

Modification Ref	Local Plan Para/Policy	Suggested Change	LP Rep Ref
MOD001	Para 7.6, 7 th bullet point	Capacity and safety improvements to junctions on the A5(T) (Mile Oak, Ventura Way, Marlborough Way, Stoneydelph) and M42 (Junctions 10 and 11) will be delivered following a more detailed understanding of any particular development. The requirements for mitigation of significant highway impacts on any of the local junctions in the Strategic Road Network will be determined at the planning application stage where proportionate to the proposal, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development' .	LP012
MOD002	Para 7.8	Assessments of the impact on the Strategic Road Network will be requested as part of Transport Assessments at the planning application stage where required by the Highways Agency, in accordance with Department for Transport Circular 02/2013 'The	LP012

		Strategic Road Network and the Delivery of Sustainable Development' . Any assessment should take account of existing traffic flows and consider the development alongside other planned development	
MOD003	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 16 th Item, 4 th Column	Junction improvements where required by the Highways Agency following detailed development proposals to reduce or prevent further congestion and queuing, in accordance with Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development' .	LP012
MOD004	Policy EC5(a)	Safeguard existing cultural facilities that are serviceable or which continue to provide a service to the community , and support the expansion	LP013
MOD005	Policy SU7(c)	Protecting and enhancing existing sport and recreational facilities. Sport and recreation facilities should not be built on unless where a need for the facility remains and where feasible, any loss should be is compensated by the provision of an equal or higher	LP021

		quantity and standard of facility and in an accessible location or the development is for alternative sports and recreation provision, the needs for which are clearly set out in the Sports Strategy Update.	
MOD006	Policy SU7(d)	Supporting the dual use of new and existing school sites in accordance with the following criteria: <ul style="list-style-type: none"> • Where it would not be detrimental to existing and proposed facilities on the school site. • Provides separate reception and changing facilities from the school or a design and layout that allows separation through site management. 	LP021
MOD007	Policy HG2, 'Anker Valley', 2 nd bullet point	Eastern extent of site should be reserved for landscaping, low intensity recreational uses and buffering along remaining boundary to the south. The eastern boundary should be landscaped to provide a transition to the countryside and the southern boundary should include landscaping and low intensity recreational uses.	LP025

MOD008	Paragraph 1.6, Table 1.1, Chapter 6	Through positive planning and understanding of the significance of Tamworth's heritage assets, development will achieve high quality design that preserves protects and enhances Tamworth's historic character.	LP034a
MOD009	Policy SS1	The focus for these areas will be on protecting and enhancing environmental and historic heritage assets whilst ensuring that development has a positive impact on local amenity and character.	LP034b
MOD010	Paragraph 3.33	Designated and non-designated assess assets will be a priority for safeguarding and enhancing.	LP034c
MOD011	Paragraph 4.14	As a result of limited land supply, the need to focus a variety of uses, including retail, leisure and residential, and constraints related to the historic fabric and need to protect and enhance the conservation areas all heritage assets , it is considered that any future office space will be delivered in form of mixed-use development.	LP034d
MOD012	Paragraph 4.27	Protecting and enhancing the historic assets heritage assets of the town will assist in defining	LP034e

		Tamworth's unique streetscape, fostering local distinctiveness and preserving local character.	
MOD013	Paragraph 4.33	It includes plans to develop and improve sensitively and appropriately restore the 125 year old Grade II listed Assembly Rooms.	LP034g
MOD014	Paragraph 5.5	Where development may result in the loss of archaeological assets, evaluation and mitigation may will be required to record and understand their significance.	LP034k
MOD015	Policy EN6, part 1	Development that affects designated heritage assets including conservation areas, listed buildings, scheduled ancient monuments and non-designated heritage assets including locally listed buildings and undesignated archaeology , will be required to assess the impact of development on the asset through a heritage statement and statement of significance and clearly demonstrate how the significance, including its setting and setting of the asset will be protected , conserved and where possible, enhanced.	LP034n
MOD016	Policy EN6, part 2	Where potential for archaeology is high exists , the heritage	LP034n & LP075h

