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## Chapter 3

# A Spatial Strategy for Tamworth

# CHAPTER 3 - A SPATIAL STRATEGY FOR TAMWORTH

## Spatial Portrait

- 3.1 The spatial strategy is central to the Local Plan. It provides a guide to how the spatial vision and strategic objectives; namely how a prosperous town, strong and vibrant neighbourhoods, a high quality environment and a sustainable town will be achieved in practical terms. The role of the spatial strategy is to set out how much development there will be, broadly where it will go, when it will take place and, where possible, who will deliver it. A diagrammatic interpretation of the strategy is shown overleaf in the spatial diagram (Figure 3).

Figure 3: Spatial Diagram

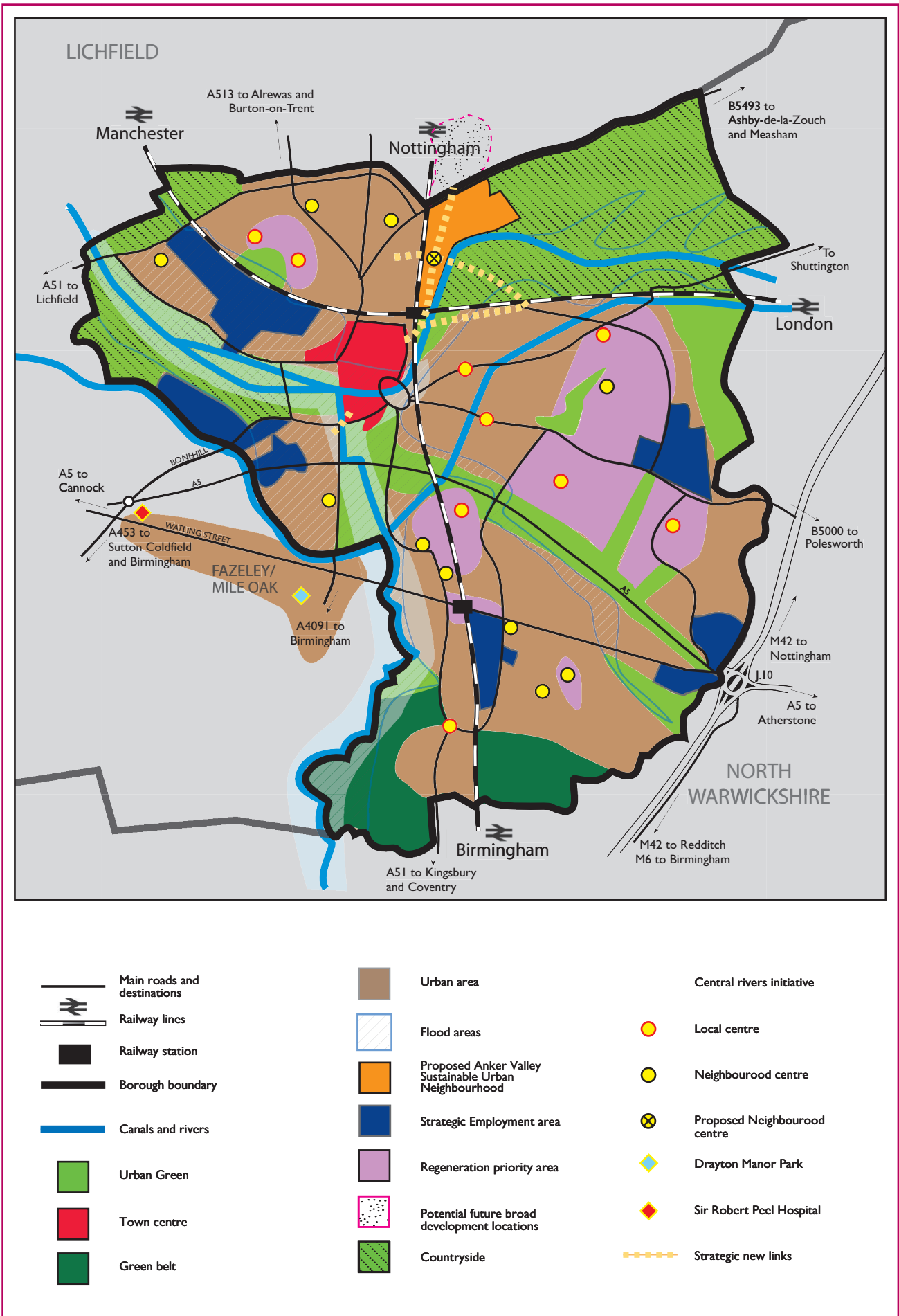
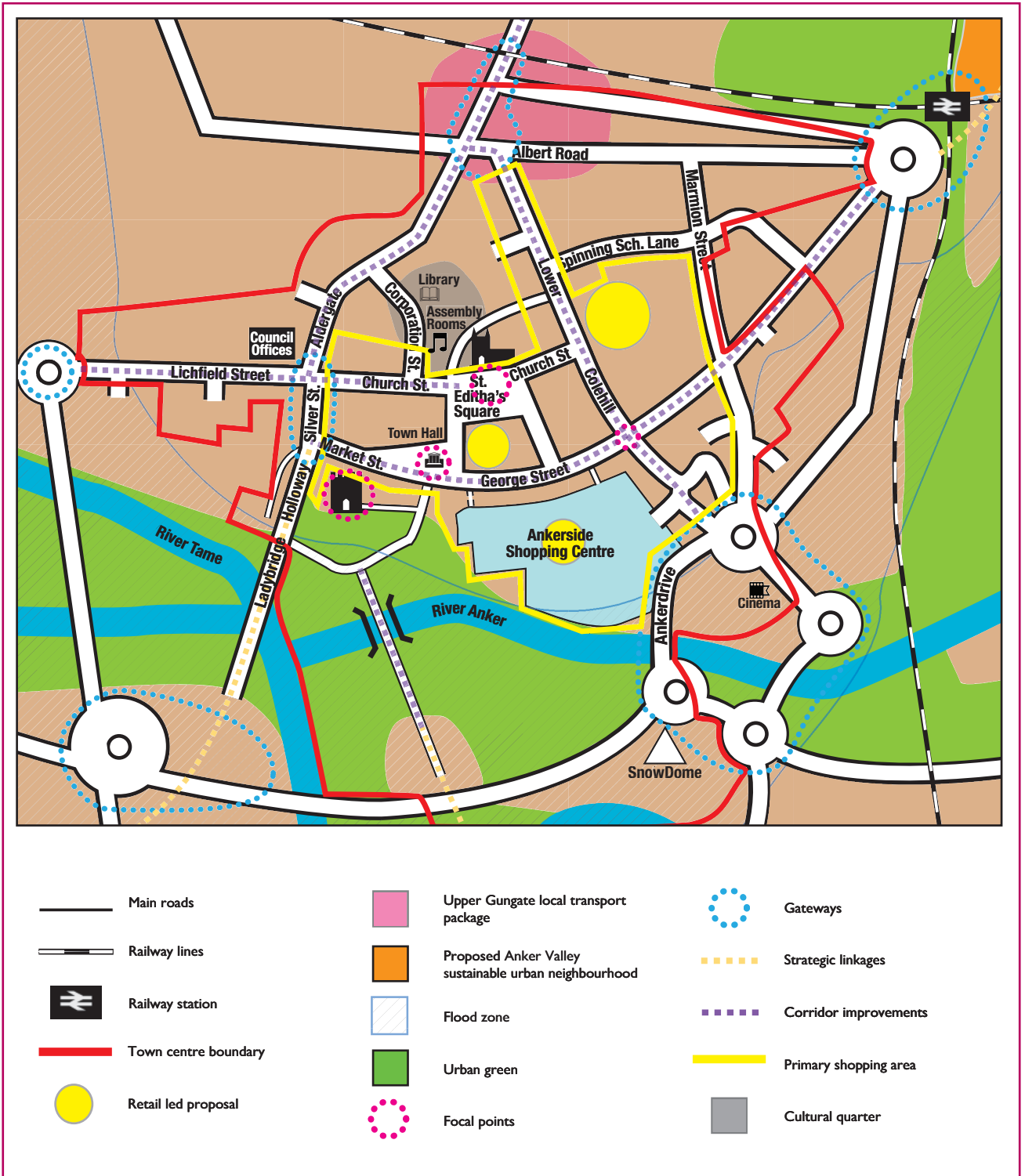




Figure 4: Town Centre Spatial Diagram





## This policy aims to address all strategic spatial priorities

### SP1-A Spatial Strategy for Tamworth

The Council's spatial strategy is to provide development in the most accessible and sustainable locations, including within and around the town centre, within the network of local and neighbourhood centres, regeneration priority areas and employment areas. This will meet most of the borough's housing and employment needs whilst safeguarding natural and built assets and addressing social and economic deprivation and exclusion.

Outside of these specified areas, the majority of the borough will not experience significant change during the lifetime of the plan. The focus for these areas will be on protecting and enhancing environmental and historic assets whilst ensuring that development has a positive impact on local amenity and character.

Within the Anker Valley Sustainable Urban Neighbourhood and at smaller sustainable sites within the urban area up to 4500 new dwellings will be delivered. As a result of a shortage of developable land, at least 1000 new homes will be required outside of the borough within locations which assist the delivery of Tamworth's strategy and those of its neighbours.

Locations, containing a minimum of 36 ha employment land, will be promoted to support the delivery of sustainable economic growth within B1 (b,c), B2 and B8 use classes, whilst Tamworth Town Centre will become the primary focus for new retail (38,400 sqm comparison goods by 2028), leisure and tourism development complimented by appropriate residential development to create a vibrant town centre community.

Investment in local and neighbourhood centres will enable local needs to be met in a sustainable way whilst strengthening their role as community hubs. Regeneration will be focussed in the most deprived 'post war planned neighbourhoods' and the Wilnecote Corridor, along Watling Street with an emphasis on improving the quality of the physical environment, housing provision, employment and health facilities and the availability of community facilities and services.

Existing green belt, countryside, high quality open spaces, sport and leisure facilities will be retained, and wherever possible, enhanced. This will help to project a positive image of the borough as being 'urban green' and to provide opportunities for improving biodiversity and recreation thus improving health and wellbeing. The existing network of green and blue linkages will be enhanced through the provision of environmental and access improvements to provide safe linkages between Tamworth's neighbourhoods, employment sites and to the town centre.

All development proposals will be of a high design quality and contribute to creating safe and welcoming places whilst making efficient use of Tamworth's limited supply of land. Proposals will promote sustainability by minimising and/or mitigating pressure on the natural, built and historic environment, natural resources, utilities and infrastructure whilst also mitigating and/or adapting to climate change and reducing pollution. Tamworth has a significant amount of land identified as being at risk of flooding, and as such development in flood risk areas will be resisted.

