

17<sup>th</sup> May 2012**REPORT OF THE PORTFOLIO HOLDER FOR ECONOMIC DEVELOPMENT &  
ENTERPRISE****Tamworth Local Plan****EXEMPT INFORMATION**

N/A

**PURPOSE**

The report seeks Council approval to publish the amended Pre-Submission Publication Draft Tamworth Local Plan (previously referred to as The Core Strategy and amended following approval of Council obtained on 9<sup>th</sup> February), in accordance with Regulations 27 & 28 of the Town and Country Planning (Local Development) (Amendment) Regulations 2008. The report also seeks authorisation for officers to make minor changes to the Publication Draft Local Plan and carry out any necessary further consultations with key stakeholders, prior to submitting it to the Government for Public Examination in order to ensure a sound document, in accordance with Regulation 30 of the aforementioned Regulations.

**RECOMMENDATIONS**

**1) That the Tamworth Local Plan is recommended to Council for approval for Pre-Submission Publication and following consultation on soundness the Local Plan is submitted to the Secretary of State, in accordance with Regulations 27, 28 & 30 of the Town and Country Planning (Local Development) (Amendment) Regulations 2008 (subject to recommendation (1a);**

**(a) Subject to no fundamental objections to the soundness of the Local Plan being made during the Pre-Submission Publication Stage; and**

**2) Authority is delegated to the Head of Planning & Regeneration, in consultation with the Portfolio Holder for Economic Development & Enterprise, to make any typographical and formatting (including the insertion of photographs) amendments to the Local Plan prior to the Submission.**

**3) that the Council approve the attached Memorandum of Understanding (MoU) between Tamworth, Lichfield and North Warwickshire with authorisation given to the Leader of the Council to sign the agreement and for the Head of Planning & Regeneration to make minor amendments to the MoU; as required.**

**EXECUTIVE SUMMARY**

At its 9<sup>th</sup> February meeting, Council resolved to publish the Tamworth Core Strategy/Local Plan for a six week consultation period. Whilst the date for commencing the consultation period was not specified, officers envisaged it commencing between mid March and the end of April.

One of the risks to publishing the Core Strategy/Local Plan, identified within the accompanying officer report to Council, related to the reliance on neighbouring local

authorities to deliver a proportion of Tamworth's future development needs without a formal agreement currently being in place.

Following the 9<sup>th</sup> February meeting, officers and members continued their dialogue with counterparts from adjoining authorities to secure a formal agreement to both ensure compliance with the government's 'duty to co-operate' and a 'sound' Core Strategy/Local Plan. These ongoing discussions have resulted in a significant breakthrough with neighbouring Councils who have communicated an agreement to deliver a proportion of Tamworth's future housing needs within their boundary.

This has resulted in a Memorandum of Understanding (MoU) being agreed which formally establishes an agreement between Tamworth, Lichfield and North Warwickshire to deliver future housing growth. A draft is attached as Appendix 3.

As a result of these discussions, it was agreed to delay publishing the Core Strategy/Local Plan to allow all 3 authorities to obtain formal agreement to the MoU and for policy wording to be amended for consistency. In addition, the government published its revised National Planning Policy Framework (NPPF) at the end of March which the Core Strategy/Local Plan will need to show compliance with, and therefore the draft needed to be reviewed against the NPPF.

This delay has enabled amendments to the plan to be undertaken to both reflect the cross authority agreement and ensure compliance with the NPPF. Simultaneously, the Sustainability Report has also been revised following comments submitted through an independent review undertaken by the Planning Advisory Service. The amendments for both documents are set out within the attached Background Paper.

The revised Local Plan is considered 'sound' to progress to the next stage in the regulatory process. The next stage is the Pre-Submission Publication (Regulation 27). This involves publishing all the Local Plan documentation that the Council intends to formally submit to the Government for a six week period on the Council's website, sending the documents to specified statutory bodies, depositing the documents at the council offices and libraries and writing to consultees and everyone else who has written in about the Local Plan to inform them of the availability of the documents. The Publication Draft Local Plan agreed by the Council should be the document that, if there were no representations to it, the Council would be happy to adopt as its finalised Tamworth Local Plan.