		<p>statement should incorporate an archaeological desk based assessment that evaluates surviving above and below ground archaeological remains and where necessary, a field based evaluation by an appropriate professional. includes an appropriate mitigation strategy. An appropriate mitigation strategy will also be required, where necessary. Where archaeology may be lost through development, there will be a requirement for archaeological recording to be undertaken by an appropriate professional and entered in the Historic Environment Record.</p>	
MOD017	Paragraph 6.42	<p>They are a priority for safeguarding protection, conservation and where possible enhancement and enhancing where possible to better reveal their significance.</p>	LP034o
MOD018	Appendix D EN6	<p>1. Decrease in heritage assets at risk and no net increase in heritage assets at risk.</p>	LP034s
MOD019	Paragraph 5.8	<p>..... through careful design, layout and landscaping. The Local Plan Heritage Impact Assessment (2014) provides further</p>	LP034u

		information about heritage assets affected by the Sustainable Urban Extensions and should be consulted.	
MOD020	Policy HG2 Anker Valley	Minimise any visual impact and protect long distances views to and from on the nearby Amington Hall Estate Conservation Area and listed buildings.	LP034u
MOD021	Paragraph 4.70, Table 4.3	.....to the Bitterscote Strategic Employment Area. The site is adjacent to the Fazeley and Bonehill Conservation Area and the Birmingham and Fazeley Canal forms the western boundary. Highway access can be made.....	LP034v
MOD022	Policy EN4	..... incorporates existing landscape features. Development should not result in a net loss of biodiversity by ensuring that where harm to biodiversity is unavoidable and it has been demonstrated that no alternative sites are suitable, development should be adequately mitigated, or as a last resort, compensated for, then planning permission should and will be refused where there is a harmful impact on biodiversity, unless adequate	LP042

		mitigation can be demonstrated.”	
MOD023	Para 7.3	Policy SU1 supports Staffordshire County Council, Stoke-on-Trent and Staffordshire Local Enterprise Partnership and Greater Birmingham and Solihull Local Enterprise Partnership plans to improve the transport network for all users and to support the local economy. The policy will help to mitigate the impact of development proposed in the Local Plan on the transport network and prioritises travel by more sustainable transport modes.	LP049
MOD024	Table 7.1, 2 nd and 3 rd items, 3 rd column	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), Stoke-on-Trent and Staffordshire Local Enterprise Partnership (SSLEP) Bus and Rail Companies, SCC, TBC GBSLEP, SSLEP , SCC, Highways Agency, TBC, Developers	LP049
MOD025	Para 7.6, 6 th bullet point	The North Tamworth Local Transport Package will accommodate the Anker Valley	LP050

		<p>development residential development to the north of Tamworth within the Borough and ease operation of the Gungate corridor, a heavily trafficked key radial route. It will deliver improved traffic control to link signal controlled junctions and pedestrian facilities, increased junction capacity and traffic management. Bus connectivity improvements and extended pedestrian and cycling connectivity are also proposed. Improved connectivity to Anker Valley residential development sites to the North of Tamworth could include a new pedestrian footbridge over the Cross Country railway line which would enhance links to the rail station, town centre and education facilities, including the post-16 Academy.</p>	
MOD026	Para 7.6, 8 th bullet point	<p>Drayton Manor Theme Park is an important visitor destination near Tamworth. On a small number of days per year the activities of Drayton Manor Theme Park lead to severe</p>	LP050