Accessibility to and through the borough will be delivered through improvements to the road, walking and cycling networks and public transport. Infrastructure improvements to increase the frequency of the train service to Birmingham and beyond from both Tamworth and Wilnecote Railway Stations will also be promoted along with improvements to the fabric of them.









# 4

## Chapter 4

# A Prosperous Town

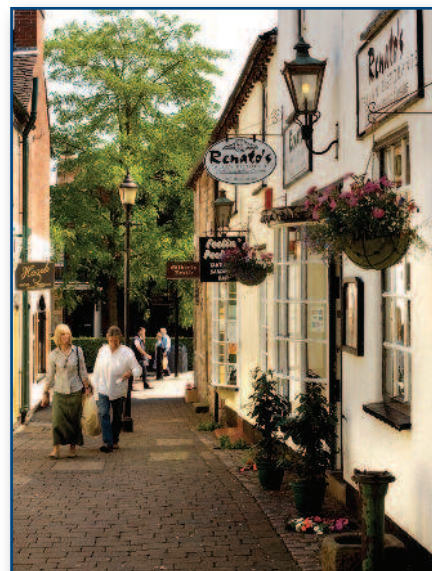


# CHAPTER 4 - A PROSPEROUS TOWN

- 4.1 Delivering a prosperous Tamworth involves planning positively for sustainable economic growth and to focus investment in the town centre and in the network of defined local and neighbourhood centres. Ensuring there is a sufficient amount and type of employment land in accessible locations will ensure jobs are retained and attracted to the borough to reduce the high levels of out-commuting. Focusing investment in existing centres and accessible employment sites will reduce the need to travel and make the most effective use of Tamworth's limited land supply.**
- 4.2 Tamworth Town Centre is the focus for large scale future investment and development as well as the preferred location for uses that attract a large number of people. Below this level, there is a need to provide for people's day to day needs in locations close to where they live. Local and neighbourhood centres play a vital role, not only as places to shop but because they provide the opportunity to deliver a wide range of services locally in places that are accessible by a choice of means of transport. They are particularly important in deprived neighbourhoods and areas with low levels of car ownership as residents can access basic services within walking or cycling distance or by public transport.
- 4.3 Tamworth has a widespread network of shops and facilities outside the town centre, which are well distributed throughout the Borough. Some are isolated but others cluster together, either in purpose built shopping centres or parades, many of which are located within the 1960's and 1970's overspill neighbourhoods, or they have evolved over time along main roads in the traditional housing areas. The Council has made a distinction between local and neighbourhood centres, depending on the range of services and catchment area served.
- 4.4 Tamworth is unusual in having such a large amount of retail floorspace outside the town centre in a location that is relatively close to the town centre at Ventura-Jolly Sailor-Cardinal Point Retail Parks. In addition, Tame Valley Retail Park exists to the east of the town and includes large superstores and a smaller number of bulky goods retailers. Figure 5 identifies the boundary of the out of centre retail areas. To some extent the development has provided the opportunity for Tamworth to meet the needs of major retailers that have not been able to find suitable sites and premises in the town centre. This has been of benefit to shoppers in the town and it has enabled the town to develop a strong retail offer for a town of its size. They also offer a generally better quality of shopping provision than the town centre. However, it is clear that the retail parks have become too dominant compared to the town centre and the balance needs to be redressed.
- 4.5 In view of the limited capacity for additional retail development in Tamworth beyond present commitments within and outside the town centre, it is not considered necessary or appropriate to identify further sites that could be capable of accommodating larger format developments. The focus for future development in the out of centre retail areas will be on improving the general environment as part of improving the linkages to the town centre, improving access by means other than the private car as part of congestion reducing measures and retro fitting of renewable/low carbon technologies.
- 4.6 There is a significant amount of commercial leisure provision in the borough; mostly located within the town centre including the Odeon multiplex cinema, the Snowdome, bowling alley and a range of other facilities.

## Tamworth Town Centre

- 4.7 The town centre boundary is shown in Figure 6 where main town centre uses and other uses, including those which contribute directly to the town centre, predominate.
- 4.8 Tamworth has a long history as a successful market town and experienced high levels of prosperity in the 18th Century when a considerable number of Georgian buildings were constructed including the Town Hall and Almshouses built by Sir Thomas Guy. Many of the buildings built during this time remain intact and contribute to the strong character of the town. From the 1960's through to the 1990's, in conjunction with the increase in population as a result of the overspill designation, major redevelopments in the town centre took place such as the square next to St Editha's Church, the Middle Entry Shopping Centre, the former Gungate Precinct and Ankerside Shopping Centre. Despite these recent interventions and some sporadic infill development, much of the historic fabric of the town centre remains in tact including the medieval street pattern. Protecting and enhancing the historic assets of the town will assist in defining Tamworth's unique streetscape, fostering local distinctiveness and preserving local character. The recent discovery of the Staffordshire Hoard near Tamworth has created an opportunity for the borough to exploit its connection to Mercian history and increase its tourism role.
- 4.9 The town centre remains a place where people want to visit, live, work, shop including spending time at leisure activities and visiting the cultural and tourism offer. It functions as a service hub for the borough; offering a range of services including banks, building societies, estate agents and health services and is a focus for arts and culture based events. It also contains a significant number of independent, specialist retailers and leisure operators and a thriving outdoor market, which together create a distinct 'Tamworth' offer. However, it faces a number of threats to its vitality arising from the nature of the town centre, its historic layout and issues around environmental quality together with the changing nature of shopping and the proximity of large out of centre retail parks including Ventura, Jolly Sailor and Cardinal Point, along with Tame Valley in the east of the borough.
- 4.10 The rise in the popularity of internet shopping, together with the preference of national retailers for larger, purpose built stores and the recent economic climate which has depressed consumer expenditure poses challenges for traditional town centres such as Tamworth's. In particular, the tendency for town centre units to be smaller, as a result of restrictions created by the historic street patterns and buildings, creates both challenges and opportunities which requires a co-ordinated approach between the council and its partners. This is a key role for the newly formed Tamworth Place Group. Organisations from across Tamworth and from private, public and voluntary sectors have come together to form the group as they were concerned about the image and reputation of Tamworth and wish to work together to understand these perceptions and address issues and seek solutions. The group is private sector led and its aim is to promote a new strategic view of the distinctiveness of Tamworth and to influence developments, communications and actions across the borough.
- 4.11 Whilst recent health checks<sup>3</sup> of the town centre have shown the centre to be performing relatively well in terms of shopper numbers, vacancy rates and rental values, concerns have been identified regarding the quality and range of the retail and leisure offer; in particular the emphasis on low value retail and a narrow leisure offer. Other issues include the lack of national retailer representation (and lack of demand identified for future representation) and the tendency for a significant number of the remaining national retailers to be either actively looking to dispose of their units or facing an uncertain future as operators.



- 4.12 The popularity of the out of centre retail areas has increased to such an extent that Tamworth is one of the few towns where comparison expenditure in its out of centre retail areas is double that of the town centre - with the town centre only attracting 28% of comparison goods spending by Tamworth residents in contrast with the out of centre retail areas receiving 58%<sup>4</sup>. It is predicted that this market share will increase at least in the short term as a result of recent development in the out of centre retail parks and the lack of new development in the town centre.
- 4.13 The regeneration and economic development of the town centre is seen as a key council objective and driver to the wider regeneration of Tamworth. The town centre should offer a distinctive environment and offer that compliments and not conflicts with the out of centre retail areas and is related more effectively through improvements to the physical linkages to take advantage of the higher expenditure levels of shoppers visiting these areas. This will require improving the physical linkages between the out of centre retail areas and to and within the town centre whilst diversifying the town centre's offer, including attracting new developments, and improving the quality of its environment to increase its overall attractiveness and image.
- 4.14 A Cultural Quarter is proposed, focused around public realm enhancement and structural improvements to and expansion of the Assembly Rooms building. In addition, to significant public realm enhancements around both the building and the existing library, key linkages will be created between the Cultural Quarter and the town centre, specifically the Gungate re-development.
- 4.15 In terms of strengths and opportunities, the town centre is an accessible and sustainable location, particularly by public transport and benefits from established walking and cycling links to Tamworth's neighbourhoods which makes it a sustainable location for development. However, there are barriers to pedestrian movement and the quality of the public realm is poor in places with extensive signage, guard railing and poor quality street furniture. Proposals to address these issues will be supported by the Town Centre & Place Making SPDs where appropriate.
- 4.16 A report entitled 'Tamworth Town Centre and Out of Town Linkage Proposals'<sup>5</sup> was prepared for the council in December 2010 to assess the linkages between the town centre and the out of centre retail areas and leisure offer. The report considers linkages between the town centre and Ventura Retail Park and the Snowdome in particular. The report concludes that significant potential exists to enhance the route along Fazeley Road by creating a unified character, improving the quality of the public realm, upgrading crossings and introducing wider connectivity. The report proposes the use of Fazeley Road as the main link with a Shuttle Bus operating along it on a circular route taking in Ventura Park Road, Bitterscote Drive and Bonehill Road, with bus stops providing direct access between shops in the town centre, Ventura Retail Park and Jolly Sailor Retail Park. A new pedestrian crossing at the River Drive / Fazeley Road junction could be integrated into proposed highway works to this junction. A stronger emphasis could be placed upon the pedestrian north-south linear axis linking the town centre to the retail parks.
- 4.17 Improved linkages from the town centre to other areas on the edge of the town centre such as the train station, and the Leisure Zone will also allow greater accessibility through sustainable modes of transport and will encourage increased movement to and from the town centre. This will help to reduce congestion in and around the town centre, helping to reduce pollution.