The six week Pre-Submission Publication period is an opportunity to comment only on the soundness of the Local Plan. Soundness is the basis of the Local Development Framework (LDF) system and is defined as meaning that a plan must be justified, effective and consistent with national policy. It must also satisfy the legal procedural requirements and, looking to the future, conform to the government's 'Duty to Co-operate' requirements. Meeting these requirements will be the Planning Inspector's main consideration when examining the Local Plan.

Once the six week Pre-Submission Publication period is completed then the comments need to be summarised as part of the submission arrangements. If any fundamental issue of soundness is identified then further consideration to the progress of the Local Plan will be made with the advice of the Planning Inspectorate (PINS). If, as anticipated, no fundamental soundness concerns are raised then the Local Plan documentation will be formally submitted to Government during the autumn in accordance with Regulation 30.

Following formal submission an Inspector from PINS will be allocated to hold a public examination into the soundness of the Local Plan. It is programmed that the examination will take place during early 2013. Subject to the Inspector finding the Local Plan sound then it is programmed to be adopted in May 2013 and will then be used to determine all planning applications in the borough

## **RESOURCE IMPLICATIONS**

There are no financial implications arising from this report. A budget already exists for the production of the Local Plan.

In addition to funding the Inspector this existing budget will also be required to cover the costs associated with appointing a programme officer. The programme officer will act as the contact point for any person who has made representations at the publication stage, and as a liaison between the inspector, the council and examination participants.

The programme officer will act independently on behalf of the inspector to organise and manage the administrative and procedural matters of the examination process and is the first point of contact for any questions relating to timetabling or procedural matters. All statements will also be submitted through the programme officer.

## **LEGAL/RISK IMPLICATIONS BACKGROUND**

The statutory procedure governing the preparation and adoption of Development Plan Documents is contained in the Planning and Compensation Act 2004 and Part 6 of the Town and Country Planning (Local Development) (England) Regulations 2008. Failing to adhere to these requirements could result in the Local Plan being found 'unsound' at examination. This could result in previous stages of the Core Strategy's production having to be repeated.

It is critical that the procedural progress of the Local Plan is maintained both in order to comply with the requirements of the statutory Local Development Scheme (the LDF programme plan) and the development and regeneration aspirations of the borough.

The most substantial risk identified relates to the fact that the strategy for delivering Tamworth's future growth relies on neighbouring local authorities to deliver a proportion of future development needs outside of the borough without a formal agreement being in place. Indeed, the increased likelihood of an agreement being progressed with Lichfield and North Warwickshire Councils was a key determinant in deciding to delay publication of the Local Plan. The attached agreement, which is reflected within policies contained within the Local Plan considerably reduces the risk of it being found unsound on this basis.

There is a considerable risk that not having an up to date Local Plan in place, planning decisions in Tamworth will be assessed against the government's National Planning Policy Framework leading to 'loss of control' over development and impinging on the Council's ability to deliver key spatial objectives

## **SUSTAINABILITY IMPLICATIONS**

The Local Plan has been subject to a Sustainability Appraisal/Strategic Environmental Assessment. This has ensured that sustainability issues are given full consideration in the preparation and adoption of refining policies. The Sustainability Report to be published alongside the Local Plan is attached as Appendix 2.

A Draft Sustainability Appraisal Report was also published alongside the previous Preferred Options document. In addition, the Housing Policies Consultation Document was also subjected to an appraisal. Further appraisal work has been undertaken during and to inform the process of finalising policies for the Publication Draft Local Plan, so that the policies that appear in Appendix 1 have taken account of the findings of the Sustainability Appraisal.

A separate Equalities Impact Assessment has been undertaken and will accompany the Local Plan Pre-Submission Publication accompanied by a Health Impact Assessment. The latter will appraise the impact of the delivery of Local Plan policies on delivering borough specific health objectives.

## BACKGROUND INFORMATION

This is included on the following page.

