneration of existing employment areas is considered to lead to improvements to associated infrastructure.		
Final Sustainability Appraisal Scores for Options			
Option 1	11	Option 2	

SP5 Housing Delivery

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
0	Urban area and Anker Valley and broad locations outside of the borough can meet RSS requirements although relies on Greenfield land release.		
SA2: To meet the housing needs of the whole community			
++	Policy aims to achieve a housing mix in terms of size, type, affordability and tenure that will meet local needs.		
SA3: To encourage the efficient use of land			
+	Policy focuses on making the most effective use of urban brownfield sites to deliver housing growth.		
SA4: To reduce deprivation			
+	Policy will address deprivation by providing a mix of housing that meets local needs. High quality living conditions will also help to address deprivation.		
SA5: To ensure equal access to community services and facilities			
+	Policy expects new housing development to be located in sustainable locations that have good access to community services and facilities.		

SA6: To encourage equal access to education, jobs and training	
0	No direct impact.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
0	No direct impact
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	no reference to safety.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
0	No direct impact
SA10: To protect and enhance historic assets	
0	No direct impact
SA11: To encourage high quality and locally distinct places, spaces and buildings	
+	Policy expects new housing development to contribute towards sustainable communities and to be of high quality and design.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
0	No direct impact
SA13: To minimise flood risk	
0	No direct impact
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.

SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
++	The policy does not specifically refer to introducing housing into the town centre although it directs new housing to the urban area and locations with good public transport accessibility.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
+	New housing development will be directed towards locations with good accessibility to public transport and other sustainable methods of transport.
SA19: To make best use of the existing transport infrastructure and seek improvements	
+	New housing development will be directed towards locations with good accessibility to public transport and other sustainable methods of transport.
Final Sustainability Appraisal Scores for Options	
Option 1	10
Option 2	2

SP6 Anker Valley

Option 1: Anker Valley housing plus range of community facilities and services and physical infrastructure		Option 2: Anker Valley housing with no associated facilities or infrastructure	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Urban area and Anker Valley can meet RSS requirement, although will result in release of Greenfield land.	+	Urban area and Anker Valley can meet RSS requirement, although will result in release of Greenfield land.
SA2: To meet the housing needs of the whole community			
+	Combination of urban containment and a large urban extension will offer opportunities to provide mixed communities. However, provision of other infrastructure will limit the amount of affordable units.	++	Utilising the whole of the Anker Valley for housing would enable more units to be provided as part of a larger mixed community.
SA3: To encourage the efficient use of land			
+	A high density scheme in the Anker Valley will make efficient use of this site.	++	Utilising the whole of the Anker Valley for housing would enable more units to be provided at a higher density.
SA4: To reduce deprivation			
-	Development in the Anker Valley will	-	Development in the Anker Valley will not

	not specifically target the deprived neighbourhoods.		specifically target the deprived neighbourhoods.	
SA5: To ensure equal access to community services and facilities				
++	Anker Valley development will be supported by a range of on-site services and facilities as set out in the policy. It is also close to the town centre	--	There would be no provision of on-site facilities and services and no physical links to existing facilities although it is close to the town centre.	
SA6: To encourage equal access to education, jobs and training				
+	A primary school would be provided on-site. The Anker Valley is also close to the town centre, Learning Zone and employment areas in the north of the town. Physical links would be made to the Learning Zone and town centre.	-	Site is close to Learning Zone but this option would not provide any physical links. There would be no on-site jobs provided and poor links to employment areas and the town centre.	
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities				
+	The development will incorporate some open space and recreation space and also provide links to the open countryside. It is possible that the Anker Valley Link Road will result in loss of an existing playing field at Rene Road.	--	No open space provided as part of this option.	
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour				
0	Will not address the issue of community safety within existing communities. New development will be designed to create a safe environment.	0	Will not address the issue of community safety within existing communities. New development will be designed to create a safe environment.	

SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
+	New on-site services and facilities will provide local jobs. Proximity of the site to the town centre will support regeneration.	-	There would be no on-site jobs provided. Poor access to the town centre and employment areas.
SA10: To protect and enhance historic assets			
-	Potential for negative impact on character and setting of Amington Hall Estate Conservation Area and listed buildings.	-	Potential for negative impact on character and setting of Amington Hall Estate Conservation Area and listed buildings.
SA11: To encourage high quality and locally distinct places, spaces and buildings			
+	Large urban extension provides the opportunity to plan for a high quality and distinctive new community.	-	Housing development alone could be high quality but is unlikely to result in a distinctive place or community.
SA12: To protect and enhance biodiversity and sites of nature conservation value			
-	Anker Valley site is in close proximity to a SBI and BAS and could potentially have an adverse impact on biodiversity.	-	Anker Valley site is in close proximity to a SBI and BAS and could potentially have an adverse impact on biodiversity.
SA13: To minimise flood risk			
-	Intensive development in the Anker Valley would result in an increase of impermeable surfaces in close proximity to the River Anker floodplain. However, there is scope to minimise the risk of flooding through SUDS.	--	More intensive development with limited public open space in the Anker Valley would result in an increase of impermeable surfaces in close proximity to the River Anker floodplain.

SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
++	Development provides the opportunity to incorporate renewable energy technology. Proximity to the town centre will cut down on travel generated energy consumption.	+	Development provides the opportunity to incorporate renewable energy technology, although there would be less scope because it would not be mixed use.
SA15: To encourage the reduction, re-use and recycling of waste and water			
+	Development provides the opportunity to incorporate waste reduction and recycling facilities.	+	Development provides the opportunity to incorporate waste reduction and recycling facilities.
SA16: To minimise pollution including air, water, land contamination and noise			
0	Proximity to the town centre should reduce car journeys. However, there is potential for water pollution into the Anker through surface water run off.	-	More intensive development without the necessary road infrastructure will lead to more car journeys using the existing road network. There is potential for water pollution into the Anker because of additional hard surfaces leading to greater volumes of run off.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
+	Site is close to the town centre and provide links to it and development will support regeneration.	-	Lack of links to the town centre would not assist regeneration.
SA18: To reduce the need to travel and encourage sustainable modes of transport			
++	Proximity and access to the town centre, railway station and provision of on-site facilities and services will reduce the need to travel.	--	More intensive development without on-site services and facilities, the necessary road infrastructure and links to the town centre and railway station will lead to more car journeys.