- 4.18 The perception of the town centre as a destination of choice will be addressed as a result of improvements to the retail, leisure and service offer supporting the market along with expansion of its tourism and cultural role. A key element of this will involve enhancing the role of the Castle Pleasure Grounds as a valuable sport, recreational, open space, and leisure asset for the town- reinforcing it as an important link to the out of centre retail parks. The town centre's role as a leisure hub will be promoted; making the most of its existing leisure facilities whilst encouraging a wider night time economy offer particularly focusing on family restaurants and cultural activities. The Retail Study identified a significant opportunity for the restaurant and bar market in the town centre; to capitalise on the current low proportion of expenditure in restaurants and pubs in the town centre by residents within the Tamworth study area. Together with the lower than average proportion of such uses within the town centre, this market represents a key opportunity to exploit and widen the town centre's attractiveness.
- 4.19 Concentrating new retail, leisure, service tourism/cultural and office development in the town centre is the best way to ensure that preference is given to sites that best serve the needs of deprived areas. It is also the location which best satisfies the sequential approach to site selection, giving preference to sites within centres to achieve a more sustainable pattern of development helping to combat climate change. It will provide the opportunity to increase accessibility by pedestrians, cyclists and public transport therefore maximising opportunities for improving the environment and the overall image of the town. Allocating sites for development within the town centre has further benefits in terms of developing on previously developed sites and maximising investment in a location that offers the greatest spin-off benefits for all town centre uses.
- 4.20 Residential development, in particular that of a higher density will be encouraged within the town centre. This will help deliver benefits associated with making the most of the borough's limited supply of land through maximising development on brownfield sites whilst increasing the demand for town centre services and increasing natural surveillance therefore delivering a safer environment.
- 4.21 A series of 'gateway development sites' situated at key entrances to the town centre have been identified which have the opportunity to create welcoming gateways to the town centre through improving legibility, promoting pedestrian and cycle priority access to key linkages and assisting the delivery of town centre regeneration.
- 4.22 A range of sites in Tamworth town centre have been identified to meet the identified capacity for 38,400 sqm gross floorspace of comparison goods retail and other town centre uses. The sites considered to be most appropriate to meet retail development needs are Gungate, Middle Entry and a partial expansion / re-configuration of the Ankerside Centre. The Gungate development in particular should attract retailers who are seeking accommodation in Tamworth but are unable to find suitable premises elsewhere within the town centre. Its development is seen as critical to delivering the regeneration of the town centre in terms of improving its offer to complement that of the out of town retail areas. The compact nature of its development and high quality design will link it into the historic network of existing streets and although predominantly retail led, there may be opportunities to incorporate a mixture of uses including residential, leisure and offices. Gungate will therefore be a key catalyst for bringing forward further investment in surrounding areas; increasing the town centre's attractiveness and overall viability and vitality.



4.23 Where development is proposed which results in a loss of existing car parking provision, the council will assess proposals on a site-by-site basis to ensure that suitable alternative car parking is provided. This will ensure that a satisfactory level of car parking is provided within the town centre to protect its vitality and viability. Appendix 1 provides additional detail on each of the sites.

**This policy aims to address strategic spatial priorities SO2, SO3, SO4, SO9, SO12**

**SP2: Supporting investment in Tamworth Town Centre**

The Council will work in partnership with businesses and landowners to revitalise Tamworth Town Centre and attract visitors. In accordance with the council and its partners’ key objectives, the town centre will be promoted as the borough’s preferred location for development containing town centre uses along with higher density, high quality residential developments. In particular, planning permission will be granted for development such as retail (up to 38,400 sqm floorspace comparison goods), leisure, tourism, cultural and office development that support and enhances its dual function as both the borough’s town centre and growing status as a sub regional tourism and leisure hub. As such, strategically important sites which the council will support to deliver these objectives are identified in figure 6.

The shopping area, defined in the town centre insert map, figure 6, contains the primary and secondary frontages areas. Within the primary frontages area, the council will expect 75% of uses to fall within the A1 retail use whilst the secondary frontages uses that result in active ground floors and promote the evening economy will be encouraged.

The outdoor street markets will be protected and enhanced through environmental improvements and promotional activity.

Development within the town centre and appropriate edge of centre locations will be expected to protect and enhance its historic character.

Key historic landmarks such as the castle, church and town hall define Tamworth’s identity as a historic market town. Development should respect and enhance these assets in terms of use, design, appearance, and interpretation.

Tamworth Town Centre will benefit from improved connectivity, in terms of cycling, walking and public transport, to and from the existing out of town retail areas, the railway station, and leisure zone. Development will be expected to contribute to enhancing the town centre’s open spaces and linkages including iconic gateway developments at strategic entrances to the town centre.



## Local Centres

- 4.24 The Tamworth Town Centre and Retail Study<sup>6</sup>(2012) defined eight local centres within the borough. These tend to provide a convenience food store plus a range of other services such as a post office, hot food takeaway, newsagent, library, pharmacy, community centre or doctor's surgery. Their size means that they serve a wider area than neighbourhood centres.
- 4.25 The Council will also help to strengthen local centres by supporting proposals for uses and facilities that would remedy deficiencies and help to address social exclusion. In the most deprived neighbourhoods of Amington, Belgrave, Glascote and Stonydelph, the Council is delivering a Locality Working initiative that will bring together a number of public service and voluntary organisations to provide advice where it is most needed. The aim is to locate these 'community hubs' within the existing local centres.
- 4.26 The local centres will continue to complement the town centre by providing retail and community facilities for their local population. Due to the limited role and function of the defined local centres in Tamworth in the retail hierarchy, it is not considered that any allowance should be made for expansion of any of the local centres. However, they are also the focus for many social, community and cultural activities, and as such, their role will be supported. Local centres may also be suitable for other uses such as employment and leisure, and residential use, particularly medium to high density potentially including flexi care accommodation.
- 4.27 In its assessment of their vitality and viability, the Retail Study rated 7 of the 8 local centres as being good with the remaining one as fair. Whilst the local centres, in the main, enjoy generally good accessibility by modes of transport other than the car, there are opportunities for further improvements to support their vitality. These include improving their connectivity, particularly through bus connections and walking and cycling facilities, to surrounding residential neighbourhoods, the town centre and employment areas. Public realm enhancements would improve the quality of the environment and help make the centres safer and easier for pedestrians to use.



## Neighbourhood centres

- 4.28 The Tamworth Town Centre and Retail Study defined seventeen neighbourhood centres within the borough. These comprise smaller clusters of shops, one of which is a convenience food store, with a limited range of associated shops or services. They are important in meeting the day to day needs of the local residential areas. As such, their roles will be protected.
- 4.29 The Retail Study identified only 6 of these centres as having a good level of vitality and viability and 2 are considered to be poor.
- 4.30 Most of the centres are serviceable rather than attractive and due to the age of a number of the neighbourhoods some of the centres are now in need of enhancement. Exley has been identified as being in particular need of physical improvements to the buildings and environment. There was a general lack of secure cycle stores and access difficulties for people with disabilities. The Council will therefore encourage better access and additional secure cycle stores. A summary of each centre is set out in Appendix 1.



4.31 The Anker Valley has been identified as a strategic housing allocation, which is essential to meet the identified housing needs set out in the Updated Housing Needs Study (2012)<sup>7</sup>. A new neighbourhood centre alongside other community facilities will be essential to create a sustainable neighbourhood that will reduce the need to travel whilst helping to create a sustainable community.

**This policy aims to address Strategic Spatial Priority SO4**

**Policy SP3: Supporting investment in local and neighbourhood centres**

Both local and neighbourhood centres offer the potential to be a focus for the regeneration of surrounding communities and proposals which enhance their vitality and viability will be supported. These include higher density residential development and improvements to existing housing provision; particularly in those centres located within regeneration priority areas-see Policy SP7.

Environmental enhancements, including improvements to green links and spaces, will be supported to improve their overall attractiveness and help design out crime. Transport improvements, particularly in relation to the frequency and quality of public transport provision will be encouraged to enhance the accessibility of centres.

a) Local centres are suitable for retail, leisure, employment and community uses serving local needs. Planning permission will be granted for such development provided it is of an appropriate scale and design and maintains or enhances the mix of uses available. Local centres are suitable locations for medium-higher density development including residential to support local services

b) Neighbourhood centres are suitable for retail and other 'A' class uses, particularly convenience retail, services and community facilities that meet the day-to-day needs of their immediate catchment. Planning permission will be granted for such development provided it is of an appropriate scale and design, and maintains or enhances the mix of uses available.

Notwithstanding the proposed Anker Valley Neighbourhood Centre, proposals for retail and leisure uses not in centres identified above will be assessed in accordance with CP2.

**Retail Capacity and Hierachy**

4.32 The need for additional floorspace for retail uses up to 2028, having regard to relevant market information and economic data, was assessed in 2012 by The Tamworth Town Centre & Retail Study<sup>10</sup>. In the quantitative need assessment, a capacity analysis for convenience (food) and comparison (non food) goods was undertaken in the Tamworth study area. This assessed the capacity for additional floorspace in Tamworth using a market-share approach. The capacity analysis shows:

- No capacity for additional convenience retail floorspace until 2016 and a small capacity by 2021 and 2028. By 2026 the capacity identified would support in the order of 1,100 sq. m. net (1,600 sqm gross) floorspace if it was developed for one of the leading food retailers or more if it was developed for discount food retailing.
- In comparison goods, after allowing for commitments in Gungate development there is no capacity for additional retail floorspace in 2016 or 2021 but there is significant capacity in 2028 to support in the order of 20,000 sqm additional floorspace.

4.33 Whilst the study identified an adequate overall level of existing leisure provision in Tamworth, a need was identified to improve the provision of cafes and restaurants in the town centre.

Increasing the offer of these operators, particularly aiming at family focussed providers will be key to increasing the overall attractiveness of the town centre; particularly in terms of helping to deliver linked trips between the out of centre retail areas and the town centre.

- 4.34 All the available capacity will be met within Tamworth Town centre in order to deliver the key spatial objective of regenerating and focussing investment within the town centre.
- 4.35 Whilst there is limited opportunity to expand the town centre due to physical constraints and the centre's historic environment, there is significant potential to consolidate the town centre through a number of redevelopment opportunities within the town centre boundary. These are set out in Policy SP2.
- 4.36 Focussing retail and leisure investment in Tamworth Town Centre will shift the balance of attraction from the out of town centre retail areas more towards the town centre. However, this will also require restricting further growth of out-of-centre shopping development in the out-of-centre retail areas that could weaken the attraction of the town centre, especially until the Gungate redevelopment scheme becomes established. Whilst proposals to refurbish existing units and environmental and accessibility improvements will be encouraged, development which results in the creation of additional retail and/or leisure floorspace at the existing out of centre retail parks at Ventura, Jolly Sailor, Cardinal Point & Tame Valley will therefore not be supported.
- 4.37 Due to the focus on delivering future retail growth in the town centre, together with the limited role and function of the local and neighbourhood centres, no quantitative expansion is proposed. Likewise, the Retail Study did not identify a need for any additional designations apart from to support major new residential development at Anker Valley.
- 4.38 Local and neighbourhood centres have a complementary role as part of the established retail hierarchy, serving the local community. The existing centres ensure a sustainable focus and pattern for development with each having its own distinctive character and mix of uses, including shops, services and community facilities. The mix of uses will be carefully managed, with an emphasis on protecting facilities that provide for people's day to day needs and community facilities unless it can be demonstrated that they are no longer required to serve local needs. Loss of A1 class uses at ground floor level should be resisted to retain accessible local shops and a lively and viable centre, particularly where they occupy large units or frontages.
- 4.39 Small scale offices offering professional advice such as solicitors or financial services are also appropriate uses in local centres, particularly for the less mobile who cannot access the town centre easily. They would be suitable for smaller ground floor units or upper floors. Some of the centres provide residential accommodation above ground floor, in purpose built flats or converted floorspace. Higher density residential schemes within local and neighbourhood centres, including using upper floors above commercial uses, will be supported because they are sustainable locations with generally good access to public transport.
- 4.40 The distinctive characteristics of each centre will be protected and promoted. There is scope for making improvements to the public realm and shopping environment, linked to other key objectives of increasing their accessibility; particularly by public transport, walking and cycling. Their potential to become community regeneration hubs; particularly in the regeneration priority areas will be supported particularly where this involves delivering education-training and health related facilities of an appropriate scale.
- 4.41 Whilst the need for additional convenience provision is deemed to be marginal, until at least 2021, qualitative issues should be taken into account. In particular, a possible qualitative need for additional convenience goods shopping in Tamworth Town Centre has been identified to enhance its vitality and viability. Proposals for any additional food shops of appropriate size within the town centre, local or neighbourhood centres should be assessed in relation to the extra benefits to maintain or enhance the centre. Any proposal should provide detailed supporting information to assess the impact on existing nearby centres.