## REPORT AUTHOR

Jon Lord

## LIST OF BACKGROUND PAPERS

<i>Background Papers</i>	<i>The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008</i>
	<i>National Planning Policy Framework</i>
	<i>Statement of Community Involvement</i>
	<i>Local Development Scheme</i>
	<i>Tamworth Core Strategy Issues and Options Report March 2008</i>
	<i>Tamworth Core Strategy Option Report 2009</i>
	<i>Tamworth Preferred Options Report 2009</i>
	<i>Tamworth Core Strategy Housing Policies Report 2011</i>
	<i>Tamworth Core Strategy/Local Plan Report to Council 9<sup>th</sup> February 2012</i>

## APPENDICES

Appendix 1: Chapters 1-2 of The Tamworth Local Plan for Pre-Submission Publication

Appendix 2: Chapters 3-5 of The Tamworth Local Plan for Pre-Submission Publication

Appendix 3: Chapters 6-8 of The Tamworth Local Plan for Pre-Submission Publication

Appendix 4: Appendices of The Tamworth Local Plan for Pre-Submission Publication

Appendix 5: Local Plan Allocations Map

Appendix 6: Local Plan Tamworth Town Centre inset Map

Appendix 7: Sustainability Appraisal, incorporating Strategic Environmental Assessment Report

Appendix 8: The Memorandum of Understanding between Tamworth, Lichfield and North Warwickshire Councils

## EXEMPT INFORMATION

N/A

## **Local Plan Background Paper**

### **1. Scope of Local Plan**

- 1.1 The Borough Council has been working on the Core Strategy (now renamed as the Tamworth Local Plan) 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.
- 1.2 The Local Plan sets 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. It covers a range of topic areas, including housing, employment, green spaces, biodiversity, leisure and retail. It is considered that it represents 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.
- 1.3 The current Publication Pre-submission document represents the latest iteration of the Local Plan and has evolved in response to consultation responses and an updated evidence base.
- 1.4 In addition, a change to the scope and content of the Local Plan has arisen in response to government amendments to the proposed scope of Local Development Frameworks. Consequently, the Local Plan's remit has been broadened to include site allocations, and policies have been revised to increase their usability by development management officers.

### **2. Format of Local Plan**

- 2.1 The Local Plan is divided into a number of chapters. The first of which includes a spatial portrait and vision for the borough. It sets out the key characteristics of Tamworth and identifies the key issues and challenges facing the borough that the Local Plan seeks to address. The vision sets out the type of place Tamworth should become by 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 priorities which are set out in relation to the key themes to which they relate.
- 2.2 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 priorities and should be interpreted within the context of the spatial strategy policies.
- 2.3 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.

2.4 The Local Plan's success will depend on effective implementation of the policies. Whilst the council will play a main role in implementing the policies, through its statutory planning functions, implementation will also rely on a range of partner organisations including the Tamworth Strategic Partnership, County Council, statutory service providers, developers, Registered Social Landlords and infrastructure providers amongst others. As such, an Infrastructure Delivery Plan is included setting out what infrastructure is required, when, how it is going to be delivered and by whom.

### **3. Summary of Key Headlines (unchanged since the previous version taken to Council)**

3.1 The evidence base proposes that Tamworth, through the Local Plan, should seek to accommodate at least 5500 new dwellings, 36 hectares of employment land, 20,000sqm of office floorspace and 31,000 sqm of comparison retail floorspace up to 2028.

3.2 The proposed spatial strategy remains broadly similar to the approach set out in previous consultation versions of The Core Strategy. The one strategic housing site-the Anker Valley Sustainable Urban Neighbourhood remains albeit with an extended site boundary. The Strategic employment sites previously identified are also carried forward along with the existing network of local and neighbourhood centres. The existing green belt boundaries, together with designated biodiversity sites are retained.

3.3 Tamworth Town Centre is reinforced as the focus for new retail, leisure, tourism and cultural, office and high density residential development resulting in a number of strategic development sites being allocated to accommodate future growth. These include the Gungate proposal, Arriva Bus Station, Jewsons amongst others. This is supported by a proposed restriction on further floorspace expansion at the out of centre retail areas. In addition to new development proposed, the town centre linkage proposals are supported along with a number of environmental enhancements to the town centre.

