

Tamworth Borough Council Local Plan Schedule of Other Modifications

Please note these modifications are not subject to consultation

Existing text not to be modified
New text
~~Deleted text~~

Previous Modification Reference from EX1	Local Plan Paragraph Number or Policy	Suggested Change	Local Plan Pre-submission Representation Reference
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 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	LP012

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 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.	LP021
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 Tamworth's unique streetscape, fostering local distinctiveness and preserving local character.	LP034e
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
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
MOD017	Paragraph 6.42	They are a priority for safeguarding protection, conservation and where possible enhancement and enhancing where possible to better reveal their significance.	LP034o
MOD018	Appendix D EN6	1. Decrease in heritage assets at risk and no net increase in heritage assets at risk .	LP034s
MOD019	Paragraph 5.8	..... through careful design, layout and landscaping. The Local Plan Heritage Impact Assessment (2014) provides further information about heritage assets affected by the Sustainable Urban Extensions and should be consulted.	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 mitigation can be demonstrated.”	LP042
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 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.	LP050
MOD026	Para 7.6, 8 th bullet point	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 congestion on the surrounding highway network. Staffordshire County	LP050

		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.	
MOD027	Para 7.6, 3 rd bullet point	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 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.	LP051
MOD029	Para 7.5	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 Council's draft Integrated Transport Strategy for Tamworth (2014) which is regularly reviewed . This will deliver the following key strategic priorities:	LP054
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	LP055

		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 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 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.	LP075a, LP075d
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 387	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	LP075b

		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.	
MOD038	Paragraph 5.5, Table 5.1, site 390	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.	LP075b
MOD039	Paragraph 5.5, Table 5.1, site 488	The site is located on brownfield land and contains a youth centre and public sector offices. These are housed in unlisted former school buildings, which are included in the Historic Environment Record.	LP075b
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
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 environment, notably the town centre where the medieval street pattern and a large number of heritage assets have survived. 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.	LP075g
MOD045	Policy EN6, part 1	....and where possible, enhanced. Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic town centre	LP075h

		core, the Council's conservation officer and Staffordshire County Council Environment Team (Historic Environment) should be 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 (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.	LP077
MOD049	Paragraph 2.51 SP11	To minimise the causes and 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.	LP089c
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	LP089c

		provide for education and leisure. This extends to the rivers and their important functioning floodplains.	
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
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	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.	LP044
MOD059	New paragraph after 7.40	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.	LP044
MOD060	Policy EN1	“.....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 historic features. ”	LP075a
MOD061	New paragraph after existing	“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	LP075a

	paragraph 6.7	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.”	
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
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> <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 	Inspector's Discussion Note 12.3

		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'	London Midland Network Rail London Midland Network Rail	LP048

	6 th and 7 th rows, 5 th column		
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 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. 	LP043t
MOD081	Policy HG2 (e)	..social cohesion. The provision community growing spaces or community orchards should be considered as part of the development, and be accessible to those with restricted mobility...	LP074
MOD082	Policy EC1	The impact assessment should consider the cumulative effects of the proposal on the town centre, local centres, neighbourhood centres and other centres outside of Tamworth.	LP070