**This policy aims to address Strategic Spatial Priority SO2, SO3**

**CPI Hierarchy of centres for retail & leisure proposals**

Tamworth’s retail and leisure hierarchy is defined as follows:

- First - Tamworth Town Centre
- Second - edge of town centre
- Third - local centres
- Fourth - neighbourhood centres

Planning permission will be granted for development that is appropriate in relation to the role and function of each centre. If proposed outside of the town centre, local and/or neighbourhood centres, new retail and leisure development must demonstrate;

- a. need,
- b. compliance with the sequential test,
- c. good accessibility by walking, cycling and public transport,
- d. that there will be no adverse impact on the vitality and viability of other existing centres
- e. it would not prejudice the delivery of other strategic objectives.

For retail and leisure development proposed outside of the defined hierarchy of centres, an impact assessment would need to be provided (to accompany planning applications) based on the following floorspace thresholds at the locations listed below:

- f. Outside of the town centre primary shopping area, for proposed retail and leisure developments of more than 1000 sqm gross floorspace.
- g. Within 800 metres of the boundaries of the town centre, local and neighbourhood centres, for proposed retail and leisure developments of more than 500 sqm gross floorspace.
- h. In the defined out of centre retail parks (Figure 4), for proposed retail and leisure developments of more than 500 sqm gross floorspace

In addition, the impact assessment would need to assess the impact of the proposal on the Gungate redevelopment, Middle Entry redevelopment and Ankerside Shopping Centre redevelopment.

In assessing the impact of a proposal, consideration will be given of the cumulative effects of the proposal, recently completed retail developments and outstanding planning permissions for retail development, where appropriate.

Development proposals deemed by the Council to have a significant impact on an existing centre that fall below the above thresholds will require an impact assessment proportionate to the scale of the proposed development.

**Sustainable Economic Growth**

4.42 A significant contribution to the Local Development Framework which helps to create a diverse local economy and achieve economic prosperity in the Borough is to ensure that sufficient employment land is available in the right sustainable locations in order to support local businesses, encourage expansion of small business and attract inward investment, in accordance with national and regional guidance.

4.43 Tamworth is strategically located at the heart of the motorway network with links to both the M42 and M6 toll and the A5 which runs through the Borough.

4.44 In recent years there has been an increase in investment from the logistics and high skilled manufacturing sectors. However, the amount of employment land has declined in Tamworth in the last decade with significant redevelopment of a number of sites for residential purposes,

including Tame Valley Alloys, Metrocab, Doultons and Smurfits. This has left a network of strategic employment areas distributed throughout the Borough which will be required to meet future employment needs.

- 4.45 Delivering economic growth will be crucial to ensure that Tamworth has a robust and growing economy in the future, to raise prosperity for its residents and businesses and to enable it to continue to play a key role within established spatial economic partnerships. However Tamworth's economy does not sit in isolation. There are a range of areas where people currently work outside of the Borough such as the West Midlands conurbation and Birch Coppice in North Warwickshire alongside potential future locations such as Whittington Barracks in Lichfield. To assist with delivering a growing, prosperous economy, partnership working across Tamworth's functioning economic geography will be essential, particularly if it is proven as a result of monitoring that Tamworth is failing to meet its needs within its boundary.
- 4.46 The evidence base set out in the 2012 Employment Land Review<sup>8</sup> identifies a broad range of employment land requirements for Tamworth up to 2028. The network of strategic employment areas will play a significant role in meeting this requirement.
- 4.47 The Employment Land Review looked at the existing portfolio of employment land and identifies potential supply. In general none of the existing employment areas were considered to be performing poorly as a whole, although some parts of the employment estates did have high vacancy levels. The market view confirmed that there was demand for units at the majority of the employment areas and that they had relative strengths and weaknesses for businesses of different types looking to locate there which supported a diverse Tamworth market. Consequently the review highlighted that the network of strategic employment areas should be retained in employment use although some parts may need modernisation and environmental enhancements.
- 4.48 However the review did highlight issues with Kettlebrook Road Industrial estate related to its location and surrounding uses. The industrial estate, not considered to be strategic in its size, is constrained by the A5 bypass and the adjacent railway line and is surrounded by residential properties to the west, all of which are considered to limit the scope for expansion. Furthermore because of poor access to the strategic highway network it is not considered an attractive location for modern business requirements and therefore not suitable for significant redevelopment within employment uses. Consequently there may be scope for the comprehensive redevelopment of this site for residential purposes to compliment its surrounding uses.
- 4.49 In relation to future supply, the review identified a portfolio of sites, including key strategic sites around Bitterscote and the M42 Junction. It also highlighted the important role of regenerating existing strategic employment areas, Lichfield Road, Amington and Tame Valley. The table set out in Appendix 1 provides a description of each employment area and identify the capacity of each area.
- 4.50 To ensure that the town centre is the key driver in delivering a prosperous Tamworth it will be important to have a suitable portfolio of Office space. Increasing the number of people who work within the town centre has numerous 'spin-off' benefits, not only is it the most sustainable location, accessible by a variety of transport modes, office development will also increase the number of people using associated services and facilities and thus improve the vitality and viability to help regenerate the town centre.
- 4.51 However as a result of limited land supply and the need to focus a variety of uses, including retail, leisure and residential, in the context of constraints related to the historic fabric and need to protect and enhance the conservation areas it is considered that office space will be delivered in the form of mixed-use development.
- 4.52 As part of this approach it will be important to maximise the role of the train station, in particular with its excellent links to London, Birmingham, Manchester and Nottingham.



- 4.53 Up to 20,000 sqm of new office floorspace will be delivered within the town centre and on edge of centre sites<sup>9</sup>. The most suitable locations include the redevelopment of the existing Arriva Bus Depot, Upper Gungate, Jewsons, Saxon Drive, as well as conversion of upper floors of buildings within the town centre. Specific sites identified for redevelopment are set out in Appendix 1.
- 4.54 Should it be demonstrated that the level of office provision cannot be met within or on the edge of the town centre, strategic employment sites could be considered for office development, providing this helps deliver the overall strategy and is not in locations that would be considered detrimental to the future vitality and viability of the town centre.
- 4.55 The government supports the creation of Local Enterprise Partnerships (LEPs) to promote local economic development. LEPs are joint local authority-business bodies that will assume a strategic leadership role in economic renewal for a defined and agreed functional economic area. Tamworth is part of the Greater Birmingham and Solihull LEP. The LEP's emerging Economic Strategy; in particular its focus on job creation will be supported through ensuring sufficient land is identified for delivery.

**This policy aims to address strategic spatial priorities SO2 and SO3**

**SP4 Sustainable Economic Growth**

Sustainable economic growth will be delivered through; providing a minimum of 36 hectares of additional employment land up to 2028 and providing 20,000 sq.m of new office floorspace. This will be achieved through protecting and enhancing the network of strategic employment areas and promoting the role of the town centre.

The Strategic Employment Areas (identified on Figures 2 & 4) comprise the following;

- Bitterscote (Bonehill Road, Cardinal Point, Bitterscote South)
- Tame Valley Employment Area (Hedging Lane, Two Gates, Tame Valley Industrial Estate)
- Amington Employment Area
- Lichfield Road Employment Area
- Centurion Park Employment Area
- Relay Park Employment Area

Whilst not considered to be a strategic employment area, appropriate employment generating uses will be promoted as part of the Wilnecote Regeneration Corridor proposal (SP5).

The preferred locations for offices in and on the edge of the town centre are identified on Figure 6.

The Council will encourage the comprehensive release of Kettlebrook Road Industrial Estate for residential use provided that this supports the overall spatial strategy.

- 4.56 Having a suitable, well performing network of employment areas alongside a sufficient supply of offices is crucial to promoting economic growth and enterprise as set out in Spatial Policy 4.
- 4.57 The 2012 Employment Land Review<sup>11</sup> focused on the existing network of employment areas, estimated future employment land requirements and looked at potential supply.
- 4.58 Appendix 1 provides an overview of the employment areas of which the strategic network of employment areas identified on Figures 3 & 5 are considered to be performing relatively well. However it is evident that there needs to be improvements to these areas, including making improvements to the environmental quality and transport network e.g. road surfacing. Furthermore there is significant potential for the employment areas to deliver the provision of renewable and low carbon energy initiatives through the retrofitting of renewable energy

techniques, such as photovoltaics and green roofs. In addition the layout of existing employment areas could increase the possibility of using combined heat and power.

- 4.59 Moreover there has been increasing pressure for alternative town centre uses on existing employment areas. However there is a risk that this could be to the detriment of the function of the employment areas and also that of the town centre. It is therefore important that the B class uses remain at the employment areas. Any change of use to alternative uses would have to demonstrate need, compliance with the sequential test and the accessibility of the proposal by a variety of sustainable transport modes.
- 4.60 The 2009 Offices paper<sup>12</sup>, looked at the office market in Tamworth and identified locations for future provision. It identified that there is a viable market for office provision in and at the edge of the town centre, with its excellent sustainable transport links and sufficient provision of services. However this is reliant on the development of new office stock to meet modern business requirements, this would attract new development and occupiers which in turn will further improve perceptions of the town centre and make it more attractive to businesses.
- 4.61 Increasing skills and training is an important element to promoting economic growth and enterprise. It is a key target of enterprise partnerships to create an appropriately skilled workforce to support their own development and the needs of the local business community. It is important to facilitate the creation of strong links between skills, training providers and businesses to ensure that existing and new businesses alongside Tamworth's residents maximise their potential and help to deliver a growing, sustainable economy. Therefore it is important to focus training in the appropriate sectors, utilise and promote existing vocational centres at TORC, South Staffordshire College and Landau Forte academy alongside the wider education facilities within Tamworth.

