

# Tamworth Core Strategy Development Plan Document 2006 - 2026

## Option Report



# Local Development Framework

February 2009

*Tamworth*  
Borough Council

[www.tamworth.gov.uk](http://www.tamworth.gov.uk)

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# Seeking your views

The purpose of this consultation is to seek broad consensus on the direction of future development in Tamworth. We would like your views and suggestions on the Core Strategy Vision, the spatial objectives, a sequential approach to managing growth and draft Core Policies.

We are still in the early stages of producing a Core Strategy and no final decision has yet been made about the future development of the Borough. We need your feedback to inform the final decision. Following this consultation exercise a Draft Core Strategy will be published in the summer which will form the basis of the intended submission document which will then be subjected to an examination in 2010. To this end our aim is to have a document that will be supported by all those with an interest in the Borough and we would welcome the opportunity to discuss any issues and concerns you may have.

## How to have your say

The consultation runs from 19 February to 5pm on 20 March 2009. When you read through this document you will see that we have asked some questions about the Vision, objectives, the suggested strategy, Core Policies and Generic Development Management policies. In addition there is an opportunity to comment on the evidence base documents that are critical to informing the process. You can make representations in one of three ways:

- Using the on-line consultation system on our website, which you may have already accessed, and this can be accessed at **[www.tamworth.limehouse.co.uk/portal/](http://www.tamworth.limehouse.co.uk/portal/)**  
If you have not used it before you will need to register to use the system. It is easy to use and will enable you to manage all your representations made in respect of any document we produce as part of the Local Development Framework.
- On an electronic copy of the response that can be downloaded from the website.  
This should then be e-mailed to **[developmentplan@tamworth.co.uk](mailto:developmentplan@tamworth.co.uk)**
- On a paper copy of the response form, either an original or a photocopy.

Additional documents and forms can be found on the internet.

Please return your comments to:

**Development Plan Team**  
**Strategic Planning and Development Service**  
**Tamworth Borough Council**  
**Marmion House**  
**Lichfield Street**  
**B79 7BZ**

Your views are important so please do not hesitate to contact the Development Plan Team if you have difficulty understanding any part of the document or submitting your comments. It just may be that your concerns and issues may be overcome through a better understanding of what the Core Strategy aims to achieve. The processes involved can appear complicated and by talking to a member of the Team you will be able to comment in a more meaningful way.

Please contact:

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# Core Strategy Option

## Purpose and Scope of a Core Strategy

Tamworth Borough Council is required by Government to produce a Core Strategy for the Borough, which is a Borough wide plan that identifies the key strategies and policies for the future development of the Borough and will replace the current Tamworth Local Plan. It must include:

- An overall vision which sets out how the Borough will develop;
- Strategic/spatial objectives that focus on addressing the key issues identified;
- How the Strategy is to be delivered, by identifying how much development is required where, when and by what means; and
- Clear arrangements for managing and monitoring the delivery of the Strategy.

The Vision has to be in general conformity with the West Midlands Regional Spatial Strategy, the current version of which is the Phase Two Revision, and should be closely related to the Sustainable Community Strategy. The strategic objectives need to expand the vision through the identification of the key issues and how they will be achieved over time. But a key element of the Core Strategy is how it will be delivered.

An essential element of the process is community engagement and we have set out our approach to involving the community in the Local Development Framework through the Statement of Community Involvement. This was adopted in June 2006. It is important that at all stages the process is transparent and accessible to all and is continuous. This is crucial to ensuring that the outcome leads to a sense of community ownership of local policy decisions.

A key element of involving the community is Tamworth's Sustainable Community Strategy 2008-2021. It was produced by the Tamworth Local Strategic Partnership which is a multi-agency partnership committed to improving the quality of life of local people. It has its own vision and sets out priorities under the headings of people, places and prosperity.