SA19: To make best use of the existing transport infrastructure and seek improvements		
-	Anker Valley development is a green field extension to the urban area. Substantial new infrastructure will be required, but it will use existing extensions to public transport. On-site provision of community facilities and proximity to the town centre will reduce the need to travel on shorter journeys.	-
	Anker Valley development is a green field extension to the urban area. Substantial new infrastructure will be required, but it will use existing road infrastructure and extensions to public transport.	

Final Sustainability Appraisal Scores for Options	
Option 1	Option 2

SP7 Regeneration Priority Areas

Option 1: Focus a co-ordinated approach to development in areas experiencing either high levels of deprivation or a poor quality physical environment.		Option 2: Not having a co-ordinated approach to these areas in terms of future development.	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
++	National planning policy focuses development in most sustainable locations including brownfield first.	0	No focus on previously developed land.
SA2: To meet the housing needs of the whole community			
++	The post war neighbourhoods will be targeted for improvements to the quality and mix of the housing stock.	0	development may not come forward in a targeted manner but rather in a piecemeal approach with a risk that the mix of housing types and size may not be delivered during the plan period.
SA3: To encourage the efficient use of land			
++	Regeneration and redevelopment of the priority areas will make good use of brownfield sites.	0	Development may not take place in these areas which are currently unattractive to investors due to low land values and a plethora of land ownerships. A targeted, focussed approach may bring confidence to investors resulting in development being brought forward in these areas.
SA4: To reduce deprivation			
++	In targeting the post war planned neighbourhoods, the policy gives priority to the most deprived areas. Improvements to the quality and mix of the housing stock, public realm, local centres and services and	-	No intervention would perpetuate the existing levels of deprivation and poor quality environment.

	facilities will bring about social renewal.		
SA5: To ensure equal access to community services and facilities			
++	The policy targets post war planned neighbourhoods for improvements to the quality and mix of the housing stock, public realm, local centres and services and facilities.	-	No intervention and co-ordination of the delivery of services would perpetuate the existing levels of deprivation and poor quality environment
SA6: To encourage equal access to education, jobs and training			
++	The Waincote Corridor will be targeted for rationalisation, environmental/public realm/ improvements, to provide an improved environment for investment to occur. The post war planned neighbourhoods approach will ensure that access to education, jobs and training are addressed as a priority.	-	No intervention would perpetuate the existing levels of deprivation and poor access to education, jobs and training.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
+	The policy promotes improvements to open spaces and footpaths to encourage walking and cycling.	-	No intervention would perpetuate the existing levels of deprivation and low quality physical environment.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
	No specific reference to safety.	0	No intervention would perpetuate the existing poor environment but link with crime and safety unclear.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
++	Improvements to the Waincote Corridor will improve the employment offer.	-	No intervention would perpetuate the existing poor quality employment offer.
SA10: To protect and enhance historic assets			
0	No direct impact.	0	No direct impact

SA11: To encourage high quality and locally distinct places, spaces and buildings	
	Not specifically referred to although the policy's regeneration intentions include the improvement of the physical environment.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
0	No direct impact.
SA13: To minimise flood risk	
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
+	Opportunities to retro-fit renewables/low carbon technologies will be considered as part of the renewal of public sector housing in the post war planned neighbourhoods.
SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
0	No direct impact.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
+	The policy aims to comprehensively improve the priority areas through measures that include increasing accessibility by sustainable forms of transport.
-	No intervention would perpetuate the existing deprivation through failing to address accessibility constraints.

SA19: To make best use of the existing transport infrastructure and seek improvements		
+	The policy aims to increase accessibility of the priority areas by sustainable forms of transport. In addition, the Wilneccote Corridor will be the subject of improvements to the railway station.	-
		No intervention would perpetuate the existing deprivation through failing to address accessibility constraints.

Final Sustainability Appraisal Scores for Options		
Option 1	18	Option 2
		-7

SP9 Sustainable Movement

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Fully in accordance with policies.		
SA2: To meet the housing needs of the whole community			
0	No direct impact.		
SA3: To encourage the efficient use of land			
0	No direct impact.		
SA4: To reduce deprivation			
0	No direct impact.		
SA5: To ensure equal access to community services and facilities			
++	Improved access between neighbourhoods, employment areas and the town centre will bring facilities and services within easier reach of the borough's communities.		
SA6: To encourage equal access to education, jobs and training			
++	Improved access between neighbourhoods, employment areas and the town centre will bring jobs within easier reach of the borough's communities.		

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
++	The policy promotes sustainable transport, including walking and cycling, using the existing networks with improvements to quality and access.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
	No specific reference to safety.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
++	Policy promotes convenient and high quality physical access between employment areas, surrounding neighbourhoods and strategic connections outside the borough. Good connections are vital for a competitive economy.
SA10: To protect and enhance historic assets	
0	No direct impact.
SA11: To encourage high quality and locally distinct places, spaces and buildings	
0	No direct impact.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
0	No direct impact.
SA13: To minimise flood risk	
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.

SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
+	Encouraging sustainable modes of transport will reduce air and noise pollution.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
++	The town centre is the borough's transport hub and this policy will ensure that it is well connected to the surrounding neighbourhoods by car and sustainable forms of transport.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
++	The policy strongly promotes public transport and sustainable modes of transport using a high quality pedestrian and cycle network between all parts of the borough.
SA19: To make best use of the existing transport infrastructure and seek improvements	
++	The policy promotes sustainable transport including walking and cycling using the existing networks with improvements to quality and access.
Final Sustainability Appraisal Scores for Options	
Option 1	16
Option 2	2

Policy SP8: Environmental Assets

Option 1		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	In accordance as it designates and protects countryside outside of site allocations and greenbelt		
SA2: To meet the housing needs of the whole community			
0	Will not have any direct impact.		
SA3: To encourage the efficient use of land			
+	Protecting the Green Belt and countryside areas will minimise the amount of non urban Greenfield land used for development. Protecting urban open space according to its value to the local community means that spaces that are not of high value to the community could be considered for alternative uses.		
SA4: To reduce deprivation			
+	Provision of open spaces and green links within and linking neighbourhoods encourages exercise which will improve health.		
SA5: To ensure equal access to community services and facilities			
+	Green and blue links between neighbourhoods and services will enable pedestrian and cycle access.		