		<p>congestion on the surrounding highway network. Staffordshire County Council has committed to working with the Highways Agency and Drayton Manor to formulate and deliver an access strategy to mitigate these conditions. This will include consideration of junction improvements to several existing junctions including the main access to the park, and revisions to signage from the strategic highway network.</p>	
MOD027	Para 7.6, 3 rd bullet point	<p>Staffordshire County Council will be producing a Rail Strategy in 2014 to complement the Integrated Transport Strategy. There are currently proposals for a new local train service for Tamworth to be introduced between 2014 and 2019 There is an aspiration to provide a new local train service for Tamworth which may be achievable with infrastructure improvements at Water Orton. This will provide additional capacity for local commuters and will include capacity enhancements to the line</p>	LP051

		<p>between Birmingham and Tamworth and a turnback siding at Tamworth. Further improvements at Tamworth Rail Station will cover access, public realm and car parking. Pedestrian facilities to improve access to Wilnecote Rail Station will be delivered. In the longer term there are proposals to lengthen the platforms at Wilnecote to accommodate longer trains.</p>	
MOD028	Policy HG2, 'Golf Course'	<p>[Additional bullet point to required infrastructure]</p> <ul style="list-style-type: none"> - Modifications to the Glascote Road/Marlborough Way roundabout junction. 	LP053
MOD029	Para 7.5	<p>SU1 will continue the focus of recent years on making the best use of the existing highway network, concentrating on maintaining its condition and ensuring that reductions in road casualties continue. The policy will make the most efficient use of limited funding and help implement Staffordshire County</p>	LP054

		Council's draft Integrated Transport Strategy for Tamworth (2014) which is regularly reviewed . This will deliver the following key strategic priorities:	
MOD030	Para 4.35	A report entitled 'Tamworth Town Centre and Out of Town Linkage Proposals' (Town Centre Links Project) was prepared for the Council in December 2010 to assess the linkages between the town centre and the out of centre retail areas and leisure offer. The report considers linkages between the town centre and Ventura Retail Park and the Snowdome in particular. The report concludes that significant potential exists to enhance the route along Fazeley Road by creating a unified character, improving the quality of the public realm, upgrading crossings and introducing wider connectivity. The report proposes the use of Fazeley Road as the main link with a shuttle bus frequent bus service operating a circular route taking in Ventura Park	LP055

		Road, Bitterscote Drive and Bonehill Road, with bus stops providing direct access between shops in the town centre, Ventura Retail Park and Jolly Sailor Retail Park. A new pedestrian crossing at the River Drive and Fazeley Road junction could be integrated into proposed highway works to this junction. A stronger emphasis should be placed upon the pedestrian north-south linear axis linking the town centre to the retail parks.	
MOD031	Policy EC1 (paragraph 6, “the impact assessment...”)	The impact assessment should consider the cumulative effects of the proposal on the town centre, local centres, neighbourhood centres and, where appropriate, other town centres outside of the Borough . Where appropriate the impact assessment should consider the impact of any recently completed retail development, including, and in particular, the Gungate development.	LP070
MOD032	Paragraph 2.51 SP8	Local Plan Policy EN6 (Protecting the historic environment)	LP075a
MOD033	Paragraph 6.5	....county derived landscape	LP075a, LP075d

		policy types. In terms of the historic environment in the urban fringe areas, the Extensive Urban Survey (2011) includes a useful assessment of the legibility of the historic features of the landscape.	
MOD034	Paragraph 5.5	...and archaeological desk based assessment. Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic town centre core, the Council's conservation officer and Staffordshire County Council Environment Team (Historic Environment) should be consulted at an early stage.	LP075b
MOD035	Paragraph 5.5, Table 5.1, site 347	The site is partially within two conservation areas (Tamworth Town Centre and Hospital Street), and in proximity to grade II listed buildings and lies in an area of high archaeological potential.	LP075b
MOD036	Paragraph 5.5, Table 5.1, site 349	There are listed buildings in the surrounding street scene and the sites lies within the Tamworth Town Centre Conservation Area, in an area of high archaeological potential.	LP075b
MOD037	Paragraph 5.5, Table 5.1, site	Large open post-war field	LP075b