## Progress to Date

The production of the Core Strategy started with an Issues Paper between June and September 2006. This identified 14 key issues to be considered. Then between 6th March and 4th April 2008 we published an Issues and Options document which included a Vision, objectives, issues, strategic options and suggested Core Policies. A total of 58 representations were received covering all aspects of the document, and these can be viewed on the Borough Council's website at:

**[http://www.tamworth.gov.uk/pdf/Cabinet\\_Report\\_October\\_2008.pdf](http://www.tamworth.gov.uk/pdf/Cabinet_Report_October_2008.pdf)**

The comments made have been carefully considered and form the basis of this Option document. Any representations received in respect of this Option document will be considered and a Draft Core Strategy Submission document will be produced for consultation in the summer of 2009. This will then inform the final document which will be the Core Strategy for Tamworth that will then be submitted to the Secretary of State for examination. The current Local Development Scheme indicates that formal consultation on the intended submission document will commence in August 2009, with the Core Strategy being submitted in October 2009, however it is likely that these dates will be amended via a revised Local Development Scheme.

# What has changed?

## The Vision

As referred to above, the Vision is a key part of the process. Various comments have been made relating to embracing nearby neighbourhoods, no mention of sport, recreation and community facilities and historic character. Therefore the Vision has been amended, having regard to the representations received, and now reads:-

“In 2026 Tamworth will be a town that embraces change and has a positive attitude towards self-image. It will no longer look at others to define itself but will, through community pride, opportunity and choice, become a town that people are happy to live, work and invest in. The Town will be regionally important and new development will be managed pro-actively to provide locally distinctive, attractive and well planned environments. How the Town functions will no longer be constrained by an administrative boundary but will take account of nearby neighbourhoods to provide a clear identity.

New house building will have increased the supply of affordable housing, widened housing choice and prevented homelessness. Appropriate housing will have been built to meet the needs of an ageing population requiring specialist needs and support or care.

Adaptations, renovations and general repairs to the housing stock will have created safer and accessible living conditions in the public and private sector.

The economy will continue to flourish, having improved the Town Centre retail offer and environment without prejudicing its historic character, released land for employment development and supported education and skills training. Job opportunities and employment growth in business and professional services as well as environmental and building technologies and general manufacturing will have helped to build on the Town's employment strengths and minimised outward commuting. The tourism and leisure sectors will have continued to prosper.

Tamworth residents will be proud that the town they live in and to which they have contributed to shaping, is clean, green and litter free. Increased and effective engagement at a neighbourhood level, through community development, will have led to greater community cohesion, improved skills, resident participation and confidence. Neighbourhood deprivation in Amington, Glascote Heath and Belgrave will have been reduced and residents will respect each other and their immediate environment. The enhancement and improvement of recreation, sport, art and cultural facilities for all ages will provide a population that will be healthier and safer no matter where in the Borough they live or work.

Tamworth will be a town where development will have been carefully integrated to avoid town cramming; residential amenity improved and congestion hotspots reduced. A well planned and designed town will enable people to move around easily and access services and facilities with minimum use of the car. An improved public transport system that is more reliable and integrated will have helped to facilitate movement within the Town and to neighbouring towns and employment areas.

The Borough's natural, built and historic assets such as open space, biodiversity and locally listed buildings will have been safeguarded. The character of the Town will continue to be maintained and where possible improved through sensitive design, location and use of materials. The impact of development will also have been minimised through good transport infrastructure, recycling facilities and energy efficient buildings. Tamworth in 2026 will have a strong local identity and character that residents, employers and visitors recognise as being distinctive and desirable.”

**Question 1: Does the vision need to be changed further? If so, in what respect and please explain why?**

## Spatial Objectives

Comments were also made in respect of all the objectives and these have been amended as follows:-

Reference	Spatial Objectives
SO1	To meet Regional Spatial Strategy objectives and targets in the most appropriate and sustainable way for Tamworth..
SO2	To protect and enhance the historic town centre by ensuring that proposals for change respect the historic street layout, surviving historic buildings, archaeology and open spaces
SO3	To protect and enhance areas of local and national nature conservation and landscape value on the doorstep of Tamworth residents, for their own biodiversity and geological value and for the opportunities they provide for education and leisure.
SO4	To minimise the causes and adapt to the effects of climate change by encouraging environmental initiatives and technologies having regard to government guidance.
SO5	To create high quality places that reflect Tamworth's small-scale and domestic character using a blend of traditional and innovative design and techniques.
SO6	To promote and improve walking, cycling and public transport facilities throughout the Borough and to the West Midlands conurbation for leisure, shopping, education and work.
SO7	To make Tamworth town centre a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising development opportunities and by making the most of the town's unique history.
SO8	To facilitate the provision of convenient and accessible services across the Borough and in the specific neighbourhoods of Glascote, Amington and Belgrave, encourage initiatives that provide additional support, information and services to residents.
SO9	To create a diverse local economy and provide appropriate education and training that enables residents to take up job opportunities without the need to travel outside of the Borough.
SO10	To provide a range of adaptable, high quality housing that meets the needs of Tamworth residents, particularly the old, young and less able.
SO11	To encourage active and healthier lifestyles by providing an accessible network of paths and open spaces, including allotments, and formal indoor and outdoor recreation facilities that link neighbourhoods to each other and the wider countryside.