SA6: To encourage equal access to education, jobs and training	
+	Green and blue links between neighbourhoods, jobs and training establishments will enable pedestrian and cycle access.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
++	Provision of high quality open spaces, recreation grounds, green and blue links within and between neighbourhoods will promote both informal and formal exercise.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	Will not have any direct impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
0	Will not have any direct impact. However, a network of high quality spaces will help with economic growth by providing an attractive setting for business investment.
SA10: To protect and enhance historic assets	
0	Will not have any direct impact.
SA11: To encourage high quality and locally distinct places, spaces and buildings	
++	Provision of high quality open spaces is integral to this objective.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
++	Sites of biodiversity value are an integral part of the green spaces network. The aim is to protect and enhance the most valuable sites and reinforce links

	between them to enable migration.		
SA13: To minimise flood risk			
+	Green spaces hold surface water and reduce the runoff, which will reduce the impact of heavy rain events. Protecting the floodplains		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
0	Will not have any direct impact.		
SA15: To encourage the reduction, re-use and recycling of waste and water			
0	Will not have any direct impact.		
SA16: To minimise pollution including air, water, land contamination and noise			
0	Will not have any direct impact.		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
++	Green and blue spaces form an integral part of the town centre. It is important that they are of high quality in order to provide an attractive setting for the historic environment and all the activities that take place in the town centre.		
SA18: To reduce the need to travel and encourage sustainable modes of transport			
+	Footpaths and cycleways are part of the extensive network of green and blue spaces. They provide a sustainable way of moving about the borough.		
SA19: To make best use of the existing transport infrastructure and seek improvements			
+	New development will be able to link into the extensive network of footpaths and cycleways within the green		

	and blue spaces. Improvements to access and quality of the footpaths and cycleways will be sought through developer contributions.		
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Final Sustainability Appraisal Scores for Options			
Option 1		16	Option 2

CP2: Economic Growth & enterprise

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	In accordance with policy as set out in SP4		
SA2: To meet the housing needs of the whole community			
+	The potential long term release of some local employment sites for housing will help to meet the housing needs of the whole community.		
SA3: To encourage the efficient use of land			
+	The provision of employment sites will be on a combination of greenfield and brownfield land featuring the redevelopment of existing employment areas.		
SA4: To reduce deprivation			
+	Provision of sufficient employment sites within accessible locations will provide access to jobs which should generate greater income for individuals.		
SA5: To ensure equal access to community services and facilities			
0	No impact.		
SA6: To encourage equal access to education, jobs and training			

++	Provision of sufficient employment sites in accessible locations should provide jobs and associated training.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
0	No impact.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
0	No impact.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
++	Provision of a range of employment sites will support a diverse and competitive economy.		
SA10: To protect and enhance historic assets			
0	No impact.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
0	No impact.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No impact.		
SA13: To minimise flood risk			
0	No impact.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
0	No impact.		
SA15: To encourage the reduction, re-use and recycling of waste and water			

0	No impact.		
SA16: To minimise pollution including air, water, land contamination and noise			
0	No impact.		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
0	No impact.		
SA18: To reduce the need to travel and encourage sustainable modes of transport			
+	Focusing employment sites on existing employment areas which utilise existing sustainable transport links should encourage the use of sustainable modes of transport.		
SA19: To make best use of the existing transport infrastructure and seek improvements			
++	Focusing employment sites in existing employment areas will ensure existing transport infrastructure is used and regeneration of existing employment areas is considered to lead to improvements to associated infrastructure.		

Final Sustainability Appraisal Scores for Options

11

CP1 Retail & Leisure hierarchy

Option 1:		Option 2:	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Hierarchy proposed is in accordance with national and regional policy		
SA2: To meet the housing needs of the whole community			
0	No impact.		
SA3: To encourage the efficient use of land			
+	Directing retail uses into the existing town, local and neighbourhood centres will make efficient use of land within the urban area and reduce development outside these centres.		
SA4: To reduce deprivation			
+	Directing retail uses into the existing town, local and neighbourhood centres will ensure that retail and other services are available in accessible and sustainable locations.		
SA5: To ensure equal access to community services and facilities			
+	Directing retail uses into the existing town, local and neighbourhood centres will ensure that retail and other services are available in accessible and sustainable		

	locations.		
SA6: To encourage equal access to education, jobs and training			
+	Directing retail uses into the existing town, local and neighbourhood centres will ensure that retail related jobs are available in accessible and sustainable locations.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
0	No impact.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
0	No impact.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
+	Directing retail uses into the existing town, local and neighbourhood centres will help to sustain them.		
SA10: To protect and enhance historic assets			
0	No impact.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
0	No impact.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No impact.		
SA13: To minimise flood risk			
0	No impact.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			

0	No impact.		
SA15: To encourage the reduction, re-use and recycling of waste and water			
0	No impact.		
SA16: To minimise pollution including air, water, land contamination and noise			
0	No impact.		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
++	The town centre is a highly sustainable location and directing retailing to locate here will bring more people into the centre which will support regeneration.		
SA18: To reduce the need to travel and encourage sustainable modes of transport			
++	The town centre is a highly sustainable location and encouraging retailing and other services to locate here will reduce the need to travel.		
SA19: To make best use of the existing transport infrastructure and seek improvements			
++	The town centre, local and neighbourhood centres are highly sustainable locations and encouraging retailing and other services to locate here will make good use of the existing infrastructure.		
Final Sustainability Appraisal Scores for Options			
Option 1	12	Option 2	