	387	<p>systems have resulted in a loss of historic landscape character. The site has high heritage values. Despite the removal of a small number of field boundaries, the wider landscape retains its overall historic planned character.....Hopwas Conservation Area. Previous evaluation of the area by the Environment Agency has recovered evidence close to the site for late prehistoric activity and also for a series of large undated ditches, one prehistoric ditch and a large burnt mound through to date to the Broze Age. Iron Age/Roman cropmarks to north of site.</p>	
MOD038	Paragraph 5.5, Table 5.1, site 390	<p>Large open post-war field systems have resulted in a loss of historic landscape character. The site has high heritage values. Despite the removal of a small number of field boundaries, the wider landscape retains its overall historic planned character.</p>	LP075b
MOD039	Paragraph 5.5, Table 5.1, site 488	<p>The site is located on brownfield land and contains a youth centre and public sector offices. These are housed in unlisted former</p>	LP075b

		school buildings, which are included in the Historic Environment Record.	
MOD040	Paragraph 5.5, Table 5.1, site 504	.....or enhanced. Development within this area has the potential to impact upon late prehistoric archaeological remains and may encounter waterlogged features which may preserve important palaeoenvironmental remains.	LP075b
MOD041	Paragraph 5.5, Table 5.1, site 550	The EUS identifies a number of undesignated heritage assets including areas of ridge and furrow, planting elements associated with the landscape park, possible man made mounds and potential for below ground archaeology.	LP075b
MOD042	Policy HG2	g) Incorporate elements of significant historic landscape character into their overall design as identified in the Extensive Urban Survey and the Borough Heritage Impact Assessment.	LP075c
MOD043	Policy EN6, part 4	The Council will support proposals that promote the use of vacant, under-used listed and locally listed historic buildings	LP075f
MOD044	Paragraph 6.41	Although better known as an expanded town, Tamworth contains areas of historic	LP075g

		<p>environment, notably the town centre where the medieval street pattern and a large number of heritage assets have survived.</p> <p>Although Tamworth has expanded significantly during the 20th century, elements of the town's historic medieval core still survive including its medieval castle and market place, the line of the Saxon and medieval street pattern. Many of these monuments are designated as being of national importance and much of the town centre has been designated as conservation areas. The Extensive Urban Survey has considerably informed our understanding of the historic development of Tamworth.</p>	
MOD045	Policy EN6, part 1	<p>...and where possible, enhanced.</p> <p>Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic town centre core, the Council's conservation officer and Staffordshire County Council Environment Team (Historic Environment) should be</p>	LP075h

		consulted at an early stage. Proposals will be required.....	
MOD046	Policy EN6, part 2	Reference should be made to the Historic Environment Record for up to date information and the Extensive Urban Survey to identify potential for archaeology.	LP075h
MOD047	Para 7.32	SuDS use a wide range of drainage techniques such as grassed swales, retention ponds, soakaways and permeable pavements. Where appropriate their design should be informed by a hydrological assessment. Infiltration and soakaways of surface water must be investigated as the first and primary means of draining surface water from a site. In addition to reducing flood risk and risk of pollution, SuDS can have wider amenity benefits where they are incorporated into the green infrastructure network and can result in improvements in biodiversity value. When Staffordshire County Council is established as the SuDS Approving Body, their approval for all SuDS will be required.	LP076
MOD048	Para 5.30	Staffordshire County Council Flexicare Strategy 2010-2015	LP077