## This policy aims to address strategic spatial priorities SO2 and SO3

### CP2 Employment Areas

Planning permission on the network of strategic employment areas identified in SP4 will be granted for B1 (b,c), B2 and B8 uses. The expansion of any existing business within these use classes will be supported provided it promotes and supports the strategic economic objectives of the plan and the wider objectives of sub-regional economic partnerships.

Where planning permission is proposed for alternative uses within existing employment areas, the development will be required to demonstrate:

- a) through an independent assessment, that the site is no longer viable and attractive to the market for its existing permitted use,
- b) need and compliance with the sequential test (see Glossary),
- c) good accessibility by walking, cycling and public transport, and
- d) there will be no adverse impact on the vitality and viability of existing employment areas and other existing centres.

Planning permission for Office use B1 (a) will be supported within or on allocated edge of town centre sites as shown on Figure 6. Where this is part of a mixed use scheme within the Town Centre the development will need to comply with guidance set out in the Place Making SPD.

To ensure improvements to the overall sustainability and viability of the employment areas, the following measures will be required:

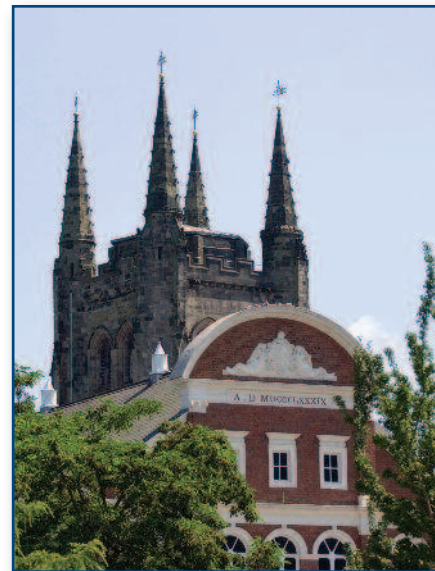
- a) Accessibility by all means of transport in particular public transport, cycling and walking
- b) Appropriate soft and hard landscaping, permeable surfaces, signage and lighting

The provision of renewable and low carbon energy initiatives including, combined heat and power, photovoltaics, green roofs, grey water harvesting, ground source heat pumps will be accepted where appropriate to the location and in compliance with CP10.



## Culture and Tourism

4.62 Tourism is one of the largest and fastest growing industries in the country. It is the largest growth industry in Staffordshire, generating £987 million per annum and employing over 40,000 full time equivalents. The total expenditure generated by visitor trips to Tamworth in 2010 is estimated to be £50 million with the major receiving sectors of all tourism spend are retail £19 million (35%) and catering £17 million (31%) It is estimated that from the tourism expenditure in Tamworth of £50 million, a total of 1,362 jobs are supported by tourism spend, although these jobs are not all provided to residents of the local authority.



4.63 Tamworth's many tourism and cultural strengths and potential owe much to its history and setting, which is focussed on the town centre. It has a strong historic centre with a number of landmark buildings located in the town centre which are open to the public, Tamworth Castle and St. Edith's Church being the most visited.

4.64 The town centre is the most visited part of the borough and the majority of its attractions are located within the centre. However, Tamworth suffers from a poor image within the region, which reflects its recent history as a post war expanded town and the resulting urban form. A main contributing factor is the town centre's comparative weakness in respect of the quality of the retail and leisure offer with a shortfall of family orientated food and drink outlets and a predominance of pubs results in a narrow evening economy. In addition, aspects of the built environment are considered to be poor which is compounded by poor physical linkages with the out of centre retail areas which discourages linked trips.

4.65 Overnight visits boost spend in the local economy, however, there has traditionally been a lack of good quality accredited accommodation. Tourism spend is not restricted to the attractions themselves, a range of other local businesses benefit and increasing the number of overnight stays would increase spend in related services such as restaurants and shops. The situation has been helped by the recently completed hotels on the edge of the town centre. This may help to attract recreational as opposed to business tourists which is seen as a potential market to exploit, as a result of Tamworth's excellent connectivity and location.

4.66 In addition to the town centre, a unique cluster of sport and leisure facilities is located immediately south and east of the town centre with the Castle Grounds, forming a focus for events and activities. Tamworth also has the benefit of the extensive green linkages that run through the borough and out to the countryside beyond. Proximity to the river and canal networks also form a unique recreation and under-used tourist resource. This will form the basis of projects promoted through the Central Rivers Initiative (CRI)\*. Linked to this is the RSPB nature reserve at Middleton Lakes, which is located just outside the borough boundary in Lichfield District and is expected to attract significant numbers of visitors. It is expected to become the most important site for breeding birds in the West Midlands. Other attractions outside the borough but on Tamworth's doorstep include Drayton Manor Theme Park, Kingsbury Water Park, The Belfry and the National Memorial Arboretum at Alrewas. Improving the access; particularly via public transport, to these attractions from the borough is seen as a key objective to increase the overall attractiveness of Tamworth as a tourism destination.

4.67 The Council and its partners' overall vision is to raise the profile of Tamworth within the Heart of England, promoting it as 'A Market Town for the 21st Century'. A key component of this is partnership working with tourism organisations and neighbouring local authorities to promote Tamworth as a visitor destination.

\* Tamworth is perceived as a key gateway into the CRI and, as such, opportunities to promote this role will be maximised.

4.68 The recent discovery of the Staffordshire Hoard represents an opportunity for the borough to exploit its connection to Mercian history and increase its tourism role. As the Ancient Capital of Mercia, Tamworth is hugely significant in the Saxon story. The Hoard has resulted in the Mercian Trail being developed with the major partners, Birmingham, Stoke on Trent, Lichfield and Tamworth. Each area will focus on a different aspect of the Saxon era. Tamworth will focus on the Royal and Military stories, Lichfield, the religious aspect, Stoke on Trent the actual find and archaeology of the hoard and Birmingham the trading links and craftsmanship. Stoke on Trent and Birmingham will continue to house the majority of the find, Lichfield and Tamworth will hopefully have a permanent exhibition with some of the items. Tamworth Castle will look to find funds to redevelop the top floor of the Castle to house such an exhibition that will attract visitors to the town.



4.69 An attractive town centre is a key element of the tourism offer. Much of Tamworth's future success depends on regenerating the town centre in order to improve the perception and image of the town as a destination for retail and leisure. Major redevelopment schemes such as the Gungate redevelopment site provide the opportunity to provide a development built to a high standard of design that complements the historic centre. Investment in major schemes should generate a knock on effect to stimulate wider regeneration. Public realm improvements through high quality paving and street furniture would enhance the visitor experience.



4.70 The Improvements to the physical linkages and signage between the town centre and the out of town retail parks, leisure zone and railway station will make them more convenient and attractive to use.

4.71 It is recognised that to expand the offer of Tamworth town centre to local residents and visitors alike, cultural development is seen as a key catalyst, in conjunction with other local investment. It is recognised that the current focus for a lot of cultural related events, the Assembly Rooms is limited in its ability to deliver further events, due to its age, historic grade II listing and its overall quality as a venue. Significant improvements and extensions to the existing Assembly Rooms building are therefore proposed to cater for events and activities which at the current time cannot be met, primarily due to current building limitations. It is envisaged that the Assembly Rooms will form the focal point of a cultural quarter for the town.

4.72 Tamworth is currently lacking in an appropriate conference and exhibition facility for local businesses and the local community. Existing venues are too small and were designed first and foremost for purposes other than conferences, exhibitions and training.

4.73 A purpose built facility would enhance the reputation of the area as a place in which to do business, provide sustainable opportunities for employment, both directly and indirectly. The secondary effects from such a facility would also be beneficial with increased potential for take up of the local tourism offer and hospitality venues through an increase in business tourism.

**This policy aims to address strategic spatial priorities SO2 and SO9**

## CP3 Culture and Tourism

To deliver a vibrant cultural and tourism economy which will help improve the quality of life of residents and visitors, the Council will work with partner agencies and organisations to:

- a) Safeguard existing cultural facilities that are viable and support the expansion of the Assembly Rooms as the centrepiece of the emerging Cultural Quarter
- b) Promote, protect and enhance the borough's landscape and historic character
- c) Encourage provision of a diverse range of cultural facilities including leisure and conference facilities within Tamworth Town Centre
- d) Encourage leisure and cultural facilities as part of mixed use development schemes within Tamworth Town Centre and of an appropriate scale in local and neighbourhood centres
- e) Support appropriate proposals for re-use of historic buildings
- f) Promote existing tourist attractions such as Tamworth Castle and awareness of and interest in heritage assets such as mining, pottery and the borough's Mercian heritage
- g) Encourage developments which result in additional tourist attractions within Tamworth Town centre including a Heritage Centre as well as appropriate infrastructure such as hotel accommodation, public transport, improved walking and cycling routes and facilities, signposting/interpretation and information centres
- h) Promote a family focussed evening economy within Tamworth Town Centre by expanding the restaurant and leisure offer
- i) Deliver improved physical linkages between the out of centre retail parks, the railway station and leisure facilities to the town centre
- j) Encourage the regeneration and restoration of the rivers and the Coventry Canal through the borough as an important tourism resource
- k) Improve the transport connections and physical routes through promoting what already exists to visitor attractions outside of the borough; particularly to Drayton Manor and Kingsbury Waterpark and the National Memorial Arboretum.