**Question 2: Do the spatial objectives need to be amended further? If so in what respect and please explain why?**

# Managing Growth

The Borough has been subjected to growth over many years and some very difficult decisions have had to be made to accommodate such growth. The town will continue to grow. The 2006 mid-year population estimates produced by the Office of National Statistics identifies that the Borough could increase from its current level of 75,400 to 82,100 by 2026. Due regard has to be had to such projections which in turn influence the need for residential and employment requirements and hence potential allocations of land for development, but they also have to be assessed against locally based evidence such as Housing Needs Surveys and Strategic Housing Market Assessments.

As mentioned above, due regard has to be had to the Regional Spatial Strategy Phase Two Revision as it relates to the provision of housing, employment, retail and office development. This formed the basis of the Issues and Options document which identified options to accommodate the anticipated growth. However any projection cannot be totally accurate and therefore there needs to be a flexible approach to such provision.

The Regional Spatial Strategy Phase Two Revision is due to be subjected to an Examination in Public, commencing in April 2009 and forms the most up to date basis on which future growth should be considered. The key requirements relating to Tamworth for the period 2006-2026 are:

- **Housing:** 2900 dwellings
- **Employment land:** 42 hectares including the need to show a five year reservoir of 14 hectares
- **Retail:** 25,000 square metres of floorspace up to 2021 followed by a further 10,000 square metres
- **Offices:** 30,000 square metres of floorspace

In providing for such growth it is not the role of the Core Strategy to identify specific locations for such growth. As a strategic document it should only indicate broad locations. However for Tamworth this is not entirely appropriate. Because of the size of the Borough and its compact nature there are limited opportunities for growth. In this respect once a broad direction is identified, it soon becomes apparent as to what land may be developed. For example Option 3 in the Issues and Options document indicates broad areas for greenfield urban extensions, such as north of the town in Anker Valley. This indicated that any further development in Anker Valley, over and above that already allocated for development, would effectively be an extension of that allocation, defined by the known constraints of the Borough Boundary, Conservation Area and the floodplain.

The options identified to facilitate growth brought a mixed response, from a range of representations such that no consensus was evident for any one option. Those with an interest in limiting expansion of the urban areas considered urban containment as the appropriate option, whereas those with land interests preferred the greenfield and/or greenbelt option.

From a pragmatic point of view and having regard to the fact that it is generally accepted that Tamworth has limited opportunities to meet all new development requirements there appears to be only one common sense approach. Considerations relating to development opportunities should be based on a sequential approach, having regard to viability and delivery issues.

# The Sequential Approach

It is still government and regional policy that wherever possible previously used land should be brought into active use. Therefore consideration should first be given to urban containment. If this cannot be shown to deliver the Regional Spatial Strategy Phase Two Revision requirements, then greenfield urban extensions should be considered. If there still remains a shortfall then the only other option within the Borough would be Green Belt. However, having regard to the status of the Green Belt at national and regional level, a robust case would have to be made to release Green Belt land within the Borough for development. If this could not be sustained and there was still a shortfall then the only option would be that the required development would have to be provided outside of the Borough. With respect to the latter, there is a clear focus for such a consideration within the Regional Spatial Strategy, and in order to inform this latter phase of the sequential process a development and infrastructure study has been commissioned jointly with Lichfield District Council and North Warwickshire Borough Council. Such an approach will help to deliver the vision of taking account of nearby neighbourhoods to provide a clear identity. The plan opposite indicates the extent of the areas referred to.