		<p>(2010) estimates that the growth in population of those aged 65 and over between 2010 and 2030 will be 72% in Tamworth, the largest growth in Staffordshire. Extra care housing, including Flexicare housing, provides an opportunity for people to live in their own accommodation with the security of care and support being available when needed. The Strategy identifies the level of units required to meet demand in Tamworth (823) and how many need to be available for rent or purchase. By the 1st April 2014, 142 Flexicare housing units were delivered. It is expected that Flexicare housing will lead to a diversion from residential placements reducing the number of residential care beds required and limiting the growth in nursing beds. It is important to meet the need of Flexicare extra care accommodation alongside other needs for specific groups in the population identified in the future.</p>	
MOD049	Paragraph 2.51 SP11	To minimise the causes and	LP089c

		adapt to the effects of climate change by encouraging high standards of energy efficiency, sustainable use of resources and use of low carbon/renewable energy technologies as well as on site green infrastructure.	
MOD050	Paragraph 2.51, SP8	To protect and enhance statutory and non-statutory areas of nature conservation, ecological networks and landscape value on the doorstep of Tamworth residents, for their biodiversity, geological, historical and visual value and for the opportunities they provide for education and leisure. This extends to the rivers and their important functioning floodplains.	LP089c
MOD051	Policy EN4	Add new paragraph after MOD052: Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that River Anker and River Tame meet Good Ecological Status by 2027. This could include opening up culverted	LP089h

		watercourses and re-aligning and naturalising watercourses where possible when development is taking place.	
MOD052	Policy EN4	Add new paragraph after last paragraph: In line with the requirements of the EU Water Framework Directive, Development will not be permitted that could negatively impact the River Anker, River Tame and their associated tributaries, that would degrade the classification of the waterbody (as specified in the Humber River Basin Management Plan).	LP089i
MOD053	Policy EN5(g)	Minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding , or sense of enclosure.	LP089j
MOD054	Policy HG2, 'Dunstall Lane'	[Additional bullet point to 'required infrastructure'] - Provision of improved pedestrian and cycle connections to the A51	LP093

		Lichfield Road from the north of the development site.	
--	--	---	--

NEW MODIFICATIONS

MOD055	Policy EN4 Protecting and enhancing biodiversity	Development will be supported that preserves designated biodiversity and geodiversity sites, high quality agricultural land (Grades 1, 2 and 3a), termed as Best and Most Versatile (BMV) land , maintains the favourable conservation status.....	LP044
MOD056	Paragraph 6.28	.....as a consequence of climate change. If managed in a sustainable way, high quality agricultural land is important for its contribution to the wider benefits of ecosystem services such as food production and biodiversity.	LP043
MOD057	Policy SU5 Pollution, ground conditions, minerals and soils	.....coal reserves with cross boundary implications. When considering proposals for new development on greenfield land, areas of poorer quality land within the site should be developed in preference to higher quality land (Grades 1, 2 and 3a agricultural land) where possible.	LP044

MOD058	New paragraph after 7.38	<p>The countryside outside Tamworth's urban area is predominantly in agricultural use, most of this is lower grade but there are pockets of higher grade land (best and most versatile agricultural land). The safeguarding of valuable agricultural land as a resource for the future will be a consideration when considering applications for development.</p>	LP044
MOD059	New paragraph after 7.40	<p>High quality agricultural land is a finite resource which will be lost if it is developed. Retaining land of grades 1, 2 and 3a in the Agricultural Land Classification either in food production or as other greenspace will safeguard its contribution towards sustainable food production and biodiversity.</p>	LP044
MOD060	Policy EN1	<p>".....Landscape character assessments will also act as a guide for re-introducing landscape features, habitat creation and management in areas of lower landscape quality and preserving and enhancing surviving</p>	LP075a

		historic features.”	
MOD061	New paragraph after existing paragraph 6.7	“The Extensive Urban Survey characterises the urban fringe areas into Historic Environment Character Zones (HECZ). It identifies legible historic features within the landscape including historic halls, farmsteads, parkland, the canal network, ridge and furrow and other earthworks. Agricultural intensification, gravel extraction and 20th century change has impacted on the survival of features but most of the HECZs contains some surviving features or the potential for archaeological deposits to survive, which will contribute to the understanding of the historic development of the landscape.”	LP075a
MOD062	Paragraph 6.8	“.....and wider biodiversity partnership projects. The addendum to the Extensive Urban Survey shows the overall significance and value of the HECZs and should be taken into account when considering development within the urban fringe areas.”	LP075a