3.4 Whilst the spatial strategy seeks to accommodate as much development within Tamworth's boundaries, not all of it is capable of being accommodated without impacting negatively on the quality of life of Tamworth's communities. The scarcity of developable land within the borough (as a result of constraints such as flood risk areas, biodiversity designated sites, greenbelt designation and a general lack of brownfield land) restricts the amount of new dwellings that Tamworth is capable of delivering within its boundary to 4500. This results in land outside the borough's boundary, to the north of the borough in Lichfield district and within North Warwickshire being identified for up to 1000 dwellings.

3.5 The reliance on one Greenfield strategic housing site-Anker Valley Sustainable Urban Extension has resulted in a number of sustainability related disadvantages. To overcome these; and to ensure that the borough makes the most efficient use of land, a series of regeneration priority areas are now proposed. These include The Wilnecote Regeneration Corridor; focusing on a comprehensive approach to housing and employment led regeneration and in the Post War Social Housing Estates. The latter builds on the current Locality Working initiative to support housing led regeneration within some of the borough's most deprived neighbourhoods.

- 3.6 With the overall goal of reducing the need to travel by locating transport generating development in sustainable locations and/or supporting a measures to encourage sustainable modes of transport, the transport policy aims to deliver priorities to tackle congestion hot spots contained within the Local Transport Plan (namely the respective Upper Gungate-Anker Valley and Ventura Park-Town Centre Transportation Packages) and junction improvements along the A5. Other key objectives relate to supporting the cycle and pedestrian cycleways across the borough and expansions to the capacity and appearance of the two railway stations.
- 3.7 Existing high quality open space is retained; to deliver the character of the borough as 'Urban Green'. Green and blue (rivers and canal) linkages are emphasised to both project a positive image of the town and deliver health related benefits.
- 3.8 Existing historic assets remain protected and a policy requiring high quality design of new development is included.
- 3.9 The previously proposed strategic allocation of a new leisure centre either within the east of the borough or within the town centre's leisure zone is removed as a result of uncertainties surrounding its delivery.

#### 4. Proposed Amendments

- 4.1 The following amendments have been made to the Local Plan to both reflect the joint authority agreement and to ensure compliance with the revised National Planning Policy Framework:

Proposed Amendment	Location in Document	Justification
Insertion of paragraphs to emphasise the importance of ensuring that Local Plan policies contribute to achieving sustainable development, in terms of promoting sustainable economic growth.	Introduction Chapter	To comply with the National Planning Policy Framework.
<p>Insertion of the following paragraph:  <i>Any proposals for development that demonstrate that they are in accordance with policies in this plan and are sustainable will be granted planning permission without any delay. When determining applications the Council will take the following approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</i></p> <p>a) <i>any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy</i></p>	Introduction Chapter	To comply with the National Planning Policy Framework and recent Planning Inspectorate communications

<i>Framework taken as a whole; or</i>		
b) <i>Specific policies in that Framework indicate that development should be restricted.</i>		
Re-wording of Spatial Vision to emphasis economic objectives and insertion of paragraph linking to wider council and partner visions.	Chapter 2	To comply with the National Planning Policy Framework
Re-naming of Strategic Spatial Objectives as Strategic Spatial Priorities (and thereafter throughout the document)	Chapter 2	To comply with the National Planning Policy Framework
Removing broad Locations for future housing growth in North Warwickshire and amending boundary for broad location for housing in Lichfield within Spatial Diagram. Amending boundary of Central Rivers Initiative within Spatial Diagram.	Chapter 3	To reflect the joint authority agreement.  To reflect accurate boundary.
Insertion of Upper Gungate-Aldergate Transport Corridor on Town Centre Inset Diagram.	Chapter 3	To reflect accurate boundary.
Insertion of wording within contextual text and Policy SP2 to emphasise importance of protecting and enhancing town centre market.	Chapter 4	To reflect Portas Review recommendations and National Planning Policy Framework
Re-naming of policy CP2 as Employment Areas	Chapter 4	To more accurately reflect content of policy
Update housing numbers to reflect latest monitoring and SHLAA update. Also update trajectory to include 5% buffer for the first 5 years of the plan in line with recent guidance.	Chapter 5	To comply with the National Planning Policy Framework
Insertion of new paragraph on the importance of tackling empty homes within the borough.	Chapter 5	To emphasise the Council's pro-active stance on addressing this issue.
Insertion of new paragraph setting out implementation measures to bring forward housing sites identified within the SHLAA.	Chapter 5	To reflect the joint authority agreement.
Insertion of new paragraphs to update cross boundary housing provision.	Chapter 5	To reflect the joint authority agreement.
Revised wording of Policy SP5-housing distribution as follows: <i>Through working with adjoining authorities, a minimum of 1000 dwellings will be provided to meet Tamworth's needs. The distribution and mechanisms for delivery are set out within the joint Memorandum of Understanding agreed between Tamworth, Lichfield and North Warwickshire Councils.</i>  <i>Development to meet Tamworth's needs within Lichfield's boundary will be met in the broad location (Land to the north of Anker Valley Sustainable Urban Neighbourhood identified on Figure 3) and allocated within Lichfield's Local Plan and any others subsequent DPDs. Development to meet Tamworth's needs within North Warwickshire's boundary will be set out within North Warwickshire's Local Plan, and</i>	Chapter 5	To reflect the joint authority agreement.