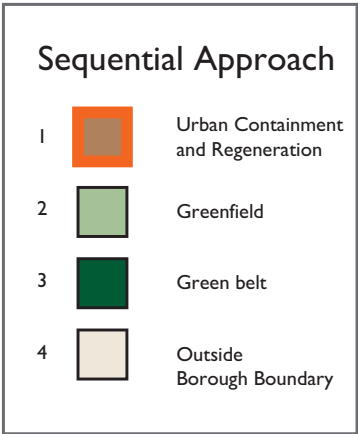
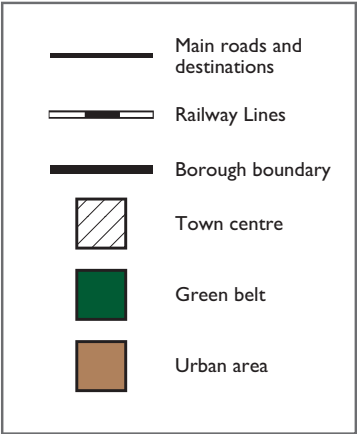
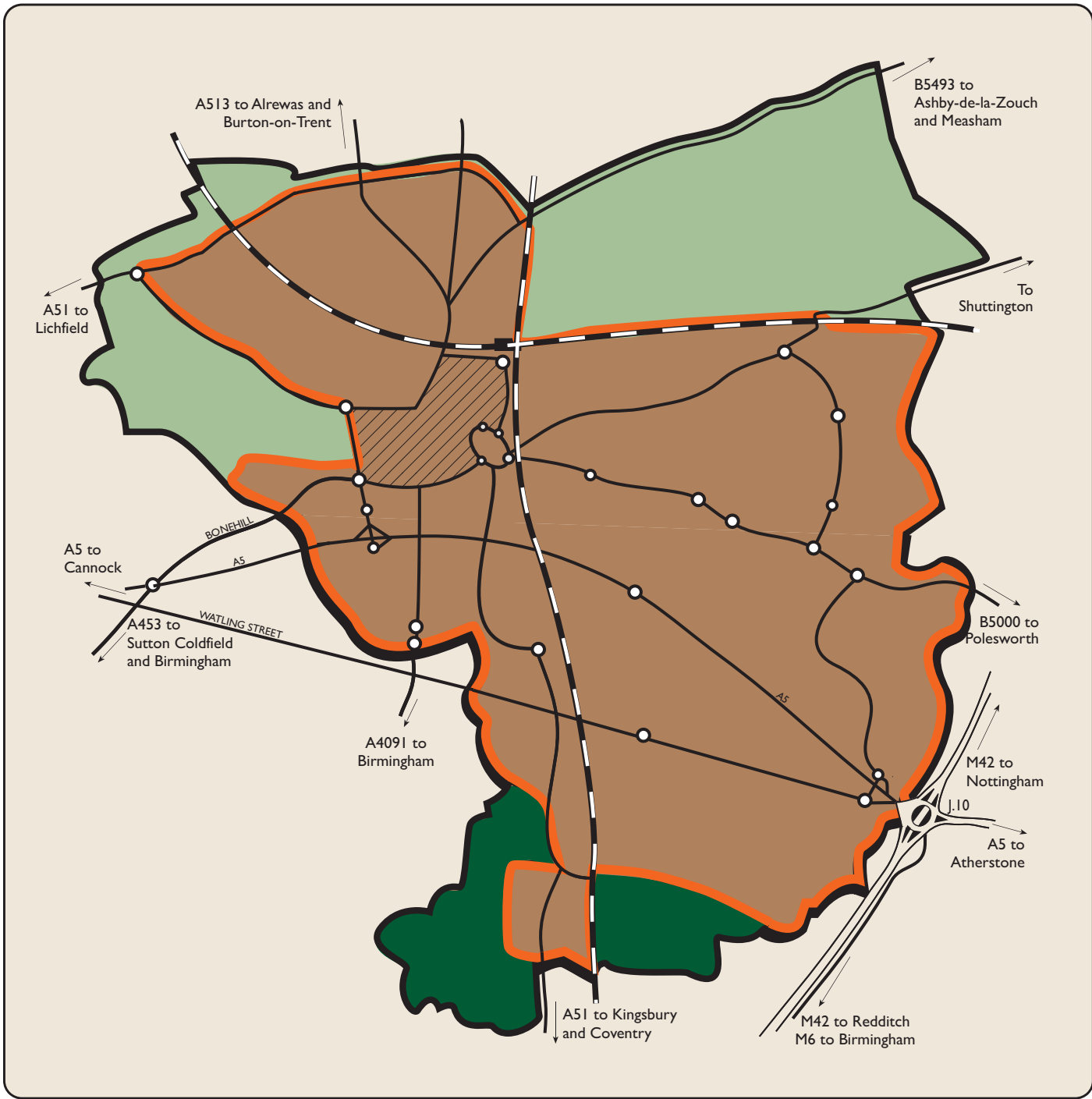
As already mentioned, development proposals must be viable and deliverable. In this respect the Strategic Housing Land Availability) Assessment (SHLAA) is a key piece of evidence. The SHLAA was produced in February 2008 and is a working document which identified in particular land suitable for providing a ten year supply of land for housing. Importantly the SHLAA indicates that the housing requirement can be accommodated within the Borough, subject to further assessment of availability and viability. The Borough Council have progressed this work through direct contact with owners of potential sites as well as collecting additional data through a 'Developer Intent' process.