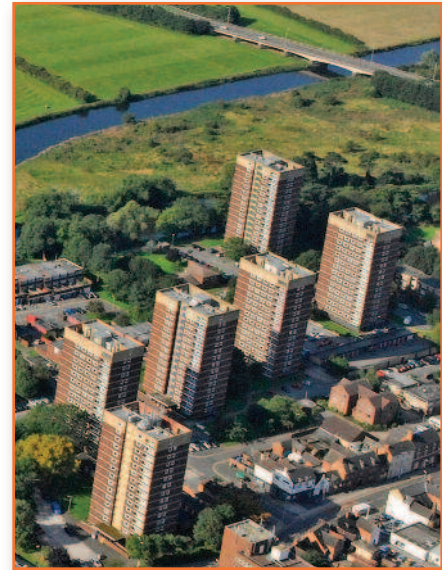
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## Chapter 5 Strong and Vibrant Neighbourhoods

# CHAPTER 5 - STRONG AND VIBRANT NEIGHBOURHOODS

- 5.1 Together with strong centres and sufficient employment opportunities, delivering sufficient new housing, of the appropriate type, tenure and cost and in accessible, sustainable locations together whilst focussing on areas requiring regeneration will deliver strong and vibrant neighbourhoods.**
- 5.2 The Southern Staffordshire Districts Housing Needs Study<sup>13</sup> (May 2012), which covered the areas of Tamworth, Cannock and Lichfield set out the potential scale of future housing requirements in the three districts based upon a range of housing, economic and demographic factors, trends and forecasts and established 12 scenarios to project future demand. These scenarios are set out in the housing needs and supply background paper.
- 5.3 The scenarios identified a range of growth options for Tamworth during the plan period, from 4,400 dwellings to 11,150 dwellings. The 11,150 figure is economic led, based on past employment trends and predicts a significant amount of in-migration to counter a predicted ageing workforce. However this approach is not considered appropriate because it would result in an over-development pressure on Tamworth which would have a detrimental impact on infrastructure and the network of 'urban green'. Aside from the figure of 11,150 dwellings the remaining figures range from the aforementioned 4,400 to 6,231 dwellings. These options all have strengths and weaknesses and it is not considered appropriate to use a single figure when establishing an overall target for the Borough. The study also analysed the core constraints on delivery including the environmental and infrastructure capacity and concluded that the dwellings requirements for Tamworth range between 240-265 dwellings per annum (5,280 to 5,830 dwellings). Taking a mid-point of these figure annualised over the course of the plan period equates to an overall need of 5,500 dwellings.
- 5.4 Focusing on supply, in the period 2006-2012, 1248 (gross), 1213 dwellings (net), have been completed and there are a further 411 dwellings either under construction (112) or with planning permission (299).
- 5.5 A Strategic Housing Land Availability Assessment<sup>14</sup> (SHLAA) has identified that 13765 dwellings could come forward in the next 15 years. 1193 dwellings (including the aforementioned 411 commitments) have been identified as deliverable and are considered to come forward in the next 5 years, a further 2644 dwellings have been identified as developable, of which it is considered 1335 dwellings will come forward in 6-10 years and 1309 dwellings in 11-15 years, this supply includes 1150 dwellings at the Anker Valley Sustainable Urban Neighbourhood being developed during the course of the plan period.
- 5.6 It is evident therefore that in establishing an overall supply for the duration of the plan period (i.e. 2006-2028). 1,213 completed dwellings (net) alongside a supply of 3,765 dwellings provide a maximum possible supply of 4,978 dwellings up to 2028. As stated in the SHLAA, it is important to consider the potential for sites to lapse, which based on historic trends is considered to be at least 180 dwellings over the plan period. Taking this into consideration, together with an optimistic approach to site viability and the potential for lower density development on some sites which would further reduce the ability to deliver the 4,978 dwellings. Therefore, a reduced figure of 4,500 dwellings is considered to be a realistic figure to be delivered over the course of the plan period, this equates to 205 units per annum and is illustrated in the indicative housing trajectory (including a 5% buffer over the 5 year supply period as required by the WPPF) set out in figure 7, appendix 2.





- 5.7 A significant proportion of these sites are situated within the urban area, and the supply predicts the proportion of future completions as being 47% on brownfield land and 53% on greenfield land. This supply, based on the latest definition (2010) of brownfield/greenfield land which classifies garden land as greenfield, predicts a reduced proportion of completions on brownfield sites compared to previous completions. In the period 2006 to 2012, 1213 (net) dwellings have been completed, 91% of which were on brownfield sites. However, this uses the definition in PPS3 prior to the revisions in June 2010 and therefore results in a higher proportion as a result of previous approvals for 'backland development'. This identified reduction is a consequence of the Anker Valley Sustainable Urban Neighbourhood (greenfield site) and a limited supply of large brownfield sites, in terms of sites the SHLAA identifies that 87.68% of sites are brownfield compared to 12.32% of greenfield sites. A number of large brownfield sites completed previously were on employment land, such as Tame Valley Alloys, the Former Doulton Works and the Metrocab site. However it is considered that a significant release of employment areas would not allow for an appropriate amount of employment land to support future economic growth. Furthermore all of the deliverable and developable sites identified in the SHLAA are within sustainable locations and are considered to contribute to the creation of sustainable communities.
- 5.8 Aside from Anker Valley there is a limited supply of large sites over 14 dwellings. The supply of 3,765 dwellings consists of 216 sites, of which 161 sites are 14 dwellings or below and only 13 sites have a capacity of 50 or more dwellings (not including Anker Valley). The reliance on small sites leads to some uncertainty over deliverability due to issues such as viability. Furthermore some of these sites, particularly in the town centre or in the Wilnecote Regeneration corridor, may come forward for other uses or as part of a mixed use development which may result in fewer dwellings being delivered. For this reason, the Anker Valley allocation should be seen as a minimum to allow for flexibility. The Tamworth Future Development and Infrastructure Study<sup>15</sup> (2009) highlighted that the site could accommodate potentially in excess of 1400 units if employment was not allocated on the site, so there is flexibility to accommodate further growth if required and capacity for further growth beyond the plan period.
- 5.9 Empty homes are an important consideration when assessing the overall demand for housing. There are many reasons why a home may be long term empty; such as being in a poor condition, being refurbished, up for sale, or the owner may be working abroad, caring for a relative or being cared for themselves elsewhere to name but a few. Long term empty homes can not either be taken in isolation. For example, at the end of January 2012 there were 215 privately owned empty homes in the Borough but over 2000 people on the housing register. The proportion of empty properties to numbers on the housing register clearly demonstrates that new house building, including affordable housing, is key to increasing the supply of housing to meet need in Tamworth. However, the Council is also working hard to bring empty properties back into use which does have a role to play in meeting this need. The Council brought back 47 empty properties into use during 2011/12. Activity is now being concentrated more effectively on those properties that have been identified. Additionally, the Council has actively encouraged & supported a bid for government resources that will, if successful, enable the development of a project in partnership with a RSL, the County Council and voluntary sector to tackle empty homes with a view to increasing the supply of affordable housing & provision for specialist provision in Tamworth.



- 5.10 As stated, delivery of the housing requirement heavily relies on a number of smaller, less strategic sites which have been identified within the SHLAA (2011). This will involve the Council working proactively with landowners and developers to identify and overcome constraints to arrive at policy compliant and viable residential schemes during the lifetime of the plan. This may involve the Council utilising its Compulsory Purchase powers to unlock sites and/or securing external funding sources to secure delivery. The Council is committed to reviewing its existing assets to identify development opportunities. An example of this is the ongoing review of Council owned garage sites with a view to bringing forward suitable sites for small scale housing development. Consultants have been appointed and the first planning applications are in the process of being submitted.
- 5.11 The considered uncertainty over the outlined supply has implications for the ability of Tamworth to meet its identified needs within its boundary. This is highlighted in the Southern Staffordshire's District Housing Needs Study and in the figures identified above. With a potential supply of 4,500 dwellings against a need of 5,500 dwellings it is evident that 1,000 dwellings need to be accommodated outside the Borough to meet the needs of Tamworth.
- 5.12 The identified need to accommodate growth outside the boundary as a result of Tamworth's constrained land supply is well established. The proposed revision to the West Midlands RSS<sup>16</sup>, in identifying housing requirements, recognised the need to deliver 1000 dwellings outside the borough's boundary in addition to the then identified need of 2,900. The updated housing needs study, whilst confirming this has stated that this is a minimum requirement. The Tamworth Future Development and Infrastructure Study, carried out jointly with Lichfield District and North Warwickshire Borough Councils, examined options for delivering the need.
- 5.13 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.
- 5.15 The Council has recently agreed a Memorandum of Understanding (MoU) with both Lichfield District and North Warwickshire Borough Councils. Both councils have agreed to deliver a proportion of Tamworth's future housing needs within their respective administrative boundaries. The MoU sets out the number of houses to be accommodated, their distribution and the phasing mechanism for their delivery. This will be set out in more detail through Lichfield and North Warwickshire's respective Local Plans and within subsequent Development Plan Documents; should they be required.
- 5.16 Within a broad development location within Lichfield District, centred on land to the north of Anker Valley Sustainable Urban Neighbourhood (as shown on Figure 3) around 1,000 homes will be delivered, in part to meet housing needs arising within Lichfield District and in part to meet the needs arising within Tamworth Borough that cannot be met within its boundary. The release of land to the north of the Anker Valley will be dependent on land being developed within Tamworth Borough first and key infrastructure being delivered within the Anker Valley.

## This policy aims to address Strategic Spatial Priority SO5

### SP5 Housing

Within the Borough of Tamworth a net increase of up to 4500 dwellings will be delivered in the period 2006 – 2028 at an average of 205 units per annum. At least 1150 dwellings will be provided for at a sustainable urban neighbourhood to the north east of the town centre in the Anker Valley. The remaining will be provided within the existing urban area taking the opportunity to maximise the effective use of land in sustainable locations.

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.

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 any others subsequent DPDs.

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.

Housing development will be expected to contribute to the achievement of sustainable communities. Priority will be given to locations with good accessibility by means other than the private car in close proximity to existing or planned community services and facilities. The Council will secure high quality well designed housing development, that contributes to creating inclusive and safe mixed communities and reduce health inequalities. This will be achieved by providing a mix of dwellings of the right size, type, affordability and tenure to meet community needs.

- 5.17 Taking into account the lack of developable land within the borough and the need to accommodate future housing needs, Anker Valley Sustainable Urban Neighbourhood has been identified as the only strategic site capable of delivering a substantial proportion of the identified future housing need for the borough. Moreover, the size of the site and its location adjacent to both the town centre and public transport facilities creates an opportunity to develop a sustainable urban neighbourhood to assist the delivery of the overall spatial strategy for the borough; addressing housing need, supporting regeneration of the town centre, improving connectivity and mitigating against the effects of climate change.
- 5.18 It is recognised that a sustainable neighbourhood is more than just housing. Anker Valley Sustainable Urban Neighbourhood will require the delivery of the necessary supporting infrastructure to create a sustainable, inclusive community including a neighbourhood centre, community facilities, including the provision of a primary school with linkages and access to open space in a high quality, well designed environment.
- 5.19 Improved linkages to the town centre will be a critical component of the proposal, along with access improvements to employment areas and Tamworth Railway Station. Internal trips will be maximised through the provision of services and facilities on site and by having a high degree of public transport accessibility will reduce the need to travel by private car therefore minimising congestion on the local road network.