<p><i>any others subsequent DPDs.</i></p> <p><i>Development outside of Tamworth's boundary will not be supported if it is shown to prejudice the delivery of Anker Valley Sustainable Urban Neighbourhood and the overall strategy. Infrastructure to deliver and mitigate the impacts of Tamworth's future housing needs will be identified and provided for through future joint working between Tamworth, Lichfield and North Warwickshire Councils.</i></p>		
<p>An assessment of Tamworth's Green Belt boundary has been undertaken. It has recommended two minor changes to the boundary (when compared to the previous boundary identified in the February Core Strategy/Local Plan) in Dosthill, Two Gates and Wilnecote to increase the robustness of the boundary (to recognise actual physical boundaries and tidy up development sites). This represents an overall increase in land designated as Green Belt within the borough from 204 to 211 hectares.</p> <p>The Green Belt boundary is shown in Figure 5 (the allocations map)</p>	Chapter 6	Following the government's stated intention to revoke both the RSS and Staffordshire Structure Plan (possibly within the next few months), DCLG have advised that Local Planning authorities need to set out justified green belt boundaries within their Local Plan
<p>Amendments to policy wording and order as follows:</p> <ul style="list-style-type: none"> <li>-Change the chapter heading to 'A Sustainable Town'</li> <li>-Change the heading of SP9 to Sustainable Infrastructure and CP15 to Delivering Sustainable Transport.</li> <li>-Change the order of the policies so that the transport core policy follows from the spatial policy, followed by community facilities, climate change and water management.</li> <li>-the addition of text to SP9 which relates to community facilities, climate change and flood risk mitigation.</li> <li>-Change the heading of the community infrastructure policy to community facilities.</li> <li>-Remove duplication between spatial and core policies.</li> </ul>	Chapter 7	The recommendations to re-draft the policy and context provide a holistic approach to delivering sustainable development which is the over-riding objective of the strategy and emphasises the objective of The National Planning Policy Framework.
<p>Insertion of additional sentences to reflect position of Anker Valley Link Road and the outcome of the current transport study.</p>	Chapter 7	To reflect comments received from Staffordshire County Council Highways.
<p>Insertion of an additional sentence on bus accessibility improvements.</p>	Chapter 7	To reflect comments received from Staffordshire County Council Highways.
<p>Insertion of additional paragraph clarifying position on monitoring arrangements.</p>	Chapter 8	To accurately reflect the removal of the need to publish an Annual Monitoring Report.
<p>Insertion of following paragraph: <i>Further work will be required to identify appropriate infrastructure to both help deliver and mitigate the impacts of Tamworth related development located outside of its boundary. This may involve Tamworth, in partnership with Lichfield District Council, North</i></p>	Chapter 8	To reflect the joint authority agreement.

<i>Warwickshire Borough Council and infrastructure providers and landowners to bring forward infrastructure through future development plans, master plans and planning applications.</i>		
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4.2 The Sustainability Appraisal Report has been revised following comments received as part of the Planning Advisory Service review of the document and as a consequence of the changes to the Local Plan outlined above.