The key requirements of the Regional Spatial Strategy Phase Two Revision as outlined above identify the need for 2900 dwellings for Tamworth between 2006 and 2026. As at September 2008, since 2006, 731 dwellings had been completed, 177 were under construction and planning permission had been granted for 595 dwellings a total of 1503 dwellings. Therefore some 1400 dwellings have yet to be found.

As referred to above, it is important that the Core Strategy is flexible to take account of changing circumstances over time. From a housing perspective it is considered appropriate to apply a flexibility allowance in the region of 20% representing some 600 dwellings. Consequently provision may need to be identified for some 2000 dwellings over the Strategy period.

From an employment point of view some 42 hectares of employment land is required up to 2026, with a 5 year reservoir of 14 hectares. In this respect a study has been carried out by Staffordshire County Council, for the Borough Council, to test this requirement. It concludes in broad terms that such provision is reasonable for the future. As at March 2008, since 2006 completions, sites under construction and sites with planning permission amounted to 29 hectares. However there is potential for a further 4 hectares of land to come forward as evidenced by the previously allocated sites identified in the Tamworth Local Plan 2001-2011. Consequently 9 hectares of land remain to be found long term.

Tamworth Town Centre is identified in the Regional Spatial Strategy Phase Two Revision as a major urban centre where retail office provision should be focussed. As such a total of 35,000 square metres of new retail floorspace is to be provided. The recent Tamworth Town Centre Masterplan document confirmed that there is sufficient capacity in the Town Centre to meet this requirement. However in trying to meet the office floorspace requirement of 30,000 square metres there is likely to be accommodation constraints and therefore a flexible approach is required if this amount of office space is to be provided without it prejudicing the delivery of retail development.



## How will new development be delivered?

The proposed adoption of a sequential option to delivering the spatial strategy for the town will need to apply to all of the above. Urban containment, including alternative uses of existing land and buildings, optimising the use of suitable land and regeneration opportunities, will help to minimise the need for greenfield development. In this respect the Town Centre offers the opportunity to provide a retail offer consistent with the Regional Spatial Strategy Phase Two Revision as evidenced by the Tamworth Town Centre Masterplan document, which will support the economy of the town but will be limited for the delivery of office development which will need to be accommodated outside of the Town Centre.

Clearly urban containment will not meet the needs of the Borough long term. Taking account of the housing position as at September 2008 referred to above some 1500 dwellings have either been completed, are under construction or are committed through planning permissions leaving some 1400 dwellings to find. The Strategic Housing Land Availability Assessment provides the focus for what can be delivered and having regard to the responses received via the developer intent forms sites can be identified within the urban containment area providing some 450 dwellings. This would leave a balance of 950 dwellings to find and a possible additional 600 dwellings flexibility allowance.

From a housing perspective greenfield development will have to be considered, but the opportunities are limited, due to the constraints imposed by the floodplain, and the need to adhere to Planning Policy Statement 25 and the Green Belt designation to the south of the Borough.

Similarly for employment provision there are limited opportunities to provide additional employment land. In addition some 4 hectares of land can also be identified in the urban containment area, which were allocated in the Tamworth Local Plan. Therefore to meet the long term requirements greenfield land will have to be used to provide for the balance of 9 hectares.