- 5.20 Its sensitive location requires careful mitigation measures to be put into place including less intensive development around the boundaries and appropriate landscaping on the edge of both the open countryside to the east of the site and the Amington Hall Conservation Area to the north east of the site. The character appraisal for Amington Hall Estate Conservation Area<sup>17</sup> identifies its principal feature as being the setting of open countryside and woodland and the long distance open rural and semi rural views available from within its boundaries. The Anker Valley Sustainable Urban Neighbourhood is located approximately 90 metres from the western boundary and in developing this site, it is important to maintain the physical separation from the urban area to the conservation area. In addition to the effect of physical proximity, noise and light pollution from the development could also impact on the special character. Developers will need to have regard to maintaining the setting of the conservation area through careful design, layout and landscaping.
- 5.21 To reduce the risk of flooding and to contribute towards water management objectives, opportunities for the inclusion of Sustainable Urban Drainage Systems (SuDs) will be sought whilst biodiversity opportunity areas will also be encouraged.
- 5.22 The Council will work with developers of the Anker Valley Sustainable Urban Neighbourhood to produce a detailed masterplan for the site to accompany the first planning application prior to submission. This will consider the wider context of development to the north of Tamworth in Lichfield District.



## This policy aims to address strategic spatial priorities SO2, SO4 and SO5

### SP6: Anker Valley Sustainable Urban Neighbourhood

The Anker Valley Sustainable Urban Neighbourhood, as identified in Figures 3 & 5, will provide at least 1150 new dwellings and associated infrastructure as detailed below. Anker Valley will be well connected internally to the neighbourhood centre, as well as to Tamworth Town Centre, Tamworth Railway Station, to employment areas and countryside beyond. A detailed master plan for the development will be produced to guide the following objectives:

- a) The creation of an integrated, distinctive neighbourhood to meet the needs of the community including young and older persons and families to ensure social cohesion.
- b) Provision of public transport with new footpaths, cycleways, and green linkages to help maximise both internal trips and sustainable travel whilst mitigating the traffic impacts of the proposal on the strategic and local road network to be considered as part of the Anker Valley Local Transport Package. These include delivering:
  - i. the Anker Valley Local Transport Package and further car parking capacity and access improvements at Tamworth Railway Station,
  - ii. improvement and management of Ashby Road and associated highways,
  - iii. proposals for the provision of the Anker Valley Link Road and the possible provision of sustainable Amington Transport Link in accordance with Policy SP9,
  - iv. Pedestrian linkages to the town centre, surrounding areas and the railway station will be sought including consideration of the construction of a foot and cycle bridge over the railway line at Tamworth Railway Station.
- c) A new neighbourhood centre, with a range of shopping facilities to meet locally-generated needs, school facilities, and health facilities, community centre (designed to allow range of indoor sports if applicable), located centrally, easily accessible by foot, cycle and other sustainable modes of transport. Proposals for the co-location of facilities will be encouraged; where appropriate.
- d) A new primary / junior school or contribution towards existing facilities and a contribution to secondary school facilities to serve the area as required by Staffordshire County Council.
- e) High quality sustainable, inclusive design and layout that reflect the requirements of Policy CP11 whilst providing an appropriate buffer zone to reduce any visual impact on the nearby Amington Hall Estate Conservation Area.
- f) Provision or contribution towards indoor and outdoor sports and open spaces, in accordance with identified need.
- g) Protect, utilise, enhance existing and provide additional green and blue infrastructure linkages to the adjacent countryside, surrounding green space and waterscape networks and the urban area.
- h) Creation of appropriate new habitats and linkages to existing sites of high biodiversity value.
- i) To take into account of and ensure any proposals for neighbouring development in Lichfield District.

The southern most part of the site, adjacent to Tamworth Railway Station, is considered to be a suitable site for new office development. The sensitive nature of the site requires development to be of an exceptional design quality which creates a landmark for the town whilst respecting its wider context.

## Regeneration Priority Areas

5.23 The Council's priorities for regeneration focus on neighbourhoods with high levels of deprivation, and where there may be a need to redevelop some housing stock that is coming to an end of its useful life. In addition, the Wilnecote Corridor along Watling Street has been identified as an area requiring a comprehensive approach to regenerating the housing and employment offer and improving the immediate environment to enhance this important transport corridor.

## The post war social housing areas

5.24 Tamworth has a good record of neighbourhood regeneration through focusing interventions in the borough's most deprived neighbourhoods. Within Tamworth there are 4 distinct neighbourhoods which have been identified as council priority areas called 'locality working initiatives'. These are Amington, Belgrave, Glascote, and Stonydelph. Locality Working is aimed at addressing disadvantage within these defined communities and involves a neighbourhood level multi-agency activity to focus resources upon a defined community to address issues of local needs. This has resulted in the provision of community hubs in the local or neighbourhood centre within each locality providing accommodation for local services and support initiatives for local people along with a community space.

5.25 In addition there are areas outside of these localities that display similar attributes concerning housing and health. These also all share common physical characteristics; namely being located within the post war planned neighbourhoods consisting of predominantly social housing which is either currently, or predicted to require investment and regeneration during the lifetime of the Local Plan.

5.26 On this basis, the neighbourhoods listed below have been identified as regeneration priority areas, as a result of demonstrating high levels of deprivation and/or a poor quality environment. The regeneration priority areas are identified in figure 3.

- Amington
- Stonydelph
- Tinkers Green
- Glascote Heath
- Belgrave
- Leyfields

5.27 Within these areas, a partnership approach between the council's housing team, RSLs and other service providers will need to ensure the housing stock is refreshed to meet changing needs. This is in terms of ensuring access to jobs and services, protecting local character and sense of community whilst improving and enhancing the natural environment and mitigating the impacts of climate change. Key to achieving this will be promoting and protecting the role of local and neighbourhood centres which lie within and/or adjacent to these neighbourhoods to ensure services and facilities, including retail, remains accessible particularly to those without access to a car. Specific area boundaries will be established through the production of area based master plans, where appropriate.

## The Wilnecote Regeneration Corridor

5.28 The Wilnecote Regeneration Corridor (shown on figure 3 and allocated in figure 5) runs along Watling Street (the former A5) starting at the crossroads at Two Gates, spanning from the Watling Street-Dosthill Road/Tamworth Road junction for almost half a mile to the roundabout that intersects Watling Street and the B5440 Marlborough Way / Ninian Way.

5.29 It is a well used stretch of road linking key residential areas together and providing access to a significant employment area in the borough, Tame Valley industrial estate and out of town retail areas and access to the nationally significant theme Park, Drayton Manor.

5.30 The corridor suffers from a number of issues, including derelict and empty plots of land that have not been developed, sporadic residential units mixed in between dated industrial estates.

Additionally the corridor is intersected by a railway track and local station, which is no more than a platform with a car park. Due to varied land ownership and existing development there is not a unified strategic approach to improving the area, which has become run down and could suffer from ad hoc individual developments that do not improve the corridor as a whole. As such this well travelled route, projects a poor image for the Borough.

- 5.31 The corridor has numerous sites which have been identified for redevelopment through the SHLAA<sup>18</sup> and the Employment Land Review<sup>19</sup>. It is evident that either side of the railway line the area is split into 2 distinct characters, predominantly commercial to the East with a number of car dealerships and Beauchamp Trading Estate in close proximity to Tame Valley Industrial Estate. To the West, the character is more residential in nature, featuring Cottage Farm Road (within Dosthill) to the South and a number of residential properties within Two Gates to the North. Consequently, whilst it is considered that it will be important to achieve a mixed-use development in close proximity to Wilnecote Railway Station, it will be still important that the main uses should reflect their local context.
- 5.32 Delivering the Wilnecote Regeneration Corridor creates an opportunity to align with the Fazeley component of Lichfield District's Rural Planning Project. This approach to Rural Masterplanning results in a set of guiding principles relating to improvements in relation to the environment, traffic management, housing and social well-being. Work to date has identified the need to address the environment along the former A5. Accordingly, environmental improvements delivered through the Wilnecote Regeneration Corridor should aim to align with the objectives of the Fazeley Rural Planning project.

## This policy aims to address strategic spatial priorities SO3, SO4, SO5, SO7, SO10 and SO12

### Policy SP7 Regeneration Priority Areas

In the following areas the focus for regeneration will be on improving the physical environment and delivering social and economic renewal.

#### 1. Post war planned neighbourhoods

These areas shown on Figure 2 are identified for regeneration with the purpose of revitalising the housing areas and building cohesive and sustainable communities. Development will be supported and promoted in these areas that:

- a) improves the quality of the existing housing stock, including retro-fitting existing properties with renewable and low carbon technologies
- b) enhances the mix of housing within the area that meets local needs
- c) improves or provides local community facilities and services
- d) protects and enhances the network of high quality open space
- e) supports the vitality and viability of existing local and neighbourhood centres
- f) increases integration of the areas with surrounding areas and improves accessibility to employment, key services and the town centre by walking, cycling and public transport
- g) is of a high quality design which contributes towards designing out crime.

#### 2. Wilnecote Regeneration Corridor

This corridor as defined in Figure 3 & allocated in Figure 5 would benefit from a comprehensive and co-ordinated approach to improving its existing employment and housing offer, supplemented by proposals to enhance the roadside environment and access to and the fabric of Wilnecote Railway Station. Planning permission will be supported for refurbishments to existing and new B1 (b,c), B2 & B8 uses along with new housing and environmental improvements and investment in Wilnecote Railway Station and walking, cycling and public transport provision. Any emerging proposals will be included in the review of the Integrated Transport Strategy.

Delivery of the Wilnecote Regeneration Corridor will be taken forward through a future SPD.



## Housing Needs

5.33 In the period 2006 to 2011, 304 gross affordable housing units were completed, on average 61 affordable dwellings a year. As at the 31st March 2011 there were a further 58 units committed<sup>20</sup>. Although Tamworth is more affordable than other parts of the sub region, the updated Strategic Housing Market Assessment<sup>21</sup> (SHMA) indicates a net housing need of 173 dwellings per annum, the equivalent of 84% of units against the overall requirement of 205 units per annum. Delivering 84% of all dwellings as affordable is clearly unrealistic. Furthermore within Tamworth there are differences in terms of house type and house price. It also highlights that there is an undersupply of smaller properties.



5.34 The Council has undertaken an Affordable Housing Viability Assessment<sup>22</sup> to establish the appropriate thresholds and targets for delivering affordable housing. The study tested numerous variances, including land values, affordable housing thresholds, the impact of increased developer profit, code for sustainable homes and different social housing grants. The study concluded that for sites over 15 dwellings a target of 30% affordable housing is appropriate. Considering that there is a significant supply below this threshold the study identified different options for sites below this threshold and in order to provide sufficient flexibility whilst enabling a deliverable supply, a combined approach featuring financial contributions and on-site affordable housing provision was considered to be the most appropriate. This was set at a 10% affordable housing equivalent financial contribution from sites of 1 to 4 units and 20% on-site affordable housing target from 5 to 14 units. A financial contribution can play an important role in improving existing housing stock and bringing empty properties back into use.