4.3 The amendments include the following:

- Inclusion of a non-technical summary.
- An early stage-by-stage presentation of the evolution of the Sustainability Appraisal Report and its relationship with the Core Strategy.
- An analysis, by policy, of the situation with and without the proposed Strategy.
- The appraisal of policies in respect of cumulative, synergistic and temporal effects.
- Clearer narrative on the environmental, social and economic effects associated with the development of the Strategy options.
- Identification of uncertainties and risks associated with the Sustainability Appraisal process.
- A reference to the interactions with adjacent authorities and the influence of their plans and policies over the SA process.

5. Proposed Local Plan Policies (notwithstanding the amendments outlined previously the number, title and content remain the same as previously)

<b>Policy Description</b>	<b>Remit</b>
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 Infrastructure	Identifies the strategic infrastructure, including transport, flood risk and climate change mitigation and community infrastructure to deliver the overall strategy.
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: Employment Areas	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 the Historic Environment	This includes a list of principles to be considered when proposing development which impacts on the historic environment including listed buildings, Conservation Area & scheduled 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: Delivering Sustainable Transport	The policy sets out priority measures for improving accessibility and linkages, particularly by public transport, walking and cycling on a borough wide basis and to/from strategic development sites. It sets out the criteria for the requirement for transport assessments and travel plans. Identifies the 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.
CP14: Sustainable Development and Climate Change Mitigation	This supports measures to achieve carbon zero development including renewable energy proposals and resource management.
CP15: 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
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

6. The evidence base for the Core Strategy

The evidence base to date is set out below:

<b>Open Space Review</b> (February 2012)
<b>Southern Staffordshire Districts Housing Needs Study and SHMA Update</b> (May 2012)
<b>The Highways Agency Core Strategy Modelling Report</b> (2012)
<b>Strategic Housing Land Availability Assessment Part 1 with Appendix A, Appendix B, Appendix C, Appendix D1, Appendix D2, Appendix D3</b> (September 2011)
<b>Tamworth Town Centre and Retail Study Part 1, Town Centre and Retail Study Part 2 Maps</b> (July 2011) & <b>Update Addendum</b> (December 2011)
<b>Town Centre Links Project</b> to support Core Strategy and SPD (February 2011)
<b>Green Infrastructure Background Paper</b> (March 2010)
<b>Staffordshire County-wide Renewable/Low Carbon Energy Study</b> (September 2010)
<b>Outline Water Cycle Study</b> (July 2010), <b>Outline Water Cycle Study Addendum</b> (April 2011)
<b>Phase 1 Surface Water Management Plan</b> (July 2010), <b>Phase 1 Surface Water Management Plan Addendum</b> (April 2011), <b>Phase 2 Surface Water Management Plan</b> (July 2011)
<b>Affordable Housing Viability and Policy Study</b> (February 2010)
<b>Offices Background Paper</b> (December 2009)
<b>Employment Land Review Part 1, Review Part 2, Review Part 3</b> (August 2009)
<b>Tamworth Infrastructure Study Part 1, Study Part 2, Study Part 3, Study Part 4, Study Part 5, Study Part 6, Study Part 7, Study Part 8</b> (July 2009)
<b>Joint Sports Strategy Part 1, Part 2, Part 3</b> (May 2009)
<b>Local and Neighbourhood Centres Healthcheck</b> (2008)
<b>Tamworth Town Centre Healthcheck</b> (2008)
<b>Strategic Housing Market Assessment</b> (December 2008)
<b>Phase 1 Habitat Survey Part 1, Survey Part 2</b> (September 2008)
<b>Strategic Housing Land Availability Assessment, Part 1, Part 2</b> (February 2008)
<b>Gypsy and Traveller Accommodation Assessment</b> (February 2008)
<b>Strategic Flood Risk Assessment</b> (January 2008, updated in September 2009) <b>September 2009 update, north east update map, north west update map, south update map, climate change update map</b>
<b>Employment Land Study</b> (2008)
<b>Open Space Position Statement</b> (July 2007)

In addition the following piece of evidence are currently being finalised:

**Habitat Regulations Assessment**