MOD063	Paragraph 5.41	<p>HG7 ensures that proposals for pitches and sites will be subject to the same criteria as other types of development. This is necessary as during the preparation of the Local Plan Although no sites for pitches in Tamworth were promoted by landowners or the travelling community, the policy criteria in Policy HG7 provide fair and equal treatment to deal with proposals where a need arises.</p>	LP023
MOD064	Policy HG7	<p>Proposals will be expected to contribute to the creation of sustainable mixed communities and have regard to the existing levels of provision and identified need. In addition to the relevant national guidance, the following considerations will be taken into account in the determination of locations for Gypsy and Traveller sites:</p> <ul style="list-style-type: none"> 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 	LP023

		<p>pitches;</p> <ul style="list-style-type: none">c) The development should provide the appropriate infrastructure required both on and off site;d) There should be convenient access to schools, shops, healthcare and other local facilities, preferably by pedestrian foot, 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; andf) It should have no significant detrimental impact upon the residential amenity of adjoining properties or neighbouring land. <p>The Council will work with neighbouring local authorities, the County Council, landowners, Gypsies, Travellers and Travelling Showpeople communities and other interested parties to enable the development of pitches in accordance with the subregional Gypsy and Traveller Accommodation Needs</p>	
--	--	---	--

		Assessment (GTAA) as below: <table border="1" data-bbox="1126 312 1570 555"> <tr> <th data-bbox="1126 312 1350 379">Site type</th> <th data-bbox="1350 312 1570 379">Number of pitches</th> </tr> <tr> <td data-bbox="1126 379 1350 446">Residential pitches</td> <td data-bbox="1350 379 1570 446">1</td> </tr> <tr> <td data-bbox="1126 446 1350 483">Transit pitches</td> <td data-bbox="1350 446 1570 483">0</td> </tr> <tr> <td data-bbox="1126 483 1350 555">Travelling Show People</td> <td data-bbox="1350 483 1570 555">0</td> </tr> </table>	Site type	Number of pitches	Residential pitches	1	Transit pitches	0	Travelling Show People	0	
Site type	Number of pitches										
Residential pitches	1										
Transit pitches	0										
Travelling Show People	0										
MOD065	Policy HG4	<p>Unless demonstrated to be unviable through an independent assessment by a suitably qualified person, the Council will require:</p> <ul style="list-style-type: none"> a) new residential development, involving 4011 or more dwellings (gross) and with a gross internal area no greater than 1000 sq. metres, to provide a target of 20% affordable dwellings on site. b) The Land North of Coton Lane (406) and Dunstall Lane sites allocated in Policies HG1 and HG2 will be expected to provide a target of 25% affordable dwellings on site. c) new residential development involving 3 to 9 dwellings (gross) to 	LP056b								

		<p>provide a financial contribution through a Section 106 agreement, equivalent to a target of 20% on site affordable dwellings.</p> <p>c) for on site provision a mix of 25% Intermediate Tenure and 75% Rented which should be split between Social Rented and Affordable Rented.</p> <p>d) a range of sizes of residential dwellings to be provided to meet local requirements</p> <p>e) 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.</p> <p>f) affordable housing units to be well designed and blend in well with the rest of the development to promote cohesion within the community.</p>	
MOD066	Paragraph 5.22	It has been concluded from the	LP056b