The Issues and Option document identified the general areas for greenfield development. Option 3: Greenfield Urban Extensions indicated opportunities in the northern part of the Borough, principally Anker Valley, to the west between the floodplain and the Borough Boundary and to the east in the vicinity of Junction 10, M42. Having regard to the existing character of the areas adjacent to these identified locations, development in the north of the Borough would be conducive to residential provision as evidenced by the current Tamworth Local Plan allocation. Greenfield development in the west of the Borough would be appropriate for employment purposes.

However all of the above development opportunities need to be assessed against their overall impact on the built and natural environment be it a conservation area or an area of biodiversity importance.

Having regard to the four areas identified in this strategy the apportionment of the development referred to above would be as follows:

## Scenarios for the distribution of development

Key	Dwellings (number of dwellings)			Employment (hectares)	Retail and Offices (sq.m.)
	Anker Valley land is deliverable	Anker Valley is not deliverable	Green Belt land is not viable		
Urban Containment	1950	1950	1950	33	65,000
Greenfield	950	0	0	9	0
Green Belt	0	950	0	0	0
Outside Borough	0	0	950	0	0

Refer to Plan on page 8.

The advantages of this approach are:

- It focuses development in the established urban fabric of the Borough;
- It maximises the use of existing infrastructure;
- It supports regeneration opportunities; and
- It accords with national and regional guidance in containing development in the urban area

**Question 3: Do you agree with this approach? If not please explain why and how it should be changed to meet your agreement**

## Core Policies

An integral part of delivering a sound Core Strategy is to have policies that guide the broad pattern of development across the Borough. They must pay due regard to both national and regional policy, whilst remaining specific and distinctive to Tamworth, thereby ensuring quality rather than quantity.

The Issues and Options document identified a range of matters that potentially should form the Core Policies. Various comments were made, in particular that they should not be too extensive. The Core Policies have therefore been refined to reflect the key policy areas to deliver a sound strategy. In addition consideration has been given to what Generic Development Management Policies should be in place to guide development having regard to the principle of not repeating national and regional policy. A total of three Development Management policies are proposed for consideration.

Seven key core policies have been developed in outline which are locally distinctive to Tamworth covering the following:-

- **Sustainable Development and Design**
- **Infrastructure**
- **Town Centre**
- **Living and Working**
- **Learning Communities**
- **Healthy & Active Communities**
- **Looking after the Environment**

The proposed policies are set out in the following pages.

## Core Policy 1 (CP1) Sustainable Development and Design

**Purpose:** to encourage sustainable patterns of development and sustainable living and working environments to minimise factors contributing to climate change and reduce take up of greenfield land.

The policy will incorporate the following:

- Application of a sequential approach to site release and development in accordance with the spatial option.
- Strategic allocations and where justified windfall development that take account of joint authorities' development and infrastructure study Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment and Strategic Flood Risk Assessment recommendations.
- Promotion of sustainable patterns of development and forms of travel to reduce the need to travel by car between housing, jobs, services and facilities.
- Aim to meet Regional Spatial Strategy Revision target for previously developed land of 60% set out in Policy CF5, but acknowledge that it may not be possible to sustain this over the life of the Plan.
- Development and construction that incorporates technologies that minimise the effects of climate change.
- High standards of design, with an emphasis on local distinctiveness, particularly in the key areas of the Town Centre and the conservation areas.

**Question 4: Does CP1 need to be amended further? If so in what respect and please explain why?**

## Core Policy 2 (CP2) Infrastructure

**Purpose:** to ensure that development only takes place where it can be supported by appropriate physical, social and economic infrastructure

The policy will incorporate the following:

- Consideration of necessary physical and social infrastructure to deliver strategic allocations arising from the spatial option, informed by the joint authorities' development and infrastructure study.
- Consideration of capacity of existing physical, social and economic infrastructure
- An implementation timetable for infrastructure provision over the Plan period, stating the agencies involved, the location and source of funding (this may be provided in an implementation section of the core strategy)
- Working with partners and external agencies to phase new development to coincide with planned infrastructure improvements.
- Giving priority to the deprived neighbourhoods of Belgrave, Amington and Glascote for social infrastructure improvements.
- Emphasis on sustainable forms of transport.