5.35 However whilst this sliding scale provides a greater degree of flexibility in the process and is considered to be deliverable it is recognised that there may still be factors which make a site unviable and the Council will need to be flexible on a site by site basis whilst still seeking to maximise the proportion of affordable housing. Furthermore the study recognised that the delivery of affordable housing cannot rely on market driven residential schemes and other key organisations including the Council have a role to play in increasing the supply of affordable units. To establish a deliverable annual requirement the thresholds set out above have been applied to the supply of sites identified in the SHLAA<sup>23</sup>. These have only been applied to sites that fall outside the planning process (it is not considered appropriate to apply thresholds to sites that have already received planning permission as the supply of affordable dwellings has already been determined through the planning process) to derive a total supply of affordable housing over the plan period. When applying thresholds of 30% of affordable housing on sites of 15 or more dwellings and 20% on sites of 5-14 dwellings the total supply is identified as 880 dwellings.

5.36 The total supply should also consider existing completions of affordable dwellings to establish a total supply over the course of the plan period. In total 307 units have been completed and 58 units are committed. Taking all of the above into account a total of 1,245 affordable dwellings (57 dwellings per annum) are considered to come forward between 2006 and 2028. This supply should be considered to be a minimum figure as there is the potential for some sites to provide a greater proportion of affordable housing and as stated above there remains a significant need beyond this figure therefore wherever possible it will be important to maximise the delivery of affordable housing.

5.37 The updated SHMA identified that the split of affordable housing tenure should be 40% Social Rented and 60% Intermediate Tenure.

## This policy aims to address Strategic Spatial Priority SO5

### CP4 Affordable Housing

The provision of at least 57 affordable housing units per annum will be sought. The provision of affordable housing to meet local needs will be maximised through working in partnership with relevant organisations. Unless demonstrated to be unviable the Council will require:

- a) new residential development involving 15 or more dwellings (gross) to provide a target of 30% affordable dwellings on site;
- b) new residential development involving 5 – 14 dwellings (gross) to provide a target of 20% affordable dwellings on site;
- c) new residential development involving 1 – 4 dwellings (gross) to provide a financial contribution equivalent to a target of 10% affordable dwellings;
- d) for on site provision 40% of units as social rented and 60% of units as intermediate;
- e) the release and development for affordable housing of Council, Registered Social Landlords and other public bodies surplus land holdings;
- f) a range of sizes of residential dwellings to be provided to meet local requirements;
- g) a range of housing to meet the needs of older persons, persons with disabilities and those with special needs where there is a proven need and demand.

The Council will monitor development activity, land values and market signals to ensure it adopts a flexible approach to negotiations to achieve the above targets. This monitoring will inform discussions over viability, the overall planning obligation requirements, local needs and where appropriate lead to a review of targets to ensure the overall requirement is met during the plan period. A Planning Obligations Supplementary Planning Document will be produced to outline the framework for negotiations, how the targets will be applied to developments with a construction programme over 2 years long and the role of the Council in assisting to secure finance or land to ensure development remains viable.

- 5.38 In 2001 over 75% of the housing stock in Tamworth was 3 or more bedrooms. By 2012 this percentage was estimated to have remained fairly static at 74%. In planning the provision of a housing stock that meets the need of all households in the future we need to consider changes which are taking place in both demographic structure and household formation and preferences. The data in relation to household formation is extremely important as those households requiring smaller units are those which are growing most significantly.
- 5.39 In March 2009, Communities and Local Government published updated household projections to 2031 to take account of revisions to the Office for National Statistics 2006-based population projections, published by the Office for National Statistics in June 2008. These estimate that in 2006 the number of households in Tamworth was 31,000 and by 2028 this will increase to 37,000. It is also estimated that the average household size is getting smaller. Nationally one-person households are projected to grow by 52.2%, but this differs considerably between age bands. Households consisting of 55-64 year olds (growth of 80.2%) and 45-54 (up 66.1%) will grow the most. Also older single person households (65+) will also grow by more than younger households.
- 5.40 The significant growth in one person households and the age of these new one person households suggests an increased requirement for smaller properties, but not so small that they cannot accommodate overnight guests or space to work at home; in other words at least two bedrooms will be needed.
- 5.41 In Tamworth the updated Housing Needs Study<sup>24</sup> concludes that 42% of all households need two bedroomed units and 39% of all new forming households need three bedroomed units. This takes into consideration need and also aspirations and viability.

5.42 Staffordshire County Council Flexi Care Strategy<sup>25</sup> estimates that the growth in population of those aged 65 and over between 2010 and 2030 will be 72% in Tamworth, the largest growth in Staffordshire. Flexi Care Housing provides an opportunity for people to live in their own accommodation with the security of care and support being available when needed. The Strategy identifies the level of units required to meet demand in Tamworth (823) and how many need to be available for rent or purchase. At the 1st April 2010, 118 Flexi Care Housing units were already available for rent. It is expected that Flexi Care Housing will lead to a diversion from residential placements reducing the number of residential care beds required and limiting the growth in nursing beds. It will be important to meet the need of flexi care accommodation alongside any other specific needs identified.

**This policy aims to address Strategic Spatial Priority SO5**

**CP5 Housing Types**

Housing of the right size, type and mix will be secured to reflect local needs, based upon the evidence set out in the latest Housing Needs Survey.

Where viable and appropriate the following mix of units will be achieved;

- 4% of new housing will be 1 bedroom sized units
- 42% of new housing will be 2 bedroom sized units
- 39% of new housing will be 3 bedroom sized units
- 15% of new housing will be 4 bedroom or more sized units

The Council will monitor the delivery of housing, market and household trends and where necessary revise the targets for unit size to ensure the development of sustainable mixed communities.

All proposals for housing development should ensure that they meet the requirements of different groups within the population, where there is a proven need and demand and provide an appraisal of the local community context and housing need of that community.

5.43 In the context of Tamworth housing, there is a limited supply of unconstrained available land that is suitable for development which contrasts to a growing need for development. Therefore it is imperative to make the most effective and efficient use of the land resources in the Borough. The SHLAA (2008) included 6 sample schemes based on actual sites in Tamworth to reflect the variety of sites found in Tamworth. These sites had densities ranging from 43 dph to 133 dph. The SHLAA also identified a range of typical urban areas (TUA's) reflecting different building phases in Tamworth's history. There were 136 identified TUA's totalling 1171.95ha and containing approximately 30459 units, an average of 26 dwellings per hectare. The revised SHLAA (2011), after consultation with the SHLAA panel and using the data from the TUA's established and applied the following densities;

- 30dph applied in urban locations
- 35dph applied for sites within the town centre and in close proximity to public transport nodes.

This also took into account the local context based on the TUA data and a sensitivity allowance for certain sites e.g. within a conservation area.

5.44 The SHLAA also adopted a net developable area approach for each site to take into account open space, community facilities and associated infrastructure, these are calculated as follows;

Site Size	Gross net ratio standard
<b>Up to 0.4 hectares</b>	100%
<b>0.4 to 2 hectares</b>	80%
<b>2 hectares and above</b>	60%



- 5.45 If these net developable areas are applied to the TUA's then the average dwellings per hectare in Tamworth is 39.45, with the majority of homes (17,346, 57%) being in a TUA with a dwelling per hectare ratio between 30 and 50. 15% of all units were in TUA's with a density of below 30 dwellings per hectare, and 28% of all units were in TUAs with a density ratio of over 50.
- 5.46 It has been established that after completions have been taken into account, 3,356 additional units are required to deliver the 4,500 houses within Tamworth's boundary. The SHLAA, using the densities established above and the gross net ratios identified and applying these to sites that do not benefit from planning permission, identified that there is sufficient supply to meet this figure.
- 5.47 However, as identified in the SHLAA, it will be important to consider the local context in particular the proximity to sustainable transport hubs to maximise the effective and efficient use of land to ensure sustainable patterns of development going forward.

## This policy aims to address Strategic Spatial Priority SO5

### CP6 Housing Density

New residential development whilst making the efficient and effective use of land will enhance the character and quality of the area it is located in. Therefore where viable and appropriate to the local context and character it will be expected to achieve the following densities:

- a) Within or in close proximity to the town centre, Local and Neighbourhood centres and at sustainable transport hubs a density of at least 40dph
- b) Away from these locations but within the urban area, a density of between 30 and 40 dph.

Net developable areas (as defined above) will be applied as follows:

Site Size	Net developable area
Up to 0.4 hectares	100%
0.4 to 2 hectares	80%
2 hectares and above	60%

## Gypsies and Travellers

- 5.48 A sub-regional Gypsy and Traveller Accommodation Needs Assessment (GTAA) has been undertaken with local authorities from across the southern Staffordshire and northern Warwickshire area. These figures are based on a 'need where it arises' methodology, it does not take account of opportunities or constraints within each local authority area. The report suggests that following this methodology Tamworth should provide 9 additional residential pitches. However, the report recognises that it should not necessarily be assumed to imply that those needs should actually be met in that specific locality. Decisions about where need should be met should be strategic, taken in partnership with local authorities, the County Council and the Regional Bodies involving consultation with Gypsies and Travellers and other interested parties which will take into account wider social and economic planning considerations such as equality, choice and sustainability.
- 5.49 Proposals for pitches and sites will be subject to the same criteria as any other type of development. This will mean that sites should be located in suitable and sustainable locations that are well connected to services and facilities and minimise potential impacts. Tamworth has a limited supply of unconstrained suitable land and as such opportunities in neighbouring Districts to accommodate development to meet Tamworth's needs will be sought.

**This policy aims to address Strategic Spatial Priority SO5**

**CP7 Gypsies, Travellers and Travelling Showpeople**

The Council will work with surrounding Local Authorities, the County Council, landowners, Gypsies, Travellers and Travelling Showpeople communities and other interested parties to enable the development of pitches in accordance with the sub regional Gypsy and Traveller Accommodation Needs Assessment (GTAA) as below:

Site Size	2007-2012	2012-2016	2016-2021	2016-2021	2007-2028
<b>Residential pitches</b>	6	1	1	1	9
<b>Transit Pitches</b>	5				5
<b>Travelling Showpeople</b>					0

Proposals will be expected to contribute to the creation of sustainable mixed communities and have regard to the existing levels of provision and identified need. In addition to the relevant national guidance, the following considerations will be taken into account in the determination of locations for Gypsy and Traveller sites:

- a) There should be safe and convenient vehicular and pedestrian access to the site;
- b) The site must be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity dependent on the number of pitches;
- c) The development should provide the appropriate infrastructure required, both on and off site.
- d) There should be convenient access to schools, shops and other local facilities, preferably pedestrian, cycle or by public transport;
- e) The site should be able to be landscaped and screened to provide privacy for occupiers and maintain visual amenity; and
- f) It should have no significant detrimental impact upon the residential amenity of adjoining properties or neighbouring land.