CP3 Culture and tourism

Option 1:		Option 2: No specific policy to support growth of tourism and culture	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
0	No obvious linkages	0	No obvious linkages
SA2: To meet the housing needs of the whole community			
0	No impact.	0	No impact.
SA3: To encourage the efficient use of land			
+	Directing cultural uses into the town, local and neighbourhood centres will make efficient use of land within the urban area and reduce development outside these centres.	0	A lack of focus on the town centre could result in cultural facilities being located outside of the centre thus failing to make the most efficient use of existing brownfield urban land.
SA4: To reduce deprivation			
0	Promotion of cultural activities could increase the participation of Tamworth's communities.	0	Unable to ascertain impact
SA5: To ensure equal access to community services and facilities			
+	Directing cultural uses into the existing town will ensure that these uses are available in accessible and sustainable locations.	0	A lack of focus on the town centre could result in cultural facilities being located outside of the centre thus impacting on access to facilities.
SA6: To encourage equal access to education, jobs and training			

0	No impact.	0	No impact.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
0	No impact.	0	No impact
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
0	No impact.	0	No impact
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
++	The cultural and tourism sector is a significant part of Tamworth's service economy and developing the sector; with its associated spin offs, will help diversity the local economy.	0	Not encouraging this sector may result in existing resources not being exploited to their potential and therefore restricting their growth and contribution to diversifying the local economy.
SA10: To protect and enhance historic assets			
++	The concentration of cultural and tourism facilities within the town centre will capitalise on the historic setting and character and make best use of historic assets.	0	Not encouraging growth may result in less investment in historic assets.
SA11: To encourage high quality and locally distinct places, spaces and buildings			
+	The concentration of cultural and tourism facilities within the town centre will support a locally distinct town centre.	0	Not encouraging growth may result in less investment in historic assets impacting on the creation of a locally distinct town centre.
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No impact.	0	No impact
SA13: To minimise flood risk			
0	No impact.	0	No impact

SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources		
0	No impact.	No impact
SA15: To encourage the reduction, re-use and recycling of waste and water		
0	No impact.	No impact
SA16: To minimise pollution including air, water, land contamination and noise		
0	No impact.	No impact
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment		
++	The concentration of cultural and tourism facilities within the town centre will bring more people into the centre which will support regeneration.	0 Not encouraging growth may result in less investment in historic town centre assets therefore reducing the potential regeneration spin offs.
SA18: To reduce the need to travel and encourage sustainable modes of transport		
++	The town centre is a highly sustainable location and encouraging cultural services and other services to locate there will reduce the need to travel.	0 A lack of focus on the town centre could result in cultural facilities being located outside of the centre thus impacting on delivering sustainable transport.
SA19: To make best use of the existing transport infrastructure and seek improvements		
++	The town centre is a highly sustainable location and encouraging cultural services to locate there will make good use of the existing infrastructure.	0 Unable to ascertain impact.
Final Sustainability Appraisal Scores for Options		
Option 1	13	Option 2 0

CP4 Affordable Housing

Option 1: Seek to provide a target of affordable housing units pa with banded delivery thresholds based on site size (number of dwellings)		Option 2: Seek to provide a target of affordable housing units pa but no specific site based thresholds	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
++	Setting an overall target and range of circumstances including minimum site size thresholds is compliant with PPS3 and is based on a robust local assessment of need.	+	Whilst setting an overall target partly complies with PPS3 guidance, the lack of site threshold may impact on delivery particularly on smaller sites.
SA2: To meet the housing needs of the whole community			
++	The overall target and thresholds should enable adequate level of affordable housing to be delivered across Tamworth to meet local needs.	+	Whilst the overall target should assist the delivery of affordable housing not having thresholds could potentially result in provision being on a less structured basis with an over reliance on individual negotiation.
SA3: To encourage the efficient use of land			
0	No impact on ensuring the efficient use of land has been identified.	0	No impact on ensuring the efficient use of land has been identified
SA4: To reduce deprivation			
+	Ensuring that adequate numbers of affordable housing is provided to meet local needs should ensure that communities have access to appropriate housing which is affordable thus reducing deprivation created by inappropriate housing provision.	+	The affordable housing target should ensure that needs are addressed therefore impacting positively on reducing deprivation caused by inadequate access to housing.

SA5: To ensure equal access to community services and facilities		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA6: To encourage equal access to education, jobs and training		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA10: To protect and enhance historic assets		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA11: To encourage high quality and locally distinct places, spaces and buildings		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA12: To protect and enhance biodiversity and sites of nature conservation value		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA13: To minimise flood risk		
0	No direct impact has been identified.	0 No direct impact has been identified.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources		

+	Affordable housing provided by Registered Social Landlords tend to achieve higher energy efficiency standards.	+	Affordable housing provided by Registered Social Landlords tend to achieve higher energy efficiency standards.
SA15: To encourage the reduction, re-use and recycling of waste and water			
+	Affordable housing provided by Registered Social Landlords tend to achieve higher standards	+	Affordable housing provided by Registered Social Landlords tend to achieve higher standards
SA16: To minimise pollution including air, water, land contamination and noise			
0	No direct impact has been identified	0	No direct impact has been identified
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
+	The spatial strategy will encourage the provision of new housing, which in accordance with the site threshold approach will deliver affordable housing in and around the town centre. This, in turn, will increase the town centre population therefore increasing demand for town centre services and contributing to its economy.	+	The spatial strategy will encourage the provision of new housing, which in accordance with affordable housing target may deliver affordable housing in and around the town centre. This, in turn, will increase the town centre population therefore increasing demand for town centre services and contributing to its economy
SA18: To reduce the need to travel and encourage sustainable modes of transport			
0	No direct impact has been identified	0	No direct impact has been identified
SA19: To make best use of the existing transport infrastructure and seek improvements			
0	No direct impact has been identified	0	No direct impact has been identified
Final Sustainability Appraisal Scores for Options			
Option 1	8	Option 2	6

CP5 Housing needs

Option 1: Provide a range of housing types and sizes and address local needs by setting proportional targets for dwelling size, with an emphasis on smaller dwellings		Option 2: Provide a range of housing types and sizes but do not specify targets for dwelling size or type	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Providing a range of dwelling types in order to build mixed communities is in line with PPS3.	+	Providing a range of dwelling types in order to build mixed communities is in line with PPS3.
SA2: To meet the housing needs of the whole community			
++	Using evidence specific to Tamworth to set targets for dwelling size will address local housing needs.	+	Whilst a range of housing types and sizes will address some local needs, a lack of targets means that Tamworth's specific housing needs are not addressed.
SA3: To encourage the efficient use of land			
+	Smaller dwellings should occupy less land, enabling higher densities to be achieved.	0	No impact.
SA4: To reduce deprivation			
+	Providing a larger proportion of smaller dwellings will help address issues of affordability.	+	Providing a range of housing types should address issues of affordability.
SA5: To ensure equal access to community services and facilities			
0	No impact.	0	No impact.