		<p>study that for sites of 1 and 2 units there would be no on site provision and no commuted sum for affordable housing. Furthermore, a statement by the Minister of State, Department for Communities and Local Government dated 28 November 2014 currently prohibits the imposition of affordable housing obligations on sites of 10 units or less (and with a combined gross floor space of no more than 1,000 sq. metres). On sites of 3 to 9 units a commuted sum for an equivalent of 20% affordable housing will be sought and for all sites of 10 11 units or more an on site provision of 20% affordable housing will be sought.</p>	
MOD067	Paragraph 5.25	[Supporting text paragraph 5.25 in its entirety to be deleted]	LP056b
MOD068	Paragraph 5.27	HG4 will support the Council's continued work with Registered Providers to increase and improve the affordable and social housing stock in Tamworth to address the remaining gap in affordable need. Where off-site contributions are paid by a developer the moneys	LP056b

		<p>will be used by the Council or in partnership with Registered Providers for the development of land for affordable housing. In recent years this has involved the construction of affordable housing by Registered Providers on land provided by the Council. The construction of new council housing will also be explored and delivered where feasible.</p>	
MOD069	Policy HG5	<p>Proposals for non-standard residential development types with a different housing mix such as extra care housing will be supported. Such development should meet a local need for a population group that would not be served by normal standard housing development.</p> <p>Extra care housing should:</p> <p>a) Serve people with care needs in Tamworth, as identified in the latest information provided by Staffordshire County Council.</p> <p>b) Be located within walking distance of a bus stop and community</p>	LP056c

		<p>facilities including a GP practice, pharmacy and convenience retail, unless it can be demonstrated that alternative arrangements for access to these facilities will be put in place when needed by residents.</p> <p>Proposals for housing on sites of greater than 0.4 hectares should demonstrate how the proposal will meet the population needs of the area, including older people, and consider provision of an extra care scheme where a need for extra care housing remains in Tamworth and it would be deliverable.</p> <p>The Council will monitor the delivery of housing, market and household trends to ensure the development of sustainable mixed communities and where appropriate lead to a review of housing mix targets.</p>	
MOD070	Paragraph 5.33	The Council will promote and discuss the potential provision of	LP056c

		<p>extra care housing on large schemes with developers but in general delivery models already exist for public and private provision of this housing type. The County Council have led the successful delivery of social and affordable rented extra care housing and will continue to bring forward schemes on land in public sector ownership. Private developers of leasehold and shared ownership schemes have expressed interest in bringing forward market schemes in Staffordshire. Sites of 0.4 ha could accommodate the typical minimum size of 60 units set out in the Flexicare Strategy based on past developments. Policy HG5 sets out the robust criteria required by the national Planning Practice Guidance. Extra care developments may be able to incorporate facilities such as pharmacies and visiting GP services on site where they are unavailable locally or provide a transport service through travel plans. The County Council will</p>	
--	--	---	--

		<p>provide annual monitoring information of need and supply for the consideration of development proposals. If specific evidence is produced for other groups within the local population not served by the mainstream housing market, the Council will be supportive and take a flexible approach to housing mix.</p>	
MOD071	Appendix D: SU3	<p>Targets:</p> <ol style="list-style-type: none"> 1. Ensure new development is located in accessible locations 2. Increase number of developments for renewable and low carbon energy generation 3. Increase number of developments for combined heat and power schemes 4. Increasing trend 5. Increasing trend 6.5. Increasing trend 7.6. Decreasing trend 8.7. Decreasing trend 9.8. Increasing trend 10.9. Decreasing trend <p>Indicator:</p>	Inspector's Discussion Note 12.3

		<ol style="list-style-type: none"> 1. Accessibility areas (mapped) within Tamworth 2. Planning applications for development 3. Planning applications for development 4. Percentage of energy needs met by onsite renewable energy in new residential development being conditioned to provide 10% onsite renewable energy generation 5. Percentage of new development assessed as carbon zero 6.5. MW of new renewable energy generating capacity 7.6. Electricity and gas consumption per capita 8.7. Amount of waste generated by waste stream 9.8. Percentage of municipal waste recycled 10. 9. Per Capita water consumption 	
MOD072	Chapter 7 Table 7.1, 2 nd row, 3 rd column	Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP), Bus and Rail Companies, Network Rail SCC, TBC	LP048