**Question 5: Does CP2 need to be amended further? If so in what respect and please explain why?**

### **Core Policy 3 (CP3) Town Centre**

**Purpose:** working with others to support and encourage regeneration of the town centre to enhance its role as the heart of Tamworth

The policy will incorporate the following:

- Response to the Regional Spatial Strategy Revision in terms of the ability to meet requirements for new retail and office development.
- Reference to partnership working with stakeholders (Town Centre Partnership) to manage the regeneration of the town centre
- Identification of key sites to be redeveloped in partnership with landowners and developers
- Promotion of public realm improvements to complement redevelopment schemes
- Town centre conservation areas to be the focus for grant and other initiatives to improve and upgrade the historic fabric
- Making the most of the town centre's cultural and historic assets for tourism

**Question 6: Does CP3 need to be amended further? If so in what respect and please explain why?**

### **Core Policy 4 (CP4) Living and Working**

**Purpose:** to ensure that living and working environments provide for local needs

The policy will incorporate the following:

- Reference to joint working with neighbouring authorities to find the most appropriate and sustainable locations for development to meet Tamworth's needs
- Indication of how the Regional Spatial Strategy Revision requirements for housing and employment will be met in broad terms, in accordance with a sequential approach and spatial option.
- Flexibility in site release and delivery to take account of different economic circumstances and future potential increase in requirements
- Maintenance of a 5 year land supply for housing and employment
- Development briefs to be prepared for key strategic sites
- Meeting identified needs regarding affordable and specialist housing
- Protection of existing employment areas from non employment uses
- Providing a balanced approach to various employment uses within employment areas
- Redevelopment of particular employment areas
- Density targets for town centre and other areas with good public transport links
- Meeting the needs of Gypsies and Travellers

**Question 7: Does CP4 need to be amended further? If so in what respect and please explain why?**

## **Core Policy 5 (CP5) Learning Communities**

**Purpose:** to align the provision of training within Tamworth to the types of job opportunities available to retain Tamworth's workforce and to reduce out commuting

The policy will incorporate the following:

- Working with local training providers and employers to ensure that the vocational training courses offered meet the needs of the local economy
- Promotion of environmental education through the Wild About Tamworth project in partnership with Staffordshire Wildlife Trust
- Working with the South Staffordshire College to provide adult education in the community

**Question 8: Does CP5 need to be amended further? If so in what respect and please explain why?**

## **Core Policy 6 (CP6) Healthy and Active Communities**

**Purpose:** to improve the health and wellbeing of Tamworth's residents and to ensure that communities are able to access local shops and services

The policy will incorporate the following:

- Protection of shops and facilities in defined local centres
- Improvement of local centres in the deprived neighbourhoods
- Protection and enhancement of existing open spaces and the maintenance of a green infrastructure network
- Setting of open space standards
- Incorporation of informal recreation space into employment areas
- Working with schools to provide recreation facilities that can be used by the local community  
Optimise the provision of indoor and outdoor recreational facilities

**Question 9: Does CP6 need to be amended further? If so in what respect and please explain why?**

## **Core Policy 7 (CP7) Looking after the environment**

**Purpose:** to protect and enhance Tamworth's built and natural environmental assets

The policy will incorporate the following:

- High quality development that reinforces local distinctiveness, particularly in the town centre and conservation areas
- Support for appropriate re-use of historic buildings
- Support for improvements to statutory and locally listed buildings and conservation areas, giving priority to the town centre
- Consideration of designating additional conservation area along canal corridor
- Specific protection for locally listed buildings
- Protection, creation and restoration of sites of biodiversity importance
- Identification of sites for habitat restoration and creation working in partnership with Wild About Tamworth to achieve national targets
- Preserve and extend green infrastructure network with the aim of meeting national targets for accessible natural green space

**Question 10: Does CP7 need to be amended further? If so in what respect and please explain why?**

## **Generic Development Management**

Small number of policies to provide broad principles of development that can be applied across all development types

### **Development Management Policy 1 (DM1) Amenity and Character**

**Purpose:** to ensure that development proposals are compatible with their surroundings

The policy will incorporate the following:

- Design, proportions, materials, detailing and appearance
- Scale, density, siting, massing, height and layout
- Relationship with other buildings and spaces
- Surveillance and security
- Landscape features and quality
- Impact of development on amenity of neighbouring uses and vice versa