SA6: To encourage equal access to education, jobs and training		
0	No impact.	0 No impact.
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities		
0	No impact.	0 No impact.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour		
0	No impact.	0 No impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth		
0	No impact.	0 No impact.
SA10: To protect and enhance historic assets		
0	No impact.	0 No impact.
SA11: To encourage high quality and locally distinct places, spaces and buildings		
0	No impact.	0 No impact.
SA12: To protect and enhance biodiversity and sites of nature conservation value		
0	No impact.	0 No impact.
SA13: To minimise flood risk		
0	No impact.	0 No impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources		
+	Smaller dwellings will be more efficient to run.	0 No impact.
SA15: To encourage the reduction, re-use and recycling of waste and water		

+	Smaller dwellings should reduce the amount of waste produced and water used.	0	No impact.
SA16: To minimise pollution including air, water, land contamination and noise			
0	No impact.	0	No impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
+	Additional small dwellings built in the town centre will increase the population in this part of the town and create a market for a more diverse range of activities and services.	+	Additional dwellings built in the town centre will increase the population in this part of the town and create a market for a more diverse range of activities and services.
SA18: To reduce the need to travel and encourage sustainable modes of transport			
0	No impact.	0	No impact.
SA19: To make best use of the existing transport infrastructure and seek improvements			
0	No impact.	0	No impact.
Final Sustainability Appraisal Scores for Options			
Option 1			Option 2

CP6 Density

Option 1: Average density of 40 dph, higher in intensive locations, but no specific targets		Option 2: Banded density targets for different parts of borough	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
++	Setting local density targets is in line with PPS3 and is based on a robust local assessment of need.	++	Setting local density targets is in line with PPS3. Providing evidence supports it, specifying a range of densities may be appropriate to reflect local circumstances.
SA2: To meet the housing needs of the whole community			
0	Setting density targets does not guarantee that housing needs will be met.	0	Setting density targets does not guarantee that housing needs will be met.
SA3: To encourage the efficient use of land			
++	Relatively high densities will make efficient use of land.	++	Relatively high densities will make efficient use of land.
SA4: To reduce deprivation			
0	Will not have any impact on deprivation.	0	Will not have any impact on deprivation.
SA5: To ensure equal access to community services and facilities			
+	Locating higher density housing close to existing facility hubs in the town centre and other centres will make use of those facilities and services. It could also put pressure on them but should help to sustain services.	+	Locating higher density housing close to existing facility hubs in the town centre and other centres will make use of those facilities and services. It could also put pressure on them but should help to sustain and encourage new services.

SA6: To encourage equal access to education, jobs and training		
+	Locating higher density housing close to existing facility and employment hubs in the town centre and other centres will improve access to jobs.	No impact.
	0	0
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities		
	0	No impact.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour		
	0	No impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth		
	0	No impact.
SA10: To protect and enhance historic assets		
0	High density development in the town centre could have a negative impact on the historic character. However, design policies will ensure new development in sensitive locations is appropriate in scale and appearance.	High density development in the town centre could have a negative impact on the historic character. However, design policies will ensure new development in sensitive locations is appropriate in scale and appearance.
	0	0
SA11: To encourage high quality and locally distinct places, spaces and buildings		
	0	No impact.
SA12: To protect and enhance biodiversity and sites of nature conservation value		
	0	No impact.
SA13: To minimise flood risk		
	0	No impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources		

0	No impact.	0	No impact.
SA15: To encourage the reduction, re-use and recycling of waste and water			
0	No impact.	0	No impact.
SA16: To minimise pollution including air, water, land contamination and noise			
0	No impact.	0	No impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
++	Building high density dwellings in the town centre will increase the population in this part of the town and create a market for a more diverse range of activities and services.	++	Building high density dwellings in the town centre will increase the population in this part of the town and create a market for a more diverse range of activities and services. Being more prescriptive about density targets will not make any difference.
SA18: To reduce the need to travel and encourage sustainable modes of transport			
+	Requiring higher densities around intensive locations and transport routes will reduce the need to travel and encourage the use of public transport, walking and cycling.	+	Requiring higher densities around intensive locations and transport routes will reduce the need to travel and encourage the use of public transport, walking and cycling. Being more prescriptive about density targets will not make any difference.
SA19: To make best use of the existing transport infrastructure and seek improvements			
+	Requiring higher densities around intensive locations and transport routes will make use of the existing infrastructure. It is likely that improvements will be required, which will be predominantly developer funded.	+	Requiring higher densities around intensive locations and transport routes will make use of the existing infrastructure. It is likely that improvements will be required, which will be predominantly developer funded. Being more prescriptive about density targets will not make any difference.