MOD073	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 1 st row, 7 th column	£2,500,000 £1,500,000 Ventura and Town Centre £1,000,000 Railway Station and Town Centre	LP048
MOD074	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 5 th row, 9 th column	2015-2019 2020-2031	LP048
MOD075	Appendix B: Infrastructure Delivery Plan 'Physical Infrastructure Required' 6 th and 7 th rows, 5 th column	London Midland Network Rail London Midland Network Rail	LP048
MOD076	Policy EC7	Where planning permission is proposed for non B1(b,c), B2 and B8 uses within strategic employment areas, the development will be required to demonstrate: a) through an independent assessment that the site is no longer attractive to the market for its existing permitted use, which will include evidence that it has been marketed for a period of at least 12 months, a market view of the site and details of the marketing	Inspector's discussion note point 10.4
MOD077	Policy SU4	Policy SU4 Flood Risk and Water	

		<p>Management</p> <p>All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management. All proposals for development in Flood Zone 2 or 3, or greater than 1 hectare in Flood Zone 1 or where otherwise required by national planning guidance must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the relevant authority. Where necessary, proposals will be expected to contribute towards building and maintaining any necessary defences and maintaining existing defences that are necessary for new development. Developers should consult the Environment Agency's flood maps to ascertain the effects of surface water flooding on potential development sites.</p> <p>A minimum 8 metre riparian easement for biodiversity and</p>	
--	--	---	--

		<p>access purposes must be maintained adjacent to the rivers Anker and Tame. Furthermore, an 8metre easement must be maintained between any built development and the toe of Environment Agency maintained flood defences. Planning permission will not be granted for development that compromises the integrity and quality of the strategic network of environmental infrastructure.</p> <p>Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that River Anker and River Tame meet Good Ecological Status by 2027.</p> <p>All developments will be expected to incorporate appropriate SuDSustainable Drainage techniques that will manage flow routes on site, limit surface water run off discharge rates to the pre-development condition and limit or avoid the connection of surface</p>	
--	--	---	--

		<p>water discharge into the combined sewer network. Sustainable drainage should be considered at an early stage of the design process and be clearly demonstrated and evidenced within the information accompanying planning applications. Development should capitalise on opportunities for incorporating accessible green infrastructure, replicating natural systems and improving biodiversity with SuDS.</p> <p>New development will be required to open up culverted watercourses wherever it is technically feasible, re-aligning and naturalising watercourses where possible, and to ensure that development does not occur above or adjacent to existing culverts.</p>	
MOD078	Para 7.32	SuDS use a wide range of drainage techniques such as grassed swales, retention ponds, soakaways and permeable pavements. Where appropriate their design should be informed by a hydrological assessment. Infiltration and soakaways of	LP089

		<p>surface water must be investigated as the first and primary means of draining surface water from a site. In addition to reducing flood risk and risk of pollution, SuDS can have wider amenity benefits where they are incorporated into the green infrastructure network and can result in improvements in biodiversity value. Appropriately designed SuDS can support the implementation of Policies EN3 and EN4 and the aims of the Water Framework Directive.</p>	
MOD079	Policy IM1	<p>g) water management measures including flood alleviation where required, in accordance with policy SU4.</p>	LP089
MOD080	Table 5.1, page 83	<p>This site contains an archaeological scheduled ancient monument (Saxon Defences) which should be protected and conserved, in line with the NPPF.</p> <ul style="list-style-type: none"> • ...Lower Gungate and Spinning School Lane) • A desk based archaeological assessment 	LP043t

		<p>undertaken by an appropriately qualified professional and if required, a field based archaeological assessment, also undertaken by an appropriate qualified professional. If loss, wholly or in part, of archaeological remains is unavoidable, appropriate recording should take place and all records should be added to the Historic Environment Record, in a timely manner.</p>	
--	--	---	--