**Question 11: Does DM1 need to be amended further? If so in what respect and please explain why?**

## Development Management Policy 2 (DM2) Infrastructure

**Purpose:** to ensure that development proposals incorporate suitable transport links and routes

The policy will incorporate the following:

- Highway safety
- Safe, secure and convenient pedestrian routes
- Car parking
- Cycling facilities
- Signage and street furniture
- Access for all
- Public transport links

**Question 12: Does DM2 need to be amended further? If so in what respect and please explain why?**

## Development Management Policy 3 (DM3) Use of resources

**Purpose:** to encourage new developments to be constructed in a way that reduces the use of finite resources and impact on the environment

The policy will incorporate the following:

- Appropriate on-site energy generation
- Energy efficiency
- Recycling of building materials and use of sustainable, locally sourced construction materials
- Sustainable drainage systems
- Rainwater harvesting
- Grey water recycling

**Question 13: Does DM3 need to be amended further? If so in what respect and please explain why?**

# Sustainability Appraisal

Following the Issues and Options consultation stage no one option was considered to meet all the sustainability framework objectives for the Borough. However the proposed Option described above contains elements of all the options previously considered and therefore will to varying degrees maximise adherence to the stated objectives. The Sustainability Appraisal for the Issues and Options document can be viewed at:

<http://www.tamworth.gov.uk/pdf/SA%20document%20pdf%20version.pdf>

## Evidence Base

One of the main requirements and tests of soundness for the Local Development Framework is that all Development Plan Documents are based upon a robust and credible evidence base. This evidence base is critical to ensuring that the Council has a thorough understanding of the needs and issues of the Borough and that the delivery of housing, employment, retailing and other requirements is not compromised by a lack of sites, infrastructure constraints and other inadequacies.

The evidence base informs the various components of the LDF and will itself be tested at examination. The Borough Council have been gathering evidence from various sources and have commissioned studies, some in conjunction with other authorities to underpin any policies or proposals. Further studies are currently being undertaken. A list of the documents currently available and those in progress are listed in Appendix A.

The evidence base will always be work in progress but the current raft of documents is considered to give sufficient confidence in supporting this Option document. Your views on the current evidence base would be welcomed.

In this respect a separate form should be completed which can be accessed in the same way as the consultation response form outlined on page 1.

# APPENDIX A: List of Evidence Base Documents

The evidence base for the Core Strategy will comprise of the following:

**Local Development Framework: Evidence Base February 2009** – a review of the principal physical, economic, social; and environmental characteristics of the area.

**Strategic Housing Land Availability Assessment** – an assessment of the potential land within the Borough available for housing development. (First produced in February 2008)

**Strategic Housing Market Assessment** – undertaken jointly with Lichfield district Council, Solihull Borough Council and Birmingham City Council. (Produced November 2008)

**Strategic Flood Risk Assessment (Level 1)** – undertaken with other authorities within Staffordshire. (Produced January 2008)

**Gypsy and Traveller Accommodation Assessment** – undertaken jointly with other authorities along the A5 corridor. (Produced July 2008)

**Annual Monitoring Report 2007-2008** – assessment of the performance of the Local Development Framework. (Produced December 2008)

**Employment Land Study: Future Land Estimation** – undertaken by Staffordshire County Council. (Produced May 2008)

**Open Space Position Statement** – considered the actual distribution of different types of open space around the Borough. (Produced July 2007)

**Tamworth Phase One Habitat Survey** – undertaken by the Staffordshire Wildlife Trust identifying the biodiversity resource in the Borough and important nature conservation areas requiring enhancement and protection. (Produced September 2008)

The following is work in progress:

**Future Development and Infrastructure Study** – being undertaken jointly with Lichfield and North Warwickshire to consider potential development requirements in terms of scale and location (Expected May 2009)

**Indoor and Outdoor Sports Strategy** – to produce a strategic framework, audit, assessment and needs analysis of indoor and outdoor sport and recreation facilities. (Expected May 2009)

**Development Plan Team  
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Marmion House  
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B79 7BZ**

If you would like this document in a different form, for example audio cassette, large print or Braille, please contact the Development Plan Team on (01827) 709278.