Final Sustainability Appraisal Scores for Options	
Option 1	Option 2

CP7 Gypsies, Travellers and Travelling Showpeople

Option 1: No specifically allocated sites, policy to deal with applications		Option 2: Allocated sites	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national and RSS policy in the most appropriate and sustainable way for Tamworth			
-	Not allocating specific sites is contrary to the Gypsy and Traveller Accommodation Needs Assessment (GTAA)	++	Allocating sites would be in accordance with the GTAA.
SA2: To meet the housing needs of the whole community			
+	Policy would allow provision to be met and would allow flexibility regarding location.	+	Allocating sites would provide greater certainty to site provision.
SA3: To encourage the efficient use of land			
?	Unknown because of lack of specific allocations.	?	Unknown because of lack of specific allocations.
SA4: To reduce deprivation			
+	Policy would require proximity to services and facilities.	?	Unknown because of lack of specific allocations.
SA5: To ensure equal access to community services and facilities			
+	Policy would require proximity to	?	Unknown because of lack of specific

	services and shops.			allocations.	
SA6: To encourage equal access to education, jobs and training					
+	Policy would require proximity to schools.	?		Unknown because of lack of specific allocations.	
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities					
?	Policy does not make reference to provision of open space.	?		Unknown because of lack of specific allocations.	
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour					
+	The intention is that any site would be integrated into the community.	?		Unknown because of lack of specific allocations.	
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth					
0	Unlikely to have any impact.	?		Unknown because of lack of specific allocations.	
SA10: To protect and enhance historic assets					
-	No mention of historic assets in policy.	?		Unknown because of lack of specific allocations.	
SA11: To encourage high quality and locally distinct places, spaces and buildings					
+	Could help to achieve sustainable mixed communities.	?		Unknown because of lack of specific allocations.	
SA12: To protect and enhance biodiversity and sites of nature conservation value					
+	Specific reference to consideration of impact on sites of biodiversity importance.	?		Unknown because of lack of specific allocations.	
SA13: To minimise flood risk					

+	Reference to avoidance of flood zones 2 and 3.	?	Unknown because of lack of specific allocations.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources					
?	No known impact.	?	Unknown because of lack of specific allocations.		
SA15: To encourage the reduction, re-use and recycling of waste and water.					
+	Policy requires provision of adequate waste facilities.	?	Unknown because of lack of specific allocations.		
SA16: To minimise pollution including air, water, land contamination and noise					
0	No known impact.	?	Unknown because of lack of specific allocations.		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment					
0	No known impact.	?	Unknown because of lack of specific allocations.		
SA18: To reduce the need to travel and encourage sustainable modes of transport					
+	Sites will be required to be located within or adjacent to the urban area and close to services and shops.	?	Unknown because of lack of specific allocations.		
SA19: To make best use of the existing transport infrastructure and seek improvements					
+	Sites will be required to be located within or adjacent to the urban area and close to services and shops.	?	Unknown because of lack of specific allocations.		
Final Sustainability Appraisal Scores for Options					
Option	Option				

1									
		2							

CP8 Sport and Recreation

Option 1		Option 2:	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	In accordance with national planning policy		
SA2: To meet the housing needs of the whole community			
0	No direct impact.		
SA3: To encourage the efficient use of land			
+	Dual use of school facilities by the community will reduce the need to build new standalone facilities.		
SA4: To reduce deprivation			
+	Policy promotes a network of high quality sport and recreation facilities throughout the borough, which will help to raise standards of health in the deprived neighbourhoods.		
SA5: To ensure equal access to community services and facilities			
++	Policy promotes a network high quality accessible sport and recreation facilities throughout the borough.		
SA6: To encourage equal access to education, jobs and training			
0	No direct impact.		

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
++	Policy promotes accessible sport and recreation facilities throughout the borough, which help to raise standards of health amongst the borough's residents.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	No direct impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
0	No direct impact.
SA10: To protect and enhance historic assets	
0	No direct impact.
SA11: To encourage high quality and locally distinct places, spaces and buildings	
0	No direct impact.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
0	No direct impact.
SA13: To minimise flood risk	
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.
SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.

SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
0	No direct impact
SA18: To reduce the need to travel and encourage sustainable modes of transport	
+	Maintaining existing sport and recreation facilities within the neighbourhoods and locating new facilities in accessible places that can be accessed by sustainable modes of transport will reduce the need to travel.
SA19: To make best use of the existing transport infrastructure and seek improvements	
+	Maintaining existing sport and recreation facilities within the neighbourhoods and locating new facilities in accessible places will make best use of existing infrastructure.
Final Sustainability Appraisal Scores for Options	
Option 1	7
Option 2	2

CP9 Open space

Option 1:		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Protection and enhancement of open space in accordance with RSS and national policy		
SA2: To meet the housing needs of the whole community			
0	No impact		
SA3: To encourage the efficient use of land			
0	No impact		
SA4: To reduce deprivation			
+	Maintaining a high quality network of open spaces should encourage exercise which will improve health.		
SA5: To ensure equal access to community services and facilities			
+	A network of open spaces equipped with paths and cycleways will enable convenient sustainable access to community services and facilities.		
SA6: To encourage equal access to education, jobs and training			
+	A network of open spaces equipped with paths and cycleways will enable convenient sustainable access to community services and facilities.		

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
++	Provision of a high quality network of open spaces close to where people live will encourage active and healthier lifestyles.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	No impact
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
0	No impact
SA10: To protect and enhance historic assets	
0	No impact
SA11: To encourage high quality and locally distinct places, spaces and buildings	
+	A high quality network of open spaces will provide an attractive setting for built development.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
++	Network of open spaces will provide suitable habitats and green links for biodiversity.
SA13: To minimise flood risk	
+	Network of green open spaces will soak up flood waters and slow down the rate of surface water run-off from rain.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No impact

SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No impact
SA16: To minimise pollution including air, water, land contamination and noise	
0	No impact
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
0	Location of proposed leisure centre to be determined
SA18: To reduce the need to travel and encourage sustainable modes of transport	
+	A high proportion of the open spaces in the borough have pathways and cycleways, thereby providing a sustainable way to travel.
SA19: To make best use of the existing transport infrastructure and seek improvements	
+	
Final Sustainability Appraisal Scores for Options	
Option 1	12
Option 2	

CP 10 Design of new development

Option 1: Requirement for high quality buildings and places across the borough, particularly in the town centre, conservation areas and priority regeneration areas. Respect existing character or enhance through good design.		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Policy aims to meet national and RSS policy in a way which is specific to Tamworth		
SA2: To meet the housing needs of the whole community			
0	No direct impact.		
SA3: To encourage the efficient use of land			
+	Developments can be designed and laid out in a way that makes efficient use of land.		
SA4: To reduce deprivation			
0	No direct impact.		
SA5: To ensure equal access to community services and facilities			
0	No direct impact.		
SA6: To encourage equal access to education, jobs and training			

0	No direct impact.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			
+	Larger developments will be required to incorporate accessible open spaces and also to link to the wider green space network, which will provide the opportunity for formal and informal physical activity.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
+	Developments will be required to be designed and laid out in a way that creates safe places.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
0	No direct impact.		
SA10: To protect and enhance historic assets			
+	High quality and sensitive design is essential in areas with a high proportion of historic assets. The policy will ensure that the most important environments are safeguarded by insisting on high standards of design.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
++	The policy is integral to the achievement of high quality development.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No direct impact.		
SA13: To minimise flood risk			
0	No direct impact.		

SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.
SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
++	The town centre is a priority area for regeneration. This policy will ensure that high standards of design are achieved in new development with specific reference to the town centre to reflect its importance to the Council.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
0	No direct impact.
SA19: To make best use of the existing transport infrastructure and seek improvements	
0	No direct impact.
Final Sustainability Appraisal Scores for Options	
Option 1	9
Option 2	9

CP11 Protecting historic assets

Option 1: Conserve the character, appearance and significance of the Borough's heritage assets.		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Policy helps to interpret national and regional policy in a way which is specific to Tamworth		
SA2: To meet the housing needs of the whole community			
0	No direct impact.		
SA3: To encourage the efficient use of land			
0	No direct impact.		
SA4: To reduce deprivation			
0	No direct impact.		
SA5: To ensure equal access to community services and facilities			
0	No direct impact.		
SA6: To encourage equal access to education, jobs and training			
0	No direct impact.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			

0	No direct impact.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
0	No direct impact.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
0	No direct impact.		
SA10: To protect and enhance historic assets			
++	This policy focuses on the protection and enhancement of historic assets, so is fully supportive of this objective.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
++	The historic environment forms some of the Borough's most valued and distinct places. The policy will support this objective by requiring protection and enhancement of the historic environment.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No direct impact.		
SA13: To minimise flood risk			
0	No direct impact.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
0	No direct impact.		
SA15: To encourage the reduction, re-use and recycling of waste and water			
0	No direct impact.		

SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
++	The town centre contains the highest proportion of surviving historic built fabric in the Borough. This policy aims to preserve and enhance historic assets, which would contribute towards the attractiveness of the town centre as a destination for workers, residents and visitors.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
0	No direct impact.
SA19: To make best use of the existing transport infrastructure and seek improvements	
0	No direct impact.
Final Sustainability Appraisal Scores for Options	
Option 1	7
Option 2	

CP12 Protecting & enhancing biodiversity

Option 1: Preserve biodiversity sites and species, incorporate biodiversity into development and create/reinforce linkages. Protect sites according to their importance. Priority habitat creation and restoration projects.		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
	SA1: To meet national policy in the most appropriate and sustainable way for Tamworth		
+	In accordance with national and regional policies.		
	SA2: To meet the housing needs of the whole community		
0	No direct impact.		
	SA3: To encourage the efficient use of land		
0	No direct impact.		
	SA4: To reduce deprivation		
0	No direct impact.		
	SA5: To ensure equal access to community services and facilities		
0	No direct impact.		
	SA6: To encourage equal access to education, jobs and training		
0	No direct impact.		

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
+	Biodiversity sites form part of the open space network. As well as providing valued habitats they offer the opportunity for informal recreation and education.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	No direct impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
0	No direct impact.
SA10: To protect and enhance historic assets	
0	No direct impact.
SA11: To encourage high quality and locally distinct places, spaces and buildings	
+	High quality biodiversity sites contribute positively to the diversity of the Borough's environment.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
++	The policy fully supports the objective by protecting biodiversity sites and species and promoting linkage between sites.
SA13: To minimise flood risk	
+	Biodiversity sites form part of the open space network. Green spaces hold water when it rains which will help in reducing the amount of run-off.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.

SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
+	The town centre is relatively green with networks of open space and blue infrastructure. A number of the edge of centre sites are of local importance for biodiversity.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
0	No direct impact.
SA19: To make best use of the existing transport infrastructure and seek improvements	
0	No direct impact.
Final Sustainability Appraisal Scores for Options	
Option 1	7 Option 2

CP13 Sustainable development and climate change mitigation

Option 1: Tamworth will strive to meet a realistic proportion of its energy requirements through renewable or low carbon sources.		Option 2: N/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Principles are in accordance with national and regional policy		
SA2: To meet the housing needs of the whole community			
0	No direct impact.		
SA3: To encourage the efficient use of land			
0	No direct impact.		
SA4: To reduce deprivation			
0	No direct impact.		
SA5: To ensure equal access to community services and facilities			
0	No direct impact.		
SA6: To encourage equal access to education, jobs and training			
0	No direct impact.		

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
0	No direct impact.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	No direct impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
++	Local mineral resources are important to the local economy by supplying construction materials and providing jobs in the extraction and building industries.
SA10: To protect and enhance historic assets	
0	No direct impact
SA11: To encourage high quality and locally distinct places, spaces and buildings	
0	No direct impact.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
0	No direct impact.
SA13: To minimise flood risk	
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
++	Policy directly supports this objective.
SA15: To encourage the reduction, re-use and recycling of waste and water	
+	Policy encourages waste reduction/recycling.

SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment	
0	No direct impact.
SA18: To reduce the need to travel and encourage sustainable modes of transport	
0	No direct impact.
SA19: To make best use of the existing transport infrastructure and seek improvements	
0	No direct impact.

Final Sustainability Appraisal Scores for Options	
Option 1	Option 2
6	2

CP14 Water management

Option 1: Reduce the impact of surface water flooding through location, design and use of SUDS.		Option 2:	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	Principles are in accordance with national planning policy		
SA2: To meet the housing needs of the whole community			
0	No direct impact.		
SA3: To encourage the efficient use of land			
0	No direct impact.		
SA4: To reduce deprivation			
0	No direct impact.		
SA5: To ensure equal access to community services and facilities			
0	No direct impact.		
SA6: To encourage equal access to education, jobs and training			
0	No direct impact.		
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities			

+	SUDS will be integrated into the green space network.		
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour			
0	No direct impact.		
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth			
0	No direct impact.		
SA10: To protect and enhance historic assets			
0	No direct impact.		
SA11: To encourage high quality and locally distinct places, spaces and buildings			
0	No direct impact.		
SA12: To protect and enhance biodiversity and sites of nature conservation value			
0	No direct impact.		
SA13: To minimise flood risk			
++	The policy aims to minimise flood risk by locating development away from the floodplain and reducing the amount of rainwater run-off from development.		
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources			
0	No direct impact.		
SA15: To encourage the reduction, re-use and recycling of waste and water			
0	No direct impact.		
SA16: To minimise pollution including air, water, land contamination and noise			

0	No direct impact.		
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
0	No direct impact.		
SA18: To reduce the need to travel and encourage sustainable modes of transport			
0	No direct impact.		
SA19: To make best use of the existing transport infrastructure and seek improvements			
0	No direct impact.		
Final Sustainability Appraisal Scores for Options			
Option 1	4	Option 2	

CP15 New development and sustainable transport modes

Option 1: Strategy based on a range of sustainable transport initiatives		Option 2: n/A	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national and RSS policy in the most appropriate and sustainable way for Tamworth			
+	Fully in accordance with policy.		
SA2: To meet the housing needs of the whole community			
0	No impact.		
SA3: To encourage the efficient use of land			
0	No impact.		
SA4: To reduce deprivation			
+	An efficient transport network offering a number of modes would provide choice.		
SA5: To ensure equal access to community services and facilities			
+	A transport network offering a number of modes would provide choice of how to access services and facilities.		
SA6: To encourage equal access to education, jobs and training			

+	A transport network offering a range of modes would provide choice of how to access education, jobs and training.				
SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities					
+	Promoting a range of modes, including walking and cycling would encourage healthy and active lifestyles.				
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour					
0	No impact.				
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth					
0	No impact.				
SA10: To protect and enhance historic assets					
0	No impact.				
SA11: To encourage high quality and locally distinct places, spaces and buildings					
0	No impact.				
SA12: To protect and enhance biodiversity and sites of nature conservation value					
0	No impact.				
SA13: To minimise flood risk					
0	No impact.				
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources					

0	No impact.			
SA15: To encourage the reduction, re-use and recycling of waste and water				
0	No impact.			
SA16: To minimise pollution including air, water, land contamination and noise				
+	Reducing the use of the car would reduce carbon emissions. New roads may lead to more car journeys.			
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment				
+	improved links with Ventura/Jolly Sailor retail parks will help to improve the town centre.			
SA18: To reduce the need to travel and encourage sustainable modes of transport				
0	No impact.			
SA19: To make best use of the existing transport infrastructure and seek improvements				
+	Will use existing transport infrastructure, but need for substantial new road infrastructure related to Anker Valley.			
Final Sustainability Appraisal Scores for Options				
Option 1	9	Option 2		

CP16 Community Infrastructure

Option 1:		Option 2: An unco-ordinated approach to service delivery	
Rating	Commentary/Explanation	Rating	Commentary/Explanation
SA1: To meet national policy in the most appropriate and sustainable way for Tamworth			
+	In accordance with national planning principles of creating sustainable communities	-	Lack of infrastructure fails to deliver sustainable communities
SA2: To meet the housing needs of the whole community			
0	No direct impact.	0	No direct impact.
SA3: To encourage the efficient use of land			
+	Facilities are encouraged to be located within the urban area within or adjacent to existing centres and dual use provision is encouraged.	-	Facilities could be located outside of existing centres and independently from other related uses resulting in less efficient land use patterns.
SA4: To reduce deprivation			
++	Providing services within the neighbourhoods where they are most needed will help to address deprivation.	-	Facilities could be located outside of neighbourhoods of most need which would fail to help reduce inequalities and deprivation.
SA5: To ensure equal access to community services and facilities			
++	Policy aims to direct service provision across the borough to serve local needs.	-	Facilities could be located outside of neighbourhoods of most need which would fail to help reduce inequalities and deprivation
SA6: To encourage equal access to education, jobs and training			
+	Provision of services and employment facilities within the neighbourhoods will increase access to local jobs.	-	Services and employment could be located outside of neighbourhoods of most need which would fail to help reduce access inequalities

SA7: To encourage active and healthier lifestyles by providing accessible networks of paths, open spaces and formal recreation facilities	
0	No direct impact.
0	No direct impact.
SA8: To make communities safer by reducing crime, fear of crime and anti-social behaviour	
0	No direct impact.
0	No direct impact.
SA9: To encourage a diverse and competitive economy that will provide sustainable economic growth	
0	No direct impact.
0	No direct impact.
SA10: To protect and enhance historic assets	
0	No direct impact.
0	No direct impact.
SA11: To encourage high quality and locally distinct places, spaces and buildings	
0	No direct impact.
0	No direct impact.
SA12: To protect and enhance biodiversity and sites of nature conservation value	
0	No direct impact.
0	No direct impact.
SA13: To minimise flood risk	
0	No direct impact.
0	No direct impact.
SA14: To reduce energy consumption by encouraging energy efficiency and use of low carbon/renewable energy sources	
0	No direct impact.
0	No direct impact.
SA15: To encourage the reduction, re-use and recycling of waste and water	
0	No direct impact.
0	No direct impact.
SA16: To minimise pollution including air, water, land contamination and noise	
0	No direct impact.
0	No direct impact.

0	No direct impact.	0	No direct impact.
SA17: To make Tamworth town centre the heart of the borough by creating a vibrant and attractive environment			
0	No direct impact.	0	No direct impact.
SA18: To reduce the need to travel and encourage sustainable modes of transport			
++	Provision of services and facilities within the neighbourhoods and locating them in accessible places that can be accessed by sustainable modes of transport will reduce the need to travel.	-	Facilities could be located outside of existing centres and independently from other related uses resulting in unsustainable transport patterns.
SA19: To make best use of the existing transport infrastructure and seek improvements			
++	Provision of services and facilities within the neighbourhoods and locating them in accessible places will make best use of existing infrastructure.	0	Unable to ascertain impact.
Final Sustainability Appraisal Scores for Options			
Option 1	11	Option 2	-6

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